



**KEIZER PLANNING COMMISSION  
SPECIAL MEETING MINUTES  
Wednesday, September 29, 2010 @ 6:00 p.m.  
Keizer Civic Center**

**CALL TO ORDER**

Chair Greg Rands called the meeting to order at 6:00 pm.

**ROLL CALL**

**Commissioners Present:**

Greg Rands, Chair  
Albert Castaneda  
Doug Schneider  
Holly Graf  
Jonathan Thompson

Mark Caillier, Council Liaison

**Absent:**

Jim Jacks, Vice Chair  
John Rizzo

**Staff Present:**

Nate Brown, Community Development Director  
Sam Litke, Senior Planner  
Shannon Johnson, City Attorney  
Debbie Lockhart, Deputy City Recorder

**APPROVAL OF MINUTES** ~ Doug Schneider moved to approve the September 8, 2010 Minutes. Holly Graf seconded. Motion passed as follows: Rands, Castaneda, Graf, Schneider and Thompson in favor with Jacks and Rizzo absent.

**APPEARANCE OF INTERESTED CITIZENS** ~ None

**PUBLIC HEARING: Sign Code Amendments**

***Chair Rands opened the Public Hearing.***

Senior Planner, Sam Litke, explained that the staff report reviewed the history of this issue including testimony received in early May, referral to the Chamber, recommendations in Council Work Session and direction to staff to generate proposals relating to the issues and the direction of Council. He explained that the revisions before the Commission were printed in red and clustered in certain spots except for definitions which were on random pages. He explained that Council did not request a complete revision to the sign code, but wanted to focus only on this facet. He added that it is unlikely that everyone will agree that one code is perfect for all needs; that business owners and non-business people often have opposing views on the importance of signage. He urged Commissioners to recognize that this is a subject that people can have strong opinions about.

Mr. Litke then reviewed the proposed changes:

- "A-Frame" signs will be allowed as temporary signs provided that they are no more than 6 square feet in size; spaced no closer than 50 feet from other "A-

Frame” signs, are placed on private property, do not block sidewalks, other pedestrian ways, exits or entrances and they are removed after business hours.

- “Feather signs” will be allowed as a temporary sign type.
- Time allowed for temporary signs would increase from 90 days to 120 per calendar year.
- Real estate signs on residential properties will be limited to 16 square feet but commercial property sign allowance will remain unchanged.

Lengthy discussion then took place regarding A-frame sign spacing, placement and hours of display, commercial vs. non-commercial signage, penalties for non-compliance, and landlord/tenant responsibilities.

*Kim Lewis, Keizer*, voiced support for the changes noting that her main concern was for the rights of local businesses. She questioned the legality of posting signage on vehicles with Mr. Litke responding that a small sign on the side of a vehicle is allowed but placing an oversized sign or flags on a vehicle and parking it in front of the place of business is not.

*Melissa Shepherd, Keizer*, explained that the location of her business was such that these changes did not benefit her business. She explained that the regulations would prohibit her using an a-frame sign because it would impede pedestrian traffic and questioned if she could hang a banner for 120 days and then “use” the 102 days allotted to other businesses in her complex. City Attorney Shannon Johnson explained that the allowance is by lot, not business. Ms. Shepherd urged that this restriction be reviewed and adjusted.

Lengthy discussion then took place regarding spacing of A-Frame signs including distance between signs and distance from property lines.

*With no further testimony, Chair Rands closed the Public Hearing.*

Commissioner Thompson moved to approve the sign code as written with the following amendment: On page 11, Letter M.2. shall be amended to read “Portable signs not located adjacent to a business entrance may not be within 50 feet of any other portable sign on the same lot or less than 10 feet from a property line and each lot shall be allowed a minimum of one sign. Commissioner Schneider seconded.

Mr. Johnson suggested that the word “business” be changed to “building” entrance to avoid confusion with driveways.

Commissioner Schneider offered a friendly amendment to remove the allowance of a minimum of one sign.

Commissioner Graf cautioned that changing “business” to “building” may not be appropriate as some buildings may have more than one business.

Commissioner Thompson restated his motion: to approve the sign code as written but amending Letter M.2. on page 11 to read "Portable signs not located adjacent to a business entrance may not be within 50 feet of any other portable sign on the same lot or less than 10 feet from a property line. Commissioner Schneider seconded. Motion passed as follows: Rands, Castaneda, Graf, Schneider and Thompson in favor with Jacks and Rizzo absent.

**OTHER BUSINESS** ~ Commissioner Rands thanked Commissioner Graf for her years of dedicated support to the Planning Commission and noted that she had been an inspiration to him.

**ADJOURN** ~ The meeting adjourned at 7:45 p.m.

***Next Meeting: October 13, 2010***

Minutes approved: 10-13-10