

**City of Newport  
 Planning Commission Regular Session Minutes  
 April 8, 2024**

<b>LOCATION:</b> CITY COUNCIL CHAMBERS, NEWPORT CITY HALL 169 SW COAST HIGHWAY NEWPORT
<b>Time Start:</b> 7:00 P.M.
<b>Time End:</b> 7:56 P.M.

**ATTENDANCE LOG/ROLLCALL**

COMMISSIONER/ ADVISORY MEMBER	STAFF
Chair Bill Branigan (by video)	Derrick Tokos, Community Development Director
Commissioner Bob Berman	Sherri Marineau, Community Development Dept.
Commissioner Jim Hanselman	
Commissioner Gary East	<b>PUBLIC MEMBERS PRESENT</b>
Commissioner Braulio Escobar	Tracey Diehl (by video)
Commissioner John Updike	

AGENDA ITEM	ACTIONS
<b>REGULAR MEETING</b>	
<b>CALL TO ORDER AND ROLL CALL</b>	
a. Roll Call	None.
<b>APPROVAL OF THE MINUTES</b>	
	Berman reported minor corrections to the March 11th work session meeting minutes, and requested that public members in attendance for Commission meetings be added to the minutes.
a. Meeting minutes of Work Session Meeting on March 11, 2024	Motion by Commissioner Hanselman, seconded by Commissioner Updike, to approve the work session meeting minutes of March 11, 2024 with minor corrections. Motion carried unanimously in a voice vote.
b. Meeting minutes of Regular Session Meeting on March 11, 2024	Motion by Commissioner Hanselman, seconded by Commissioner Updike, to approve the regular session meeting minutes of March 11, 2024 with minor corrections. Motion carried unanimously in a voice vote.
c. Amended Meeting minutes of Work Session Meeting on March 25, 2024	Motion by Commissioner Hanselman, seconded by Commissioner Updike, to approve the work session meeting minutes of March 25, 2024 with minor corrections. Motion carried unanimously in a voice vote.
<b>CITIZEN/PUBLIC COMMENT</b>	
	None.
<b>PUBLIC HEARING</b>	
<b>File No. 1-VAR-24: Harbor Freight Sign Variance.</b>	

<p>a. PUBLIC HEARING OPEN</p>	<p>7:06 p.m.</p> <p>Commissioner Escobar reported a site visit to the property. Commissioners Berman, Updike, Escobar and Branigan reported a drive-by of the property.</p>
<p>b. STAFF REPORT - DERRICK TOKOS</p>	<p>Tokos presented the written staff report.</p> <p>Commissioners asked questions concerning the monument sign location; city permits; the current wall sign on 6th Street; the calculation of the square footage of the signs at the property; and the temporary banner sign on building.</p> <p>Tracey Diehl, representative for the applicant, answered the Commission's questions and spoke in support of the approving the variance. She wanted it noted that the sign had been installed before the applicant was notified of the corrections needed. Diehl explained that they measured the overall coverage area of the sign as 225.35 square feet, which was different from the city's method of measuring for the square footage of the sign as 282.78 square feet. Escobar asked if they would meet the parameters if the wall sign was to remain and they took down the pole sign. Diehl reported this was something the applicant would need to think about and decide. Hanselman asked if they considered removing the words on the bottom of the Harbor Freight letters of the sign. Diehl reported this was part of their branding and was a trademark logo that couldn't be removed.</p> <p>Diehl made a formal request for a hearing continuance to present additional evidence.</p> <p>Commissioner Escobar liked that they would be able to have further discussions after receiving more evidence from the applicant. Berman reminded that the sign contractor should have been aware of the sign code limitations. He thought the sign variance was in excess and wasn't in favor of it. Branigan wanted to reserve his input until he heard the additional testimony from the applicant. Updike questioned if the Commission was excluded from considering the City's permit issuance error or the cost impact of the error. Tokos noted that they weren't precluded to using that consideration when making their decision, but reminded the purpose of that code was for when the public was harmed. Updike was concerned about the precedent going forward.</p>
<p>c. PUBLIC COMMENT</p>	<p>None.</p> <p>Motion was made by Commissioner Escobar, seconded by Commissioner Updike, to continue the</p>

