

PLANNING AND ZONING COMMISSION

October 11, 2010

The Planning and Zoning Commission, City of Kearney, Missouri, met in regular session at 6:30 P.M., October 11, 2010 at Kearney City Hall with Kathy Whipple presiding. Members present were Kim Murphy, Kent Porter, Heath Courtney, Darren Hiley and Doyle Riley. Jenny Hayes was absent. Staff members present were David Pavlich and Shirley Zimmerman.

Kathy Whipple opened the meeting with the Pledge of Allegiance.

CONSENT AGENDA

- Minutes of the September 13, 2010 meeting

Kim Murphy said he wanted to correct his statement in the last paragraph on page 3 to say "Kim Murphy said it seems like we are unwilling or unable to enforce the Sign Ordinance. He said maybe we need to do away with the entire requirement except for pole and monument signs."

A motion was made by Heath Courtney and seconded by Darren Hiley to approve the Consent Agenda with the correction to the minutes made by Kim Murphy. The motion carried unanimously.

NEW BUSINESS

FACADE CHANGE & SIGN PLAN IN DOWNTOWN CBD DISTRICT-100 N

JEFFERSON Staff presented an application from Tim Harris, Star Development, to make color changes to the 100 North Jefferson building (Bea's Flowers) and proposes a sign plan to coordinate tenant signage for the building.

Staff presented a Memo dated October 11, 2010 and recommended approval. Staff said exterior refinishes and repainting in the original town require minor site plan review by the Planning and Zoning Commission.

Staff said, above the black canopies on the building, are located strips of white vertical siding below a white beam. The applicant proposes to paint the white siding black, which would be the sign area. Gold individual channel letter will be attached as the sign for each corresponding tenant. The beam above will remain white. The canopy at the north end of the east elevation does not have an available sign area, so use of a canopy sign at that location will remain.

Kim Murphy asked if the lettering would be the style shown in the pictures. Staff said yes.

FACADE CHANGE & SIGN PLAN IN DOWNTOWN CBD DISTRICT-100 N JEFFERSON-CONT Kathy Whipple asked, if they want to change the color of the lettering, do they have to come back before the Commission. Staff said that is correct.

Kent Porter asked if there could be lettering for Bea's on the East side of the building also. Staff said yes.

A motion was made by Kim Murphy and seconded by Heath Courtney to approve the application of Tim Harris, Star Development, to make color changes to the 100 North Jefferson building (Bea's Flowers) and approve the sign plan to coordinate tenant signage for the building. The motion carried unanimously.

PUBLIC HEARINGS

LITTLE DAWG DAYCARE-CONDITIONAL USE PERMIT FOR DAYCARE

Staff reported the applicant for Little Dawg Daycare had withdrawn the application.

INFORMATION & DISCUSSION ITEMS

ALUMNI ASSOCIATION SIGN Staff presented a memo dated October 5, 2010 for discussion in regard to a Kearney High School sign being put at Kearney High School by the Alumni Association.

Staff said they had talked with Roger Clemons and the Alumni Association is requesting donations to construct a marquee sign at the High School. Though the sign is not dimensioned, it appears to be a pole sign and includes an electronic reader board.

Staff said the school is located in a residential area. According to our codes, only monument signs for non-residential uses such as churches and community buildings, can be used in this area. It can be an informational bulletin board (removable letters rather than electronic reader board) which could be attached to the monument sign or a wall of the building.

Staff said either they will have to change the sign they are proposing or we will have to amend our sign ordinance. Staff said the meeting is open for discussion on this matter.

Kent Porter said he had received a letter soliciting a donation and he had passed it on to City Staff. He said the current sign ordinance won't allow a reader board on a pole sign. He said he wanted to do one at his business because a monumental sign wouldn't be readable from the roadway.

Darren Hiley said he didn't have a problem with pole signs in the proper locations but our ordinance doesn't allow them.

Kent Porter said if we did approve a reader board in that area he would suggest that it be on a timer and go off at a certain time of night.

ALUMNI ASSOCIATION SIGN-CONT Kim Murphy said he believes the location of the sign is not good. He said no one will see it there. He said it should be at Hawthorne on 19th Street and Jefferson Street or out by I-35. It was decided that the Administration Building property would be another good location.

Kim Murphy said if it had hours of operation, he didn't think there would be objection by the residents. He said they put up with the lights at the tennis court and other athletic fields all the time.

Heath Courtney said he believes regardless of who is doing the sign, it should be in conformance with the Sign Codes.

Kathy Whipple said if we allow this in residential then others will want signs in residential.

Kent Porter said we have some signs currently that are flashing at Clay County Savings Bank and Kent Mohler's. He said Rock Inn also has one of those ugly yellow signs that sit in their front yard.

Darren Hiley said for Staff to call the Alumni Association and let them know where we stand with this type of sign.

Kim Murphy said we need to adjust the sign ordinance as we go. He said we have not been able to enforce what we currently have. He said we didn't want pole signs at 33 Highway and 92 Highway and that was why the ordinance was drafted as it currently is. He said we may need to consider pole signs for businesses where a monumental sign can't be seen.

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

Approved: _____ **Attest:** _____
Kathy Whipple, Chairperson **Darren Hiley, Secretary**