

MINUTES OF REGULAR MEETING

December 1, 2020

MONTGOMERY PLANNING AND ZONING COMMISSION

CALL TO ORDER

Commissioner Waddell, acting as interim Chairman, declared a quorum was present and called the meeting to order at 6:02 p.m. He noted Carol Langley was no longer on P&Z after being elected to City Council.

Present: Britnee Ghutzman, Jeffrey Waddell, Keri May, Merriam Walker

Absent: None

Also Present: Dave McCorquodale, Assistant City Admin. / Director of Planning & Development

VISITOR/CITIZENS FORUM

No comments given.

1. **Consideration and possible action regarding minutes of the regular meetings held on October 6, 2020, and November 3, 2020**

Britnee Ghutzman moved to approve the minutes as presented. Keri May seconded the motion, the motion carried unanimously. (4-0)

2. **Consideration and possible action on appointment of officers.**

Staff reviewed the section of the City Code for appointment of officers to the P&Z Commission. Mr. McCorquodale stated with the consent of the Commission, staff would continue to perform the duties of Secretary, and for the Commission consider appointing a Chairperson and Vice-Chairperson to preside over meetings, and other officers as deemed appropriate.

Britnee Ghutzman moved to nominate Jeffrey Waddell as Chairman. Keri May seconded the motion, the motion carried unanimously. (4-0)

Keri May moved to nominate Britnee Ghutzman as Vice-Chairman. Merriam Walker seconded the motion, the motion carried unanimously. (4-0)

3. **Consideration and possible action regarding Historic Preservation Ordinance compliance for graphics of a mobile food trailer for Texas Twist & Shakes, LLC located at the northeast corner of Liberty & Caroline Streets.**

Staff introduced the item and explained the item was not previously considered as it was a mobile food trailer, but the city attorney confirmed the Commission can exercise authority over the trailer graphics. Merriam Walker asked about the specific applicability of the ordinance and what the Commission was being asked to review. Staff stated according to the city attorney, general conformity to the district was the standard to use. Commissioner Waddell said the graphics could be considered a sign and reviewing it as a sign may be an effective method to evaluate the graphics. Several members of the Commission stated that the graphics did seem appropriate for a family-oriented area like downtown. Britnee Ghutzman asked for clarification as to what exactly the city attorney pointed to in the Code that allowed P&Z to have authority to approve the graphics. Staff stated that the general cohesiveness with the Historic District was the part of the ordinance that the attorney referenced. Mrs. Ghutzman asked if other food trucks that operate in the City go through the same approval process. Staff stated they did not, and it may be the more transient nature of other food vendors, while this proposed project is more stationary than other mobile food vendors.

Merriam Walker moved to approve the trailer graphics for Texas Twist & Shakes, LLC as submitted. Britnee Ghutzman seconded the motion, the motion carried unanimously. (4-0)

4. **Consideration and possible action regarding two proposed wall signs for Six Shooter Junction boutique and Jessica's Fine Jewelry located at 14348 Liberty Street in the Historic Preservation District.**

Staff introduced the item, and the Commission reviewed the sign application details. Merriam Walker asked if the applicant would have a sign on both signs of the building since it had frontage on Liberty and McCown Streets. Staff confirmed they would. Mrs. Walker said she had been to the other boutique location in Magnolia and said the store carried a good selection of items. Staff and the Commission confirmed that the proposed 4-foot by 5-foot sign is within the 60% wall coverage allowed by ordinance. Keri May stated the sign did not seem to conform to other signs in the City since the sign included caricature-style images of the owners and that the sign ordinance does require conformity with other signs. Merriam Walker stated that she had not seen other signs in the City with pictures of the owners on it, and the other two Six Shooter Junction locations did not

have graphics like this proposal. Britnee Ghutzman stated she agreed with other's sentiments that the sign did not conform to other signs in the City with the inclusion of the large caricature images.

Merriam Walker moved deny the proposed sign and direct staff to talk with the owners about reconsidering the prominence of the caricatures and conforming more to other signs in downtown. Keri May seconded the motion, the motion carried unanimously. (4-0)

5. Consideration and possible action regarding a review of the Sign Ordinance.

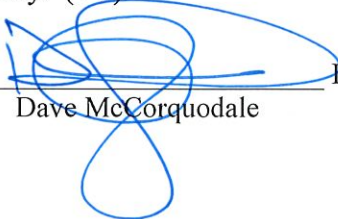
Commissioner Waddell said he asked for this item to be on the agenda at a previous meeting and the focus is primarily regarding temporary banners. Staff provided a slideshow overview of current issues with compliance and stated the City has attempted to be more lenient regarding banners and temporary signs in 2020 considering the pandemic's effect on local businesses. Commissioner Waddell suggested the Commission pick a month of each year to focus on sign compliance and that January 2021 would be a good opportunity to start. No formal action was taken, and staff was asked to bring the item back at the January meeting.

Commission Inquiry

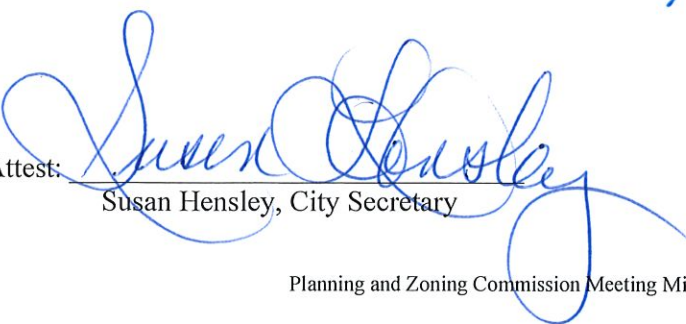
None.

Adjournment

Britnee Ghutzman moved to adjourn the meeting at 7:51 p.m. Keri May seconded the motion, the motion carried unanimously. (4-0)

Prepared by:  Date approved: 01/05/2021
Dave McCorquodale


Chairman Jeffrey Waddell

Attest: 
Susan Hensley, City Secretary

