

VICTOR PLANNING & ZONING COMMISSION  
Minutes of the Meeting  
Jan. 20th, 2009

Present: Board members Russ Barney, Jeff Secrest, and Karen Hodge

Meeting Minutes Review, Jan 6<sup>th</sup> ,2009 and November 4<sup>th</sup> , and 18<sup>th</sup> approved with amendments.

**Business Licenses.** Erlacher and Eracher LLC CPA's 20 Cedron Road. - **Approved**

**Review of parking ordinance draft.** Bill Knight presented the issues the city has had from some time dealing with the parking requirements that are currently on the books. In his assessment of the ordinance he feels that the city needs to relax the current parking ordinance.

He proposes the requirement of 3 parking units per 1,000 sq. ft of building be changed to 2 parking units per 1,000 sq. ft of building space. He suggests the building measurement go from gross space to net space of building. He feels that an urban renewal district be implemented to help fund the needed improvements. He explained that as the big blocks develop in the city will find pockets of parking opportunities for purchase. He feels that developers will get creative. The city needs to establish an alley plan to ensure that delivery trucks and trash pick up happens via the service access and stays off the main thoroughfares.

Other proposals would be;

- a reduction of the parking units from 10x20 to 9x18,
- that the first 2,000 sq ft of building be forgiven when accounting the assessment of parking units,
- that allies should be located on common property lines

Jeff felt that the requirement for maximum amount of parking should be removed. He felt that it could be a deterrent to development.

Bill was going to incorporate some changes from the discussion and would issue to the commission a refined document.

**Review of the sign ordinance.** The commission discussed many of the challenges that have surfaced dealing with the sign ordinance. The commission wanted to change the ordinance to allow for the approval of the sign permit to be done in the city offices and not burden the commission meetings. The sign approval was also a lengthy process for applicants if something was in question with their application, they would have to wait a full two weeks for another meeting. The city has also needed to add a sign size for business that are on state highways. The challenge was that the size was not big enough for cars traveling at a faster speed.

The commission reviewed the document and made edits to what was presented. They also wanted to separate the zones and identify permitted signs for the individual zones.

Meeting was adjourned.

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P&Z Administrator – Cari Golden

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P&Z Chairman – Mike O'Neill