

PLANNING AND ZONING COMMISSION

April 13, 2015

The Planning and Zoning Commission, City of Kearney, Missouri, met in regular session at 6:30 P.M., April 13, 2015, at Kearney City Hall with Kathy Whipple presiding. Other members present were Doyle Riley, Darren Hiley and Kent Porter. Dan Holt, Eric Shumate and Chuck Davis were absent. Staff members present were David Pavlich and Shirley Zimmerman.

Kathy Whipple opened the meeting with the Pledge of Allegiance.

CONSENT AGENDA

- Minutes of the March 9, 2015 meeting

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

NEW BUSINESS

101 WEST WASHINGTON-MINOR SITE PLAN FOR AWNING Staff presented an application from Heidi Faith, Christian Childbirth Services, to install a new awning sign above the front window at 101 West Washington Street. Such a proposal in the downtown requires review by the Planning and Zoning Commission.

The black awning will be approximately twenty feet wide and three feet tall. The proposed awning is consistent with the shape and color of awnings across the street (Bea's, Kearney Courier, etc.). The property owner has approved the proposed awning and sign.

A motion was made by Kent Porter and seconded by Doyle Riley to approve the application from Heidi Faith, Christian Childbirth Services, to install a new awning sign above the front window at 101 West Washington Street, contingent upon meeting all Staff comments. The motion carried unanimously.

KEARNEY WEST SHOPPING CENTER-MINOR SITE PLAN FOR ELECTRONIC MESSAGE SIGN Staff presented an application from Star Development, owner of Kearney West Shopping Center at the SW corner of I-35 and 92 Highway, to install a monument sign with changeable copy.

The sign would be located in front of the detention basin East of Burger King, in the same location as a previous sign that was removed a few years ago.

KEARNEY WEST SHOPPING CENTER-MINOR SITE PLAN FOR ELECTRONIC MESSAGE SIGN

The proposed monument sign will be located more than five feet from the property line and will be just over five feet tall and twelve feet wide with a thirty three square foot face.

The sign code requires static display of an electronic reader board or LED sign that may change to the next message at no faster than two second intervals. The applicant has provided an acknowledgement regarding this requirement.

A motion was made by Darren Hiley and seconded by Kent Porter to approve the application from Star Development, owner of Kearney West Shopping Center at the SW corner of I-35 and 92 Highway, to install a monument sign with changeable copy, contingent upon meeting all Staff comments. The motion carried unanimously.

PUBLIC HEARINGS

CODE AMENDMENT-FLOODPLAIN ORDINANCE UPDATE Staff reported that in January 2011, the Department of Homeland Security and FEMA initiated a process to update the floodplain maps in Clay County. The process was put on hold while they determined how to address certain levee areas along the Missouri River. The City recently received notice that the update is complete and FEMA has issued a new flood insurance study and floodplain maps, which become effective August 3, 2015.

Prior to the effective date, the City must approve an updated floodplain ordinance accepting the new study and floodplain maps. This allows the City to contain participation in the National Flood Insurance Program(NFIP). Federally-backed flood insurance is only available to properties within communities that participate in the NFIP.

A proposed amendment, in the form of a draft ordinance was presented to the Commission for consideration. The proposed amendment matches that of the City's existing floodplain ordinance, other than the reference information for the updated floodplain maps.

Staff said our ordinance requires residential, non-residential and manufactured home construction in the floodplain to have the lowest floor opening elevated a minimum of three feet above the base flood elevation. The City can reduce this requirement to a minimum of one foot above the base flood elevation. Staff said they recommend that we keep the three foot requirement.

Doyle Riley asked if anyone is greatly affected by this new floodplain map. Staff said the Clear Creek area and the unnamed stream from the Shoppes of Kearney that runs south thru Jamestown and down to 19th Street are affected. Staff said they mailed between 100 and 110 letters to homeowners.

The floor was opened to the public.

CODE AMENDMENT-FLOODPLAIN ORDINANCE UPDATE There being no comments from the public, the floor was closed.

Kathy Whipple read an email from Eric Shumate saying he recommended that we keep the three foot requirement for floor openings.

Kathy Whipple pointed out a couple grammar errors in the verbiage on page one of the ordinance.

A motion was made by Doyle Riley and seconded by Darren Hiley to recommend to the Board of Aldermen to approve the proposed ordinance amending the Zoning Ordinance pertaining to the floodplain overlay district and adopting the revised flood insurance study and associated flood insurance rate maps dated August 3, 2015. The motion carried unanimously.

INFORMATION & DISCUSSION ITEMS

COMPREHENSIVE PLAN UPDATE Staff reported that Lisa Riscoe with Vireo will introduce their firm to the Board of Aldermen at their April 20th meeting at City Hall. The Planning and Zoning Commission is invited to attend.

ERIC SHUMATE Staff reported that Eric Shumate will be sworn in as an Alderman at the April 20th Board of Aldermen meeting. We will need to be thinking of a replacement for him on the Planning and Zoning Commission.

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

Approved: _____ Attest: _____
Kathy Whipple, Chairperson Darren Hiley, Secretary