



Planning Commission Meeting
Tuesday, February 17, 2009
Meeting held at the Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs

MINUTES

Work Session 6:30 P.M.

Present:

Commission Members: Cassie Gross, Eric Larsen, Hannah Thiel, Earl Halvas

Absent Members: Aaron Wall, Chris Strickland, Dennis Brown

Staff: Lori Yates, Jim McNulty, Sarah Carroll,

Others: Jake Toombs, Steve Kirkland

Work Session-

Cassie Gross asked for clarification on monument signage and allowable square footage from within the sign ordinance.

Regular Meeting Commencing after Work Session

1. **Pledge of Allegiance led by Earl Halvas**
2. **Roll Call.**
3. **Public Input**

Cassie Gross opened public input.

No public input at this time.

Cassie Gross closed public input.

4. **Public Hearing: Proposed Preliminary Plat for The Gables Phase 2 located at approximately 1600 North Commerce Drive, Jake Toombs, applicant.**

Sarah Carroll presented the proposed Preliminary plat for The Gables Phase 2 project. Sarah Carroll also addressed staff conditions and recommendations.

Cassie Gross opened public input.

No public input at this time.

Cassie Gross closed public input.

Hannah Thiel asked if there will be other color schemes to the buildings other than what is being shown. Sarah Carroll yes there will be three color schemes to a building.

Hannah Thiel asked if there will be an HOA. Jake Toombs indicated that there will be one.

Eric Larsen asked if the backyard will be fenced off. Jake Toombs indicated that they will be.

Eric Larsen suggested having larger trees to the landscaping plan which would allow more privacy to the yards.

Earl Halvas had no concerns at this time.

Cassie Gross suggested adding a basketball court for the older children and adults. Jake Toombs the applicant stated that they are trying to keep cost down would be willing to do a half court. Jim McNulty suggested a sand volleyball court. Commission members agreed.

Motion by Earl Halvas to recommend approval to the City Council for the Proposed Preliminary Plat for The GablesPhase 2 located at approximately 1600 North Commerce Drive, Jake Toombs, applicant.

Subject to adding additional trees to the landscaping plan.

Subject to a basketball half court and sand volleyball court or something comparable subject to staffs approval and Planning Commission review.

Seconded by Hannah Thiel

Aye: Earl Halvas, Hannah Thiel, Eric Larsen

Nay: none

Abstain: none

5. Proposal for multiple wall signs for the Chase Bank located on the northeast corner of SR-73 and Commerce Drive, Steve Kirkland, applicant.

Sarah Carroll presented the proposed signage package for the Chase Bank.

Eric Larsen asked that any signs that would be facing residential areas not be lit.

Hannah Thiel asked about the illumination to the signs.

Cassie Gross feels that there are too many signs proposed for this building, would recommend having additional monument signs instead. These signs are too much for our City.

Jim McNulty addressed the sign code.

Hannah Thiel stated she prefers the wall signs over more monument signs.

Motion by Earl Halvas to approve the proposed wall signs for the Chase Bank located on the northeast corner of SR-73 and Commerce Drive, Steve Kirkland, applicant, subject to one monument sign, one wall sign to the east elevation of the building and one sign to the west elevation of the building and considering the sign on the north elevation to be a window sign. The sign on the south elevation is not allowed.

Seconded by Hannah Thiel

Aye: Earl Halvas, Hannah Thiel, Eric Larsen

Nay: none

Abstain: none

6. Minutes:

1. January 20, 2009.

Motion by Earl Halvas to approve January 20, 2009 minutes as written.

Seconded by Eric Larsen
Aye: Earl Halvas, Eric Larsen, Hannah Thiel
Nay: none
Abstain: none

7. Director's Report.

Jim McNulty handed out an updated list of current Planning Commission members to those in attendance. He asked the commissions to review the list and let staff know if corrections need to be made. Jim McNulty addressed the upcoming schedule for Planning Commission meetings and new projects that have been submitted.

Motion to adjourn at 7:42 p.m. was unanimous.

Date of Approval

City Recorder