



LOUISBURG PLANNING COMMISSION MEETING MINUTES WEDNESDAY FEBRUARY 22, 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: Gus Strughen, Thorvald McKiernan, Nate Apple, Brandon Fosbinder, and Les Page
City Council: Bill Smith
City Staff; Jean Carder
City Administrator: Nathan Law
Recording Secretary: Rusty Whitham
Visitors: Bob Bazin

ITEM 1: ROLL CALL

ITEM 2: ADOPTION OF THE AGENDA:

A motion was made by Les Page to adopt the agenda. The motion was seconded by Nate Apple. Motion passed 6-0.

ITEM 3: APPROVAL OF THE MINUTES:

A motion was made by Brandon Fosbinder to approve the minutes from the January 25, 2017 meeting. The motion was seconded by Thorvald McKiernan. Motion passed 5-0-1. Gus Strughen 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: A discussion with Bob Bazin concerning a Site-Plan for Neil Spector's Auto Sales located at 1 South Broadway. Spector wishes to extend his parking lot to the east.

This item was not on the agenda for this meeting. Chairperson Andy Sauber entertained a motion to add this item for discussion. Nate Apple made a motion to add Neil Spector's parking lot extension discussion to the agenda. Thorvald McKiernan seconded the motion. The motion passed 6-0.

Nate Apple disclosed that his concrete company submitted a bid to pour concrete for this project. Apple added that as far as he knows his concrete business not been selected at this time. Apple wanted to ensure that he is upfront with his fellow Planning Commission members and that they are aware of this situation.

After a brief discussion with Bob Bazin the Planning Commission determined that additional information is needed to sufficiently review this Site-Plan proposal. Most Planning Commission members were open to schedule an out of cycle special call meeting when Bazin has more details. Some items needed are:

1. Storm Water Runoff Study stamped an Engineer
2. Survey that outlines property lines
3. An approved Property Line Adjustment ensuring that the new parking lot extension is maintained to a single lot and does not encroach on any other property

No further discussion or action was taken by the Planning Commission.

Item 7: A discussion concerning the current sign regulations and the possibility to make changes to the current restrictions.

After some discussion Les Page made a motion to approve the suggested changes to the Sign Regulations (Staff Memo "A") with the execution of item 3. Gus Strughen seconded the motion. The motion passed 6-1. Nate Apple voted no.

- *Increase the size of the sign face from 40 to 50 sq. ft. Other communities range in size from 50 to 100 sq. ft. per face. Louisburg's C-2 and C-3 are some of the largest sign faces at 200 sq. ft. gross maximum*
- *Increase sign height to 15 ft. Other communities range in height from 15 ft. to 20 ft. in commercial districts.*
- *~~Consider allowing a 20 ft. sign if the owner moves the sign twice the distance from the required setback.~~ (Item Removed)*
- *All signs should comply with City/National electric code, if applicable.*

After some additional discussion Thorvald McKiernan made a motion to approve the suggested Intent/Purpose of the Sign Regulations (Staff Memo "B"). Les Page seconded the motion. The motion passed 7-0.

“Purpose and Findings: This section regulates and controls all exterior signs placed for observation in order to preserve, protect and promote the public health, safety and general welfare of the residents of the City of Louisburg, Kansas. This section:

- *Encourages the reasonable, orderly and effective display of signs;*
- *Allows each business to clearly identify itself and the goods or services that is provided;*
- *Enhances the physical appearance of the City;*
- *Reduces visual clutter;*
- *Prevents blighting influences;*
- *Protects property values;*
- *Is intended to regulate signs in a manner consistent with the U.S. and state constitutions and in a manner that is content-neutral to protect non-commercial speech;*
- *Provides minimum standards to safeguard life, health and property by regulating and controlling the size, height, design, quality of materials, construction, location, electrification and maintenance of all signs and sign structures; and*
- *Authorizes the use of signs that are compatible with their surroundings.”*

The Planning Commission then discussed at length the suggested recommendations in staff memo “C” that would allow Electronic Message Centers (EMCs) in the Sign Regulations. After a lengthy conversation that modified the suggestions in memo “C”, a motion was made Nate Apple to formally discuss all agreed upon EMCs recommendations at the next available public hearing. This motion was seconded by Thorvald McKiernan and passed 6-0.

No further discussion occurred concerning changes to the existing sign regulations. All agreed upon changes shall be discussed during a public hearing scheduled on April 26, 2017. All recommended changes to the Sign Regulations made by the Planning Commission shall be forwarded to the City Council for final discussion.

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

Item 8: None

NEW BUSINESS:

Item 9: None

REPORTS:

Item 10: Jean Carder mentioned that the cardboard recycle bins located at Price Chopper have been removed. The Store Manger asked for their removal because they weren’t being emptied in timely manner. There were multiple occasions when the bins were overflowing causing trash to blow all over the property along K68 Highway.

Carder also mentioned that she made an official trip to Goddard Kansas on a “First Impression Tour”. Carder explained that this tour provides feedback to the city administrations from an outsider perspective. She stated that her visit was extremely informative and that Goddard is also struggling with sign issues. Carder added that Goddard has a lot of pole signs and the city has mandated their removal within 5 years. Staff from Goddard will be visiting Louisburg at some point and provide their first impressions of our city.

Item 11: ADJOURNMENT:

A motion was made by Les Page to adjourn the meeting. Second was made by Thorvald McKiernan. The motion passed 6-0. Meeting adjourned at 8.07 p.m.

Submitted by Rusty Whitham