

## **Huxley Planning and Zoning Commission**

September 25, 2013 Regular Meeting

7:00 PM – Huxley City Hall, Council Chambers

**1.0) CALL TO ORDER AND ROLL CALL:** Vice Chairman Schonhorst called the Meeting to order at 7:00 PM. P&Z members present:

Seana Godbold, Larry Wilson, Dave Rietz, Mike Schonhorst and Gordon Mosher Absent – Roger Bierbaum and Leila Gardunia.

**Staff present:** Justin Moore- Zoning Administrator; Jim Nervig-City Attorney

**Guests present:** Steve Quick- Quicks Hardware; Karyl Baldus- Moose on The Loose; Deanna Faubus- B Fabulous BBQ; Sharon Harmsen & Lee Harmsen- Chicken Shed Primitives; Mark Baker- City Council; Scott Wilson-City Council.

**2.0) MOTION TO APPROVE THE MINUTES FROM THE FOLLOWING MEETINGS:**

**2.1) September 25, 2013 Regular Meeting** – Motion by Rietz to approve the minutes of the September 25, 2013 meeting. Second by Wilson. **5 Ayes, 0-Nays.** Motion passed 5-0.

**3.0) WELCOME AND INTRODUCTION TO NEW MEMBER SEANA GODBOLD.**

- Seana Godbold, recently appointed to the Planning & Zoning Commission to fill a vacancy, introduced herself.
- Commission members introduced themselves and welcomed her.

### **COMMISSION AGENDA ITEMS**

**4.0) DISCUSSION AND POSSIBLE ACTION OR RECCOMENDATION TO CITY STAFF AND HUXLEY CITY COUNCIL REGARDING HEIGHT AND SIZE REQUIREMENTS OF SIGNS OUTLINED IN THE HUXLEY MUNICIPAL CODE, CHAPTER 165.32(20) Sec. (B)(C).**

- Commission members looked at various ordinances from surrounding communities regarding height and size requirements. Vice Chairman Schonhorst stated that the City Council had sent the item to the commission to be reviewed in light of current ordinance requirements and to meet with sign owners affected by the ordinance.
- Members discussed various ideas and options.
- Local sign owners in attendance commented on the current sign ordinance requirements which require sign owners to bring the current non-conforming signs into accordance with the current ordinance by December 31, 2014.
- Council members Baker and Wilson spoke to the commission on their individual thoughts on the current ordinance requirements. Both Baker and Wilson stated they would support the amortization period requirement in the ordinance being struck down and the current non-confirming signs grandfathered in until they are in need of replacement.
- Vice Chairman Schonhorst asked the commission how they would like to proceed.
- Commission member Rietz stated he would support making the current signs that are non-conforming grandfathered in and requiring replacement at the time the signs become damaged or are in need of replacement.
- Commission member Wilson stated he would also be in favor of pursuing language like that as did Schonhorst and Godbold.
- Vice Chairman Schonhorst asked Zoning Administrator Justin Moore if staff could draw up language to include the desired discussion points from the commission and bring back at a later meeting with the sign owners present again? Moore stated he would do that.
- The item will be brought back at another meeting in the near future for review and discussion.

**Motion by Rietz to table the matter until a later meeting pending formulation of amended ordinance language per city staff. Second by Godbold. Motion Carried- 5-0.**

#### **5.0) COMMENTS FROM STAFF AND COMMISSION**

- Councilman Mark Baker stated that the Council will be holding a public hearing on October 22 to consider approval of the sale of lots in Prairie Ridge.
- Zoning Administrator Moore stated his review of the PUD ordinance was no further along. Vice Chairman Schonhorst stated that he would prefer to see direction from the City Council on that issue as it relates to the comprehensive plan.

#### **6.0) ADJOURNMENT**

**It was moved by Godbold and seconded by Wilson to adjourn. 5 Ayes, 0-Nays. The Planning & Zoning Commission stood adjourned at 7:56pm.**

Minutes by Mike Schonhorst  
P&Z Secretary

#### **Upcoming Meetings**

- October Meeting- Monday October 21, @ 7:00pm at City Hall
- November Meeting- Monday November 18, @ 7:00pm at City Hall