



**Planning Commission Regular Meeting  
City Council Chambers, 2660 Civic Center Drive  
Minutes – Wednesday, November 6, 2024 – 6:30 p.m.**

**1. Call to Order**

Chair Pribyl called to order the regular meeting of the Planning Commission at approximately 6:30 p.m. and reviewed the commission's role and purpose.

**2. Roll Call**

At the request of Chair Pribyl, City Planner Thomas Paschke called the Roll.

**Members Present:** Chair Michelle Pribyl, Vice-Chair Karen Schaffhausen, Commissioners Michelle Kruzel, Tammy McGehee, Pamela Aspnes, Matthew Bauer, and Erik Bjorum.

**Members Absent:** None.

**Staff Present:** City Planner Thomas Paschke and Community Development Director Janice Gundlach

**3. Approve Agenda**

**MOTION**

**Member McGehee moved, seconded by Member Bjorum, to approve the agenda as presented.**

**Ayes: 7**

**Nays: 0**

**Motion carried.**

**4. Review of Minutes**

**a. October 2, 2024, Planning Commission Regular Meeting**

**MOTION**

**Member McGehee moved, seconded by Member Bjorum, to approve the October 2, 2024, meeting minutes.**

**Ayes: 7**

**Nays: 0**

**Motion carried.**

**5. Communications and Recognitions:**

- a. **From the Public:** *Public comment pertaining to general land use issues not on this agenda, including the 2040 Comprehensive Plan Update.*

None.

- b. **From the Commission or Staff:** *Information about assorted businesses not already on this agenda, including a brief update on the 2040 Comprehensive Plan Update process.*

Member McGehee recognized Commissioner Matthew Bauer, who had just been elected to the City Council.

The Commission congratulated Member Bauer.

## 6. Public Hearing

- a. **A Request by Clear Channel Outdoor MSP for a City Code Amendment to Title 10, Chapter 1010, Sign Regulations, to Allow Two (2) Lawful Pre-Existing Non-Conforming Off-Site Billboards to be Converted to Dynamic/Digital (LED) Displays, as well as Additional Modifications to §1010.10 Dynamic Displays in Support of Changing the Duration from 25 Seconds to 8 Seconds and a Modification to the Maximum Daytime Illumination from 5,000 Nits to 6,500 Nits (PF24-016)**

Chair Pribyl opened the public hearing for PF24-016 at approximately 6:35 p.m. and reported on the purpose and process of a public hearing. She advised this item will be before the City Council on November 25, 2024.

City Planner Paschke summarized the request as detailed in the staff report dated November 6, 2024.

Member McGehee indicated she did not understand the dynamic signs. She asked for clarification.

Mr. Paschke explained what a dynamic display sign was and the difference between that and other signs.

Member McGehee indicated that since new billboards are illegal, she was wondering why the city is constructing a new classification for them. She asked if that will make them legal.

Mr. Paschke indicated it would not.

Member McGehee asked if the City approves a redevelopment with housing that could be adversely affected by these new signs, could the signs be eliminated.

Mr. Paschke explained that they could potentially, but most of these are around private property, and others are by right-of-way, so he did not know if the City would be the ones to get rid of them or if anybody else would.

Member McGehee asked what happens if, because of redevelopment, an apartment building is built across from the site, so the sign is a problem for people in the apartment. Would the City have anything to allow for that?

Mr. Paschke thought that, from a staffing perspective, they would try to work with Brown Wilbert to remedy that problem. The staff has done that with other signs in the City.

Community Development Director Gundlach explained how the Dynamic Display signs work and their intensity, along with an agreement that the City will have with the applicant.

Member McGehee asked if the City would have any discretion in deciding what could be displayed on the billboard.

Ms. Gundlach thought that would involve some First Amendment issues, and the agreement that Clear Channel would enter into with the City would only relate to the community and public services messaging that the City would get for free.

Member Bauer asked for a quick recap of the history of billboards in the city.

Mr. Paschke reviewed the history of his work in Roseville.

Mr. Matthew Wyland, Clear Channel Outdoor, thanked staff and addressed the Commission.

### **Public Comment**

No one came forward to speak for or against this request.

### **Commission Deliberation**

Member Bauer thought it would be nice to have more public feedback on this. He wondered if this should be tabled to allow more public comment. He was also interested in what the Commission thought regarding limiting this to just the particular signs that Clear Channel Outdoor is thinking about doing rather than allowing all of the signs.

Chair Pribyl asked staff who received notification of the public hearing because these signs are in multiple locations.

Mr. Paschke explained that under a text amendment, there is no specific notification to the public other than what is published in the paper. Regarding tabling this item,

typically, tabling is done for additional information and other things and not necessarily for supporting or allowing for more public input because there is no way for the City to notice the public and try to get them at the meeting. He thought it would be more information related to text changes and those things that the Commission felt they would need before making a decision or recommendation to the City Council.

The Commission and staff discussed changes to be made to the City Code.

**MOTION**

**Member Schaffhausen moved, seconded by Member Kruzel, to recommend to the City Council approval of the proposed Zoning Code Text Amendment to Sections 1010.10.A.1 and 1010.01.A.3, and the Planning Division’s Proposed Text Amendment to Section 1010.03.C.8, 1010.03.D, and 1010.10.A.8 (PF24-016).**

**Ayes: 7**

**Nays: 0**

**Motion carried.**

- b. Consider an Ordinance Amending Title 10, Chapters 1001, 1005, 1006, 1009, and 1011 of the Roseville City Code to Incorporate Cannabis and Hemp Uses**

Chair Pribyl opened the public hearing at approximately 7:22 p.m. and reported on its purpose and process. She advised that this item will be before the City Council on November 25, 2024.

Community Development Director Gundlach summarized the request as detailed in the staff report dated November 6, 2024.

Member Schaffhausen asked how this ordinance compares to other communities.

Ms. Gundlach indicated that was hard to explain because many other communities are reviewing their policies and creating ordinances simultaneously. She reviewed what Minneapolis has recently approved.

**Public Comment**

No one came forward to speak for or against this request.

**MOTION**

**Member Bauer moved, seconded by Member Bjorum, to recommend to the City Council adoption of the Ordinance Amending Title 10, Chapters 1001, 1005, 1006, 1009, and 1011 of the Roseville City Code to Incorporate Cannabis and Hemp Uses.**

**Ayes: 7**

**Nays: 0**

**Motion carried.**

7. **Other Business**
8. **Commission Direction on Commission Member Initiated Agenda Items**
9. **Adjourn**

**MOTION**

**Member McGehee, seconded by Member Aspnes, to adjourn the meeting at 7:33 p.m.**

**Ayes: 7**

**Nays: 0**

**Motion carried.**