

**NEVADA CITY PLANNING COMMISSION  
SUMMARY MEETING MINUTES**

**June 2, 2011**

**THESE MINUTES ARE PROVIDED IN BRIEF, SUMMARY FORMAT...FOR THE FULL DISCUSSIONS OF THE ITEMS, THE PUBLIC IS URGED TO WATCH THE VIDEO PLACED ON THE CITY'S WEBSITE: [www.nevadacityca.gov](http://www.nevadacityca.gov) and selecting the "Archive" Link**

Chairman Bob Wright opened the meeting at 6:30 pm.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL** Present: Chair Wright, Commissioners Phelps, Parent, Wolters Absent: Sullivan

**APPROVAL OF MINUTES:** May 5, 2011 MOTION by Wolters, Second by Wright, and CARRIED to approve the minutes. VOTE: 2-0 (Parent and Phelps abstain)

**ADDITION OF APPLICATION TO AGENDA:** City Attorney Hal DeGraw reviewed a request from Zach and Tina Haller, owners of 447 Broad Street, to add their architectural review application to the agenda. The owners received approval to remove their deck with like-for-like material; however they found extensive dry rot and damage to the decking. They are requesting approval of different material to the deck and as they did not meet the agenda deadline, they are requesting addition to the agenda.

The Commissioners agreed to add the matter to the agenda. MOTION by Phelps, Second by Parent, to place the architectural review application of 447 Broad Street on the agenda for consideration. Vote: 4-0. The matter will be heard after the agenda applications and before the B&B public hearing.

**HEARING FROM THE PUBLIC:** Comments on items not on the agenda are welcome at this time, limited to three minutes. However, action or discussion by the Commission may not occur at this time. Niel Locke discussed an upcoming seminar on window treatments to be held June 11 at the Center of the Arts building in Grass Valley.

**SIGN APPLICATION – Outside the Historical District**

- 1. 505 Main Street – Yuba River Charter School, Applicant** – Request to approve signage for the Yuba River Charter School, who will be utilizing the prior Nevada City Elementary School site

Mr. Caleb Buckley, School Director, was present and stated the Yuba River Charter School will be leasing the building for about three years while their new school is under construction. The sign will be temporary, is constructed and is their existing school sign. They wish to place it on the wall, left of the entrance, and the "Nevada City Elementary" lettering will remain.

Chair Wright opened the meeting for public testimony.

Laurie Oberholtzer, on behalf of Friends of NCE, stated their group is very pleased and happy the building will be occupied and heartily approved of the sign.

Niel Locke, on behalf of the Landmarks Commission, discussed their concern with drilling of holes into the concrete building.

Chair Wright closed the meeting for public testimony.

Commissioner Phelps stated she was pleased to see the school occupy the building and felt that if the sign were drilled, it could be patched when removed. She encouraged approval of the sign.

Commissioner Wolters stated he is fine with the sign but perhaps there were other methods to attach the sign.

Commissioner Parent was also pleased the school will occupy the building and suggested that the sign not be attached to the wall but place it in the lawn area in front of the school; that way they could utilize the sign which is already on posts and the building would not be damaged.

Mr. Buckley stated the School Board authorized the placement of the sign on the building and any change to that would require Board approval. The sign placement on the wall was a better choice for the Board and it would be less likely to be vandalized.

Chair Wright said the use is consistent; however the sign does not conform to the current City sign standards in that it is a carved sign. However, being this is a temporary sign, he recommended approval.

**MOTION** by Commissioner Phelps, Second by Wolters, and **CARRIED** (4-0) to accept the sign as submitted, with the following stipulations:

1. The Commission was concerned with the sign being attached with bolts to the side of the building and would like the School Board to consider placing the sign in the lawn area.
2. If the placement of the sign in the lawn area is not feasible, the Commission requests that the School look at alternative ways to adhere the sign rather than drilling bolts into the wall.
3. The Commission approves the signage with the finding that even though the carved, wooden sign is not consistent with the Nevada City Ordinance signage standards, the signage is temporary and approval is valid during the school's occupancy of the site.

