

PLANNING AND ZONING COMMISSION

February 8, 2010

The Planning and Zoning Commission, City of Kearney, Missouri, met in regular session at 6:30 P.M. February 8, 2010 at Kearney City Hall with Kathy Whipple presiding. Members present were Darren Hiley, Dan Holt, Kim Murphy, Kent Porter and Doyle Riley. Heath Courtney was absent. Staff members present were David Pavlich, Shirley Zimmerman and Chad Coffelt

Kathy Whipple opened the meeting with the Pledge of Allegiance.

CONSENT AGENDA

- Minutes of July 13, 2009 meeting

A motion was made by Dan Holt and seconded by Kim Murphy to table approval of the July 13, 2009 minutes until the next meeting due to the fact they weren't included in the agenda. The motion carried unanimously.

NEW BUSINESS

PORTER SERVICE-SITE PLAN FOR ROOF Staff presented an application from Porter's Service, 104 South Jefferson, to install a new pitched roof to their building.

Staff said the existing roof is curved in one area and flat in other areas and has a tendency to leak. The new roof would be metal and beige in color to be compatible with the building. Concrete siding, in beige to match the building, would be utilized on the front of the building under the new roof.

Staff recommended approval of the site plan and said it would be forwarded to the Board of Aldermen on February 15, 2010.

Dan Holt asked if there would be vents in the roof to prevent moisture build up and how would the run off be handled. Mr. Porter said there will be vents to prevent moisture build up. He said there will be guttering down the sides of the building handling the run off.

A motion was made by Kim Murphy and seconded by Kent Porter to approve the application from Porter's Service, 104 South Jefferson, to install a new pitched roof to their building. The motion carried unanimously.

INFORMATION DISCUSSION ITEMS

OUTDOOR LIGHTING STANDARDS DISCUSSION Staff presented a Memo dated February 8, 2010 in regard to outdoor lighting standards and copies of our current codes and a copy of the Pueblo, Colorado code and the model ordinance.

Staff said Tom Patterson, 201 East 20th Terrace, addressed the Board of Aldermen regarding outdoor lighting standards. He presented the Pueblo, Colorado code and model ordinance and asked the Board to consider enacting more stringent outdoor lighting standards. In return, the Board of Aldermen asked Staff to bring this to the Planning Commission for feedback on their feelings in regard to outdoor lighting.

Staff said our section on outdoor lighting doesn't go into as much technical details on lighting as the model ordinance. In surveying surrounding communities we found that Liberty has less than us, Parkville is in line with us and Riverside is very detailed. Riverside deals with a lot more commercial/industrial businesses and has the casinos to contend with.

Kim Murphy asked if something in particular happened to bring this up. Tom Patterson said with the Shoppes at Kearney coming to town and butting up to residential he thought we needed to be sure and protect the residential areas from over lighting, etc.

Kim Murphy said he would like to see all monument sign lighting to be aimed down. He said we have some signs lit from the ground and are shining up.

Kim Murphy said he liked that lighting standards for residential would confine the lighting to their own residence. He said he had trouble with a neighbor putting a street light lamp on his garage and it lit his backyard up also.

Tom Patterson said if you look up lighting codes thru Sullivan they are scattered thru out the ordinance. He said it would be nice to have one ordinance that covers lighting so you can find it and follow the rules easily.

Dan Holt said some monument designs won't work with lighting from the top down. He said we should just say that ground lighting isn't allowed to shine over the sign.

Darren Hiley said Number 4 in Section 405.695 of Outdoor Lighting Standards covers that lighting can't shine over the sign.

Dan Holt said we do need to address the issue of a pole light at Pilot that shines onto the Interstate.

Darren Hiley said if we are going to "tweak" the lighting ordinance, we need to better define the word objectionable in Number 1 in Section 405.695.

Kent Porter said he agrees that top lighting isn't always good with a monument sign. He said you can do internal lighting but that runs the cost up for the sign and isn't good for

OUTDOOR LIGHTING STANDARDS DISCUSSION-CONT day time. He said we need to make sure the signs are compatible with the neighbors but not cost prohibitive for the business person.

Kent Porter said he didn't think we should make a big deal out of this. He said we should only fix things that really need corrected.

Kathy Whipple said her main concern in regards to lighting is for safety and being a good neighbor. She said she didn't like the idea of there being times during the night where unessential lighting was turned off if the business was still open.

Kathy Whipple said she didn't like the idea of outdoor lighting being off between midnight and 6:00 A.M in parking lots. She said it makes parking lots not safe or as easy for law enforcement to prevent things from occurring. She said we must be careful and not get so specific that the City can't enforce it. She said we don't have anyone trained to measure lumens, etc.

Kathy Whipple said we need to decide if we want to "tweak" the ordinance or do an overhaul of the lighting ordinance.

Dan Holt said he didn't think we needed to make major changes unless we go to having issues.

Darren Hiley said he agrees that we shouldn't require parking lots to turn off lights at certain times.

Doyle Riley said we will have an unusual situation with commercial backing up to a residential subdivision with the new shopping center and we should make sure they address lighting.

It was the general consensus of the Planning Commission that we shouldn't regulate the hours of lighting at parking lots, etc. and not expand the regulations for residential areas.

It was the general consensus of the Planning Commission that we should better define the word "objectable", be sure monument sign lighting shines down or is shielded and get the opinion of the Police Department as to lighting and safety issues.

A motion was made by Kim Murphy and seconded by Doyle Riley to recommend to the Board of Aldermen that it was the general consensus of the Planning Commission that some ideas are worth reviewing and possibly changing to the lighting ordinances. The motion carried unanimously.

BUILDING PERMIT FEES Kim Murphy asked Kent Porter if he felt it had helped local business by requiring builders getting the reduced fee building permits to solicit bids from local businesses.

BUILDING PERMIT FEES-CONT Mr. Porter said he hadn't seen a lot of change because these businesses are relationship based. He said if you are a builder you have your own suppliers and subcontractors that you use. This simply causes a delay for the builder and is time consuming for the business.

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 **Darren Hiley, Secretary**