

MINUTES OF REGULAR MEETING

November 27, 2017

MONTGOMERY PLANNING AND ZONING COMMISSION

CALL TO ORDER

Chairman Nelson Cox declared a quorum was present, and called the meeting to order at 6:02 p.m.

Present: Nelson Cox, William Simpson, Arnette Easley, Jeffrey Waddell and Carol Langley

Absent:

Also Present: Jack Yates, City Administrator
Susan Hensley, City Secretary
Chris Roznovsky, City Engineer

Chairman Cox advised that he expected Arnette Easley to arrive at any time.

VISITOR/CITIZENS FORUM

Any citizen with business not scheduled on the agenda may speak to the Commission. Prior to speaking, each speaker must be recognized by the Chairman. Commission may not discuss or take any action on any item, but may place the issue on a future agenda. The number of speakers, along with the time allowed per speaker may be limited.

There were no citizen's comments made.

1. Consideration/take action regarding October 23, 2017 minutes
Jeffrey Waddell moved to pass the minutes as written for the October 23, 2017 meeting.
Arnette Easley seconded the motion, the motion carried unanimously. (5-0)
2. Consideration and possible action regarding Planning and Zoning Commission Meeting Schedule for December 2017.

Mr. Yates asked the Commission whether they wanted to have a meeting during December 2017, partially because of the holidays the Commission has not met in December, however, if there was some action that required the Commission to meet they could call a Special Meeting. Mr. Yates advised that the fourth Monday in December is Christmas Day.

Carol Langley moved to cancel the December Planning and Zoning Meeting unless there is a need for a meeting. Jeffrey Waddell seconded the motion, the motion carried unanimously. (5-0)

3 Consideration/take action regarding a sign permit at 312 John A. Butler – Amanda Hall.

Mr. Yates advised that Ms. Hall is present at the meeting and this request is to place an illuminated electronic sign above the door in the window of the hair design shop at 312 John A. Butler. Mr. Yates said that there are three signs, which Ms. Hall has provided drawings for in the meeting pack.

Mr. Yates said that the first sign is encased in aluminum around an electronic display, and said that in his mind, questionable about whether or not it fits the Historic motif of the downtown area. Mr. Yates said that the second sign is in the window and appears to be a sign showing various graphic designs covering the entire window. Mr. Yates said that the third sign is a door sign that appears to be a depiction of a 50's hair stylist shop. Mr. Yates said that as he stated in his comments to the Commission, the aluminum sign to him was kind of borderline as far as to whether it follows the Historic character of the downtown. Mr. Yates said that the window sign appears to be better in keeping with graphic display motif of the area, it is made of vinyl material and is not illuminated. Mr. Yates said that, to him, the door sign was questionable, but since it is not illuminated is acceptable. Mr. Yates said that he also noted the high cost of the sign.

Carol Langley asked Ms. Hall about the sign that was going to be on the outside wall, and asked if that was the one with the car graphic. Ms. Hall said that was correct. Carol Langley asked if the size of the sign was close to the signs that had previously been there. Ms. Hall said that was correct. Carol Langley asked if the sign was the same type of sign

that fits on the wall. Ms. Hall said that where the box is located, the car will outline the box, but it would be about the same size. Carol Langley asked if the sign would be located in the same spot that it has been in the past for the last two tenants. Ms. Hall said that was correct. Jeffrey Waddell asked if that was the sign that is 10 feet x 4 feet. Carol Langley asked if the sign was really that large.

Ms. Hall said that she had spoken to the designer and said that they were probably not going to be able to do the illumination of the sign, which she is okay with. William Simpson said that another tenant has soffit fluorescent lights for the laundromat and he could probably put those up there for this sign, and said that they are really bright. William Simpson asked Mr. Yates if the windows and the doors would be considered window dressing or signs, and asked if they were the type of signs that they could see through. Ms. Hall said that they could see out of the signs but you can't see in.

Jeffrey Waddell said that he did not know if there was any security issue if you can't see inside the business. William Simpson said that he did not know if that would be an issue. Carol Langley asked what the reasoning was for covering the window in the door. Ms. Hall said that it was just different and will help keep the shop cool. Arnette Easley said that it would be like pulling a shade down. Carol Langley asked if the name of the business was anywhere on the door or the window. Ms. Hall said that they are working with the design, and said that they could put the hours of the business with the name of the business on the door.

