

PLANNING AND ZONING COMMISSION

August 8, 2011

The Planning and Zoning Commission, City of Kearney, Missouri, met in regular session at 6:30 P.M., August 8, 2011 at Kearney City Hall with Kathy Whipple presiding. Members present were Heath Courtney, Kim Murphy, Eric Shumate, Dan Holt, Darren Hiley and Kent Porter. Staff members present were David Pavlich, Chad Coffelt and Shirley Zimmerman.

Kathy Whipple opened the meeting with the Pledge of Allegiance.

ELECTION OF OFFICERS

Chairperson: A motion was made by Kim Murphy and seconded by Heath Courtney to elect Kathy Whipple as Chairperson. The motion carried unanimously.

Secretary: A motion was made by Kim Murphy and seconded by Kent Porter to elect Darren Hiley as Secretary. The motion carried unanimously.

CONSENT AGENDA

➤ Minutes of the July 11, 2011 meeting

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

NEW BUSINESS

FARMERS INSURANCE GROUP-POLE SIGN ADDITION Staff presented an application from Jay McNary, Farmers Insurance Group, to increase the amount of signage on the existing pole sign at 412 North Jefferson (Dollar General).

Staff said the existing Dollar General pole sign is approximately twenty feet tall with a thirty-two square foot sign face. Farmers Group proposes to add an additional sign to the bottom of the Dollar General sign, doubling the size of the sign to sixty four square feet. The sign code allows pole signs up to eighty square feet in size.

Staff presented a Staff memo dated August 8, 2011 and recommended approval.

Kim Murphy said since it is going below the Dollar General sign, will it meet the minimum height from the ground. Staff said that is eight feet and this meets that requirement.

Darren Hiley asked if it was a back lit sign. Staff said no.

FARMERS INSURANCE GROUP-POLE SIGN ADDITION Dan Holt said there is a third spot for another business at that location. He asked if there would be room for them to have a spot on the pole sign. Staff said they thought so.

A motion was made by Kim Murphy and seconded by Darren Hiley to approve the application from Jay McNary, Farmers Insurance Group, to increase the amount of signage on the existing pole sign at 412 North Jefferson (Dollar General). The motion carried unanimously.

PUBLIC HEARINGS

TEXT AMENDMENT TO ZONING CODE Staff presented an amendment to the Zoning Order allowing “Group Child Care Home, Child Care Center, Nursery School” as a conditional use in R-R (Rural Residential District).

Staff said the Zoning Order currently allows as a conditional use for these businesses in any commercial district and the R-1, R-2, R-3 and R-4 districts. The R-R District does not include the land use.

Staff said there are several properties in and around Kearney zoned R-R or designated by the Future Land Use Plan for rural estate development, that may be suitable for such a land use. These areas include properties along 33 Highway South of the City, lots along 19th Street at Paddock Drive, which will become a more important arterial in the future as a future I-35 interchange is anticipated just to the West of that location and properties along Summersette Drive and Jesse James Farm Road.

Staff presented a Staff Report dated August 8, 2011 and recommended approval.

The floor was opened to the public.

There being no comment from the public, the floor was closed.

Kim Murphy asked if there was a reason for purposing this at this time. Staff said it is needed and there is an interested party who has land under this definition and would like to annex into the City.

Heath Courtney asked why it wasn't listed before. Staff said it just was an oversight.

Kathy Whipple said she doesn't have any problem with the concept but is concerned that the description of group child care home could include an institutional home for behaviorial or disabled children that has the children twenty-four hours a day. Staff said the current definition of a group child care home is a home with no more than ten children. If it exceeds that number it becomes a child care center.

TEXT AMENDMENT TO ZONING CODE-CONT After some discussion a motion was made by Dan Holt and seconded by Kim Murphy to table this until Staff could better research the definition of the group child care home. The motion carried unanimously.

INFORMATION AND DISCUSSION ITEMS

KATHY WHIPPLE - CROSSWALKS Kathy Whipple said the crosswalks at 19th Street by the tennis court and the one on Meadowbrook Drive need to be repainted.

DAN HOLT – PAVERS Dan Holt said the Board of Aldermen wasn't opposed to pavers but we should look at getting that into our codes.

Eric Shumate said we should check and see what other cities are doing.

Heath Courtney said maybe we develop a "green section" to our codes. He said this will help encourage people to do things and make things more appealing.

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

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