

RECORD OF PROCEEDINGS

TOWN OF DILLON PLANNING AND ZONING COMMISSION

REGULAR MEETING WEDNESDAY, JUNE 3, 2015

5:30 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 Wednesday, June 3, 2015, at Dillon Town Hall. Chairman Brad Bailey called the meeting to order at 5:33 p.m. Commissioners present were: Amy Gaddis, Nathan Nosari, and Jerry Peterson. Staff members present were Dan Burroughs, Town Engineer; Debbie Wilkerson secretary to the commission.

Chairman Bailey welcomed Kyle Hendricks to Planning and Zoning Commission.

APPROVAL OF THE MINUTES OF APRIL 1, 2015 and MAY 6, 2015 REGULAR MEETING

Commissioner Peterson moved to approve the meeting minutes for April 1, 2015. Commissioner Giddas seconded the motion, which passed unanimously. Commissioner Hendricks abstain he wasn't present at the April 1, 2015 meeting.

Commissioner Peterson moved to approve the meeting minutes for May 6, 2015. Commissioner Bailey seconded the motion, which passed unanimously.

PUBLIC COMMENTS

There were no public comments.

Commissioners, Thanked Jerry Peterson for his service to the Town.

Sign for Native Root Business is on Little Beaver road.

CONSIDERATION OF RESOLUTION PZ 08-15, SERIES OF 2015

A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, APPROVING A MASTER SIGN PLAN FOR 120 BUFFALO STREET, DILLON, COLORADO.

Commissioner Peterson recused himself from this agenda item, he is co-owner of this building.

SUMMARY:

The Town received an application for a new Master Sign Plan for 120 Buffalo Street. The application is complete and found to conform to the standards set forth in the Dillon Municipal Code, Chapter 16 "Zoning", Article XI "Sign Regulations".

The Master Sign Plan details the sign panel construction to contain at least two common design elements: a white painted background on ½" exterior grade plywood and rounded corners with beveled edges. The master sign plan details the location of eight (8) two foot (2') by four foot (4') sign panels on the northern side of the building fronting Buffalo Street. The Dillon Municipal Code permits a total of 144 square feet

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of building signage for a multi-tenant building with eight tenants. The master sign plan proposes a total of 64 square feet of building signage. An existing freestanding sign is planned to remain.

All proposed signs for a building with an approved master sign plan require individual sign permits under a process separate from the approval of a master sign plan.

STAFF RECOMMENDATION:

Staff recommends approval of Resolution PZ 08-15, Series of 2015.

ACTION REQUESTED:

Resolutions require the affirmative vote of a majority of the members present.

Vernon Miller co-owner of building stated that there were would be 6 signs along Buffalo Street and 2 on the west side of building, parking lot side. The freestanding will remain, the master sign plan will provide for a freestanding and wall identified signage. They are looking for uniformity in the signage.

Terry Novak, tenant of the building went with Vernon Miller around the community and looked at signage, Dillon Ridge area, Alpine bank and Pet CO, Qdoba. They used their logo colors on their signs. They liked the look and are using their logo colors on the their signs as well. They are using a sign shop in Fresco.

The freestanding sign is grandfathered in.

Commissioner Bailey moved to approve Resolution PZ 08-15, Series of 2015 with the following condition:

1. Will have 6 signs on the North side of building with 2 additional signs on the west side of building.

Commissioner Gaddis seconded the motion, which passed unanimously upon roll call vote.

PROJECTS AND APPLICATION UPDATE:

- a) Permit issued for bathroom remodel on Gold Run Circle.
- b) Grading permit issued for a private fiber optic line to serve the Meridian Institute on Village Place. The fiber optic line was installed in Lake Dillon Drive from Buffalo Street to Village Place using direct boring methods. The installation is complete; however, the final asphalt patching has yet to be completed.
- c) Issued a permit for a new Summit County kiosk at the Dillon Nature Preserve trail head.
- d) Issued three (3) grading and excavation permits for various Comcast projects in Town.
- e) Issued sign permits for real estate signs for the "Gateway Parcels." Just under 3 acres

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- f) Issued a temporary banner permit for Heavenly Times Hot Tubs for their annual Memorial Day sale.
- g) Issued a roof replacement permit for the Summit Yacht Club Condominiums on E. LaBonte.
- h) In the pre-application meeting phase for deck projects, sign permits, and other minor remodels.

OTHER BUSINESS Next meeting is July 1st there will be 3 public hearings at this meeting.

ADJOURNMENT

There being no further business, the meeting adjourned at 6: 07p.m.

Respectfully submitted,

Debbie Wilkerson

Debbie Wilkerson
Secretary to the Commission