

MINUTES OF REGULAR MEETING

April 6, 2021

MONTGOMERY PLANNING AND ZONING COMMISSION

CALL TO ORDER

Chairman Waddell declared a quorum was present and called the meeting to order at 6:03 p.m.

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

Absent: None

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

VISITOR/CITIZENS FORUM

The Commission received one comment via email from Mrs. Carol Langley to be read during discussion on agenda item #3.

1. **Consideration and possible action regarding regular meeting minutes of March 2, 2021 and special meeting minutes of March 22, 2021.**

Britnee Ghutzman asked for clarification on Allyson Clark's vote on the item acted on at the March 22nd special meeting minutes since there were connectivity issues. Discussion and agreement by the Commission on ensuring the minutes reflected the connectivity issues. Chairman Waddell asked for a revision to the regular meeting minutes during discussion on the Homestead Market painting request. Chairman Waddell asked that the minutes reflect discussion on the color of the metal siding around the sides and back of the building along with trim color discussion as well. After general agreement among the Commission, Britnee Ghutzman moved to approve the minutes from March 2nd as amended and the March 22nd meeting minutes as presented. Allyson Clark seconded the motion, the motion carried unanimously. (5-0)

2. **Consideration and possible action regarding a proposed wall sign and a proposed freestanding sign for Samplers & Stichin' located at 305 Caroline Street in the Historic Preservation District.**

Staff introduced the item and noted the applicants were present at the meeting to answer questions from the Commission. Merriam Walker asked if the proposed signs were replacing existing signs or if these

were new. Staff confirmed these would be new signs for a new business. Allyson Clark asked if the grass area adjacent to the business was used for parking and part of the leased property. Staff stated the property was under the same ownership as this building, though was used as open space and not used for parking. Mrs. Clark inquired whether the signs would be anchored to withstand strong winds or storms and noted the design of the signs using the wooden cable spools was a creative idea. The applicant stated the sign would be anchored by concrete post holes. Merriam Walker asked if the sign would be lit, and the applicant stated the sign would not be lit individually other than by the streetlight in the area. Chairman Waddell stated he appreciated the design and inquired whether the plywood backing for the sign would be painted for weather protection. The applicant stated the sign backing would be 3/4-inch exterior-grade plywood and would be painted. Chairman Waddell asked to confirm the wall sign mounted on the building would be within the porch framework as shown. The applicant confirmed the sign would fit wholly within the porch eaves and framework on the porch. Allyson Clark asked if there was intent to light the front of the sign, and the applicant stated it was unknown whether there was electrical wiring to do so and that they would not be open at night and didn't foresee a need to light the sign at night.

Britnee Ghutzman moved to approve both proposed signs for Samplers & Stitchin' at 305 Caroline Street. Keri May seconded the motion, the motion carried unanimously. (5-0)

3. **Consideration and possible action regarding a proposed wood privacy fence at 825 College Street in the Historic Preservation District.**

Staff introduced the item and noted the applicant was not present at the meeting. Staff advised Carol Langley submitted a public comment on the item and asked that it be read during discussion on the item. Her comment read, "*As a property owner and resident on College Street, I would like to ask the Planning and Zoning board to consider the privacy fence at 825 College Street. The fence will be an asset to the area. Thank you for your time, Carol Langley.*" Merriam Walker asked what the ordinance guidelines were for fences in the Historic Preservation District. Staff stated the ordinance did not specify a style of fence that had to be built, except that it could not be chain link fencing. Mrs. Walker cited several types of fencing – privacy, painted and unpainted wood pickets, and wrought iron – and asked if that mix of styles is what the Commission wants for the Historic District. Staff stated there was currently a mix of fence styles in the downtown area and that the applicant had requested a wood privacy fence ranging from 6-feet to 8-feet in height. Allyson Clark asked if there were any other 8-foot height fences downtown and staff stated that was currently unknown. Mrs. Clark stated that 8-foot

