

Planning Commission Work Session Agenda  
Minutes - May 22, 2025

1. Call to Order: Vice Chairman Hayes called the meeting to order at 5:35pm.
2. Roll Call: Chairman Mehserle\*; Commissioners Hayes, Jefferson, Guidry, Ross, Williams and Wharton were present.  
\*arrived at 5:38pm and chaired meeting

Staff: Bryan Wood – Community Development Director, Emily Carson – Community Planner, and Christine Sewell – Recording Clerk

Guests: Christian Castin - Roberston Loia Roof – Architects & Engineers and Taylor Jensen – Kroger Companies

3. Citizens with Input – None
4. Old Business –
  - Continued discussion of Sign Standards for Large Retail (wall signs and monument signs)

Mr. Wood, in follow-up from previous meeting, has taken suggestions and modified the text amendment. Mr. Wood provided, and the Commission reviewed and discussed the proposed changes, which are to replace Section 6-9.6(B) standards for wall, canopy, projects and under canopy signs in nonresidential districts and replace Section 6-9.9(D) and (E), calculation of sign area. Discussion ensued on the allowable amount of signage, calculation would be based on square footage, each wall was considered separately. Mr. Wood commented retail is changing and single brands are not always the case; point in case would be the new fairground hotel, which is a dual brand. A question arose on window signs; Mr. Wood advised those are calculated separately. Regarding the change for the irregularity of a sign, it was proposed the area of unusual, shaped signs be calculated based on the area within two connected rectangles created with no more than eight imaginary parallel or perpendicular lines which fully encompass all elements of the sign. Commission concurred with the change. After conclusion of discussion the Commission requested staff to proceed with the proposed text amendment.

5. New Business – Mr. Wood advised an amendment on the definition of self-service vending units would be forthcoming as there had been a recent challenge and is currently under a moratorium.
6. Other Business – Ms. Carson reviewed items as listed
  - Review items for June 9, 2025, informational/public hearings
  - Update on City Council zoning decisions
7. Adjournment: there being no further business to come before the Commission the meeting was adjourned at 6:28pm.