

CITY OF APPLE VALLEY
PLANNING COMMISSION MINUTES
APRIL 2, 2014

1. CALL TO ORDER

The City of Apple Valley Planning Commission meeting was called to order by Chair Melander at 7:00 p.m.

Members Present: Tom Melander, Tim Burke, Paul Scanlan, David Schindler and Brian Wasserman.

Members Absent: Ken Alwin and Keith Diekmann

Staff Present: City Attorney Sharon Hills, Community Development Director Bruce Nordquist, Planner Margaret Dykes, Assistant City Engineer David Bennett and Department Assistant Joan Murphy.

2. APPROVAL OF AGENDA

Chair Melander asked if there were any changes to the agenda. Hearing none he called for a motion.

MOTION: Commissioner Burke moved, seconded by Commissioner Scanlan, approving the agenda. Ayes - 5 - Nays - 0.

3. APPROVAL OF MINUTES MARCH 19, 2014.

Chair Melander asked if there were any changes to the minutes. Hearing none he called for a motion.

MOTION: Commissioner Wasserman moved, seconded by Commissioner Burke, approving the minutes of the meeting of March 19, 2014. Ayes - 5 - Nays - 0.

4. CONSENT ITEMS

--NONE--

5. PUBLIC HEARINGS

A. Chapter 154 Amendments – Hold public hearing to consider amendments to Chapter 154 (Signs Regulations) to allow for and regulate tenant signage on area identification signs for non-retail commercial, industrial, and business park zones, by Spowd Developments, LLC. **(PC14-07-O)**

Chair Melander opened the public hearing at 7:02 p.m.

Planner Margaret Dykes stated Area Identification Signs are used to identify the names of business or industrial complexes. The code does not allow individual businesses or tenants of the complex to be identified on Area Identification Signs. Spowd Developments, LLC, the property owner of Apple Valley Business Campus, generally located northeast of 147th Street W. and Flagstaff Avenue, has requested an amendment to the sign code to allow for and regulate tenant signage on Area Identification Signs for non-retail commercial (i.e. office), industrial, and business park zones. The requested amendment would allow individual tenants to be identified on Area Identification Signs. Dog Day Getaway, a business located in Apple Valley Business Campus, is representing the owner.

Chapter 154 allows commercial or industrial complexes consisting of two or more businesses to have up to two Area Identification Signs (AI Signs) to identify the name of the complex. The Code does not allow individual tenants or businesses to be listed on the AI Signs, only the name of the complex. The City prohibits off-premise signage. All signs on a parcel/lot must be related to or directed to a business located on the lot on which the sign is located. The code does allow major anchor/shopping center signage to be located on any lot within a multi-tenant/multi-building shopping center development, and so could be considered "off-premise". The shopping center sign requires a conditional use permit, and is subject to conditions listed in the code. Other than this category of signage, the code does not allow businesses to advertise on signage that is not located on their property.

Apple Valley Business Campus, located northeast of the intersection of Flagstaff Avenue and 147th Street W., is proposing to install two AI Signs. One sign would be placed at the intersection of Flagstaff Avenue and 147th Street W.; this sign would only identify the name of the complex and complies with current City code. They have also requested that the other sign, which would be located at the intersection of Felton Court and 147th Street W., be allowed to have individual business signage placed on it. Dog Day Getaway, located at 14607 Felton Court, is one of the businesses that would be located on the AI Sign.

Discussion followed.

Chair Melander closed the public hearing at 7:15 p.m.

6. LAND USE/ACTION ITEMS

--NONE--

7. OTHER BUSINESS

A. Review of upcoming schedule and other updates.

Community Development Director Bruce Nordquist stated that the next Planning Commission meeting would take place Wednesday, April 16, 2014, at 7:00 p.m.

Mr. Nordquist recognized four scouts from Boy Scout Troop 205 in attendance. They introduced themselves and stated they were working on their Communications Merit Badge.

8. ADJOURNMENT

Hearing no further comments from the Planning Staff or Planning Commission, Chair Melander asked for a motion to adjourn.

MOTION: Commissioner Burke moved, seconded by Commissioner Scanlan to adjourn the meeting at 7:20 p.m. Ayes - 5 - Nays - 0.

Respectfully Submitted,

/s/ Joan Murphy
Joan Murphy, Planning Department Assistant

Approved by the Apple Valley Planning Commission on 4/16/14.