Ms. Hall said that the sign that they are discussing, which is the black and white checkered floor door sign was actually showing what the inside of the shop is going to look like. Ms. Hall said that they were thinking of putting a silhouette picture of Elvis on the door, from top to bottom. Ms. Hall said that she was thinking that the window sign would be record covers. Carol Langley said that she knew the two previous owners, one was there when the Historic District came in, and the other one came in after and put up a sign, which was lit but did not do anything, and that was approved.

Jeffrey Waddell asked if the sign would have neon lighting or some type of backlighting. Ms. Hall said that it was just going to be lit up, she did not want anything too drastic. Jeffrey Waddell said that it was the flashing type signs that they try to keep away from the Historic District. Carol Langley said that she knew the sign ordinance states that if this is on her window on the inside, then it is not classified as a sign, and she did not know if the ordinance still had that wording or not, but in the past that was how people got away with having numerous advertisement for their businesses. Carol Langley said that, to her, this was like a film sign on the window.

William Simpson asked Ms. Hall to confirm that the picture of the door was not representing a sign it was showing how the shop would look. Ms. Hall said that was correct, that was what the inside would look like.

Carol Langley asked to confirm that Ms. Hall did not really know the dimension of the sign that is on the wall outside. Ms. Hall said that the designer said that it was on the drawing and would cover the box that is already there. William Simpson said that would be 10 foot, which is on the drawing of the sign. William Simpson asked if Ms. Hall was proposing an illuminated sign or just a sign. Carol Langley said that it is being proposed to be lit on this drawing.

Carol Langley asked Ms. Hall if she was positive that the sign on the outside of the building is this box with the car and the Suzy Q and you want it lit at night, and asked if that was her proposal for that sign. Ms. Hall said that was correct, she wanted the 50's car, she did not necessarily want the car to be green as shown in the drawing, she did not like the green, but it will probably be black or white. Carol Langley said that the car is red or maroon, burgundy type color, not cherry red or a florescent color. Ms. Hall said that was correct it is red. Mr. Yates asked for the size of the sign that is on the building at this time. William Simpson said that there was a 10 foot by 4 foot sign that has been there. Carol Langley asked to confirm that the name of the business is Suzy Q. Ms. Hall said that it would be named Suzy Q Cut and Shaves. Carol Langley asked if that name would be on the car or at the bottom, but not in the color that they are seeing right now. Ms. Hall said that was

correct. Mr. Yates asked if the sign could be changed from one graphic design to another after it is designed. Jeffrey Waddell asked if Mr. Yates was talking about being able to change the design electronically. Mr. Yates said that was correct. Ms. Hall said that would not be able to be done. Carol Langley stated that when she drives past the business, she will see the red car with the name of the business, and then when she goes around the block and she comes back around she will see the same thing, the sign will not change. Ms. Hall said that was correct; the sign does not change.

Carol Langley said that she was not comfortable with the window package that she has this evening, being that Ms. Hall is saying that she is going to change the design to record covers, and asked if they have a picture of that sign. Ms. Hall said that she did not have a picture of that. Carol Langley said that they do not have a picture of the Elvis on the door, and she said that she did not know if the Commission had to approve that if it was on the inside of the door. William Simpson said that with the illumination they have to work within the fine constraints of the historical area with signage, and they have never had anything like this presented to the Commission before so it is taking a little time to decide. William Simpson said that in the past the signage has just been the business names and that is it, with a little design. Jeffrey Waddell said that they just want to make sure that they know what they are looking at. Jeffrey Waddell said that what they are seeing is an example for the window, and the colors would be in keeping with the area, not wild colors. Chairman Cox asked if when they are saying records they are meaning album covers. Ms. Hall said they would be pictures of round records not the covers. William Simpson said that the main thing that they are concerned with is the large sign with the car. Ms. Hall said that she was naming the shop after her mother, and that car was named Suzy Q in the 1950's, which is why she picked the car.

Arnette Easley said that if the car sign would be black and white, and have it the same size as the current sign, that might work. Jeffrey Waddell said that as long as it all works together, and is not bright and too busy. Jeffrey Waddell said that as long as the car is not a bright cherry red, but was a maroon color in keeping with the look. Jeffrey Waddell said

that there is a lot of color, in his opinion. William Simpson said that the window will be toned down if it is records, because records are black.