**ARCHITECTURAL REVIEW: - Outside the Historical District**

1. **315 Clay Street, Eric Tomb, Owner. Architectural Review Application to replace existing hip roof with a gable roof with two new dormers to the attic.** The project includes new wood windows in the dormers, and replacement of an existing window with a door (right elevation). Also proposed is replacement and slight enlargement of the existing deck.

Mr. Eric Tomb, owner, was present and reviewed the application. He desires to replace the roof and add two dormers. By changing the windows and doors it will return the home to more of its original condition.

Chair Wright asked for public comment.

Gail Damskey, 310 Nile Street, applauded the application and asked about construction traffic. Mr. Tomb replied as to where trucks would park, including the site and on the street.

With no further comments, Chair Wright closed the public comment.

The Commissioners felt it was an improvement to the home and was consistent with the City standards.

**MOTION** by Parent, Second by Phelps, to approve the application as submitted and appointed Commissioner Wolters to act as liaison. **VOTE:** 4-0.

2. **105 Willow Valley Road, Thomas Nigh, Owner. Proposed Remodel of Existing Home** Project includes rebuilding of damaged portion at the rear of the home (250 square feet), including repair and replacement of damaged siding. New materials include wood siding, wood windows and doors and interior remodeling. A new deck and stairway, totaling 140 square feet, is proposed to be built on the west side of the home.

Thomas Nigh, owner and Sherry Guzzi, architect, were present to review the application. Mr. Nigh stated he has spoken with the adjacent neighbors who are pleased with the plans and upgrades to the home.

Chair Wright asked for public comment; none was noted.

Commissioner Wolters asked about the major improvements and Ms. Guzzi stated the structure is in fairly decent condition as are portions of the posts and some foundation area. The project hopes to retain as much usable material as possible such as the siding which is pine, painted wood.

The Commissioners agreed this is a great project and improvement to the home.

**MOTION** by Wolters, Second by Phelps and **CARRIED** to approve the project as presented. **VOTE:** 4-0.

**ADDITION OF APPLICATION TO AGENDA:**

**1. Architectural Review - Zach and Tina Haller, 447 Broad Street – Consideration of new material for decking.**

Owners Tina and Zach Haller were present and provided examples of the proposed recycled materials called “Azek” to be placed on their deck in the front and sides of the home. The decking is a tongue-and-groove material and is the same width and color as what presently exists. The Commissioners agreed the material closely matched the original wood material. Ms. Haller stated the railing will be wood and the cap on the ends of the decking will be wood. She reviewed the rotten decking that was discovered and reviewed the drainage problems the home has historically had.

Chair Wright called for public comment; being none the matter was returned to the table.

The Commissioners agreed the product was very nice and the consensus was to allow the product, and that it would be appropriate in this case based on the past moisture and drainage problems. Planner Siegfried noted the City Engineer is aware of the drainage problems off of Broad Street that go onto this property and he has plans for modifying the drainage in the next year or two.

**MOTION** by Phelps, Second by Parent and **CARRIED** to approve the decking material as presented, with the finding that it is appropriate in this instance due to the drainage problems associated with the home. **Vote:** 4-0.

**PUBLIC HEARING: CONTINUED FROM MAY 5, 2011 MEETING**

**1. CONTINUED** Public hearing to consider a proposed ordinance that would add and amend sections within Title 17 of the Nevada City Municipal Code pertaining to new bed and breakfast guest facilities within Nevada City. The proposed ordinance re-adds Section 17.72.070 which provides definition and standards for new bed and breakfast guest facilities. The ordinance clarifies that new bed and breakfast guest facilities shall be prohibited in all residential zones within the city including, but not limited to, R1, R2, R3, RR and any other residential zones that may hereinafter be created. They shall be permitted uses only in commercial zones of GB (General Business) and SL (Service Lodging) and permitted subject to a conditional use permit in the LB (Local Business) and AF (Agricultural/Forestry) zones.

Chairman Bob Wright provided a background of this matter and stated that no further public input would be received at this meeting, citing there has been considerable amount of public input on this topic.

City Attorney Hal DeGraw discussed the options of opening the public hearing again, however stating that those people who realized the public hearing was closed might not have attended, knowing they could not provide testimony.

