

## **PLANNING AND ZONING COMMISSION**

**August 8, 2016**

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

Kathy Barger opened the meeting with the Pledge of Allegiance.

### **CONSENT AGENDA**

➤ Minutes of the July 11, 2016 meeting

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

### **PUBLIC HEARINGS**

#### **PUBLIC WATER SUPPLY DIST #6 CUP FOR UTILITY TOWER FACILITY**

Staff presented an application from Public Water Supply District #6, 1061 Couchman Drive for a Conditional Use Permit to erect an approximately 40 foot tall communication tower at their office. The purpose of the tower is to allow SCADA communications for remote monitoring and control their booster stations and water tanks from their home office.

The property is part of a multi-tenant industrial building owned by Hedrick Construction. The property owner has authorized construction of the utility tower.

The tower will be located on a four foot by four foot concrete pad adjacent to the back of the building, behind the water district's tenant space. The tower site is more than eighty feet from the West property line and further than that from the South and East property lines.

"Public utilities and facilities" are allowed by conditional use permit in the M-Industrial Zoning District.

The floor was opened to the public.

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

Dan Holt asked if there would be any guy wires from the tower. Staff said it is small enough to be self contained.

Dan Holt asked if this tower would be for a single use only. Staff said there will be no other antennas on this tower. Dan Holt said he would like to see something in writing

**PUBLIC WATER SUPPLY DIST #6 CUP FOR UTILITY TOWER FACILITY**

that no one else can use this tower and it will be removed in the event that the Water District moved their office.

A motion was made by Dan Holt and seconded by Darren Hiley to recommend approval to the Board of Aldermen for an application from Public Water Supply District #6, 1061 Couchman Drive for a Conditional Use Permit to erect an approximately 40 foot tall communication tower at their office, contingent upon meeting all Staff comments:

1. Submittal of a building permit prior to installation.
2. Development of the project in compliance with all City Codes, conditions, requirements, plans and payments of fees and taxes.
3. Public Water Supply District #6 of Clay County will be the only user of the tower facility, and;
4. The Conditional Use Permit expires and the tower shall be removed if and when the water district vacates the property.

The motion carried unanimously.

**SIGN CODE AMENDMENT-NUMBER OF MONUMENT SIGNS WITH FRONTAGE OVER 300 FEET**

Staff said this was tabled at the last meeting so Staff could gather information from other cities. Staff presented a memo showing the surrounding communities and how they handle monument and pole signs for multi-tenant commercial properties.

Staff said they still recommend we adopt the same language as was presented last month. Staff said they wouldn't have a problem with allowing a larger monument sign if they chose to only have one sign.

The floor was opened to the public.

Tom Patterson, 201 East 20<sup>th</sup> Terrace, said he would prefer one sign. He said it would need to be large enough though to allow all tenants in the property a space on the sign. He said it could be taller.

Darren Hiley said with a single sign it doesn't leave other tenants anywhere to go if the sign won't list multiple tenants.

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

Chuck Davis said he would like to see the monument sign made bigger so all tenants would have a chance to utilize it.

Darren Hiley said we have to be careful how we handle the size of monument signs. He said if you allow it to be taller it may hide some of the store fronts.

Darren Hiley said the purpose of doing this amendment was to make the requirements of monument signs be the same as pole signs. Staff said that is correct.

Kathy Barger said if we change this and allow a tenant to put up a monument sign for their business it wouldn't accommodate the other tenants. She asked what would happen

**SIGN CODE AMENDMENT-NUMBER OF MONUMENT SIGNS WITH FRONTAGE OVER 300 FEET** if they wanted pole signs. Staff said they can have two pole signs with the current ordinance. They just have to be 150 feet apart.

Dan Holt asked if we change this to accommodate Cellar and Loft, how much heat will Staff take. Kent Porter said the owner of the property has to approve the placement of the sign.

Darren Hiley said if we are going to only allow one monument sign, we should allow it to be larger so it is fairer to all tenants.

Kent Porter said he was fine with making the monument sign larger to accommodate more tenants.

Kathy Barger said she had no problem with two fifty square foot monument signs on property with 300 feet or more frontage.

After more discussion it was decided that they could have two monument signs but in lieu of two monument signs they could have one monument sign with up to seventy five feet square footage.

A motion was made by Darren Hiley and seconded by Dan Holt to recommend to the Board of Aldermen to approve the amendment to the Sign Code Ordinance, changing the number of monument signs for multi-tenant properties with road frontages that exceed 300 feet and if only one monument sign it can be up to 75 square feet, contingent upon meeting all Staff requirements. The motion carried unanimously.

### **INFORMATION & DISCUSSION ITEMS**

**MONTHLY BUILDING PERMITS** Staff presented a copy of the building permits issued and Certificate of Occupancy issued for the past month.

**KATHY BARGER** Kathy Barger asked if we could post the list of new businesses getting Occupational Licenses on the City web page. She said people are always asking who is coming to town. Staff said the only problem with doing it, is that other businesses will feel like you are advertising for the new businesses and not them.

**DARREN HILEY** Darren Hiley asked how the school sidewalk project was coming along. Staff said Amino Brothers is doing the project and they are striving to try and get the most of it at least done before school starts.

**DAN HOLT** Dan Holt asked when 19<sup>th</sup> Street would be open for traffic. Staff said they hope to have the road open for school traffic first day of school.

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

Approved: \_\_\_\_\_ Attest: \_\_\_\_\_  
Kathy Barger, Chairperson Darren Hiley, Secretary