

**CITY PLANNING COMMISSION
MINUTES
SEPTEMBER 10, 2019**

1. CALL TO ORDER – Stroebele called the meeting to order at 6:00 P.M.

2. ROLL CALL

Members Present: DeMasi, Disalvo, Halm, Haner, Holm, Rater, Rew, Scott, Stroebele and VanHouten
Absent: Hutcheson
Staff: Gibbons, Meeks, Monrroy and Wade

3. ADOPTION OF AGENDA

Motion by DeMasi, second by Scott to adopt the agenda as presented. Motion carried by unanimous voice vote.

4. APPROVAL – MINUTES OF AUGUST 13, 2019 MEETING

Motion by VanHouten, second by Holm to adopt the minutes as presented. Motion carried by unanimous voice vote.

5. PROOF OF PUBLICATION – Gibbons

6. REVIEW OF MEETING PROCEDURES – Stroebele

7. PUBLIC HEARINGS - *(Refer to the taped recording of these proceedings for official verbatim minutes)*

- A. CASE #PC-02-002(M): Public hearing on the request of MAC Ventures, LLC, represented by the Iowa West Foundation, to amend the adopted planned commercial development plan for properties legally described as Lots 1 and 2, and Outlot 1, Plaza at the MARCC, relative to signage. Location: 20 and 40 Arena Way.

Meeks provided an overview of the request.

No one spoke in favor or in opposition of the request. Stroebele closed the public hearing.

Halm stated that he sees no issues with the request, as there are other signs in the vicinity that stand out more than what would be possible with this request.

Disalvo pointed out that there have also been two other signage updates in the vicinity in the prior year, and it makes sense for this signage plan to be updated as well.

Motion by Scott, second by Halm to recommend approval to amend the adopted planned commercial development plan for properties legally described as Lots 1 and 2, and Outlot 1, Plaza at the MARCC, relative to signage, as per staff's recommendation.

VOTE: AYE – DeMasi, Disalvo, Halm, Haner, Holm, Rater, Rew, Scott, Stroebele and VanHouten. NAY – None. ABSTAIN – None. ABSENT – Hutcheson. Motion carried.

- B. CASE #PC-03-001(M): Public hearing on the request of AMC Theaters, represented by Brandon McGeehan, to amend the adopted planned commercial development plan for property legally described as Lot 1, Bluffs Vision II Subdivision, Replat 1, relative to signage. Location: 3220 23rd Avenue.

Monrroy provided an overview of the request.

No one spoke in favor or in opposition of the request. Stroebele closed the public hearing.

Halm stated that he sees no issue with the request.

Scott asked the applicant to consider moving the word “Cinema” to after the word “Dolby” on the sign, or to center the word “Cinema” as opposed to having it aligned to the left. Scott stated that the current placement of the word “Cinema” interrupts the flow of the building and would possibly require the applicant to remove one of the light fixtures on the building.

Brandon McGeehan, 11500 Ash Street, Leawood, KS 66211 responded to Scott as the applicant of the request. McGeehan stated that the sign as proposed has been previously approved by AMC Theaters and Dolby, and changing the sign may not be possible. McGeehan stated that removal of the light fixtures was in the scope of the work, but the proposed sign would emit enough light to make up for the missing light fixtures.

DeMasi asked if the design or specific location of the sign was in the scope of the Commission’s review, or if the approval was only in regards to the square footage of the signage of the building. Gibbons stated that the request is only relative to square footage, and the alignment of the sign was typically not reviewed.

Scott stated that he recommended the applicant take the design of the sign into consideration, but was not going to make it a condition of approval.

Holm asked if the approval was only for the proposed sign, and asked if more signage would be installed in the future. Gibbons stated the proposal was only for the sign as shown, but the applicant could make an application for additional signage in the future, which would also require a formal development plan amendment.

Scott asked if it would be possible to move the sign to another location where the light fixtures could remain. McGeehan stated that the signs are installed where electric access is already available to minimize disruption to the theaters inside. Gibbons stated that the exact location of wall signs is typically not required in a development plan, so if the applicant wished to move the sign prior to installation they would be allowed to.

Motion by Disalvo, second by Scott to recommend approval to amend the adopted planned commercial development plan for property legally described as Lot 1, Bluffs Vision II Subdivision, Replat 1, relative to signage, as per staff recommendation.

VOTE: AYE – DeMasi, Disalvo, Halm, Haner, Holm, Rater, Rew, Scott, Stroebele and VanHouten. NAY – None. ABSTAIN – None. ABSENT – Hutcheson. Motion carried.

- 8. OTHER BUSINESS** (*Refer to the taped recording of these proceedings for the official verbatim minutes*)
- A. City Council update: Wade provided an update of City Council actions relative to recent planning cases.
 - B. Other items of interest: Gibbons stated there is currently a request for proposal open for City Owned property located between South 32nd and South 34th Streets and West Broadway and 2nd Avenue. Gibbons stated the RFP is requesting Mixed Use Development for that area. Gibbons also stated there is a website for the West Broadway/1st Avenue corridor, with a link available from the Community Development webpage on the City of Council Bluffs website.

9. ADJOURNMENT – Stroebele adjourned the meeting at 6:30 P.M.

The recording of this proceeding, though not transcribed, is part of the record of each respective action of the City Planning Commission. The recording of this proceeding is incorporated into these official minutes of this Commission meeting as if they were transcribed herein.