Chair Wright stated the Commission's recommendation is an advisory position that ultimately, whatever is sent to the Council is for their consideration. The importance of the matter lies with the Council for their final decision. Hal DeGraw noted the public hearing was closed and Chair Wright again stated there would be no further public testimony.

Chairman Wright provided a brief history of the B&B topic, stating the Commission discussed the matter at their May 5, 2011 meeting where the three members present voted to adopt the Notice of Exemption pursuant to CEQA. The Commission then made a motion to recommend the City Council adopt the draft ordinance relative to B&Bs which would have prohibited B&Bs in residential zones, but allow them as permitted uses in the General Business and Service Lodging zones and where B&Bs would be subject to a conditional use permit in Local Business and Agricultural zones. That motion did not pass due to a 1 yes, 2 no vote. The members present felt it would be beneficial to have a full Commission present and they voted to continue the matter to June 2, 2011.

Commissioner Evans Phelps stated she was absent at the May 5, 2011 meeting but she has watched the video and stated she can vote on this matter. She stated she was resentful when she hears that B&Bs are noisy and disruptive; she stated the Red Castle probably has never received a complaint of being noisy as they do not have special events. A bed and breakfast with no events and operating as a regular B&B results in no complaints. Never has the Outside Inn who has 15 rooms has never received complaints.

Ms. Phelps also referred to comments made about the local economy including "no one wants to come and stay here," stating she disagreed because if you run a successful business, the customers will continue to patronize that business. The way the current draft ordinance is worded would prohibit B&Bs in residential zones. They make sense to be allowed in General Business where hotels and motels are permitted. But to prohibit B&Bs ever again in the neighborhoods is much harsher than what was intended with the 1994 ordinance. That 1994 ordinance meant to stop a proliferation of B&Bs from spreading out in the neighborhoods. That ordinance agreed to allow the 10 or 12 B&Bs and keep a cap on that number. With City Hall interpreting the validity of B&Bs through the years and honoring their B&B status, and while respecting what the current City Attorney has ruled, the new draft ordinance does not reflect what the 1994 ordinance intended. That 1994 ordinance never intended to never, ever have B&Bs in this town again. B&Bs are located in the neighborhoods and that's what they are intended for; if they are just in the downtown area, they are considered motels/hotels.

Commissioner Phelps stated she did not like the way the current ordinance was worded. Also, when it went through in 1994 no one who voted for that would understand the economies of today which reflect only 4 or so of the original 10 to 12 B&Bs; conditions are so very different now.

Commissioner Phelps finalized her comments by stating she wished the current ordinance would allow B&Bs in the residential zones, subject to a conditional use permit so they could be considered on a case-by-case basis. If Grandmere's never gets the opportunity to become a B&B again, then that is very sad for Nevada City. If the adjacent properties wanted to become a B&B and the neighbors are okay with it, then the door shouldn't be slammed by never allowing B&Bs again.

She wished the Council would look at the bigger picture and not listen to just a few who oppose this but look at what's best for the town. Maybe those that used to be B&Bs could come back with a conditional use permit. She did not like the harshness of the current ordinance wording.

Commissioner John Parent stated he congratulated Hal DeGraw for his great amount of work done to date on this issue. He apologized for missing the last meeting, and stated he reviewed the video tape of the meeting. After listening to the other members' comments and reasons, and the public hearing, he stated he too would have supported a motion for denial.

After numerous public hearings at the Commission and Council level, he's been privileged to hear both sides of this dilemma and he thanked all for their support. He felt now was the time to create a public body to review and suggest a compromise for a B&B ordinance. Dialogue between all interested parties would result in a fair and just ordinance and something all can enjoy for years to come. Members would be City Attorney, a member of the Planning Commission, a member of the City Council and two or three public members on each side of the issue. The committee must be fair and balanced. Standards have been set and guidelines can be proposed and this can be accomplished in a timely manner.

