

## **PLANNING AND ZONING COMMISSION**

**July 9, 2012**

The Planning and Zoning Commission, City of Kearney, Missouri, met in regular session at 6:30 P.M., July 9, 2012 at Kearney City Hall with Kathy Whipple presiding. Members present were Dan Holt, Eric Shumate, Kent Porter, Heath Courtney, Darren Hiley and Kim Murphy. Staff members present were David Pavlich and Shirley Zimmerman.

Kathy Whipple opened the meeting with the Pledge of Allegiance.

**OATH OF OFFICE** Shirley Zimmerman administered the oath of office to Kathy Whipple and Kim Murphy. They will serve until June 1, 2016.

**ELECTION OF CHAIRPERSON** A motion was made by Kim Murphy and seconded by Darren Hiley to re-appoint Kathy Whipple as Chairperson. The motion carried unanimously.

**ELECTION OF SECRETARY** A motion was made by Kim Murphy and seconded by Dan Holt to re-appoint Darren Hiley as Secretary. The motion carried unanimously.

### **CONSENT AGENDA**

➤ Minutes of the May 14, 2012 meeting

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

### **NEW BUSINESS**

**FUEL EXPRESSO-CONVERT CHANGEABLE COPY SIGNAGE** Staff presented an application from KC Sign Express for Fuel Espresso, formerly Pour Boys, located at 405 West 92 Highway, proposing modifications to an existing pole sign by replacing the non-illuminated changeable copy for gas pricing with illuminated LED gas pricing.

Staff said the height of the pricing portion of the sign will be reduced from 67 inches tall to 48 inches tall, which reduces the size of the sign approximately 12 square feet. The "Car Wash" portion of the sign will not change, but will scoot up flush with the bottom of the gas pricing, so as not to have a gap in the sign.

Heath Courtney asked if the portion above the prices will stay the same. Staff said yes.

A motion was made by Dan Holt and seconded by Kim Murphy to approve the application from KC Sign Express for Fuel Espresso, formerly Pour Boys, located at 405 West 92 Highway, proposing modifications to an existing pole sign by replacing the non-illuminated changeable copy for gas pricing with illuminated LED gas pricing. The motion carried unanimously.

## **PUBLIC HEARINGS**

**AMENDMENT FOR TEMPORARY CONSTRUCTION SIGNS** Staff presented an amendment to the Zoning Order for the size of temporary construction signs and recommended approval.

Staff said NorthPoint Development is excited to let people know about the new urgent care facility by installing a temporary construction sign, but they have noted that a 32 square foot sign would be difficult to read based on the topography of the site and the speed of vehicles traveling along I-35.

Staff said they would like to amend the ordinance to allow “temporary construction signs” to be increased in size to a maximum size of 64 square feet when located along I-35 frontage.

Kim Murphy asked about the height restriction. Staff said it can be twelve feet high from ground where it is located. Staff said they are sure the developers of the new shopping center will want the same thing whenever they get started.

Kent Porter said if there is an outer road to the property can the sign be between the road and the Interstate or would it have to be on the property itself.

Heath Courtney said if any portion of the property butts up to I-35 they should be allowed to have a sign as long as it is readable from the Interstate.

The floor was opened to the public.

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

There was discussion about the fact that the sign should be within 100 feet of Interstate 35 right of way to be 64 square feet.

A motion was made by Kim Murphy and seconded by Heath Courtney to recommend to the Board of Aldermen to approve the amendment to the Zoning Ordinance by having Note # 9 to say “Temporary constructin signs for property located within 100 feet along Interstate 35 right-of-way may be 64 square feet in size, provided such sign is located along the Interstate 35 right-of-way. The motion carried unanimously.

## **INFORMATION AND DISCUSSION ITEMS**

**DARREN HILEY** Darren Hiley asked if there had been any discussion about doing I-35 and 92 Highway exchange like they have done at I-435 and Front Street or I-35 and Front Street. Staff said MoDOT says those type of exchanges won’t work here in Kearney.

**STRATEGIC PLANNING SESSIONS** Kathy Whipple asked if there had been any discussion about energy conservation. She said she would like to see there be some type of incentive for builders to build green and use energy conservation.

Staff said they are also discussing maintenance standards and rather we would have landlord standards, etc.

Eric Shumate asked if we had considered controlling temporary businesses in parking lots.

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

**Approved:** \_\_\_\_\_ **Attest:** \_\_\_\_\_  
**Kathy Whipple, Chairperson** **Darren Hiley, Secretary**