

PLANNING AND ZONING COMMISSION

July 14, 2008

The Planning and Zoning Commission, City of Kearney, Missouri, met in regular session at 6:30 P.M. July 14, 2008 at Kearney City Hall with Kathy Whipple presiding. Members present were Kent Porter, Dan Holt and Kim Murphy. Heath Courtney and Darren Hiley were absent. Staff members present were David Pavlich and Shirley Zimmerman.

Kathy Whipple opened the meeting with the Pledge of Allegiance.

CONSENT AGENDA

- Minutes of June 9, 2008 meeting
- Econo Lodge reface of pole sign

Kim Murphy asked why the sign application came before the Commission since it is smaller. Staff said the ordinance says all signs taller than twenty feet tall have to come before the Commission.

A motion was made by Kim Murphy and seconded by Dan Holt to approve the Consent Agenda as presented. The motion carried unanimously.

COMMISSION DISCUSSION

MOBILE/TEMPORARY USES Staff said the issue of the temporary structure for Kearney Coolers Shaved Ice was taken to the Board of Aldermen. They did approve the temporary structure being in the Big V parking lot but asked for the Planning and Zoning Commission to discuss whether or not we should consider regulations for mobile uses.

Staff presented an email dated July 10, 2008 from Heath Courtney, who couldn't attend the meeting tonight, with his comments in regard to mobile units.

Kim Murphy said he agrees with Heath Courtney. He said he is concerned about temporary mobiles and causing parking problems. He said if they are in an established parking lot the parking stalls weren't figured allowing for their business.

Mr. Murphy said he thinks this should also include the fireworks stands. He said most of them are in terrible locations in relation to parking. Staff said they called about the one at Pilot and being too close to gas pumps but it was legal. Staff said the Fire Chief inspects those tents and their locations.

Kim Murphy said his daughter lives in Des Moines and they require everyone, including Farmers Market units to get a permit with the City. This way they know where they are and when they will be there.

Dan Holt said the reason this became a discussion at Board of Aldermen was because Carol O'Dell, A Cup To Go, came to the meeting and was complaining about a business coming in when there was already a similar business in town. He said Mayor Dane told her we can't dictate the type of businesses that come to town.

Kent Porter said he does feel like mobile units should have to do the same as established businesses. He said we made her do many things to meet our requirements and it is discouraging to then watch someone pull in a temporary trailer and do business. He said if they are going to stay in one place more than a few hours they should have requirements.

Staff said Heath Courtney had suggested a thirty day permit if mobile and a CUP if for a longer period of time.

Kathy Whipple said she believed that the length of stay and type of structure should be considered. She said we do need some control in regard to parking and traffic congestion.

Staff said they would contact other cities and see how they handle this type of businesses.

Kim Murphy said he was alright with the permanent signs that are made of vinyl. He said as long as they are rigid like plastic or inside a frame and not a loose banner hanging on the side of a building they are fine.

Mr. Murphy said he just wanted to bring up again that we really need sidewalks along 92 Highway. He said with the price of gas more people are going to be walking to work at places like McDonald's and Sonic.

Mr. Murphy said he would also like to see the parking in the grass better enforced. He said it is allowed right across from the Police Station.

ADJOURNMENT There being no further business on the agenda, a motion was made by Kent Porter and seconded by Kim Murphy to adjourn. The motion carried unanimously.

Approved: _____ **Attest:** _____
Kathy Whipple, Chairperson **Kim Murphy, Secretary**