Commissioner Greg Wolters stated he loves the residential districts in Nevada City and he can defend them because there are so few of them. The R1 districts are next to commercial areas. His desire was to protect the residential zones in this town because there aren't that many in this town. When he read the letter from Susan Rodgers he found she made several valid points. Then he asked if he would like to have one next to him and the answer to that would be "no." He would suspect his neighborhood may or may not accept a B&B but they would more so in the downtown area. He wanted to have the ordinance proceed and he wanted to resolve it but he would favor a method for that specific, dynamite location in the residential zone that would allow a B&B. He doesn't want to create B&Bs all throughout the residential zones but on a case by case basis they can be considered. Some neighborhoods are more "urban" and he stated the Red Castle Inn is just half a block down from him and he has no problems, however if it were to be located right next door, he might not agree with the use. He would not ever want to have it excluded from consideration and they can be looked at with the use permit and site specific.

Commissioner Phelps stated this ordinance does not allow for those properties chosen for B&Bs 20 years ago to not be able to come back. Commissioner Wolters agreed that he is open to some other wording or compromise that would allow a door to open for considerations of B&Bs.

Chair Wright stated this is an advisory decision and he sees two alternatives. One is no threat that would allow anyone to apply for a use permit as he did not believe there would be a long list of people wanting to apply for a B&B. There are currently no applications waiting to be processed. Second, this whole issue he felt, has been a total waste of time which has been based "on the fear" of something that might have happened 17 years ago; it never did happen. He frankly stated that he disagreed with bans of anything and he felt the City needs to be smart enough to deny all issues and "protect this neighborhood" and "never consider anything again." He is more liberal on B&Bs in the residential areas on the chance that someone who buys a big house might have the perfect location for a B&B. He is totally against any ban on B&BS in the City and it would be embarrassing to have such a ban.

Chair Wright felt that the idea of creating a committee to review the issue and prepare something that all can be proud of, and also felt the idea of allowing consideration of a Use Permit is a good idea. He referenced a colleague who is versed in B&Bs who stated such ordinances are successful in cities such as Saratoga. He felt the committee approach could be successful and only if the Council seriously considers that idea and the conditional use permit process.

Commissioner Wolters felt there should be an "open door" for that dynamite project that could be permitted. This issue became a big deal and whatever was said in 1994 can become irrelevant. Seventeen years ago had a different economy.

City Hal DeGraw discussed the wording of the initiatives versus the intent. The City can now adopt what they want which addresses current conditions and not what was occurring 17 years ago. Further discussion ensued.

It was the consensus of the Commission that they were in agreement to not create a ban on B&Bs in residential zones. Further the Commission would recommend that the Council consider either of the following:

Discussion ensued on creating a motion that would reflect the Commission's desire to not adopt the proposed ordinance as written, but recognizing that in some instances B&Bs may be appropriate. That process would be through a use permit application. If that is not acceptable to the Council, then it is suggested that a committee be created as suggested by Commissioner Parent to look at what other cities have done and how appropriate regulations can be created.

**MOTION** by Commissioner Phelps, Second by Commissioner Parent, that the Planning Commission does not recommend the draft ordinance as presented to the City Council. The Planning Commission recommends that the draft ordinance include a stipulation that bed and breakfast inns can be applied for in the residential zones, on a case-by-case basis, with a conditional use permit. If this recommendation is not acceptable to the City Council, the Commission asks the Council to please establish a committee consisting of one Planning Commissioner, one City Council member, the City Attorney, and several members of the public to review what other cities have done and within 90 days present the Council with appropriate create B&B standards.  
**VOTE:** Ayes: Phelps, Parent, Wolters, Wright (4-0).

**CONTINUED PUBLIC WORKSHOP – Review of Design Guidelines** The Planning Commission continues to review and updating of the City's Design Guidelines, adopted in 1995. The Guidelines are on the City's website at [www.nevadacityca.gov](http://www.nevadacityca.gov) at the Planning Department page.

Planner Siegfried reviewed progress to date on the guidelines and asked the members for their edits. Commissioner Parent stated he has photographs that could be inserted into the Guidelines and he would work with the City Planner on this.

**TRAINING/DISCUSSION: City Planner Reports - These reports are for information only:**

1. Report on upcoming projects/applications

**PLANNING COMMISSION LIAISON REPORTS:**

1. **Liaison Reports** – Any reports if necessary. Commissioner Parent urged all members to look at the great landscaping being planted at the Powell House.

