



RUTLAND CITY PLANNING COMMISSION

City Hall – 52 Washington St. – Rutland, VT 05701
Mailing Address: P. O. Box 969 – Rutland, VT 05702
Phone: 802-773-1800

10/21/2015

Minutes October 21, 2015

Present: Dave Coppock (DC), Susan Schreibman (SS) and Larry Walter (LW).

DC, Acting Chair, called the meeting to order at 6:02 pm.

I. ADDITIONS/DELETIONS – DC asked to add under Old Business his conversation with Stephanie Lorentz, DRB Chair.

II. PUBLIC COMMENT – None.

III. APPROVAL OF MINUTES – September 16, 2015.

SS asked to clarify the requirement for a landscape strip for all commercial development. LW asked to change who provided the information to PG for the excel spreadsheet to himself. SS moved to approve the minutes of September 16, 2015 as amended. LW seconded. Motion carried unanimously.

IV. NEW BUSINESS – Discussion of the GB-SMS was tabled for the next meeting on Nov. 18.

V. OLD BUSINESS.

DC discussed the conversation he and Susan had with DRB Chair Stephanie Lorentz who agrees there is a lack of clarity with regard to the Zoning Bylaws. DC said the DRB has been frustrated with the lack of regulatory backbone in order to do their job. Stephanie welcomes input on the development projects that come before the DRB including Architectural Review Committee (ARC). She agrees that the ARC has an advisory role in all commercial gateway districts. She is also excited to see the City Sign Ordinance revamped.

SS provided copies of the Manchester Sign Ordinance which has been updated in 2015. She said this ordinance is much easier to understand and all sign changes were given 5 years to come into compliance. DC said if there are any changes to a sign the proposed sign ordinance would require compliance and grandfathered signs would lose their status. DC made the argument that comparing Rutland's sign ordinance to Manchester's, as opposed to Woodstock, made more sense.

SS discussed the process to change and adopt a revised sign ordinance.

LW discussed how the Manchester Sign Ordinance had no equations, however there was an argument for proportionate measures of signs. SS said they don't

want to create a sign ordinance that made all City signs out of compliance. She suggested a formula with minimum and maximum size. DC agreed with a fair formula for signage with a cap on the minimum and maximum.

LW said that he had been taking measurements of signage along North Main Street and found very few size violations. The measurements were in a spreadsheet that he had forwarded to DC. DC said the spreadsheet was good and useful to revising the sign ordinance. LW volunteered to take photos of the buildings with signs on them.

SS continued the discussion of property frontage vs. building frontage. The Commission also discussed illuminated signs and awnings. SS said internally illuminated signs should be discouraged. LW discussed watts vs. lumens.

DC brought up Section 1404(e) of the sign ordinance regarding gas station overhanging structural projections. SS volunteered to talk to her Manchester contact regarding gas station overhang issues. She also said she would forward copies of the Burlington Sign Ordinance.

LW asked about the bicycle replacement signs mandated by the Feds and whether they could be grandfathered. SS explained the signs must be made retro-reflective by law and she will check on the deadline.

VI. CORRESPONDENCE.

SS moved to receive and file the following correspondence. LW seconded. Motion was approved.

9/23/15, Kenlan Schweibert Facey & Goss, PC, re: Wilk Paving Inc./SJ Wilk Property LLC, Act 250 Permit Application with respect to parcel on Ripley Road in Rutland City; and

10/21/15, VT Department of Housing & Community Development, re: Economic and Fiscal Benefits of Walkable and Bike-able Communities Webinar, Oct. 30, 2 pm, register at smartgrowth.org.

VII. ADJOURN.

LW moved to adjourn. SS seconded. Motion carried unanimously. The meeting ended at 7 pm.

For the Commission
Barbara Spaulding, Recording Secretary