

PLANNING COMMISSION MINUTES
CITY OF ROELAND PARK
4600 W 51st Street, Roeland Park, KS 66205
November 22, 2016, 7:00 P.M.

The Roeland Park Planning Commission met on November 22, 2016, in City Hall, 4600 West 51st Street.

Chair Mohart declared a quorum and called the meeting to order.

Present: Kyle Rogler Bill Ahrens Darren Nielsen
Mark Kohles Mike Hickey

Absent: Julie Mohart Paula Gleason

Staff: Jennifer Jones-Lacy, Assistant City Administrator
Neil Shortlidge, City Attorney
John Davidson, Building Official

I. Roll Call

Ms. Jones-Lacy called the roll and noted that Commissioners Mohart and Gleason were absent.

MOTION: COMMISSIONER KOHLES MOVED AND COMMISSIONER NIELSEN SECONDED TO APPOINT COMMISSIONER ROGLER AS CHAIR OF THE NOVEMBER 22, 2016 PLANNING COMMISSION MEETING. (MOTION PASSED 5-0)

II. MINUTES

1. October 18, 2016 Planning Commission Meeting Minutes

MOTION: COMMISSIONER ROGLER MOVED AND COMMISSIONER HICKEY SECONDED TO APPROVE THE OCTOBER 18, 2016 PLANNING COMMISSION MINUTES. (MOTION PASSED 5-0)

III. PUBLIC HEARING: CHAPTER 16 Update to terms outlined in Section 16-702 regarding special events

Commissioner Rogler opened the Public Hearing for Chapter 16 Updates to terms outlined in Section 16-702 regarding special events. As there was no one from the public present, the hearing was closed.

Ms. Jones-Lacy said this item was discussed a year ago as a potential solution to an issue that occurred with St. Agnes Catholic Church. Every year the church installs several signs (small crosses) in conjunction with temporary yard signs. Initially the Neighborhood Services office interpreted those to be yard art and so were not considered as signs. However, once they installed the additional signs with the crosses it became apparent that they were, in fact, sending a message. This particular event is part of an annual archdiocesan pro-life event and falls more within the special event code than the typical sign code.

Staff is proposing this display would fall under an organization holding a special event and has suggested making a change to the code to allow signage during that period of time. Under Section 16-703(c) language has been included to read, "A special event involving outdoor activities, i.e.

people congregating or participating in outdoor activities, shall be restricted to hours of operation between 8:00 a.m. and 11:00 p.m., to a maximum duration of four days, and to a maximum frequency for similar events of six non-consecutive times per calendar year.”

Commissioner Nielsen inquired about the height recommendations. Ms. Jones-Lacy replied that what is included in the language is larger than what was previously stated.

Commissioner Hickey wanted to make sure that the time limits were strictly for an activity and did not apply to the sign.

MOTION: COMMISSIONER ROGLER MOVED AND COMMISSIONER NIELSEN SECONDED TO APPROVE THE CHANGES TO SECTION (C) AND (D) OF SECTION 17-02. (MOTION PASSES 5-0)

IV. ADDITIONAL BUSINESS

1. Ordinance 941 – Update to Sign Regulations referred back to Planning Commission by Council

Ms. Jones-Lacy said the sign regulations were reviewed by the Council in September and October and they had concerns about a couple of items.

Council would like to ensure that some signs on a campus such as St. Agnes that are meant for those on the campus, such directional, scoreboards and their advertising would not be considered a sign as it is not directed outward towards the public.

The Planning Commission agreed to amend the definition to what is not considered a sign as being located completely within an enclosed building and not exposed to the view from the street, any sign not visible to persons located off the premises from where the sign is located, scoreboards and related signs on athletic complexes and bumper stickers that are no larger than 18 inches in length and five inches in height.

The City Council also expressed concerns about wall signs on a facility, which was a term not defined in the code. Council recommended that wall signs be limited to a building, which is a term defined by the code. It was agreed that signs would be limited to two building signs or one wall sign and a monument sign per building.

Commissioner Ahrens said he believed this clarified the intent of the code and is a good change.

Commissioner Rogler referred to Section HH and the phrase “not exposed to view from a street and any sign not visible to persons located off the premises for where the sign is located.”

City Attorney Shortlidge clarified the first one relates to signs located within an enclosed building.

Ms. Jones-Lacy added that a sign completely within an enclosed building and not able to be viewed from street is not considered a sign.

