



LOUISBURG PLANNING COMMISSION MEETING MINUTES WEDNESDAY JANUARY 25, 2017

The Planning Commission of the City of Louisburg, Kansas met at 6:30 p.m. in the City Hall Council Chambers with Chairperson Andy Sauber presiding.

ATTENDANCE:

Commission Members: Anne Smith, Scott Hipp, Thorvald McKiernan, Rick Phillips, Nate Apple, Brandon Fosbinder, and Les Page
City Council: Bill Smith
City Staff: Jean Carder
City Administrator: Nathan Law
Recording Secretary: Rusty Whitham
Visitors: Fred Stieg, Apha Gerken, Rusty Gerken, and Ken Rau

ITEM 1: ROLL CALL

ITEM 2: ADOPTION OF THE AGENDA:

A motion was made by Nate Apple to adopt the agenda. The motion was seconded by Thorvald McKiernan. Motion passed 8-0.

ITEM 3: APPROVAL OF THE MINUTES:

A motion was made by Anne Smith to approve the minutes from the December 28, 2016 meeting. The motion was seconded by Thorvald McKiernan. Motion passed 7-0. Les Page abstained.

ITEM 4: PUBLIC COMMENTS: Persons who wish to address the Planning Commission regarding items not on the agenda may do so at this time. Speakers will be limited to three (3) minutes. Any presentation is for information purposes only.

None

PUBLIC HEARING BUSINESS ITEMS:

Item 5: None

NON-PUBLIC HEARING BUSINESS ITEMS:

Item 6: An Electronic Message Center (EMC) demonstration and discussion. Representatives from Luminous Neon, Inc. will bring the EMC demonstration truck to the Planning Commission to explain the capabilities of EMCs and answer questions. One hour has been allotted for this display and discussion.

Fred Stieg from Luminous Neon, Inc. brought an EMC demonstration truck to city hall. The purpose of this demonstration is to facilitate a discussion by the Planning Commission to consider allowing EMC signs in City Zoning Regulations. The outdoor demonstration lasted approximately 30 minutes and was followed by a 45 minute conversation. All agreed that additional discussion and research is required. No formal action was taken at this time.

Item 7: A discussion with David Boyce (Boyce Custom Homes) concerning Off-Site Residential Promotional Signage.

David Boyce was not in attendance. A brief discussion occurred concerning his request. After the discussion it was the general consensus of the Planning Commission that a request for Off-Site Residential Promotional Signage for residential construction sites would not be approved. No vote or formal action was taken by the Planning Commission at this time.

Item 8: A discussion with the owner of Simply Selah Consignment Store (Apha Gerken) located at 5 South Peoria Street concerning signage.

Apha Gerken and her son Rusty Gerken explained that they wanted clarification concerning the types of signs allowed at her business located at 5 South Peoria Street. Rusty Gerkin stated that every time they put up a sign on their property the city sends them a letter telling them that they don't meet city sign requirements. Staff explained that their business is zoned within the "C-4" Special Use Business District and the amount of signage allowed in that particular district is limited. Reference section 806.B.4:

“Maximum Gross Surface Area: Not more than forty (40) square feet per facade or a total of eighty (80) square feet per zoning lot.”

In addition their business is within the "HC-O" Highway K-68 Corridor Overlay District that limits their sign opportunities even further. Reference section 516.G.6:

“Signage. Signage within the Overlay District shall be subject to the requirements of the underlying zoning district and shall further be limited to one (1) ground sign per street frontage not to exceed ten (10) feet in height. No off-site advertising signs (billboards) shall be permitted within the Overlay District. No sign shall be placed within twenty (20) feet of any public street right-of-way.”

Apha Gerken mentioned that she is frustrated. They have a large business building but can't put up sufficient signage to advertise the businesses inside. She mentioned that customers are having a hard time finding her business building. Ms. Gerken then stated that as she drives around town she notices smaller businesses with more signage and property cluttered with a "bazillion" things. She suggested that she may do the same thing in the future. It was explained that those other businesses are zoned differently and are allowed more signage.

Andy Sauber asked if they rezone the property to "C-3" General Businesses District would that increase their allowable signage. Staff replied yes. The maximum allowable square footage would be increased from 80 to 200 square feet.

Apha Gerken stated that she is considering painting a mural on her building and wanted to know if it would be allowed. Nate Apple suggested that she draw something up and submit it to the Planning and Zoning Department for review to ensure that it complies with the zoning regulations.

Nate Apple mentioned that the Planning Commission is currently reviewing the sign regulations.

Additional discussion occurred. No formal action was taken at this time.

Item 9: A discussion with Ken Rau concerning his proposal to rezone a vacant lot located at 707 South 1st Street from "R-1" Single Family Dwelling Zoning District to "R-3" Multi-Family Residential Zoning District. This is a discussion only. No formal action will be taken.

Ken Rau explained that he recently purchased the property and wishes to build a Multi-Family (Three-Plax) structure on the lot. In order to this Staff informed him that the property would have to be rezoned from the "R-1" Single Family Dwelling Zoning District to "R-3" Multi-Family Residential Zoning District.

Andy Sauber asked what are staff's concerns about the possibility of building a multi-family structure on this lot. Staff replied that if Mr. Rau is to construct a multi-family structure on this lot he would have to:

1. Ensure that each unit be no smaller than 1060 Square feet of living space per dwelling unit. Reference Section 504.D.4 of the Zoning Regulations.
2. Meet setback requirements. Reference Section 504.G of the Zoning Regulations.
3. Provide ample parking on his own property. Reference Section 705.A.8 of the Zoning Regulations.
4. Satisfy property line requirements (Intensity). Reference Section 504.D of the Zoning Regulations.

After additional discussion there were no objections to rezoning this property. No formal action was taken at this time. Mr. Rau suggested that he will formally bring this issue to the Planning Commission during a public hearing at a later date.

OLD BUSINESS: Any old business the Commission may wish to discuss

Item 10: None

NEW BUSINESS:

Item 11: None

REPORTS:

Item 12: None

Item 13: ADJOURNMENT:

A motion was made by Brandon Fosbinder to adjourn the meeting. Second was made by Thorvald McKiernan. The motion passed 8-0. Meeting adjourned at 8.18 p.m.

Submitted by Rusty Whitham