height was not traditional for residential privacy fences. Merriam Walker moved to table the item until the Commission has had a chance to review the item in the context of other fences in the downtown area. Mrs. Walker stated her own neighborhood had a wide range of fence styles and it was not very attractive. Chairman Waddell encouraged the Commissioners to always go look at the property when reviewing the agenda packet and preparing for an upcoming meeting. He agreed there was a number of mixed fencing style downtown. Chairman Waddell also mentioned there have been privacy concerns at this property before and that the proposed 6-foot height for the front fence could be of concern. Allyson Clark noted the discrepancy of street names in the agenda report that caused her to not be able to look at the correct property. Mr. McCorquodale stated the error was made by him when preparing the agenda packet. Merriam Walker restated her motion to table the item. Keri May asked if the City could adopt a rule regarding fences for the Historic District to streamline the review and approval process. Staff referred to the Historic District Design Guidelines that were not adopted as part of the ordinance. Mr. McCorquodale stated that the City would need to adopt the Design Guidelines as a whole and not only focus on fencing. Merriam Walker stated she would like for the Commission to move forward with the process of firming up guidelines for the Historic District. Mrs. Walker asked if we could call for a meeting at the property to review the item. Chairman Waddell asked if anything has come up with the property owners discussing the proposed fence with the neighbors. Staff relayed the applicant stated there was discussion over the years of splitting the cost of a new fence, but there was no discussion with the neighbors recently about this proposed fence. Chairman Waddell stated he did not want to hold things up, but this item needed to be looked at closer by the Commission. Allyson Clark agreed and stated a role of the P&Z was leadership on the aesthetics in the Historic District. Mrs. Clark made a motion to table the item. Britnee Ghutzman stated she was not in favor of tabling the item, and that she did not have an issue with the proposed heights of the fence. She did have some concern on whether the privacy style fence would be consistent with the other styles of front fences on the street, but understood the need for a privacy fence. Mrs. Ghutzman asked if the wooded area along the left side of property would need to be cleared to install the fence, and staff stated it looked like that would have to happen to build the fence. Mr. McCorquodale stated there was a motion to table the item on the floor from Mrs. Walker and another motion to table was made by Allyson Clark. If Mrs. Clark would be willing to second Mrs. Walker's motion to table the item then there would be a motion and a second on the floor to table the item for more study. Mrs. Clark said she would second Mrs. Walker's motion to table

Vote was taken on the motion and second to table the item, the motion carried by a vote of 3-2, with Jeffrey Waddell and Britnee Ghutzman dissenting. (4-1)

Merriam Walker asked if it was possible to meet on site to review the project. Staff stated the meeting would have to be posted and conducted like a normal meeting and accommodate attendance at the meeting for the public. Chairman Waddell stated the Commission should do what it has always done and go individually to review properties that are being reviewed on the agenda.

4. Consideration and possible action regarding a proposed wall sign for 3D's Deli located at 401 College Street Suite 170 in the Historic Preservation District.

Staff introduced the item and stated it had been reviewed by P&Z before and tabled to allow the applicant time to submit additional information. Staff stated that the applicant was notified of the meeting and encouraged to attend but was not present at the meeting. Britnee Ghutzman stated she had no issues with the sign and that she did not see a conflict between the proposed sign and the vinyl window graphics on the business façade. Commissioners Clark, May, and Waddell agreed. Merriam asked if the City regulated window graphics, and staff stated the City does not.

Allyson Clark moved to approve the proposed wall sign for 3D's Deli as presented. Merriam Walker seconded the motion, the motion carried unanimously. (5-0)

Commission Inquiry

None.

Adjournment

Allyson Clark moved to adjourn the meeting at 6:50 p.m. Merriam Walker seconded the motion, the motion carried unanimously. (5-0)

Prepared by: _____ Date approved: _____
Dave McCorquodale

Chairman Jeffrey Waddell

Attest: _____
Susan Hensley, City Secretary