Commissioner Kohles raised a question about a scoreboard not being a sign or related signs on athletic complexes and not regulated as a sign. City Attorney Shortlidge this ordinance is creating an exception.

MOTION: COMMISSIONER ROGLER MOVED AND COMMISSIONER AHRENS SECONDED TO APPROVE ORDINANCE 941. (MOTION PASSES 5-0)

2. Board of Zoning Appeals Update

John Davidson, Building Official, said this action is pertaining to a fence. A building permit was issued for a fence, but it was outside the regulations and that was the reason for the action. In essence, different scenarios were discussed by BZA, the main one being the hardship clause. Several actions were debated within meeting and after consultation with the City Attorney they decided to approve the action unanimously.

Ms. Jones-Lacy added that after reviewing the code, to which she gave Mr. Davidson the credit, realized that the Planning Commission is to be updated on all BZA actions that occur per City Code. The Planning Commission will receive a written copy of those decisions and they can be discussed if needed at the next Planning Commission meeting.

3. Implementation of Bike-Ped Report Recommendations and Sustainable Code Audit

Commissioner Rogler said the Bike-Ped report is complete and recommendations have been given to the City Council about potential improvements to the bicycle and pedestrian infrastructure within Roeland Park. With the completion of the report the Bike-Ped Committee has been dissolved. Commissioner Rogler wants to bring those recommendations to the Planning Commission and also provide an update on efforts pertaining to this.

One of the first things the city will look at implementing is a series of design guidelines for urban streets. Any decisions will wait until after the new city engineer is designated.

BikeWalkKC, a non-profit, has reached out to Roeland Park about a program opportunity through the Johnson County Live Well program, a grant program by the Johnson County Department of Health that offers municipalities in the Kansas City region a way to receive funding for programs regarding active lifestyle, roadway changes and health initiatives. They have offered to provide technical assistance and brainstorming ideas for active transportation within Roeland Park.

Shawnee Mission School District pilot bike to school program for Roesland Elementary has received approval to go further in the grant process for the Safe Route for Children program. There will be an event in May and Councilmember Kelly is working with the school board and the PTA at Roesland about that pilot program.

Ms. Jones-Lacy said the Roe Boulevard improvements are scheduled for 2020, but the process has begun and the City has hired an engineer to do the design work.

City Administrator Moody said that a number of projects qualify for CARS funding in the City. An inventory will be done of all the existing structures to assess their condition along Roe and determine what needs to be reconstructed. They will all be doing community-wide outreach and looking at different cross-section designs that will help direct the road design, but added everything will be tempered by the resources allocated to the project. The project is now estimated at \$9 million. They will not know if they receive CARS funding until 2017. The city has \$4.6 million from STP, and there is another \$1 million given back by Leavenworth and they want to try to get that too. Staff does not feel that CARS will be able to make up the project difference. The decision for the City at that time would be scale back the project or the City would issue more bonds.

Ms. Jones-Lacy introduced Steve Mauer, the new city attorney.

4. Planning Commission Meeting Start Time

After a brief discussion it was agreed to move the meeting start times to 6:00 p.m.

MOTION: COMMISSIONER ROGLER MOVED AND COMMISSIONER KOHLES SECONDED THAT PLANNING COMMISSION MEETINGS WOULD BE AT 6:00 P.M., UNLESS OTHERWISE NOTED, TO BE ON THE THIRD TUESDAY OF THE MONTH, OR OTHER SPECIAL CALLED MEETINGS, EFFECTIVE JANUARY 2017. (MOTION PASSED 5-0)

5. Online Packet Using Novus Agenda

Ms. Jones-Lacy said the Governing Body has been using the Novus Agenda for meetings and Workshops. She will give the Commissioners log-in information and then will now have access to Planning Commission meetings through an online portal with real-time updates. She added the program is very user friendly.

V. ADJOURNMENT

Ms. Jones-Lacy also said that at the first meeting in January the Commissioners will need to nominate a new chair and vice-chair.

MOTION: COMMISSIONER ROGLER MOVED AND COMMISSIONER KOHLES SECONDED TO ADJOURN. (MOTION PASSED 5-0)

(Roeland Park Planning Commission Meeting Adjourned)

Scheduled Meeting Dates for 2016:

January 26	February 16	March 15	April 19	May 17	June 26
July 19	August 16	September 20	October 18	November 22	December 20