

PLANNING AND ZONING COMMISSION

November 8, 2010

The Planning and Zoning Commission, City of Kearney, Missouri, met in regular session at 6:30 P.M., November 8, 2010 at Kearney City Hall with Kim Murphy presiding. Members present were Kent Porter, Darren Hiley and Jenny Hayes. Doyle Riley, Heath Courtney and Kathy Whipple were absent. Staff members present were David Pavlich and Shirley Zimmerman.

Kim Murphy opened the meeting with the Pledge of Allegiance.

CONSENT AGENDA

➤ Minutes of the October 11, 2010 meeting

A motion was made by Kent Porter and seconded by Darren Hiley to approve the amended minutes in the Consent Agenda as presented. The motion carried unanimously.

PUBLIC HEARINGS

REZONE FROM C TO R-1 AT 408 NORTH GROVE Staff presented an application from Mertie Denney, William Corum and Charlotte Barr to rezone a tract at the Northwest corner of South Grove and East 5th Street from C-Commercial to R-1-Single Family Residential.

Staff said the property includes an existing single-family residence and detached garage. The property has previously been used for trash truck parking, which was recently removed from the property.

Staff presented a memo dated November 8, 2010 and recommended approval of the rezoning with no conditions.

The floor was opened to the public.

Tom Patterson, 201 East 20th Street, asked why they are changing the zoning. Ms. Denney, property owner, said the real estate agents won't list it as residential use unless the zoning is changed. She said they hadn't had much interest as commercial.

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

Jenny Hayes asked where the trash trucks went. Staff said they were moved to Excelsior Springs after they bought another company there.

Jenny Hayes asked if commercial was to the West. Staff said yes. She said it appears like we are doing spot zoning here and she thought we didn't want that. Staff said the

REZONE FROM C TO R-1 AT 408 NORTH GROVE-CONT future land plan shows it as residential and there is a property to the North and one across the road that are currently occupied as residential. Schools can be in residential.

A motion was made by Darren Hiley and seconded by Kent Porter to approve the application from Mertie Denney, William Corum and Charlotte Barr to rezone a tract at the Northwest corner of South Grove and East 5th Street from C-Commercial to R-1-Single Family Residential. The motion carried unanimously.

INFORMATION & DISCUSSION ITEMS

KIM MURPHY Kim Murphy said his comments, last month in regard to pole signs, weren't real clear. He said our current ordinance doesn't allow existing businesses such as Porter's to put up a new pole sign with a reader board. Their property lays in a way that makes it difficult to see a monument sign. He said the same could be true of the High School.

Mr. Murphy asked if the Planning and Zoning Commission could revisit the Sign Ordinance or it would be done by the Board of Aldermen. Staff said the Planning and Zoning Commission could ask the Board of Aldermen to amend the Sign Ordinance.

Darren Hiley asked why we have become so restricted in regard to pole signs. Staff indicated that the sign code still allows poles signs. The Board noted that when the sign code was previously changed that we had some businesses that wanted tall pole signs visible from the Interstate, and there was a desire for businesses to use monument signs. We didn't want to look like "Las Vegas". To encourage monument signs we made it where only monument signs could have electronic reader boards.

Kim Murphy said he may work on some new language for the sign ordinance, pertaining to the use of pole signs and monument signs for site with limited visibility, at the next meeting.

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

Approved: _____ Attest: _____
Kim Murphy, Chairperson Darren Hiley, Secretary