**STAFF APPROVALS AND DETERMINATIONS – (for information only):**

Minor Architectural Review

1. 405 North Pine Street- George & Christine Foster, Owners – Replace solid fencing damaged by water with pipe railing to match existing, approved railing

Tree Removal NONE

**CORRESPONDENCE:**

**ANNOUNCEMENTS:**

1. **NEXT PC MEETING:** June 16, 2011 (cancelled) July 7, 2011- Next meeting.

**INFORMATIONAL ITEMS:**

**ADJOURNMENT: Meeting adjourned at 8:01 p.m.**

**NEVADA CITY PLANNING COMMISSION  
SUMMARY MEETING MINUTES**

**July 21, 2011**

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Vice-Chair Evans Phelps called the meeting to order at 6:30 pm.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL** Present: Vice-Chair Evans Phelps, Commissioners Dix Sullivan, John Parent. Absent: Chair Bob Wright, Commissioners Greg Wolters

**APPROVAL OF MINUTES:** May 19, 2011 **MOTION** by Sullivan, Second by Parent to approve minutes as submitted. Vote 3-0.

**HEARING FROM THE PUBLIC:** Comments on items not on the agenda are welcome at this time, limited to three minutes. However, action or discussion by the Commission may not occur at this time. None.

**EXTENSION OF TIME REQUEST**

1. **377 Wyoming Road – Candace Hansen, Owner** - Extension of Time Request for One Year of Architectural Review Approval for new home, approved by Commission in 2008

**MOTION** by Sullivan, Second by Parent and **CARRIED** to approve a one-year extension to July 10, 2012 for the construction of a new home by Candace Hansen at 377 Wyoming Road. Vote: 3-0

**SIGN APPLICATIONS**

1. **124 Argall Way - James Hart, Applicant - "Ol' Republic Brewery"** -. Proposed new signage for brewery that was approved by Planning Commission in May, 2011.

Mr. Jim Harte and Mr. Simon Onley were present and reviewed the sign. No public testimony was given. All Commissioners felt the sign was very handsome and well suited for the location.

**MOTION** by Parent, Second by Sullivan and **CARRIED** to approve the sign as presented. Vote: 3-0.

2. **115 South Pine Street – Caroline Szekely, Applicant – "Nevada City Marketplace"** Proposed, freestanding pole sign to be located at corner of South Pine and Spring Street

City Planner Siegfried reviewed the staff report; it was noted the square footage of 5.25 was incorrect and the sign is actually over 24 square feet in size. The City Engineer had recommended the location of the freestanding pole sign be placed at the corner of the property, near the existing stop sign. However, he was satisfied with the location in the parking lot if that was approved.

Planner Siegfried discussed a future topic of directional signage which will come before the Commission in August, 2011. Staff had recommended the pole sign be located near the stop sign as the Director of Public Works also recommended that additional directional signage be placed directly across the street at the corner of Pine and Spring. A pole existed there before and he envisioned a street sign, along with directional signage to the City parking lot and more shops with arrows pointing to the Marketplace and upper Spring Street. This

type of signage would be visually cleaner and consistent, but staff noted that the process needs to first be approved.

Caroline and Rick Szekely were present and reviewed the request and reasons for the location of the pole sign to be in front of the building and next to the accessible parking space/loading zone. They stated their customers often state they were not aware of the Marketplace; the existing stop sign is often hit or knocked over by cars, and they stated that people will make U-turns in their parking lot. A sign would prevent that and is better marketing of their store.

Vice Chair Phelps asked the Commissioners if they first felt that a pole sign could be placed on the lot rather than on the building, in accordance with the City Zoning Ordinance. Commissioners Phelps and Parent agreed that the building is set back from the road and the Commission has approved other signage not attached to buildings such as for the Ghidotti Building and on upper Broad Street. Vice-Chair Phelps agreed with these statements. The Commission agreed this location could utilize a pole sign.

The Commission then discussed the signage and the applicants agreed that the existing signage would need to be removed in order to meet the 24 square foot maximum allowed. The pole design was to be approved by Liaisons who will be Chair Wright and Vice-Chair Phelps.

Vice-Chair Phelps asked for public comment.

Niel Locke, 800 Lindley Street, stated he owned the Posh Nosh and has worked at the Hat Store for several years and noted that customers often will state they were not aware of these locations; that success is a result of good promotion.

