

**MINUTES OF THE PLANNING COMMISSION MEETING HELD MAY 15, 2013 AT 7:30 P.M. IN THE COUNCIL CHAMBERS, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA**

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**1. ROLL CALL**

Commissioners: Calvin Coey  
Leo Boivin  
Colleen Anderson  
Don Jessiman  
Garnet Boyd

Administration: Ryan Nickel  
Ryan Eidick  
Brenda Rosset

**2. ADOPTION OF AGENDA**

2013-058

Jessiman-Anderson

That the Agenda for the regular meeting of the Planning Commission to be held May 15, 2013 be adopted as presented.

CARRIED 5/0

**3. CONFIRMATION OF MINUTES**

2013-059

Anderson - Boyd

That the minutes of the regular meeting of the Planning Commission held on May 1, 2013 be adopted as presented.

CARRIED 5/0

**4.0 PUBLIC HEARING**

**a. CONDITIONAL USE C-04-13-B & VARIANCE V-05-13-B**

620 34<sup>th</sup> Street

Lots 1/7, 34/40 & Closed Lane, Block 8, Plan 260 BLTO & Parcel A, Plan 53565

Owner: Calvary Temple

Applicant: Harvey Dutkewich (Trustee)

Mr. Eidick indicated on behalf of the applicant Harry Dutkewich, and owner, Calvary Temple, is applying for a conditional use to allow for a Freestanding Electronic Identification Sign for a property located at 620 34th Street in a residential zone. In addition, the applicant is applying for two variances:

- to allow for a freestanding electronic identification sign in the RSF Residential Single Family Zone; and
- to reduce the minimum required setback for an electronic sign from the boundary of a Residential Zone from 92.0m to 32.4m

Upon presentation by staff, Commissioner Jessiman requested clarification on the dimming device. Mr. Eidick advised the zoning bylaw was amended to require a dimming device, which decreases the intensity of the sign during the evening. Commissioner Boyd inquired if the main face plate of the sign will be facing north and south. Mr. Eidick confirmed it is. Commissioner Boivin inquired if the original sign required the conditional use and variance. Mr. Eidick advised that conditional use approval is required because of the electronic sign component. Commissioner Anderson inquired if there was any

feedback from surrounding residents or businesses. Mr. Eidick advised he has not received any feedback. Commissioner Boyd inquired if the back lane will be closed or moved. Mr. Eidick advised the current east and west portion of the lane will be closed and moved to the south. Commissioner Boivin requested clarification on the term "static" electronic sign. Mr. Eidick advised that the zoning bylaw states that no animation can occur. Commissioner Coey inquired on the frequency of the images. Mr. Nickel advised that in a residential area a 3 second minimum for each static image is required.

Harvey Dutkewich, (applicant), stated the church now has the opportunity to upgrade their sign. The church is growing and involves many residents in the area and wishes to advertise and promote their programs with greater ease with an electronic sign. The church currently owns some surrounding properties with plans to expand so that current residents will not be affected in the future.

Commissioner Anderson inquired if there was any feedback from the surrounding residents or businesses. Mr. Dutkewich responded there has been no negative feedback. Commissioner Boivin inquired if the church has a policy or procedure to check the maintenance of the sign. Mr. Dutkewich advised it will be a part of the electronic program. Commissioner Coey inquired how much public outreach was done. Mr. Dutkewich advised he met with the resident at 641 who is impacted the most. His only concern was that he was not ready to sell.

2013-060

Boyd-Anderson

That the combined Public Hearing for Conditional Use Application C-04-13-B and Variance Application V-05-13-B at 620 34th Street be concluded.

CARRIED 5/0

2013-061

Boyd-Jessiman

That Conditional Use Application C-04-13-B to allow for a Freestanding Electronic Identification Sign be approved at 620 34th Street (Lots 1/7, 34/40 & closed lane, Block 8, Plan 260 BLTO & Parcel A, Plan 53565) in accordance with the intent of the application (A-1), the attached letter of intent (A-3) and the attached site plan and elevations (B-2 & B-3).

CARRIED 5/0

Prior to the above motions being voted on, the following comments were made: Commissioner Boyd stated it is compatible with the general nature of the surrounding area and will improve the signage. Commissioner Anderson stated it will update the sign and meet the operating requirements in the zoning bylaw. The church is in a diverse neighborhood and no neighborhood concerns were presented.

2013-062

Anderson-Boivin

That Variance Application V-05-13-B to allow for a Freestanding Electronic Identification Sign in the RSF Residential Single Family Zone, and to reduce the minimum required setback for an electronic sign from the boundary of a Residential Zone from 92.0m to 32.4m be approved at 620 34th Street (Lots 1/7, 34/40 & closed lane, Block 8, Plan 260 BLTO & Parcel A, Plan 53565) in accordance with the intent of the application (A-1), the attached letter of intent (A-3) and the attached site plan and elevations (B-2 & B-3).

CARRIED 5/0

Prior to the above motion being voted on, the following comments were made: Commissioner Boivin stated there has been little concern shown for where the sign is located. Commissioner Boyd stated the sign will have minimal impact on the area. Commissioner Coey stated with the church expansion the minimal impact to surrounding residents will be temporary.

**5.0 GENERAL BUSINESS**

**a. Tracking Table**

Mr. Nickel advised of six upcoming applications for the June 5<sup>th</sup> Planning Commission meeting.

**b. Administrative Business**

Mr. Nickel advised another session with Bob Patterson will be scheduled.

**c. Absences from the June 5, 2013 meeting**

None to report

**6.0 ADJOURNMENT**

2013-063

Jessiman-Anderson

That the meeting does now adjourn. (8:03 p.m.)

CARRIED 5/0

Original signed by R. Nickel

**Ryan Nickel**  
**Acting Sr. Planner**

Original signed by C. Coey

**Calvin Coey**  
**Chairperson**