

PLANNING AND ZONING COMMISSION

February 8, 2016

The Planning and Zoning Commission, City of Kearney, Missouri, met in regular session at 6:30 P.M., February 8, 2016 at Kearney City Hall with Darren Hiley presiding. Other members present were Dan Holt, Chuck Davis and Doyle Riley. Staff members present were David Pavlich and Shirley Zimmerman.

Darren Hiley opened the meeting with the Pledge of Allegiance.

CONSENT AGENDA

➤ Minutes of the December 14, 2015 meeting

Darren Hiley asked that a change be made in paragraph 7 on page 2 to say He asked if spacing between the parking aisles is large enough to accommodate two way traffic. Staff said they will make the change.

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

NEW BUSINESS

TDR AUTO PLAZA – MONUMENT SIGN WITH ELECTRONIC READER

BOARD Staff presented an application from Dirk Moss, TDR Auto Plaza, to install a monument sign with a changeable copy reader board. The sign would be located along Interstate 35, directly in front of their building. The sign is proposed to be five feet from the property line.

The proposed monument sign will be 7 feet tall by 11.25 feet wide with a 50 square foot sign face. The sign code requires static display of an electronic reader board or LED sign that may change to the next message at no faster than 2 second requirement.

Chuck Davis asked if this would be straight out from their front door. Mr. Moss said that is correct.

A motion was made by Dan Holt and seconded by Chuck Davis to approve the application from Dirk Moss, TDR Auto Plaza, to install a monument sign with a changeable copy reader board contingent upon meeting all Staff comments. The motion carried unanimously.

KEARNEY EYE CARE-WALL SIGN IN THE DOWNTOWN CBD DISTRICT

Staff presented an application from Kelli Regier, Kearney Eye Center proposing to remove the awning and install a projecting sign above the front window at 119 East Washington Street.

KEARNEY EYE CARE-WALL SIGN IN THE DOWNTOWN CBD DISTRICT

The proposed sign is approximately 8 square feet in size, which covers less than 10 percent of the façade. The bottom of the sign will be at least 8 feet above the sidewalk.

Dan Holt said he wanted to commend the business on the signage. He said it is keeping with the look of the historic downtown area.

A motion was made by Doyle Riley and seconded by Chuck Davis to approve the application from Kelli Regier, Kearney Eye Center proposing to remove the awning and install a projecting sign above the front window at 119 East Washington Street contingent upon meeting all Staff comments. The motion carried unanimously.

KEARNEY MUSEUM EXPANSION – FAÇADE IMPROVEMENTS IN THE DOWNTOWN CBD DISTRICT

Staff presented an application from the City of Kearney proposing to make façade improvements to the building at 103 East Washington. The proposed façade changes in the downtown area require minor site plan review by the Planning and Zoning Commission.

The City acquired 103 East Washington, formerly Clay County Auto Parts, through a partial purchase and partial donation from the previous property owner. The building was acquired for expansion of the Kearney Historical Museum.

Some time between 1901 and 1915, the building was converted from a drugstore to a bank. The proposed improvements are intended to match the façade when the building was a bank. The existing canopy and brick veneer will be removed, exposing the previous brick façade. Improvements will include brick repair, new windows, clay tile, doorway and ornamentation and many interior improvements.

Dan Holt asked if putting fencing around the mechanical equipment would be part of this approval. Staff said that will be done when the interior work is done.

Dan Holt asked if they would be putting any signage on the windows. Gerri Spencer said they don't intend to at this time.

A motion was made by Dan Holt and seconded by Doyle Riley to approve the application from the City of Kearney proposing to make façade improvements to the building at 103 East Washington contingent upon meeting all Staff comments. The motion carried unanimously.

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

Approved: _____ **Attest:** _____
Darren Hiley, Acting Chairman