



**MINUTES  
COHASSET PLANNING COMMISSION  
305 NW FIRST AVENUE  
WEDNESDAY, MARCH 1, 2023 – 6:00 P.M.**

1. **Call Meeting to Order:** Josh Casper called the meeting to order at 6:04 p.m.

2. **Roll Call**

- a. **Voting Members Present:** Josh Casper, GiGi Pehrson, Lucas Thompson, Mike Rock, Steve Lavalier & Harlow Zeppelin
- b. **Absent with Notice:** Scott Gerling
- c. **Ex-Officio Members Present:** Zoning Officer; Tony Valtinson, City Council Liaison; Kevin Ott, & Mayor MacDonell
- d. **Others Present:**

3. **Review and Approve the Agenda**

**Additions:** None

**Deletions:** None

*A motion was made by Lavalier/Rock to approve the agenda as presented. Voting in favor: Pehrson, Casper, Thompson, Lavalier, Zeppelin & Rock; Voting against: None; Absent: Gerling, Motion carried.*

4. **Approve February 1, 2023 Planning Commission Minutes:**

*A motion was made by Rock/Pehrson to approve February 1, 2023 Planning Commission Minutes. Voting in favor: Pehrson, Thompson, Rock, Casper, Zeppelin & Lavalier; Voting against: None; Absent: Gerling, Motion carried.*

5. **Resident Input:** None

6. **Review and discuss ordinance 10.103 PERFORMANCE STANDARDS-SIGNS with focus on electronic off-premise commercial advertising signs/billboards.**

Valtinson presented the ordinance 10.103 Performance Standards-Signs with focus on electronic off-premise commercial advertising signs/billboards from the agenda.

Casper begins the discussion referencing from when this ordinance was brought to the commission 4 to 5 years ago regarding the sign/billboard by the Dance Studio. Not knowing the impact it was going to have on the community, there was nothing in the ordinance at the time that said it could not be done and it was pushed through and stated he knows the commission is to be objective, but he is not a big fan of the lighted billboard. Casper continues to express wanting to keep the small town aesthetic as a cottage community feel and having more of these lighted billboards would take away from that and is all for coming up with some kind of language that says we do not want any more lighted billboards within city limits of Cohasset on highway 2.

Zeppelin agrees with Casper's sentiments and proposes to pass a sunset clause on the current electronic billboard 10 or 15 year sunset clause on a particular billboard.

Valtinson adds that is something that can be looked into.

Discussion was held

Valtinson continues to add that when they started working on the sign ordinance, one of the big things that is being worked on is to separate “On-premise” and “Off-premise”.

Casper agreed that this topic was an item that he wanted to discuss. He states if he saw it the way that he would like to see it, they would discuss it as “off-premise” electronic and illuminated signs/billboards, and does not think that there is a need to limit a business that wants to have an electronic sign. A business should have a right to advertise on their own property, but “off-premise” billboards is where he would like to see change.

Valtinson adds to the discussion, talking with Mayor MacDonell and Finance Director, Max Peters, this same conversation is going to the EDA and how to get their opinion of it because there are two sides. There the side we have talked about and then there is Economic Development portion of it. The fact that this corridor is our business corridor is where we want to get what they think about it. If you want to make a recommendation to City Council today you defiantly can, but it will still go to EDA first.

Discussion was held

Casper does not want “off-premise” electronic billboards.

Rock does not want “off-premise” electronic billboards.

Thompson does not want “off-premise” electronic billboards.

Zeppelin does not want “off-premise” electronic billboards and is not opposed to a moratorium until the ordinance gets settled out.

Lavalier does not want “off-premise” electronic billboards.

Pehrson is undecided, as a business owner and sees both sides of the discussion.

***A motion was made by Zeppelin/Lavalier to recommend to City Council a moratorium on “off-premise” electronic signs pending the amendment of the Ordinance. Voting in favor: Pehrson, Thompson, Rock, Casper, Zeppelin & Lavalier; Voting against: None; Absent: Gerling, Motion carried.***

Further discussion was held.

Planning Commission recommended getting opinion from EDA regarding electronic billboards.

***A motion was made by Zeppelin/Rock to recommend to City Council to amend the zoning ordinance 10.103 to not allow “off-premise” commercial advertising, electronic billboards or electronic messages. Voting in favor: Pehrson, Thompson, Rock, Casper, Zeppelin & Lavalier; Voting against: None; Absent: Gerling, Motion carried.***

Further discussion was held

**7. FYI:**

Valtinson updated the Commission of the City Council meeting with the resident input regarding boat houses.

Discussion was held

MacDonell updates the Commission the By-laws have been looked over and updated by the City Attorney. These will be brought forth in a future meeting for review.

Adjourn: Chair Josh Casper adjourned the meeting at 7:01p.m.