

Monday, June 9, 2025 - 5:30 PM

Chairman Peña called on Jo-Anmarie Andrade, Planner II, to present Agenda Items 5A through 5C together, as they are related. Ms. Andrade began by reviewing the sign review process and the approval steps required. She explained that if the commission approves the proposed signage this evening, the request would then move forward to the Design Review Committee for final consideration.

The applicant is requesting approval for a hanging sign, a canopy sign, and a wall sign. Ms. Andrade presented a map showing the location and a photo of the building. She also displayed renderings of the proposed signage and explained the variance request, noting that the proposal exceeds the Unified Development Code (UDC) limits for both sign area and projection.

Mason Mainz, the business owner, addressed the commission, clarifying that the large wall sign will be painted directly onto the stucco surface. He shared photos of nearby businesses with similar hanging signage-many of which exceed the 60% coverage limit-and noted these were previously approved by the Historic Landmark Commission (HLC). Staff confirmed that the calculation of the painted wall sign is the same as if it were a wooden sign hung on the building.

Assistant Planning Director Linder stated that a letter from Mr. Mainz was placed at the dais for each of the Commissioners.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY VICE CHAIR GRAVES, TO APPROVE A CERTIFICATE OF APPROPRIATENESS AND RECOMMEND APPROVAL OF THE SIGN VARIANCE TO THE DESIGN REVIEW COMMITTEE FOR A NEW HANGING SIGN LOCATED AT 101 S. MAIN STREET, SUITE C. (MAINZ MEAT MARKET). THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 4 - Vice Chair Graves, Commissioner Hance, Commissioner Nichols, and Commissioner Wright

Absent: 2 - Commissioner Mainz and Commissioner Maytum

5.B. Consider a certificate of appropriateness and variance recommendation for a new sign (2 of 3) located at 101 S. Main Street, Suite C. (Mainz Meat Market)

A MOTION WAS MADE BY COMMISSIONER WRIGHT, SECONDED BY VICE CHAIR GRAVES, TO APPROVE A CERTIFICATE OF APPROPRIATENESS AND RECOMMEND APPROVAL OF THE SIGN VARIANCE TO THE DESIGN REVIEW COMMITTEE FOR A CANOPY SIGN LOCATED AT 101 S. MAIN STREET, SUITE C. (MAINZ MEAT MARKET). THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 4 - Vice Chair Graves, Commissioner Hance, Commissioner Nichols, and Commissioner Wright

Absent: 2 - Commissioner Mainz and Commissioner Maytum

5.C. Consider a certificate of appropriateness and variance recommendation for a new sign (3 of 3) located at 101 S. Main Street, Suite C. (Mainz Meat Market)

A MOTION WAS MADE BY VICE CHAIR GRAVES, SECONDED BY COMMISSIONER WRIGHT, TO APPROVE A CERTIFICATE OF APPROPRIATENESS AND RECOMMEND APPROVAL OF THE SIGN VARIANCE TO THE DESIGN REVIEW COMMITTEE FOR A WALL SIGN LOCATED AT 101 S. MAIN STREET, SUITE C. (MAINZ MEAT MARKET). THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 4 - Vice Chair Graves, Commissioner Hance, Commissioner Nichols, and Commissioner Wright

Absent: 2 - Commissioner Mainz and Commissioner Maytum

6. COMMENTS FROM COMMISSION/LEGAL COUNSEL/STAFF – No discussion or action may take place.

Assistant Director Linder expressed appreciation to the Commissioners for attending the special called meeting.

Commissioner Wright expressed appreciation to the applicant for providing photos of signs that were similar in size to his request.

7. ADJOURNMENT

Chairman Pena adjourned the Historic Landmark Commission at 5:52 p.m.

Approved:

Chairman

Attest:

Administrative Assistant