Carol Langley said that she was okay with the sign on the wall outside, but she would like to see what the window and door was going to look. Carol Langley asked Ms. Hall if she was positive that she was going with the sign as shown. Ms. Hall said that she did not like the colors, but said that they could fix the colors. Carol Langley asked if Ms. Hall was going to keep the car color red, unless the Commission makes a motion that she can't use red. Jeffrey Waddell asked if when they are saying red, to him, it is not a fire engine red it is more of a maroon color. Chairman Cox said that it would have an Aggie feel to it. Ms. Hall said that she would prefer the car to be just red, because she does not like the maroon. Jeffrey Waddell said that their concern was because the sign is so big.

Carol Langley asked if Mr. Yates had any other questions. Mr. Yates said that he thought that they should either approve or deny or whatever they have in front of them. Mr. Yates said they have discussed what the black would look like, and what the records on the door would look like, but the window will change, and if they go with the black and white on the sign, he thought it would be grey and white. Mr. Yates then asked what color the Suzy Q wording would be, if the sign were black and white.

Carol Langley asked if Mr. Yates did not feel that the red was appropriate for the Historic District. Mr. Yates said that, in his opinion, he felt that the encasement of aluminum and the electronic sign in general was not right for the downtown Historic District. Carol Langley said that they have nothing in the Historic District or in the sign ordinance that says this isn't something that can go in the Historic District. Mr. Yates said that was where the Planning and Zoning Commission comes in, you are right there are no set rules, but that is on purpose to give the Commission the latitude and for the people who are designing the signs to come up with a design.

Carol Langley asked Mr. Yates if he was not comfortable with the size of the sign. Mr. Yates said that he thought the size of the sign was alright, but if you look at the other

businesses along that area, nobody else has an electronic sign. Mr. Yates asked Ms. Hall if the sign would be illuminated from behind with a plastic cover, or would it have a series of lights. Ms. Hall said that she just wanted the sign where people could see the sign from SH 105. Mr. Yates asked if there were neon lights behind it or is it a lighted sign. Ms. Hall said that she just wants the sign lit up so that people can see it. Jeffrey Waddell said that the Commission would need to know the brightness of the lighting of the sign.

William Simpson asked if they were going to take the existing 4 foot by 10 foot sign down and put this new sign up. Ms. Hall said that was correct, the previous owner is going to take that sign because it is hers. William Simpson said that the new sign is actually going to be smaller than the previous sign, maybe 5 foot by 8 foot. Carol Langley said that the permit states 10 feet by 4 feet, and on his proposal it states 10 feet by 4 feet.

Jeffrey Waddell asked if anyone knew if this was going to be LED Single Stroke lighting and said that he was not sure what that means regarding the brightness. Ms. Hall said that the contractor is aware that the sign can't be flashing. Jeffrey Waddell said that the brightness is a question and the other signs are lit by soffit lighting. Mr. Yates asked if there were any other light boxes downtown. Chairman Cox said that the only sign that he could think of was the City's sign. Arnette Easley said that he did not think that the lighting would be any more than they have at Jim's, he felt that it was the size and color of the sign. William Simpson asked if a black car would be possible. Carol Langley asked if Ms. Hall was open for business. Ms. Hall said yes she was open for business.

Jeffrey Waddell said that whatever is going in the window, the records, color wise, should all work together and he hated to try to tell Ms. Hall that it had to be a certain color. Arnette Easley said that the records and Elvis silhouette was pretty much taken care of, the issue is the sign. Carol Langley said that she personally did not have a problem with the red car, but Mr. Yates said that he did not think that the red car fits in the Historic District, so she did not want to touch that. Mr. Yates said that he feels better about the car color now that he realizes it is not an electronic sign with a bunch of different bulbs, which is much better. Jeffrey Waddell said that he felt that the main thing is the color of the car, and it is not a

cherry bomb red, being too bright, because what he is seeing in the picture is a kind of standard maroon cherry red. Arnette Easley asked if the color of the vehicle in the photo is what Ms. Hall was thinking about. Ms. Hall said no, she wanted fire engine red. Arnette Easley said that color of fire engine red would be the issue in the Historic District, it would need to be toned down to a crimson red or burgundy, which would be more conducive, and they could vote on it. Ms. Hall said that she did not have a problem with that.

