

## MAY 4, 2011 PLANNING COMMISSION MINUTES

The Eudora Planning Commission met in regular session on Wednesday evening May 4, 2011 in the Eudora Municipal Building. Five members were present: Chairman Kurt von Achen, Glenn Bartlett, Rose House, Grant Martin and Johnny Stewart. Ken Adkinson and Richard Campbell were absent.

Also present were City Administrator John Harrenstein, Codes Administrator Curt Baumann and his assistant Debbie Eaton, Consultant Scott Michie of Lochner/BWR, Attorney Vincent M. Cox of Fisher, Patterson, Sayler & Smith, and Reporter John Schulz.

Chairman von Achen called the meeting to order at 7:30 pm, the pledge of allegiance was recited, and the minutes of the April 6, 2011 meeting were approved as circulated.

The chairman asked Administrator Harrenstein for his report, and Harrenstein brought the commission up to date on a number of City Council decisions. von Achen then asked Codes Administrator Baumann for his comments. Baumann said two builders got applications for single family residences but they have not as yet been submitted.

Glenn Bartlett asked what disposition will be made of the Historical Society Museum when the building at 10<sup>th</sup> and Main is demolished? Harrenstein said it is going to be moved to the Nottingham School building on May 16 and 17. Harrenstein said all three entities interested in the 10<sup>th</sup> and Main building have agreed on its demolition, and that the city plans a new Public Safety building on the corner; that the Library eventually plans to build on the property, and that the school retained a part of it. He said the location of the Public Safety building meets the economic development plan for Eudora which recommends that public facilities continue to be located in the downtown area.

Johnny Stewart asked about the resurfaced road to the LMH clinic building and if there will be sidewalks? Harrenstein replied that eventually "White Dog" road will be completely rebuilt and the curves realigned, possibly in six or seven years and in the meantime this was a temporary fix so no sidewalks were included.

Stewart also inquired about the Nottingham property and Harrenstein said that while they have spoken with several developers, at the present time the economy is so bad that nobody wants to take any risks.

Since there was no audience there was no public comment, and there were no public hearings on the agenda so the chairman called for the item under "Old business"; Continuation of the work session to consider amendments to the sign code and consider setting a public hearing for a zoning text amendment. He asked Consultant Michie for his comments.

Members had received copies of the 34 page revised draft of the Sign Regulations, and Michie walked them through a few changes in definitions, with considerable discussion centering on the "Civic Greeting Sign." The size had been changed from 30 feet in height and 20 feet in width to 12 feet in height and 40 feet in width, and any names of sponsors had been deleted.

Michie explained that it would be a welcome to our community sign only and no private business signage would be allowed. Rose House suggested it read "Historic Downtown" and von Achen asked if directions to downtown could be included?

Michie said there are "way-finding" signs, and he used as an example signs in Independence guiding tourists to the Harry Truman residence and Library, but he said Independence has an exception in their code to allow them.

Attorney Cox remarked that after the April work session he did some homework, but that the research is related to the pending litigation and without an executive session he can't give the commission any details.

Harrenstein demurred, saying not to try an executive session, since all discussion must be out in the open.

It was agreed to keep the sign simple, just a "Welcome to Eudora" with no civic sponsors of any kind. House asked if there would be money in the budget for signs, and Harrenstein said he is hearing a lot about the need for a sign, and some of the council members are interested, so he thinks it can probably be done.

Michie explained some of the other rules, concerning roof signs in particular, and pointed to various illustrations with the text. He said the LMH location exemplifies several of the sign types, since they will have a 20 foot elevated sign with animation, a ground sign on 20<sup>th</sup> Street, a ground sign and wall signs at the building, plus entry and exit signs.

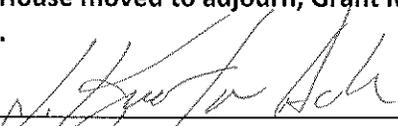
Michie also pointed out a major overhaul in temporary signs. They can be placed upon the initiation of the temporary event and must be removed within a specified period after termination of the event, with specific rules for Public Election Campaigns, Real Estate Sales or Lease, Building Construction or Remodeling, Temporary Freestanding Signs and Fabric Message Displays, and Public Interest events.

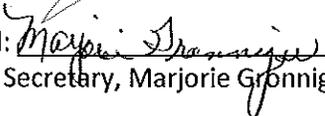
Johnny Stewart asked about the present signs on the fences at schools? Baumann remarked that since that is school property we usually leave that alone, while Harrenstein said that with schools we are lenient but they do come under the sign regulations and if we should get a number of complaints we would make them conform. At the present time it is a gray area, he added.

In conclusion, Michie noted that the entire billboard section of regulations has been deleted, and that instead of a flat \$20 fee per permit as now required, the cost of a permit shall be established by the City Council from time to time.

The chairman asked if the commission was ready to set a public hearing for the June meeting, and hearing some assent and no dissent, he ruled that the consensus was in favor and the hearing would be in June.

**Rose House moved to adjourn, Grant Martin seconded the motion and the meeting adjourned at 8:25 pm.**

Signed:   
Chairman Kurt von Achen

Signed:   
Secretary, Marjorie Groninger