



**VILLAGE OF NORTH PALM BEACH
PLANNING COMMISSION
REGULAR MEETING MINUTES
TUESDAY MAY 4, 2021**

Present:

Cory Cross, Chairman
Donald Solodar, Vice Chair
Thomas Hogarth, Member
Jonathan Haigh, Member
Lori Rainaldi, Member
Kathryn DeWitt, Member

Len Rubin, Village Attorney
Jeremy Hubsch, Community Development Director
Alex Ahrenholz, Principal Planner
McKenna West, Planner

.....
I. CALL TO ORDER

Chairman Cross called the meeting to order at 6:30 PM.

A. ROLL CALL

All members of the Planning Commission were present.

II. APPROVAL OF MINUTES

The Minutes of the April 6, 2021 Regular Meeting were approved as written.

III. DELARATION OF EX PARTE COMMUNICATIONS

There were no Ex Parte Communications declared by the Board.

IV. QUASI JUDICIAL MATTERS / PUBLIC HEARING

Attorney Len Rubin swears in all persons speaking.

A. SITE PLAN AND APPEARANCE REVIEW

1. 2020-2336 Sprint Antenna

Application by Jacobs on behalf of No.1 Condominium Association of Paradise Harbour of North Palm Beach, Inc, requesting Appearance approval for the installation of a Sprint communications antenna

Mr. Solodar moved to remove the item from the Table. Motion Seconded by Mr. Hogarth, which passed unanimously, 6-0.

Minutes of Village Planning Commission Regular Meeting held on May 4, 2021

Mr. Ahrenholz presented an updated Staff report and recommendation. At the April 4th Planning Commission meeting, Staff advised they would work with the applicant to determine if screening could be provided on the roof or if the entire antenna could be relocated away from the edge of the building. The applicant has reviewed with their engineer and determined screening is not feasible with the age of the roof, and relocation is not practical since the location determines the signal strength for customers in the area. Further research of past Planning Commission action found that originally, the only condition added was to paint the antenna to match the building as any screening could not be provided by code. Staff is recommending approval, and recommends the Commission include the following conditions as a part of their order:

1. Paint the replacement antenna to match the building

Sheryl Zvi, Jacobs, 505 W. Cypress Creek Rd. #400, Ft. Lauderdale, was present via Zoom to represent the applicant.

The Chairman asked for comments from the public. There were no public comments.

The Planning Commissions members discussed the color the antenna was to be painted; what explanation did the applicant give not being able to relocate the antenna; whether the screening is not practical and therefore not being considered; whether options for screening should be considered; whether the antenna can be relocated closer to the control shelter; and what were the conditions of the original approval.

Motion: Mr. Solodar moved to approve the application as presented including Staff's recommendation. Ms. DeWitt seconded the motion, which passed 4-2, with Ms. DeWitt and Mr. Hogarth voting nay.

2. 2021-0574 Fetterman Sign

Application by Ferrin Signs on behalf of Beth Fetterman, requesting site plan and appearance review approval for the replacement of existing ground signage for Fetterman & Associates.

Mr. Ahrenholz presented the Staff report and recommendation. The application for the wall sign was presented in January 2021. This application is for the monument sign. The dimensions of the ground sign are existing nonconformities at 39 square feet, and will not be subject to current code regulations as per Sec. 45-64. It is a same for same change. The proposed graphics will be composed of a title with aluminum face, address numerals which will be white translucent Plexiglas with a black vinyl overlay, and a logo that will be digitally printed and translucent. The graphics will be backlit with internal illumination. It is the same graphic as the previously approved wall sign, with larger dimensions to fit the existing monument. The banding along the bottom will be blue to match the wall sign, and landscaping at the base of the monument has been incorporated into the final design. The Planning Commission's condition for approval of the wall sign was that the monument sign be updated within 60 days of the wall sign installation. The wall sign has not been installed, and is anticipated to be installed at the same time as the monument sign. Staff recommends approval and that the commission include the following condition as part of the order:

1. Landscape specifications shall be included with the permit. Shrubs shall be maintained at a minimum height of thirty (30) inches.

Minutes of Village Planning Commission Regular Meeting held on May 4, 2021

The Planning Commissions members discussed whether the new nonconforming sign would need to conform to the existing code; and whether any part of the cabinet is being changed, or just the panel/face. Consensus of the Board expressed their approval of the sign.

The Chairman asked for comments from the public. There were no public comments.

Tim Lewzader, Ferrin Signs, 945 26th St., West Palm Beach, was present to represent the project.

Motion: Mr. Haigh moved to approve the application as presented. Ms. DeWitt seconded the motion, which passed 6-0.

3. 2021-0574 Vernis and Bowling Sign

Application by Signarama – North Palm Beach on behalf of 618 U.S. Highway One, LLC, requesting site plan and appearance review approval for the installation of a new illuminated channel letter sign.

Ms. West presented the Staff report and recommendation. The Vernis & Bowling Law Firm is relocating their offices from 884 US 1 to 618 US 1. The proposed sign is 71.45 Square Feet, which is 1.61% of the building façade and below the maximum allowable size of 5%. The proposed signage is green translucent acrylic lettering with white side edges, internally illuminated, and consistent with the law firm's color scheme. The letters will be pin mounted to an aluminum back panel with a raceway. Staff is recommending approval with no conditions.

Lisa Mardar, Signarama, 802 Old Dixie Hwy., Lake Park, was present to represent the project.

The Planning Commissions members discussed whether the panel with the raceway will be flush with the building or will the panel stick out with the letters; whether the raceway will be textured and painted to match the building; whether the details of the texture and paint of the raceway need to be added to the plans; and which color green is proposed. Consensus of the Board expressed their approval of the sign.

Motion: Mr. Haigh moved to approve the application with the condition that the raceway panels match the color and texture of the building facade. Mr. Solodar seconded the motion, which passed 6-0.

V. ADMINISTRATION MATTERS

A. Staff Updates:

- Appointments to the Boards will be at the next Village Council Meeting. All the members have applied for reappointment. It is recommended that the members attend the meeting in case any questions come up.
- The Advisory Board dinner is on May 22nd. Invitations should be received in the mail. Make sure to RSVP.

B. Commission Member Comments:

- Status of the demolition of the Camelot Motel.

Minutes of Village Planning Commission Regular Meeting held on May 4, 2021

- Whether a decision has been made by the Village Council regarding the Fourth of July celebration, in light of the Governor's relaxing of Covid-19 restrictions.

VI. ADJOURNMENT

With there being no further business to come before the Board, the meeting adjourned at 7:10 PM.

Minutes typed by Jane Lerner