

DRAFT

**TOWN OF DILLON
PLANNING AND ZONING COMMISSION**

**REGULAR MEETING
MONDAY, DECEMBER 8, 2014
12:00 p.m.
Town Hall**

CALL TO ORDER

The regular meeting of the Planning and Zoning Commission of the Town of Dillon, Colorado, was held on Monday, December 8, 2014, at Dillon Town Hall (rescheduled from the regular meeting date of December 3, 2014). Vice Chairman Nosari called the meeting to order at 12:00 pm.

Commissioners present were: Amy Gaddis, Nathan Nosari, Jerry Peterson, and Jeff Shibley. Commissioner Brad Bailey was absent. Staff members present were Ned West, Town Planner, Scott O'Brien, Public Works Director, and Debbie Wilkerson, Secretary to the Commission.

APPROVAL OF THE MINUTES OF November 5, 2014

Commissioner Shibley moved to approve the meeting minutes for November 5, 2014. Commissioner Gaddis seconded the motion, which then passed with roll call vote. Commissioner Peterson abstain; he was not present for the meeting on November 5, 2014.

Public Comments No Public Comments

CONSIDERATION OF RESOLUTION PZ 09-14 Series of 2014; A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, APPROVING AN AMENDMENT TO AN EXISTING MASTER SIGN PLAN FOR 765 W. ANEMONE TRAIL, DILLON, COLORADO.

The Town of Dillon received a Class I Sign Application for an amendment to an existing Master Sign Plan for 765 W. Anemone Trail on November 12, 2014. The amendment provides for the following changes to the existing master sign plan that was last amended December 13, 2006:

A. to allow the installation of one (1) additional building sign to correspond with a new tenant space configured on the lower level. The lower level tenant space is to be renovated to turn the existing one large space into two tenant spaces;

B. to allow the installation of signs using individual, extruded letters, or pan channel letters, mounted directly to the building with or without a raceway. Such signs without raceways would require the use of LED sign technology to minimize the building siding penetrations according to the master sign plan amendment. The previous Master Sign Plan required the use of raceways. Said LED technology refers to the internal illumination of the signs with LED's, not LED digital displays which shall not be permitted;

C. to provide for the Lessor (Dillon Factory Stores LLC) the authority to dictate the size of the signs in proportion to the size of the tenant space so long as the signs do not exceed the maximum allowable sign dimensions dictated by the Dillon Municipal Code. The signs will have to meet the maximum sign dimensions dictated by Sec. 16-11-460 "Sign Zone B" and Sec. 16-11-470 "Maximum Sign Area Matrix" except that the landlord, at his option, may dictate that some tenant space signs are smaller than that provided for in the Code.

RECORD OF PROCEEDINGS

New building elevations dictating the building sign locations and associated tenant spaces were provided with the application. New Master Sign Plan Exterior Sign Criteria were also provided. In addition, the existing business area directory sign site plan and dimensions were provided such that the sign might be incorporated into the master sign plan with no proposed changes to that sign. Sign panels for the business area directory sign shall require separate sign applications. These documents are attached to Resolution No. PZ 09-14, Series of 2014 as Exhibit 'A'.

Staff recommends approval of Resolution PZ 09-14, Series of 2014 with the following conditions:

A. The Master Sign Plan for 765 W. Anemone Trail shall be implemented in conformance with the Dillon Municipal Code of the Town of Dillon, Colorado.

B. The property owner, or its designee, shall be the manager of the master sign plan and ensure signs conform to the Dillon Municipal Code and the Master Sign Plan for the building.

C. The signs shall conform to the building elevations, site plan, and "Dillon Factory Stores Exterior Sign Criteria and Master Sign Plan" dated November 18, 2014 attached hereto as Exhibit A.

D. Illuminated signs shall be turned off when the business is closed.

Justin Williams, Aplenglow, representative of a retailer in the subject building was present. The size of the shop is 2,000 sq ft of retail space, they are not making it any bigger, it is on the back side of the building and with plenty of parking. Their signage would be installed on the western side of the building, generally facing I-70, as well as a sign panel in the existing freestanding sign, also indicated as part of this master sign plan.

Commissioner Peterson commented that the master sign plan and associated sign installations should consider snow storage and its potential to obstruct the view of signage from Highway 6 on that side of the building. Mr. Williams commented that they would take that into consideration when installing their sign and work with the landlord to take care of tall piles of snow.

Commissioner Peterson made a motion to approve Resolution PZ09-14, Series of 2014,
A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, APPROVING AN AMENDMENT TO AN EXISTING MASTER SIGN PLAN FOR 765 W. ANEMONE TRAIL, DILLON, COLORADO, with the following conditions

- A. The Master Sign Plan for 765 W. Anemone Trail shall be implemented in conformance with the Dillon Municipal Code of the Town of Dillon, Colorado.
- B. The property owner, or its designee, shall be the manager of the master sign plan and ensure signs conform to the Dillon Municipal Code and the Master Sign Plan for the building.
- C. The signs shall conform to the building elevations, site plan, and "Dillon Factory Stores Exterior Sign Criteria and Master Sign Plan" dated November 18, 2014 attached hereto as Exhibit A.
- D. Illuminated signs shall be turned off when the business is closed.
- E. Any raceway utilized for mounting signage shall match adjacent siding color of the building.

RECORD OF PROCEEDINGS

Commissioner Gaddis seconded the motion, which then passed with roll call vote.

OTHER BUSINESS Planning and Zoning needs to schedule legal training.
Next meeting is January 7, 2015, pawn shop will be a topic of discussion.
Look at Feb 9th, 10-1:00 Monday, for legal training.

Adjournment: There being no further business, the meeting adjourned at 12:25pm.

Respectfully submitted,

Debbie Wilkerson

Debbie Wilkerson,
Secretary to the Commission