

CITY OF CLARKSTON

CLARKSTON CITY COUNCIL MEETING

ITEM NO: G1

HEARING TYPE:
Council Meeting

BUSINESS AGENDA / MINUTES

ACTION TYPE:
Resolution

MEETING DATE: December 3, 2013

SUBJECT: Appeal to Denial of Sign Permit Application No. PS-11-2013, Dalmar International Market,
935 N. Indian Creek Drive

DEPARTMENT: Planning & Development

PUBLIC HEARING: YES NO

ATTACHMENT: YES NO
Pages: 15

INFORMATION CONTACT: Jason Gaines
PHONE NUMBER: 404-296-6489

PURPOSE: On November 19, 2013, the Planning & Zoning Board denied the request for a wall sign at the above-mentioned business location. The request involved the replacement of a previously-existing wall sign on the main wall/façade of the building. The sign was installed without a permit in a position that is non-compliant with current code and was discovered by the Quality of Life Officer during a regular patrol. The request for the sign permit involved moving the sign to a position higher from ground level on the same façade to which it is currently installed. The Planning & Zoning Board denied the permit request due to the size of the sign and its proportion to a sign for another business located on the same property.

The applicant has submitted a letter of appeal to the decision rendered by the Planning & Zoning Board.

NEED/ IMPACT: Sec 15.5-14 of the Code of Ordinances regulates the location of signage. There are portions of this section referencing both wall signage and ground signage that are applicable to this item. The other business located at this address has a ground sign that is considered a major tenant sign. Sec. 15.5-14(1)(b)(1) states that other signage at a location where there is a major tenant sign can be a maximum of 25 percent of the size of the major tenant sign. In this instance, the applicant's sign appears to be larger than the major tenant sign. This information was not included in the applicant's submittal package, but was field reviewed by Staff and the vice-chair of the Planning & Zoning Board prior to the meeting.

RECOMMENDATIONS: Staff recommends denial of the appeal to the decision concerning Sign Permit Application No. PS-11-2013.

ATTACHMENTS: Letter of appeal from applicant, sign permit application package and Staff analysis