

Montgomery Planning and Zoning Commission  
**AGENDA REPORT**

<b>Meeting Date:</b> September 3, 2024	<b>Budgeted Amount:</b> N/A
<b>Department:</b> Administration	<b>Prepared By:</b> DMc

**Subject**

Consideration and possible action on two signs - one freestanding and one wall sign - for Lola & Viv Designs located at 305 Prairie Street in the Historic Preservation District.

**Recommendation**

Staff offers no material objections to the proposed signs. Approve or request changes as you see fit.

**Discussion**

Issue:

The business is opening a location in downtown and has submitted an application for signage that includes a wall type sign mounted on the upper part of the porch roof and a freestanding type sign mounted on two existing 4x4 columns on the porch access ramp.

Rules:

**Sec. 98-347. - Approval for alteration or new construction within historic preservation districts or affecting historic landmarks.**

*No person shall carry out any exterior construction, reconstruction, alteration, restoration, rehabilitation, demolition, or relocation of any historic landmark or any property within an historic preservation district, nor shall any person make any material change to other exterior elements visible from a public right-of-way which will affect the appearance and cohesiveness of any historic landmark or any property within an historic preservation district without receiving approval from the Planning and Zoning Commission.*

**Sec. 66-53. - Calculation of area; maintenance; permitted signs; variances.**

*...(n) Permanent signs permitted and regulated in commercial districts.*

*(1) Wall signs.*

- a. Size and number. Flat wall signs are permitted for each business utilizing up to 60 percent of the total feet of wall area.*
- b. Location. A wall sign shall not project above the roofline. The sign must be located on the site where the goods or services are offered.*

*(2) Freestanding signs.*

- a. Table of regulations. Subsections (n)(2)a through g of this section do not apply to the Historic District of the city...*

Analysis & Conclusion:

Size is not an issue of concern for either proposed sign. As you can see in the street view image attached, a previous sign was located on the access ramp in the proposed location. The proposed sign above the front porch does not relate to the porch roof elements (rectangle sign on triangular open gable), though the Commission has allowed similar signs in the past. Given the city's current sign regulations, staff offers no objection to the proposed signs.

**Approved By**

Director Planning & Development Assistant City Administrator	Dave McCorquodale	Date: 08/28/2024
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