

MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION REGULAR MEETING held on FEBRUARY 11, 2016 at 9:00 AM in COUNCIL CHAMBERS ROOM, CITY HALL, 201 S. CORTEZ STREET, PRESCOTT, ARIZONA.

I. CALL TO ORDER

Chairman Menser called the meeting to order at 9:00 a.m. He thanked Councilman Lamerson for attending.

II. ATTENDANCE

BOARD MEMBERS	STAFF MEMBERS
Tom Menser, Chairman	George Worley, Planning Manger
Ken Mabarak, Vice Chairman	Frank Hall, Community Planner
Joe Gardner	Darla Eastman, Administrative Specialist
Terry Marshall	
Len Scamardo	COUNCIL PRESENT
George Sheats	Jim Lamerson, Chairman
David Stringer - Absent	

III. REGULAR ACTION ITEMS

1. Approval of the December 10, 2016 meeting minutes.

Mr. Marbarak, MOTION to approve the December 10, 2016 meeting minutes. Mr. Marshall, 2nd. VOTE 6-0; passed.

2. CC15-002, Comprehensive Sign Plan for Tim's GMC Auto Group

Frank Hall reviewed the staff report and displayed maps on the overhead projector and stated that Tim's Buick and GMC is requesting approval for a Comprehensive Sign Plan (Plan). The Plan includes a new 26 foot high, 127 square foot free standing sign, two existing free standing signs, and four existing wall signs, and replace an existing 32 square foot changeable copy free standing marquee sign with the new 127 square foot monument sign. We recommend that the new monument sign be limited to 20 feet in height. Tim's Buick and GMC site will contain three free standing signs totaling 177 square feet and four (4) wall signs totaling 100.90 square feet. All existing and proposed signs total 278 square feet.

The new sign and one existing free standing sign front on Willow Creek Road and the third existing free standing monument sign is located on the southwest corner of the site near the intersection of Willow Creek Road and Commerce Drive. The 100 square foot free standing sign area is permitted if the sign is setback at least 50 feet.

Mr. Hall provided a comparison table of approved comprehensive sign plans for auto dealers, including Lamb's Chevelet, Tim's Subru, and others in the area. The table shows that Tim's Buick & GMC comprehensive sign plan will be under the 300 square foot limit of the total allowable sign area permitted by the Land Development Code and comparable to other sign plans approved for Prescott area auto dealers.

Mr. Hall summarized the request for the Comprehensive Sign Plan for Tim's Buick and GMC to replace an existing free standing monument sign, include a new 26 foot high, 127 square foot monument sign which is permitted if the setback is at least 50 feet.

The Commission discussed setbacks and property lines and Mr. Hall showed these on the map. They also looked at the Auto Dealerships comparison table and analyzed who had how much signage. They also discussed the size of the signs compared to the speed limit of the road. They talked about how Tim's Buick and GMC is using their signage wisely and keeping down the clutter. They all felt the Tim's Buick and GMC sign is a nice looking sign.

Robbie Hinshaw, 1006 Commerce Drive, stated that they are requesting the new signage because the 1985 monument sign is so low and the traffic signs have changed over the years that the sign is less viable.

Mr. Sheats, MOTION to approve the Comprehensive Sign Plan for Tim's Buick and GMC with no conditions, as presented. Mr. Marshall, 2nd. VOTE 6-0; passed.

IV. CITY UPDATES

Mr. Hall announced upcoming events that at the City Council meeting on February 16th the Council will discuss the Right-of-Way Signs. On March 2nd, the Unified Development Code Committee will be discussing Land Development Code amendments for signage. In April, the Commission and City Council will be discussing the fee increases for the budget discussions.

V. SUMMARY OF CURRENT OR RECENT EVENTS

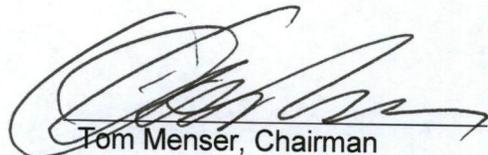
No comments at this time.

VI. ADJOURNMENT

Tom Menser, Chairman adjourned the meeting at 9:21 a.m.



Darla Eastman,
Administrative Specialist



Tom Menser, Chairman