

CITY OF ROELAND PARK, KANSAS
GOVERNING BODY WORKSHOP MINUTES
ROELAND PARK CITY HALL
4600 WEST 51st STREET, ROELAND PARK, KS 66205
April 15, 2024, 6:00 P.M.

- Michael Poppa, Mayor
- Emily Hage, Council Member
- Benjamin Dickens, Council Member
- Jan Faidley, Council Member
- Jennifer Hill, Council Member
- Tom Madigan, Council Member
- Jeffrey Stocks, Council Member
- Matthew Lero, Council Member
- Kate Raglow, Council Member
- Keith Moody, City Administrator
- Jennifer Jones-Lacy, Asst. City Admin.
- Kelley Nielsen, City Clerk
- John Morris, Police Chief
- Donnie Scharff, Public Works Director

Planning Commissioners Also Present:

Macrina Abdouch Joe Knetz Mark Kohles Lisa Brunner Haile Sims

(Roeland Park Governing Body Workshop Meeting Called to Order at 7:13 p.m.)

I. APPROVAL OF MINUTES

- A. Governing Body Workshop Meeting Minutes March 18, 2024**
- B. Governing Body Workshop Meeting Minutes April 1, 2024**

The minutes were approved as submitted.

II. DISCUSSION ITEMS

1. Review and Preliminary Approval of CIP

City Manager Moody reviewed the Capital Improvement Scoring System noting that an Equity and Inclusion Score has been added to the existing Condition/Opportunity Score and the Project Importance Score.

Staff have gone through and scored projects for both the five-year and ten-year plans with the results in the attached report. The projects have been put in order of importance according to score. There are some deviations noted in the report to better leverage timing of funding opportunities as well as coordinating with other entities such as utilities working in a project area.

CMBR Faidley inquired about the trail connection at the Community Center and the budget objective for the Nall Park Trail. City Manager Moody said the trail connection is in addition to the budget objective.

CMBR Faidley also noted that disc golf is still listed and did not know if this was being discussed anymore or whether people were still interested. City Manager Moody said it is left in the CIP as it is in the existing master plan and was a direction from previous councils. They are, however, in the process of updating the master plan for Nall Park and disc golf may change by way of improvements to the park. Following receipt of the Nall Park master plan, they will update the City's master plan accordingly.

CMBR Faidley noted the street reconstruction for 51st Street going north to be done in 2028/2029. She also said the park will be done in 2026 and asked if there was a way to move that project up in the timeline. She also noted the work on the water treatment plant and its impact and there will be no sidewalk to get to the park. City Manager Moody said this is a two-phase project. In Phase 1, they received STP funding for the project. For Phase 2, they will also be applying for more federal STP funds for this project. The topography is challenging especially in building a sidewalk and will be an expensive project. The work at the water treatment facility has also caused the push of these improvements further out in the plan.

The Governing Body provided preliminary approval of the CIP and it will move to the City Council agenda for approval.

2. Review Chapter 16: Zoning and Subdivision Regulations, re: Article 9 - Sign Regulations and Article 10 - Landscaping and Screening

Chris Shires from Confluence, the City's consultant, is working with the Governing Body and the Planning Commission to help with the City's code updates. The focus of discussion was Article 9 - Sign Regulations and Article 10 - Landscaping and Screening.

Mr. Shires said the current sign code in Roeland Park is fairly restrictive. He presented some considerations for aesthetics that they may want to consider and also reviewed what is currently prohibited. He also directed the conversation towards commercial sign regulations.

CMBR Faidley asked for clarification of permitted temporary signs and how long the permit is for. Mr. Shires said in the case of a "for sale" sign it is not known how long it will be needed. Also, recommended is to take a content neutral approach to the signs but can put limits on their structural appearance. He recapped the discussion stating that temporary signs do not need a permit but there could be a six-month limit and then a required replacement, so the signs remain in decent shape.

CMBR Hill asked if there is any flexibility in state law regarding signs in the right-of-way. Mr. Shires said related to political signs there is not. There is also a state law which limits how long they may be up.

CMBR Lero asked if these are generally accepted practices that manufacturers and developers know about. Mr. Shires said they have made recommendations to be more generous on the building wall than what they are currently doing to keep in line more of what sign contractors are familiar with.

Commissioner Knetz asked about a lot of differing signs in a commercial lot and if there is a way to limit that. Mr. Shires said they can limit what is put up for multi-tenant/multi-buildings in a complex.

CMBR Hill spoke to the limit of three signs per lot. Ms. Jones-Lacy said that was in place prior to the state opening up political signage to unlimited because that is a defined season.

CMBR Hage said a sign for a selling house is a commercial temporary sign and would someone be allowed to have an issue sign in two distinct categories. Mr. Shires said that would be permitted.

(Microphone battery died and not all conversation was recorded clearly)

There was further discussion about the number of permitted temporary non-commercial free speech signs in a yard.

CMBR Faidley said it is the political cycle that most people are concerned with and having the ability to put out unlimited signs.

CMBR Dickens said he understands this issue but is not sure whether he wants to “die on this hill.”

CMBR Hill said she would be willing to “die on this hill.”

CMBR Madigan also spoke about limiting yard signs.

There was majority agreement to a three-sign limit.

The discussion moved on to building signs and CMBR Dickens stated he has no problem allowing a cabinet sign for a new business as they are less expensive. He noted they are not particularly terrible.

