

Planning and Zoning Commission
Minutes – September 1, 2020

The Canton Planning and Zoning Commission met at the Depot Viking Room on Tuesday, September 1st, 2020 at 7:00pm with the following members present: Commissioners David Gillespie, Tanya Iverson, Mike Pederson, and Chairman Jerry Chaon.

Absent: Commissioner Ben Oien

Also present: Deputy Finance Officer Karen Leffler, Tiffany VanDeKieft, Kristen Benidt, and Eric Vander Schaaf with DKOI.

Visitors: none

CONSENT CALENDAR

Commissioner Iverson moved and Commissioner Pederson seconded to approve the consent calendar consisting of 1) Minutes from July 28, 2020; and 2) agenda. All Ayes. Motion Carried.

HEARING – DKOI – CONDITIONAL USE PERMIT, SIGNAGE – 2021 WEST FIFTH (RUTTEN'S PROPERTY)

This being the time and place, Chairman Chaon opened the hearing as the Planning & Zoning Board for DKOI's conditional use permit request. Eric Vander Schaaf with DKOI discussed the 12'x12' digital billboard for off-premise advertising by Gate City Events. DFO Leffler commented about the City easements at this location and that Steve Erickson with the City Staff and City Engineer Myron Adam met with Vander Schaaf to review placement and they have no issues with it despite the easement. Discussion followed regarding if State setbacks were going to be followed, brightness of the sign, and if it flashes. Vander Schaaf confirmed the sign would not be in the State right of way. Regarding brightness, there is a brightness sensor for night. There will be no flashing, just a static image for 8 seconds at a time. Vander Schaaf questioned if there were to be a change in pole type or measurement. DFO Leffler advised that would be okay as long as the footprint didn't change. Chairman Chaon closed the hearing.

Commissioner Pederson moved and Commissioner Gillespie seconded to approve the conditional use permit. All ayes. Motion carried.

SECOG – KRISTEN BENIDT

Kristen Benidt with SECOG discussed that chapters 6 (Land Use Plan) and 8 (Planning Policy Framework). Clarification was given during chapter 6 review in regards to the definition of manufactured home. Benidt explained that manufactured homes are essentially trailer houses, not governor's house, and will have a HUD stamp. Discussion of rewording chapter 8's Growth Management Goal

1 Policy to add “future” to the portion stating requiring being served by public utilities. Discussion also followed about the capital improvement plan, recreation strategy, and land use strategy. Review of the vision statement and land use map ensued following discussions about the chapters. Benidt advised that next meeting will be a full review of the comprehensive plan.

DIALOGUE:

DFO Leffler advised the next meeting will be Tuesday, September 29th, 2020.

ADJOURNMENT

Commissioner Iverson moved and Commissioner Gillespie seconded to adjourn. All Ayes. Motion carried.

Meeting Adjourned.

Karen K. Leffler, Deputy Finance Officer