

Planning & Zoning Commission
Monday, April 27, 2026 at 5:00 pm
Work Session with City Council
City Council Chambers

Present: Chris Livingston, Sara Carvalho, Dan Motush, Cathy Gilbert, Mike Collier, CM Brenda Dummer

Staff: Missy Gentry, Nici Wilson, Kristen Dorman, Jodie Wasson

Mayor and Council: Don Donovan, Jessica Elliott, Zack Patterson, Brenda Dummer

Legal: Lindsey Kolisch

Public: John Self

Livingston called the meeting to order at 5:03pm

Livingston declared a quorum.

Collier made a motion to approve the consent agenda including minutes, seconded by Gilbert. Unanimous aye given by all in attendance.

1. Work Session regarding off-premise signage

Lindsey Kolisch, Lauber Municipal Law, gave a presentation regarding sign regulations, more specifically what is allowed and what is not. The slides presented are included as Attachment A to these minutes. Content based regulation is not permitted due to Supreme Court Ruling. Signs may be regulated generally with time, place, and manner.

Dan Motush gave information regarding the discussions the Commission has had previously regarding off-premise signs. The Commission went with what they thought was best for the community, preventing clutter, sign blight, and a lower profile of signs. The commission did not have the desire to allow for additional signs that open the door for future problematic signs.

CM Patterson asked if a permitting process had been considered.

Gentry proposed that the sign code be amended to allow for temporary off-premise signs to meet the same standards as set forth for on-premise signs in regards to size, time, place and manner but require a sign to permit. The permit will allow for staff to know who the contacts for the signs are, when they are placed and for how long, this will give staff better enforcement of the off-premise signs.

Dan Motush wanted to clarify that there are no concerns regarding the classification of on or off-premise signs.

Lindsey Kolisch believes that we could regulate due to the manner, time or place.

Sara Carvalho suggested a central community event sign to advertise for community event signs.

Lindsey Kolisch informed everyone that if we were to consider the community event board that we could not discriminate against who was able to advertise on the sign.

After further discussion, Council directed the Commission to discuss a procedural process to allow for temporary off-premise signs. Motion made by CW Elliott, seconded by CM Patterson, a unanimous vote of aye was given by City Council in attendance.

Motush made a motion to close the work session, Collier seconded with a unanimous vote of aye from all in attendance.

The meeting adjourned at 5:52pm.

Approved

Chris Livingston
Commission Chairman

Attest:

Missy Gentry
Development Coordinator