The Chair brought the matter back to the table. After discussion, the Commission agreed that a planter could be constructed by the pole and that the details would be approved by staff and a Liaison. Commissioner Sullivan stated he at first favored the location to be by the stop sign but felt the applicants were more aware of their needs and would support the location to be in front of the building.

**MOTION** by Parent, Second by Sullivan and CARRIED (3-0) to approve the sign as presented, to be located in the front of the building and subject to the following conditions:

1. The sign shall not exceed 24 square feet in size. The proposed sign size of 4'6" by 3'6" needs to be reduced to meet the 24 square foot maximum size.
2. The existing signs on the building front and side shall be removed prior to installation of the pole sign.
3. Chairman Wright and Vice-Chair Phelps were appointed to act as Liaisons to the project.
4. Prior to installation, the final sign location shall be approved by the City Engineer and Director of Public Works.
5. The sign shall be supported by a pole and a planter box was approved, subject to review and approval the Director of Public Works and a Liaison.
6. The metal pole material shall be approved by a Liaison.
7. The sign shall be at least 8 feet above the ground (measured from the bottom of the sign).
8. The front edge of the sign cannot extend over half the sidewalk.
9. The existing A-Board shall be removed.

The applicants were advised to submit the pole design and the planter box design to the City Planner who will coordinate review and approval with other staff and the Liaisons. The City Planner will also coordinate an onsite visit by the Director of Public Works and the City Engineer to approve the location of the sign. Once the existing signs are removed the new pole sign can be installed (subject to 15-day appeal period).

**ARCHITECTURAL REVIEW – Outside the Historical District**

1. **805 Zion Street – Richard Cartoscelli, Owner.** Architectural Review Application proposing to remove an existing, one-car garage and construct a new, two-car garage with materials to match the existing home.

Mr. Cartoscelli was present and reviewed his application. Staff reviewed the staff report. The Commissioners asked Mr. Cartoscelli about the choice of T-111 siding as it did not appear to match the house material of stucco. Mr. Cartoscelli stated he preferred the T-111 because it was seamless; it would be painted the same color of the home. The Commission asked about the windows and agreed that they could be vinyl material but preferred it not have grids. Mr. Cartoscelli agreed.

Vice-Chair Phelps asked about the possibility of adding board and batten (plywood with trim) which would be more in keeping with Nevada City architecture. Mr. Rick Szekely stated there is a “flush” T-11 material available. It was agreed that Mr. Cartoscelli would look into these suggestions and meet with the Commission Liaison (Phelps) and the final siding material could be agreed upon.

**MOTION** by Parent, Second by Sullivan and **CARRIED** to approve the application, subject to a review of the siding material which will be approved by the Liaison, and with the windows being vinyl material, a regular sliding window and no grids. Vote: 3-0.

2. **244 Boulder Street – Gianfranco Maffezzoni and Cristina King, Owners –** Architectural Review Application for remodel of exiting home; work includes window treatment (removal and replacement) with wood windows, remodel of front façade, removal of a small portion of home for consistency, addition of small, upstairs balcony, and new wood siding. The home was constructed in approximately 1936.

Mr. Gianfranco Maffezzoni was present and reviewed the application. Planner Siegfried provided the various elevations and the Commission reviewed the changes and proposal to each elevation. It was noted that Commissioner Wolters had recommended that the Victorian style roof on the west elevation be changed to a gable or shed roof which would be more in keeping with the architecture of the home. Mr. Maffezzoni agreed to look at different roofing for this elevation.

Mr. Maffezzoni stated the windows will all be wood, and that the siding will be wood and some of the existing cedar siding will be restored. The front of the home has a false façade which will be removed and provide safety to the public as it currently overhangs the sidewalk.

There was no public comment.

The Commissioners all agreed this is quite an undertaking and a wonderful project. They commended the applicants for their detailed application and their desire to keep the home consistent with Nevada City architecture.

**MOTION** by Sullivan, Second by Parent and **CARRIED** to approve the application as presented, with the west elevation roofing change over the porch to be more gable or shed type, and to be approved by Commissioner Wolters who was appointed as Liaison to the project. Vote: 3-0.

