

2. The proposed building shall conform to all other standards and regulations in the City Code.
2. Recommend Approval as Submitted
3. Recommend Denial
4. Table

Chair Vijums opened the floor to Commissioner comments.

Commissioner Bjorklund asked if this was a triangulated lot and if this was the case, these lots are an impediment to development.

Senior Planner Fransen stated this lot was at the end of a cul-de-sac which led to the angled side lot lines and curved front property line. She reported the applicant understands this lot was irregular which affected previous development on the lot.

Commissioner Bjorklund questioned if there was access to the sides of the house to get to the rear of the home.

Senior Planner Fransen explained the property to the east has a 15 foot side setback, which would allow for access to the rear yard.

Commissioner Weber recommended the applicant keep a minimum of 10 feet on each side of the home. He noted he supported the request before the Commission.

Commissioner Blilie indicated she supported the variance request as well.

Chair Vijums asked if the driveway would be concrete.

Senior Planner Fransen deferred this question to the applicant.

Steve Petry, representative for the applicant, stated the driveway addition would be constructed with the same material as the existing driveway.

Chair Vijums questioned why the existing two car garage was inoperable.

Mr. Petry explained the size of the applicants' cars was making the existing garage inoperable.

Commissioner Weber moved and Commissioner Wicklund seconded a motion to recommend approval of Planning Case 23-008 for a Variance at 1475 Dawn Circle based on the findings of fact and the submitted plans, as amended by the conditions in the May 3, 2023, report to the Planning Commission. The motion carried unanimously (7-0).

C. **Planning Case 23-009; 1275 Red Fox Road – Site Plan Review – Public Hearing
Not Required**

Community Development Director Jagoe stated CathX Medical, Inc. (“The Applicant”) has submitted a land use application for Sign Standard Adjustment through the Site Plan Review process for the property located at 1275 Red Fox Road (“Subject Property”). The Applicant is seeking flexibility on the size and lighting of signage in order to install an 89.05 square foot wall sign on the south side of the building and an internally illuminated monument sign on the southeast

corner of the property. The Subject Property is located in Sign District 7, which allows wall signs with a maximum sign copy area of 45 square feet and monument signs that are externally illuminated. The Subject Property is located in the IFLEX Zoning District and is guided as Mixed Business in the Land Use Plan.

Community Development Director Jagoe reviewed the background, site data, the Plan Evaluation and provided the Findings of Fact for review:

1. The Applicant has submitted an application for Site Plan Review to install a 90 square foot wall sign on the southern elevation of the subject property, 1275 Red Fox Road.
2. The Subject Property is located in the I-FLEX Zoning District and is guided as Mixed Business in the Land Use Plan.
3. Adjustments to the requirements and standards for the height, number, type, lighting, area, and/or location of a sign or signs established by this Chapter may be approved with a Site Plan Review or a Planned Unit Development process as described for in Section 1320 and 1355 of the Zoning Code.
4. Flexibility through the Site Plan Review process has been requested for the size of the proposed wall sign and the lighting type of the proposed monument sign.
5. The proposed southern elevation wall sign would match the size of the northern elevation sign that was previously approved through a Sign Standard Adjustment.
6. The proposed signage plan does not conflict with the general purpose and intent of the Zoning Code or the Comprehensive Development Plan for the City.
7. The application is not anticipated to create a negative impact on the immediate area or the community as a whole.
8. The proposed plan will not produce any permanent noise, odors, vibration, smoke, dust, air pollution, heat, liquid, or solid waste, and other nuisance characteristics.
9. A public hearing is not required for Site Plan Review.

Community Development Director Jagoe reviewed the options available for Planning Case 23-009 to the Planning Commission on this matter:

1. Recommend Approval with Conditions
 - 1) That the project shall be completed in accordance with the plans submitted. Any significant changes to these plans, as determined by the Community Development Director, shall require review and approval by the Planning Commission and City Council.
 - 2) A separate sign permit shall be required for all proposed signage.
 - 3) All signage shall meet all other requirements of Sign District 7.
2. Recommend Approval as Submitted
3. Recommend Denial
4. Table

Chair Vijums opened the floor to Commissioner comments.

Commissioner Weber stated he appreciated the design of the sign and noted he would be supporting the proposed request.

Commissioner Collins asked why the City required monument signs in Sign District 7 to be externally illuminated.

Community Development Director Jagoe stated she was uncertain why Sign District 7 was limited to external lighting for monument signs. She anticipated this was language that was carried over.

Commissioner Bjorklund thanked staff for the detailed staff report. He discussed the request that was addressed by the Planning Commission in April for Delkor, noting Delkor requested an increase in sign size by 33%. He noted the proposed sign does not face the freeway, but rather faces Red Fox Road. While he appreciated the design of the sign, this request was to increase the size by 100%. He stated he was having a hard time accepting the proposed sign size and feared a precedent would be set if this request were approved.

Commissioner Collins believed going to a different sign size or ratio would be more of an eyesore than matching what was already on the building. He did not believe the proposed sign would be a concern.

Chair Vijums requested the applicant come forward at this time. He asked if the sign facing the freeway was illuminated.

Dave Copberg, 1275 Red Fox Road, explained the sign that would be facing the freeway would be internally illuminated.

Chair Vijums stated he supported the proposed sign. He believed the sign was keeping in harmony with what was already existing on the building.

Hugh Faulkner, Zeus, introduced himself to the Commission and explained he was the Director of Capital Projects. He commented further on the proposed signs and noted the illumination would only be five to eight lumens. He discussed how all the lighting in the parking lot had been changed to downlit fixtures. He thanked the City for all of their assistance with their project.

Chair Vijums moved and Commissioner Wicklund seconded a motion to recommend approval of Planning Case 23-009 for Site Plan Review at 1275 Red Fox Road based on the findings of fact and the submitted plans, as amended by the conditions in the May 3, 2023, report to the Planning Commission. The motion carried 6-1 (Commissioner Bjorklund opposed).

UNFINISHED AND NEW BUSINESS

None.

REPORTS

A. Report from the City Council

Councilmember Rousseau provided the Commission with an update from the City Council. She reviewed the actions the Council had taken on previous Planning Cases. She stated the addition of solar energy system as a conditional use in the conservation district was approved. She noted a condition for a fence along the north property line was added to the Lindey's Site Plan Review approval. She commented on the work the City was doing with Just Deeds to ensure racial covenants within the community would be discharged. She reported the City was looking to hire