

Perry Planning Commission
Minutes - July 27, 2015

CALL TO ORDER: Chairman Martin Beeland called the meeting to order at 6:02pm.

ROLL: Chairman Beeland; Commissioners Clarington, Jefferson, Poole, Williams, and Yasin were present. Commissioner Mehserle was absent.

STAFF: Mike Beecham - Community Development Director and Christine Sewell – Recording Clerk

GUESTS: Todd Wilson – Houston Home Journal

INVOCATION: was given by Commissioner Clarington

APPROVAL OF MINUTES FROM JULY 13, 2015 MEETING: Chairman Beeland noted under the recommendation for banners it should state two 14-day periods per year. Commissioner Poole motioned to approve the minutes as submitted with the noted change; Commissioner Jefferson seconded; all in favor and was unanimously approved.

OLD BUSINESS

1). Continued discussion on sign ordinance revision

Mr. Beecham provided an updated draft from the previous meetings' comments. Changes were as follows for canopy and projecting signs in the various districts, no change on monument signs, under canopy signs to be allowed City wide, wall signs to be allowed based on 10% of the wall area, electronic message board signs to remain in all districts, except C-3 and Downtown, addition of murals as governed by the Public Arts Commission, and removal of portable signs. Mr. Beecham also noted duplications were removed as they were addressed elsewhere in the PLDO. It was also noted the Main Street Design Committee was requested to provide comment on the downtown area regulations and once received would be brought back for discussion. Chairman Beeland encouraged the board to review again and provide comments.

2). Discussion of form based codes request for proposals

Mr. Beecham as directed spoke with the preferred consultant TSW Planners and received a breakdown of the original bid by area; tasks #1 and #2 cover all three areas and therefore would only have to be paid once. Task #3 and #4 would be paid per area as shown on the spreadsheet provided. Mr. Beecham advised the board that Mayor and Council would decide the amount funded. Mr. Beecham advised a recommendation on a consultant and priority of the areas was needed from the board.

Commissioner Poole motioned to recommend to Mayor and Council the selection of TSW Planners as consultants for form based zoning assistance with the priority areas being 1). General Courtney Hodges Blvd. 2). Downtown District, and 3). Martin Luther King, Jr. Drive; Commissioner Yasin seconded all in favor and was unanimously approved.

NEW BUSINESS

1). Blackhawk Reserve Phase 1 Section 2 – plat approval

Mr. Beecham advised the plat was the next phase of the subdivision and includes ten lots; staff has inspected and there are no issues. Commissioner Williams motioned to approve the plat as submitted; Commissioner Poole seconded; all in favor and was unanimously approved.

ADJOURN: there being no further business to come before the board the meeting was adjourned at 6:35pm.