Jeffrey Waddell moved to approve a 10 foot by 4 foot wall sign, as discussed, with the stipulation that the car color be a subdued red, for example burgundy. Arnette Easley seconded the motion, the motion carried unanimously. (5-0)

The City Secretary asked to confirm that this was approval of only the wall sign. The Commission concurred that it was on the wall sign. Carol Langley said that Ms. Hall should check with the Police Department to make sure that there is not a reason why that film would not work on the window, and maybe once they see the material it might be fine. Carol Langley said that if she had to call 9-1-1 and if they are not able to see inside the shop, she does not know, but it might be a question that should be checked out prior to purchase of the window material.

4 Consideration and possible action regarding approving a building permit for 401 College Street to add exterior wall and brick archway – Kemifer Corporation.

Mr. Kevin Barnes was present for the discussion. Mr. Yates said that in his mind, if the brick matches the building and it appears to follow the motif of the courtyard and of the Historic District, the color of the brick needs to be added to the building permit so that it is a requirement of the building permit approval. Mr. Yates said that he spoke with Mr. Barnes after he wrote this report, and Mr. Barnes said that the brick for the arch way would match the building. Mr. Barnes said that they would be Chicago style solid bricks, which is what the courtyard is paved with and will be the same. Carol Langley asked if this would be on the backside of the building. Mr. Barnes said that it would be between his building and the electrical outlet for Just for Grins and it will have an archway between. Mr. Barnes

said that he was thinking of putting a wrought iron gate there, but he could not find one that he wanted, so he is going to leave it open so there is no fire hazard or anything.

Jeffrey Waddell asked what the footing was made of right now. Mr. Barnes said that it is currently grass, and said that he would dig down and put a footing there large enough to hold the brick and extend the patio all the way over to where his parking area is located so the sidewalk meet, with some flower beds and tropical plants.

William Simpson moved to approve the building permit and construction of the archway at College Street. Jeffrey Waddell seconded the motion, the motion carried unanimously. (5-0)

5. Consideration and possible action regarding calling a public hearing for Corridor Enhancement Ordinance Amendment.

Mr. Yates advised that there will be approximately 600 notices that will need to be sent out to the property owners within 200 feet, and the Commission had set the Public Hearing for December. Mr. Yates said that the cost of the mail out is about \$3,600, because each one is \$6.49, so he is asking the Commission to reset the Public Hearing for January 22, 2018 so that they can send out one notice for both the Planning and Zoning Commission and City Council Public Hearings, because if they did not reschedule they would have to send out two notices. Mr. Yates said that City Council will hold their Public Hearing on January 23, 2018. Mr. Yates said that this will save about \$3,500 and City Council will not be able to have their Public Hearing until January 23, 2018, so they are not gaining much by sticking with the earlier date other than costing the City \$3,500 for notices and staff time for preparing the mail out. Chairman Cox asked if the Commission was scheduled for a meeting on January 22, 2018. Mr. Yates said that was the regular meeting date.