CMBR Raglow said she would agree with CMBR Dickens and did not want to limit people moving their business to Roeland Park because of the cost of a sign.

CMBR Madigan said they could grandfather the cabinet signs in now and then after a certain date, they would be no longer approved.

CMBR Hage asked about the different expenses in signs. Mr. Shires noted that a raceway sign might be double the price of a cabinet sign.

CMBR Hill said if a business owner really needed to, they could go before the BZA and ask for a variance.

Mr. Shires said he will review the sizes and will bring back a recommendation for a size limit.

Commissioner Kohles spoke to the external lighting of signs as potentially being invasive.

CMBR Faidley stated she does not like the panel and raceway signs and also does not like the external lighting, but she understands the raceway signs require fewer holes and do less damage to the building.

Mr. Shires said a building owner for that reason may require raceway signs and that they are also a quicker, easier installation. Stand out signs are also discouraged as they project from the wall and encourage them to be a bird nesting area.

CMBR Lero recommended that commercial signs in a residential area should be internally illuminated. He said it looks a lot nicer and is less invasive.

It was mentioned regarding bird nesting in signs that there should be a code section that maintenance of the signs be required from the owner.

CMBR Madigan also mentioned the timing of lights and when they are on.

CMBR Faidley asked about the digital lighted marquee sign at St. Agnes. Mr. Shires said that is a legal non-conforming sign.

There was also general discussion of electronic signage, movement, and sizes.

Article 10 - Landscaping and Screening.

Mr. Shires stated the definitions needed to be reviewed for types of trees as well as open space, landscaping, parking lot landscaping requirements, screening and buffering.

It was asked about the use of mulch versus stone. Mr. Shires said the recommendation is to be judicious in the use of rock. He said it is common for a strip of rock to be used around a building or in drainage areas in a limited use where appropriate. Wood mulch is the preferred material.

Mr. Shires also reviewed the recommendations for landscaping with the placement of street trees, shrubbery, and plants as well as spacing requirements. Also discussed were commercial screening and the need for further discussion on the height of fencing.

Commissioner Kohles said the parking lot landscaping diagram looks great. He noted that the Walmart landscaping was not cared for. Mr. Shires said they could incorporate a replacement requirement for plantings. He also suggested that this be brought up when someone is considering a new site. He also noted the importance of soil conditioning to improve plant viability.

City Manager Moody said they do have final development plan approval. If they have a document that shows the approved landscaping, then there is the ability to go back and point out missing or dead trees and their need to be replaced. He said they have not had this before, but they are incorporating it.

CMBR Faidley said she has noticed quite a few dead trees at Lowe's and Price Chopper and wanted to know if the changes would be retroactive to when the ordinance is in place. Mr. Shires said it would likely depend upon the site plan approval for each site of what the landscaping requirements were at the time of the approval.

It was also suggested to put in irrigation items, especially in parking lots when there is new or improved development.

Commissioner Sims said if Walmart were to ever use the TIF to redo their parking lot could they require them to follow the City's new regulations. City Manager Moody said they would be able to require that.

Mr. Shires also went over the updates to the screening and buffering requirements between dissimilar uses such as commercial next to residential.

Lastly, Mr. Shires covered plant materials and standards, noting that the desire is to have multiple types and species of plants with a preference towards native varieties. Mr. Shires discouraged a requirement of 100 percent native noting it is difficult to do and recommended at least 50 percent.

CMBR Faidley said the Sustainability Committee has been working on a native plant resolution which will be presented by the Mayor with referral to a policy that will specify which plants they recommend. She said that anything closer to 100 percent would make them happier. She would also like to give this ordinance language to the Sustainability Committee for their review. She also would like to make sure the tree ordinance does not counteract the preservation requirement. Mr. Shires noted the credit for preserving existing landscaping in development. He said the desire is to work in concert with the committee and not change the work they are doing. The language they have written acknowledges the value of a mature tree.

CMBR Stocks said he understands the concept of young and mature plantings, but asked if whether the percentage could be done by seed rather than plantings. Of course, there would need to be a trust of the contractor to have adhered to that requirement. This could be a more favorable option to a new business owner from a cost standpoint. Mr. Shires said knowledge of the importance in transplanting purchased plants in relation to size, soil and good watering are important and that smaller trees tend to grow better and are more viable than the larger gallon and three-gallon size. He said that seeds or starter plants is not a size that he considered. Mr. Shires said the 50 percent native might also be a place to negotiate and he will look further into those options.

Mr. Shires concluded his presentation noting he will bring back a redline with updates for review. He also asked the Governing Body and Commissioners to send any additional thoughts and comments to him. The final drafts will go before the Planning Commission as part of the public hearing process and then they will come back to the Governing Body with the Commission's recommendations.

CMBR Hill said she asked someone who lived two doors down from St. Agnes and whether their sign bothers them. They responded they never noticed the sign but did want the bike lanes.

III. NON-ACTION ITEMS

A. Committee Minutes

- 1. Ad-Hoc Historical Committee Meeting Minutes March 28, 2024**
- 2. Aquatics Center Advisory Committee Meeting Minutes March 19, 2024**
- 3. Arts Advisory Committee Meeting Minutes March 21, 2024**
- 4. Community Foundation Meeting Minutes February 15, 2024**
- 5. Sustainability Committee Meeting Minutes March 7, 2024**

IV. ADJOURN

CMBR Raglow adjourned the meeting.

(Roeland Park Workshop Adjourned at 8:17 p.m.)