**PLANNING COMMISSION REVIEW OF PROPOSED AFFORDABLE HOUSING PLAN**

1. **210 Providence Mine Road – Nevada City Tech Center, LLC (Robert Upton); Planning Consultant Thomas Parilo -** Continued to August 18, 2011 meeting.

**TRAINING/DISCUSSION: City Planner Reports - These reports are for information only:**

1. Report on upcoming projects/applications
  - a. Planner Siegfried stated the appeal of the Mt. Stream Meditation Center approval will be heard by the Council on July 27, 2011.
2. Discussion on Sign Committee status and proposed directional signage in downtown
  - a. Planner Siegfried stated this discussion will be held on August 18<sup>th</sup> to review some ideas for directional signage downtown and to pick the "top 10" signage the Commission would like to see. Denis Kutch of the Sign Committee will be present to discuss the matter.

**PLANNING COMMISSION LIAISON REPORTS**

Planner Siegfried relayed an approval of Commissioner Wolters acting as Liaison for Eric Tomb's remodel and he approved a change in roofing color from green to gray, consistent with the neighborhood.

**STAFF APPROVALS AND DETERMINATIONS – (for information only):**

**Minor Architectural Review**

1. 244 Boulder Street- Gianfranco Maffezzoni – Roof replacement
2. 214 and 216 Broad Street – Mitch Gobert – Roof replacement
3. 449 Broad Street – Kathleen Coates – Roof replacement
4. 629 East Broad Street – Sheila Baker – Roof replacement
5. 12 Galena Way – Northstate Construction – Roof replacement
6. 133 Grove Street – Joe Megill – Replace siding (like for like) and garage doors, add one wood window
7. 731 Zion Street – Thomas Good – Replace decking, stairway and add new railing
8. 900 Zion Street – Trudie Chandler – Roof replacement
9. *An added staff approval of 649 Zion Street for roof color change from red to green.*

**Tree Removal**

1. 133 Boulder Street – Larry Cain – 3 locust trees (diseased and/or damaged)
2. 215 Drummond Street – Randall Frizzell - 1 36-inch Pine (poor health/risk)
3. 217 Drummond Street – Hal DeGraw – 2 Pines (dangerous)
4. 218 Drummond Street – Al Kennerley – 1 24-inch walnut (dead)
5. 562 E. Broad Street – Penny Matson – 1 12-inch poplar (dead)
6. 578, 576, 574 E. Broad Street – Foster Wilson, Kathy McCreery, Beverly Wilson – 4 cedar trees (dangerous)
7. 10 Galena Way – Melinda Hogue – 1 72-inch cedar (dangerous)
8. 265 Giles St – Sam Gitchele – 3 (1 cedar, 2 oak) (dangerous)
9. 89 Mine Rock Road – Troy Baker – 8 Pines, 4 Cedars (dangerous and/or dead)
10. 216 Main Street – Curt Chelin – 3 (1 mulberry, 2 locust) (causing damage)
11. 444 Monroe Street – Jim Chargin – 3 (pine, cedar, oak) (dangerous)
12. 136 Orchard Street – Spencer Sealander – 4 pines (dangerous)
13. 100 Perseverance Mine Court – Frank Pedrick – 3 (1 pine, 2 oak) (dangerous)
14. 200 Redbud Way – Chris Miller – 3 Pines (dangerous)
15. 726 Searls Ave nue – James and Susan Pyle – 8 trees ( 3 pine, 5 cedar) (dead or dangerous)
16. 320 Spring Street – Terry Hills – 1 locust tree (dead)

**General Business Zoning Determination**

1. 211 Broad Street – Thomas Coleman – National Hotel – Determination and approval to permit an bank Automated Teller Machine (ATM) inside National Hotel, subject to sign and lighting approval by Commission (see letter dated July 5, 2011 in Planning Commission Packet

Planner Siegfried reviewed the letter, stating the sign and interior lighting will come back to the Commission for approval.

**CORRESPONDENCE:**

**ANNOUNCEMENTS:** NEXT PC MEETING: August 18, 2011

**INFORMATIONAL ITEMS:**

**ADJOURNMENT:** Meeting adjourned at 8:10 p.m.