

Planning Commission Meeting

Minutes of Morgan City Planning Commission GENERAL meeting held in open public session on August 16th, 2016 at 7:00 p.m., in the Council Room in the City Office at 90 West Young Street.

MINUTES

AUGUST 16TH, 2016 7:00 PM

MORGAN CITY COUNCIL ROOM

MEETING CALLED BY	Chairman, Doug Garfield
MEMBERS	Julie Anderson, David Griffith, Weston Fry, Dave Carter, Jim Brown, Nathan McClellan.
EXCUSED	Steve Winn, Weston Fry.
CITY STAFF	Steve Garside, City Planner; Ray Little, Mayor; Tony London, City Council Member; Jeff Wardell, City Council.
OTHERS PRESENT	
INTRODUCTION	Doug Garfield called the meeting to order and welcomed all in attendance.

WORK SESSION

	<p>Public Hearing-Ordinance Amendment-11-2-2; Permit issuance; and 11-4-4 Completion Time Specified- In reviewing the City's Code, it was determined that there was an inconsistency with the timing of the installation of certain improvements and the issuance of building permits. In evaluating these provisions, and which practice would be more beneficial to the City and its residents, it was determined to add clarifying language to Subsection 11-2-2B. This amendment will clearly state that all improvements must be installed in a subdivision before any building permit will be issued. The only exception will be for the chip and seal application, and this amendment establishes the time frame for that improvement. To eliminate the inconsistent language, this amendment proposes to simply repeal Section 11-4-4.</p> <p>The commission discussed minor typographical errors and reviewed the process of a Public Hearing.</p> <p>Discussion-Landscaping; Tree Ordinance-The Commission has discussed this item during prior work sessions for several meetings. The commission expressed the desire to move forward with a draft Ordinance to be placed on the agenda during the General Session August 16th, 2016 Planning Commission meeting for discussion and review prior to a Public Hearing. Staff has presented a draft amending Ordinance 10-10-9 and table 4-3; establishing approved trees for park strips and frontages.</p> <p>The Commission and staff discussed how the list was created. Steve stated he had used a list that had been reviewed by a landscape engineer, a representative from J&J Nursery and a gentleman from a tree farm. Julie asked what climate this group represents. Steve indicated one of the consultants stated Morgan area does not differ much in elevation from the Ogden area which was the base of the list. Doug stated looking at the common names on the list; most of them are for a colder climate and are hardy trees. Steve reminded the members, the list is for the park strip area and that home owners can approach staff with other types of trees not listed for consideration.</p> <p>The Tree Ordinance will be for all zones. Nathan McClellan discussed that most park strips are approximately 4 feet. What about having a different list or category for park strips 6 feet or larger. Steve stated he could look at that and try to incorporate some type of list to accommodate larger park strips. The Commission could also amend the Ordinance if we change to larger park strips in the future and we still have the verbiage in the Ordinance allowing an applicant to request different type trees. Julie Anderson questioned a list for each zone. Steve stated some cities do that and we could as well. This list is based on the width of the frontage.</p>
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	<p>Nathan questioned terms or verbiage regarding adjacent property owner. Steve explained that the park strip area is owned by the city. The adjacent property owner is responsible for the upkeep of the park strip without owning it, hence the referral of "adjacent" property owner. Nathan suggested a possible change to the verbiage to responsible property owner in order not to confuse residents.</p>
	<p>Tony London stated this is a good start and welcomed the draft for Public Hearing review at the next Planning Commission meeting.</p>
	<p>Directional Signage-The Commission has been asked by the City Council to visit off premise signage. Over the course of several work meetings, the Commission is not in favor of allowing any type of off premise signage due to the potential flood of signage that would not be in keeping with the harmony and beauty of Morgan City. The Commission has been discussing an option of directional signage.</p>
	<p>Nathan McClellan presented pictures of several different types of directional signs. Some of the samples directed districts as others directed public amenities and some listed businesses. The members discussed their view of directional signage indicating something needed but not sure which direction to proceed. The commission discussed the non conforming signs the city currently has along with the term legal nonconforming signs.</p>
	<p>Discussion proceeded regarding city sponsored directional zone signage with businesses participating in a fee to add their business name under the directional sign. The business name would not house the business logo, but would be listed. The question arose regarding those businesses that already have signage. How can the city convey its vision to the current business owners? Would they be willing to participate? Suggestion came about to create a meeting or committee that would involve business owners with their opinion on the subject.</p>
	<p>Planning Commission chairman, Doug Garfield asked the members to think about the sign samples presented and the suggestion to have a meeting or committee involving business owners. This item will be placed on the agenda of the next Planning Commission Work session September 20th, 2016.</p>

GENERAL SESSION

MINUTES APPROVAL – July 19th, 2016

<p>MOTION</p>	<p>Julie Anderson moved to accept minutes from the July 19th, 2016 Planning Commission meeting as presented. Second: Jim Brown Vote: Unanimous</p>
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ITEM #1 PUBLIC HEARING- ORDINANCE AMENDEMENT 11-2-2; PERMIT ISSUANCE; AND 11-4-4 COMPLETION TIME

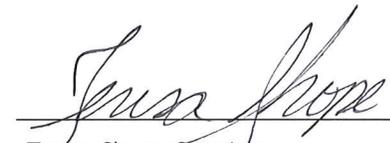
<p>OPEN PUBLIC HEARING</p>	<p>Doug Garfield declared the Public Hearing for Ordinance Amendment 11-2-2; Permit Issuance; and 11-4-4 Completion Time opened.</p>
<p>DISCUSSION</p>	<p>In reviewing the City's Code, it was determined that there was an inconsistency with the timing of the installation of certain improvements and the issuance of building permits. In evaluating these provisions, and which practice would be more beneficial to the City and its residents, it was determined to add clarifying language to Subsection 11-2-2B. This amendment will clearly state that all improvements must be installed in a subdivision before any building permit will be issued. The only exception will be for the chip and seal application, and this amendment establishes the time frame for that improvement. To eliminate the inconsistent language, this amendment proposes to simply repeal Section 11-4-4.</p>

	<p>RECOMMENDATION:</p> <p>At the conclusion of a public hearing, if the Planning Commission is satisfied that the proposed language accomplishes its objectives regarding this issue, staff recommends that the ordinance be amended as proposed. The Commission's motion will be a recommendation to the City Council regarding the adoption of the proposed amendment.</p> <p>In reviewing the item during the work session, minor language and typing errors were noted and corrected.</p> <p>No public comment.</p>
<p>CLOSE PUBLIC HEARING AND MOTION</p>	<p>Nathan McClellan moved to close the Public Hearing for Ordinance Amendment 11-2-2; Permit Issuance; and 11-4-4 Completion and to recommend approval of the Amendment with the minor typing errors noted by staff to the City Council for consideration.</p> <p>Second: Dave Carter</p> <p>Unanimous</p>

ITEM #2 DISCUSSION-LANDSCAPING; TREE ORDINANCE

<p>DISCUSSION</p>	<p>Steve Garside stated a draft to Ordinance 10-10-9 and Table 4-3; establishing approved trees for park strips and frontages was before the Commission for review. During the work session, commission and staff made some verbiage as well as minor changes to the draft. Staff will also add some recommendations from local nurseries. Mr. Garside reviewed the recommended verbiage changes.</p> <p>The Commission directed staff to make the changes discussed during the Work Session and to place the item on September 20th, 2016 Planning Commission meeting as a Public Hearing.</p>
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ADJOURNMENT:



 Teresa Shope, Secretary

These minutes were approved at the September 20th, 2016 meeting.