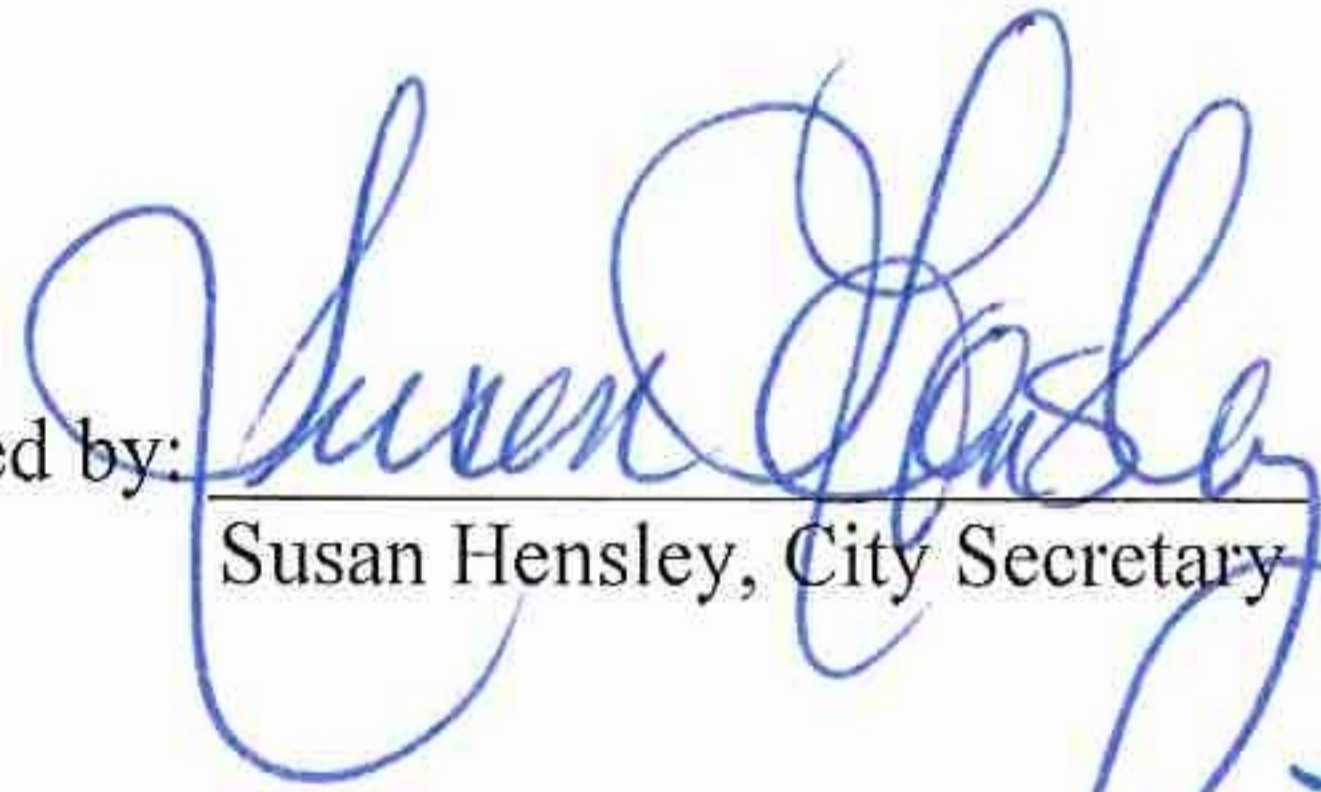
Mr. Yates said that the notice will have a cover letter, the legal notice for both the Commission and City Council and a map showing the area.

Chairman Cox moved to schedule a Public Hearing regarding the Corridor Enhancement Ordinance Amendment to be held on January 22, 2018 at 6:00 p.m. Arnette Easley seconded the motion, the motion carried unanimously. (5-0)

7. Adjournment

William Simpson moved to adjourn the meeting at 6:53 p.m. Jeffrey Waddell seconded the motion, the motion carried unanimously. (5-0)

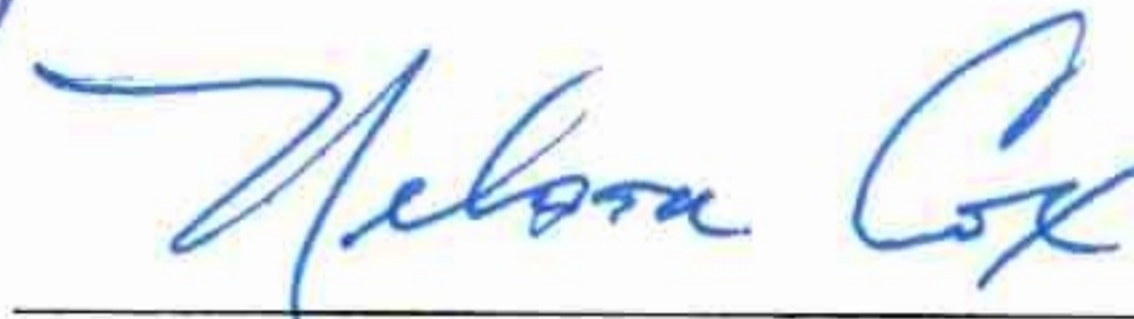
Submitted by:



Susan Hensley, City Secretary

Date approved:

01/22/18



Chairman Nelson Cox

