

## JUNE 1, 2011 EUDORA PLANNING COMMISSION MEETING MINUTES

The Eudora Planning Commission met in regular session on Wednesday evening, June 1, 2011 in the Eudora Municipal Building. At the opening of the meeting, a quorum of four members was present: Chairman Kurt von Achen, Vice Chairman Richard Campbell, Glen Bartlett and Johnny Stewart. Ken Adkinson arrived at 7:41 pm. Grant Martin was absent and one chair was vacant as the term of Rose House had expired and she was not reappointed. No one, as yet, has been named to take her place.

Also present were City Administrator John Harrenstein, Codes Administrator Curt Baumann, Consultant Scott Michie of Lochner/BWR and Reporter John Schultz.

Chairman von Achen called the meeting to order at 7:30 pm, the pledge of allegiance was recited, and the minutes of the May 4, 2011 meeting were approved as circulated.

The chairman asked Administrator Harrenstein for his report. Harrenstein updated the commission on recent actions taken by the City Council including awarding a city grant to the new business, Past and Present Treasures, the appointment of Renee Shackelford as City Treasurer, Lathrop & Gage of Kansas City as the city's legal firm, and Randy McCalla as Municipal Judge. Also, three members of the Board of Zoning Appeals who were serving interim appointments were named to full terms.

Contracts had been signed with the Indigo Design Company for a Master Plan for the city's Parks & Recreation Department, and with R.D. Johnson for the demolition of the former middle school on Main Street. The council also approved a building to house the belt filter press at the wastewater treatment plant.

Harrenstein said there will be "Music in the Park" on Friday evenings this summer, and that City Clerk Donna Oleson will be retiring June 15 after 25 years with the city.

von Achen then asked for Codes Administrator Baumann's report. Baumann said two permits for seasonal sales had been issued: one to Richard Campbell for a Farmer's Market, and one to Erica Spurling for an espresso coffee drive-thru to be located in the NW corner of the C&S Grocery parking lot. Permit valuations for May totaled \$11,400.

There was no public comment so the chairman called for the public hearing to consider text amendments to the sign code. He asked Consultant Michie for his comments.

Michie said there have been very few changes since the May meeting. Civic greeting signs now come under 16-1209, Exemptions, A 3, Official Signs, which Michie said is kind of a catchall designation. He explained the term "snipe sign" refers to signs attached to fences, trees, temporary structures, utility poles or any other public property, except those placed by federal, state or local governments. They are not allowed, neither are sound or smoke emitting signs, or roof signs that extend above the roof ridge of the building.

With regard to questions raised at a previous meeting, 16-1209 A, Total Exemptions, 10, now reads "Scoreboards and special event sponsorship signs in and on athletic stadiums." (are allowed)

Michie said the entire billboard section is now deleted and no billboard permit can be issued within the Eudora city limits.

There was some discussion about "off premise" signs. Johnny Stewart questioned whether in certain situations allowing only four signs would be too few? Ken Adkinson countered with the comment, "Who is going to check to see if there are five instead of four?"

Codes Administrator Baumann raised the question that evoked the most discussion. He said he could see a lot of arguments when he tells the public that under 16-1212, A 5 a, their temporary event sign, say for a garage sale, cannot exceed four square feet. The ending agreement was to allow temporary event signs to be as large as a maximum of 24 square feet.

Chairman von Achen opened the public hearing, there was no one present to speak for or against the topic, so he immediately closed the hearing and brought the subject back to the commission.

Richard Campbell moved to recommend approval of the sign amendments to the City Council with the one change, 16-1212 A 5 a, from four square feet to 24 square feet for temporary event signs. Ken Adkinson seconded the motion and the vote was unanimous in favor, 5-0.

Chairman von Achen added one item under "New business." He told the commission that the Eudora Methodist Church is applying for a Conditional Use Permit to establish a day care at their church building. This application will have to be considered at a joint meeting of the Eudora Planning Commission and the Lawrence-Douglas County Planning Commission as the church is located in the county but within Eudora's 3 mile radius. No staff report has been received but the meeting will be on Monday, June 20 at the Lawrence City Hall. Consultant Michie said he understands it will be at 4:30 pm.

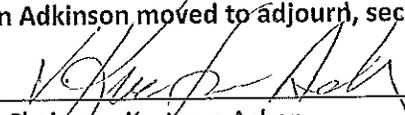
von Achen said he appreciates the fact that Lawrence-Douglas County has been treating Eudora with more respect lately, so he would like to see at least a quorum attending the meeting to show support for the church and respect to the planning commission.

Both Michie and von Achen reminded the commission that the sand pit application will be heard by the Douglas County Commission on Wednesday, June 8, at the Douglas County Courthouse and it will not only be important for the whole commission to attend, but he suggested it might be wise to contact the three commissioners and urge them to deny the application since the result the city wants is not guaranteed.

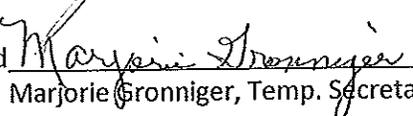
Richard Campbell revived the topic of changing the planning commission meetings to an earlier hour. Consensus was that 6:30 pm would be too early, so Campbell moved to change the time from 7:30 pm to 7:00 pm. Johnny Stewart seconded the motion and the vote was 4-1 with Glenn Bartlett voting nay.

Ken Adkinson moved to adjourn, seconded by Glenn Bartlett. The meeting adjourned at 8:15 pm.

Signed

  
Chairman Kurt von Achen

Signed

  
Marjorie Gronniger, Temp. Secretary