

**TOWN OF MORRISON PLANNING COMMISSION  
MORRISON TOWN HALL  
110 STONE STREET  
TUESDAY, JUNE 11, 2019  
7:00 P.M.**

**Call to Order.** Co-Chairperson Matt Schweich called the regular Planning Commission meeting to order at 7:00 P.M.

**Roll Call.** Co-Chairperson Matt Schweich, Commissioners Maja Stefansdottir, Jennifer Singer, Shari Raymond and Michael DeJonge were present. Todd Mercord arrived at 7:10 P.M. Chairperson Jamee Chambers was absent.

**Staff Present.** Kara Winters (Town Manager), Jennifer Woods (Town Planner).

**Amendments to the Agenda.** Continue Comprehensive Plan Public Hearing to July 9, 2019.

**Public to Address the Planning Commission.** None.

**Presentations and Hearings.**

**a) Amendment to the Old Town Overlay District Regarding Signs**

Co-Chairperson Schweich opened the Public Hearing at 7:03 P.M.

**Staff Report.** Woods stated the topics for the public hearing will be: lighting, sign heights and compatibility, non-conforming signs and designs standards, in particular to Old Town District.

Regarding lighting: BUG rating; (backlight, up-light and glare) up to two (2) foot candles will be allowed. No glare outside the sign itself. Lighting should not be a traffic hazard, no blinking or flashing lights. External lighting should be placed where you cannot see the bulbs. They should blend in with the architecture. Reduced the Kelvins from 3,400 to 3,000, especially for LED lighting to keep the bright blue lighting down.

Clarified sign clearance requirements: all signs must have clearance from all electrical lines. Sight signs, window signs and wall signs, not eliminated, window coverage requirement cannot cover more than 25% of the window. Primary sign not to exceed a size of 15% of the façade area in which it's placed. Secondary sign not to exceed fifteen (15) square feet. If business is setback ten (10) or more feet allowed free standing sign not to exceed thirty two (32) square feet. Maximum sign letter height not to exceed two (2) feet in height.

Woods explained non-conforming sign requirements. Business would be required to conform with a name change or a structural change. Design guidelines for signs encouraged to incorporate art, history, education and other creative informative elements from this area. Lighting of signage should be compatible with architectural character of the building and surrounding area.

**Staff's Response.** Dejonge asked about the BUG standards and financial impact of changing lighting. Woods responded if a property is not currently in compliance, they will be non-compliant with the new sign code. The BUG rating is used by most lighting manufacturers.

**Public Comment.** Dave Killingsworth 103 Bear Creek Avenue. Agrees with BUG rating but requested to leave everything else alone.

Co-Chairperson Schweich closed the public hearing at 7:44 P.M.

**Staff's Discussion and Decision.** Dejonge feels this is a solution to enforce the sign and lighting code.

Stefansdottir made a motion to accept and recommend approval of Amendment to the Old Town Overlay District regarding signs to the Town Board. Dejonge seconded the motion. All Present voted in favor of motion.

**b) Amendment to the Comprehensive Plan**

Co-Chairperson Schweich opened the public hearing at 7:48 P.M.

Comprehensive Plan amendment material not available in packet.

Co-Chairperson Schweich closed the public hearing at 7:48 P.M.

Schweich made a motion to continue the public hearing for the Amendment to the Comprehensive Plan to July 9, 2019. Stefansdottir seconded the motion. All present voted in favor of motion.

**Approval of Minutes:** Mercord made a motion to approve the May 14, 2019 minutes. Stefansdottir seconded the motion. All present voted in favor of motion.

**Staff Reports.**

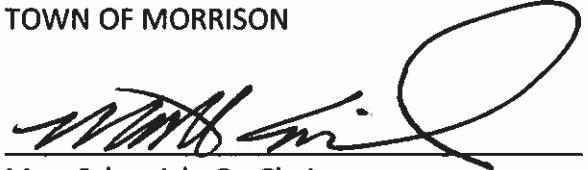
**Town Planner.** Woods stated referrals have been received from Jefferson County and Lakewood recently. Regarding Rooney Valley area, mostly first and middle submittals. Jeffco referrals are new development in an already planned area. Return comments there are our outstanding issues that have not been resolved regarding Red Rocks Ranch.

**Town Manager.** Winters stated the small cell wireless guideline process will be coming to the Planning Commission

**Board of Trustee Minutes.** No questions. No comments.

**Adjournment.** Co-Chairperson Schweich adjourned the meeting at 8:04 P.M.

TOWN OF MORRISON



Matt Schweich, Co-Chairperson

ATTEST:

  
Kristi Dixon, Deputy Town Clerk