

TOWN OF MILLIKEN
PLANNING COMMISSION
MEETING HOUSE, 1201 BROAD STREET

WEDNESDAY, MARCH 20, 2013 7:00 P.M.

The Planning Commission of Milliken convened into regular session on the 20th Day of March 2013. Those present were: Chairman Linda Measner, Vice-Chair Tim Woodcock Commissioners: Jim Anthony, Dave Bernhardt, Janet Carter Richard Hillier and Dave Watson. Also present: Town Planner and Building Department Director Anne Johnson and Town Clerk Cheryl Powell. Absent: None.

Chairman Measner called the meeting to order and led the audience in the pledge of allegiance.

Agenda Approval

Agenda approved as presented.

Citizens Comments

There were none.

Minutes of Previous Meeting

February 20, 2013 Minutes were approved as distributed.

CONSENT AGENDA

There were not any items.

ACTION AGENDA

1. Public Hearing and Discussion Regarding Signs Allowed in the Residential Zone District

Community Development Director Anne Johnson asked the Planning Commission to consider a request to allow Realty-type signs in the Residential Zone District for Home Occupations. This item was published as a Public Hearing on March 7, 2013 in the Johnstown Breeze at the request of the Planning Commission to gain public input in regard to signs in the residential zone district. The original request was brought to Staff by Mr. Brett Klobberdanz on February 11, 2013. Mr. Klobberdanz resides at 201 S. Irene Avenue in Milliken.

Director Johnson gave an overview of the Comprehensive Plan and the Land Use Code that pertains to Real Estate type signs in residential areas of the Town. Director Johnson explained that Real Estate type signs are designed to be temporary in nature and not permanent. Director Johnson provided the Planning Commission with an alternate type of sign with a maximum size not to exceed two (2) square feet that shall be placed on door glass or inside a window on the ground floor of the home in which the Home Occupation is located. This sign could also be placed hanging over the entryway to the home's front door. She further explained that Staff conducted research of surrounding municipalities and found that Windsor, Loveland, and Johnstown prohibit signs for Home Occupations in the Residential Zone District. Staff found that Fort Collins, Berthoud and Platteville do make an allowance for this type of sign.

Chairwoman Measner asked about home occupations and how a landscape maintenance business is a home occupation. Director Johnson said the intensity of the home use would be doing paperwork for his business.

Public Hearing Opened at 7:15 P.M.

Mr. Brett Kloberdanz, who resides at 201 S. Irene Ave, Milliken spoke to the Commission regarding a sign that is removable and transferable. He explained that he has started a new landscape business. He is trying to promote some economic growth for the Town of Milliken. He is looking for an amendment to the code to allow Real estate type signs. Mr. Kloberdanz also explained that he uses his home to do paperwork for his business and performs maintenance on his equipment in his garage.

Discussion from the Commission included the use of magnetic signs on his vehicle and a possible amendment to the sign code to allow a two (2) square foot sign above the door or in the window of a home business.

Mr. Kloberdanz responded that the magnetic vehicle sign would promote his business while he is out working, but would not serve him well when his vehicle is home. He also explained that the two (2) square foot sign on his house would not be large enough to view from the street.

The Commission further discussed that they would like to provide a solution to encourage promotion of his business, but they are concerned with other home businesses displaying the Real estate type signs and the esthetic appearance of the Town's residential areas with these types of signs. The Commission also discussed the possibility of allowing these types of signs on a temporary three (3) month basis, but there is concern that the signs would remain up longer than the allotted time. The Commission would like all home businesses to be treated equally.

The Public Hearing Closed at 7:32 P.M.

Director Johnson read the section of the Municipal Code that relates to variances and explained to the Commission that Mr. Kloberdanz would have to go through a Use by Special Review (URS) for his sign. Response from the Commission was that not every home business would be granted a USR and that the Commissioners are sympathetic to homeowners that have home businesses and a permanent solution needs to be found.

Commissioner Bernhardt moved to recommend denial of the proposed amendment to the Sign Code of the Milliken Municipal Code to the Town Board of Trustees. The request to allow real estate type signs in the Residential Zone District for Home Occupations is inconsistent with the Town Code and Comprehensive Plan. Commissioner Woodcock seconded.

Discussion: Staff is to investigate a sign for a home type business.

All in favor, none opposed. Motion Passed

DISCUSSION AGENDA

Unfinished Business

There was none.

Adjournment

There being no further business, the meeting adjourned at 7:52 p.m.

Prepared by:

Approved by:


Cheryl Powell, Town Clerk


Chairman, Linda Measner