

DANVILLE PLANNING AND ZONING COMMISSION MINUTES

February 7, 2019

A meeting of the Danville Planning and Zoning Commission was held on Thursday February 7, 2019, in the Community Room, 17 West Main Street, Danville, Illinois.

MEMBERS IN ATTENDANCE: Tracy Taylor
Adam Brown
Dale Carlton

Troy Savalick
Ted Vacketta

MEMBERS NOT PRESENT: Pete Goodwin

OTHERS IN ATTENDANCE: Christopher Milliken, Tyson Terhune, David Schnelle, Alderman Lloyd Randle, Pastor Paul Rebert, 3 other individuals

Chairman Tracy Taylor called the meeting to order at 5:15 p.m.

Roll Call: Tracy Taylor, Adam Brown, Dale Carlton, Troy Savalick and Ted Vacketta present. A quorum was present.

Advisory to City Council: Announcement made, City Council will hear the petitions on Tuesday, February 19, 2019, at 6:00pm.

Approval of the Minutes: Ted Vacketta made a motion to approve the minutes of the January 3, 2019 meeting, as presented. Seconded by Dale Carlton. Unanimously approved by voice vote.

Items of Information: None.

General Oath of Audience was given. 2 individuals who indicated that they were going to speak were sworn-in.

Public Hearing(s):

Rezoning Petition #268 – First Baptist Church is requesting that the zoning of property commonly known as 1211 N Vermilion St be changed from R2 Single Family Residential to R4 Multi-Family Residential for the purpose of installation of an animated/digital freestanding sign at that location.

Special Use Permit #235 – First Baptist Church is requesting a special use permit to allow for the installation of an animated/digital freestanding sign at 1211 N Vermilion St. in the R4 Multi-Family Residential Zoning District.

Petitioner: Pastor Paul Rebert, First Baptist Church gave a brief overview of indicating the church wanted to replace its existing monument sign with a new digital sign. The sign would be located in the same location as the existing sign. The Church understands that it needs the property rezoned and a special permit in order to allow for this.

Questions or Comments from the Commission:

Chairman Taylor: When would the new sign be installed?

Mr Rebert: Tentatively scheduled for March 20.

Adam Brown: Does the property absolutely have to be rezoned to allow for this sign?

Chris Milliken: Yes, as the ordinance reads today an animated/digital sign is not allowed to be located on a property zoned R2 which the church property currently is. Milliken explained the suspected rationale with why the ordinance reads the way it currently does in regards to animated/digital signage.

Supporting the Petition – None

Opposition to the Petition – None

Department Recommendation: Chris Milliken, indicated that ideally a rezoning should not be an option for the simple placement of a digital sign, but that is exactly what happened on N Bowman with the Immanuel Lutheran Church and what is being proposed here with the First Baptist Church property. Milliken indicated that if the Commission agreed it would be prudent to look at changing the ordinance so that future rezoning requests are not brought forward to simply change a property's zoning classification to allow for a digital sign then the hearings on these petitions should be continued and possible changes to the zoning ordinance should be discussed by the Commission.

David Schnelle, indicated that the current arrangement is not ideal and he would also like to see it changed to ensure rezonings don't occur that could lead to future undesirable uses such as apartments on a property such as the churches.

Motion made by Ted Vacketta to continue the existing public hearings on Zoning Petition #268 and Special Use Permit #235 to the March 7, 2019 Planning & Zoning Commission meeting for further discussion and consideration.

Seconded by Adam Brown

Roll Call: Yes: Adam Brown, Troy Savalick, Dale Carlton, Ted Vacketta, & Tracy Taylor

No:

Abstain:

Absent: Pete Goodwin

Motion approved: The public hearings on Zoning Petition #268 and Special Use Permit #235 will be continued at the March 7, 2019 Planning & Zoning Commission meeting to allow for further discussion and consideration.

Discussion on Possible Ordinance Changes to Signage Standards:

Chris Milliken handed out copies of the existing sign code and explained the sections relevant to animated signs and signs specific to residential zoning districts including church and school uses.

Alderman Lloyd Randle indicated that he wanted to make sure that any concerns of neighbors could be addressed, not just for the current petitions but on any future petitions and so he welcomed a review of the code and the consideration of changes to protect neighbors.

David Schnelle indicated that many existing apartment complexes may not necessarily be suitable locations for animated signs based on their surroundings.

Ted Vacketta indicated he would like to see the ordinance updated so conforming non-residential uses in the residential districts should all be afforded the opportunity to pursue a special use permit for an animated sign without having to be rezoned.

Mr. Milliken elaborated on what conforming non-residential uses would include. Milliken also identified what all he felt needs to be looked at, including what zoning districts animated/digital signs should be allowed in, what zoning districts should require a special use permit application and approval for placement, and what size restrictions should be in place per district for animated/digital signs to preserve the character and intent of each zoning district.

Mr Schnelle asked about animated signs in the P-1 and noted the fact that no animated signs are currently allowed in the P-1.

Mr Vacketta suggested revising the ordinance so that animated/digital signs could be placed in the R-1, R-2, R-3, R-4 and P-1 Zoning Districts after application for and issuance of a special use permit. Mr Vacketta also suggested that the same size restriction that is in place for the R-4 District (18 sq ft) be used for the P-1 and the other residential districts. Chairman Taylor and other Commission members agreed that those changes would seem to be appropriate to make.

Mr Milliken indicated that an animated/digital sign inventory had been put together and that inventory could be updated and brought to the Commission next month for review.

Mr Milliken indicated that proposed ordinance changes would be crafted based on the discussion this evening and put into a petition that would be brought forth to the Commission at the next meeting in March.

The meeting was adjourned at 5:52 pm.