

**Parkville Planning & Zoning Commission  
Meeting  
February 09, 2010, 5:30 p.m.  
City Hall Boardroom**

**Minutes**

**ITEM 1. CALL TO ORDER**

Chairman Katerndahl called meeting to order at 5:37 p.m.

**ITEM 2. ROLL CALL**

Members present:

Dean Katerndahl, Chairman  
Bryant Lamer  
Keith Cary  
Lonnie Scott

Judy McRuer, Vice Chairman  
Marvin Ferguson  
Pam Scott  
Bob Lock

Members absent:

Tony Tognascioli (with prior approval)

Also present:

Sean Ackerson, AICP, Assistant City Administrator / Community Development Director  
Tracy Sisney, Department Assistant

**ITEM 3. GENERAL BUSINESS**

**Item 3(A) Approval Planning & Zoning Meeting Agenda.**

Chairman Katerndahl requested a motion to approve the Agenda for the Planning and Zoning, February 9, 2010 meeting.

**Commissioner Lamer moved to approve the agenda as published. Commissioner Lonnie Scott seconded. Motion passed 8-0.**

**Item 3(B) Approval of Planning & Zoning minutes from January 19, 2010 meeting.**

Chairman Katerndahl asked to approve the minutes of the January 19, 2010 Planning & Zoning meeting as presented.

**Commissioner Pam Scott moved to approve the minutes of the January 19, 2010 meeting as presented. Commissioner McRuer seconded. Motion passed 8-0.**

**ITEM 4. PUBLIC HEARING**

**Item 4(A) An amendment to Chapter 463, to define and regulate the use of lighting sources, including LED lights, and to define and regulate attention attracting devices and flashing, moving, animated or similar signs. Case No. PZ10-01.**

Chairman Katerndahl opened the public hearing and deferred to staff. Director Ackerson noted that the discussion had been tabled from the prior meeting and gave a brief overview of prior discussion and exhibits. He noted that although the application was being driven by C-Store owner, Alan Hoambrecker, the amendment was not specific to his signage and would be applied to any situation that met the criteria. Generally, the proposed amendment would allow use of LED signs by any gas station within 1,000 feet of the I-435 right-of-way. Ackerson noted they would be discussing the text amendment not the details of Mr. Hoambrecker's proposed signage.

Ackerson answered questions arising from the prior month's discussions including surrounding zoning, proximity to residential uses, history of previously approved signs, required notifications, concerns expressed by neighbors, and other questions. Ackerson presented materials and reports received in the Commission's packets and displayed new materials including aerial photos of the area, excerpts from zoning maps, photos of area development and gas station and LED signs from surrounding areas.

Ackerson summarized the proposed text amendment. Discussion ensued about the language, application, if adopted and concerns and advantages. Concerns included, but were not limited to visibility, glare, definition of electronic message center, and application to other areas outside the interstate corridor, size, materials, day versus night time illumination, rate at which messages change, application to pole signs and various types of LED technology. Advantages discussed, included visibility, ability to reduce temporary signs, image, and allowance of new technology. Generally, the Commission expressed support if video images could be eliminated. The Commission also discussed allowing larger sign sizes near the interstate intersections, and where multiple street frontages are allowed, allowing signs on each frontage.

Chairman Katerndahl called on the applicant. Mr. Hoambrecker summarized his desire for text amendments that would allow his sign concept. He generally agreed with the restrictions being discussed.

Chairman Katerndahl called for input from the public. Hearing none, he closed the public hearing.

Further discussion amongst the panel ensued regarding various restrictions of the types of LED signs allowed by other municipalities. Chairman Katerndahl asked if this Commission could move ahead, while imposing some of these restrictions in a revised text amendment. It was agreed by the Commission that it would be in the best interest of the Community to table this amendment pending further information.

\*Alderman Ferguson excused himself with prior notice at 6:30.

**Commissioner Lamer moved to table Item 4A pending further review. Commissioner Lonnie Scott seconded. Motion passed 7-0.**

**Item 4(B) An amendment to Chapter 463, Section 463.060 to revise the regulation of temporary signs. Case No. PZ09-05. Staff requests that this item remain tabled.**

Item remained tabled.

**Item 4(C) An application to rezone all of Tract A and all of Lots 1, 2, 3, 4, 5 and 6, Bell Road Industrial Park, a subdivision in Parkville, Platte County, Missouri, containing 5.98 acres, more or less, from "B-2" General Business District to "B-4" Planned Business**

**District. Said property is generally located at the southwest corner of 45 Highway and Bell Road in Parkville, MO. Case No. PZ08-22. Previously tabled and will remain tabled until a motion to remove an item is passed. Staff requests that this item remain tabled.**

Item remained tabled.

**Item 4(D) A proposed preliminary development plan for Parkville Market Place with item (C) above. Said preliminary development plan proposes approximately 45,000 square feet of retail and restaurant, 285 parking spaces and related amenities. Case No. PZ08-23. Previously tabled and will remain tabled until a motion to remove an item is passed. Staff requests that this item remain tabled.**

Item remained tabled.

#### **ITEM 5. REGULAR BUSINESS**

None

#### **ITEM 6. UNFINISHED BUSINESS**

None

#### **ITEM 7. OTHER BUSINESS**

Upcoming meeting dates were listed in the agenda, but none were discussed. No other items were discussed.

#### **ITEM 8. ADJOURNMENT**

**Commissioner Lamer moved to adjourn. Vice Chairman McRuer seconded. Motion to adjourn passed 7-0.**

**Meeting adjourned at 7:15 p.m.**

Submitted by: \_\_\_\_\_  
Tracy Sisney  
Department Assistant

2-8-10  
Date

*Information on these items is maintained at Parkville City Hall and is available for viewing during normal office hours. Planning Commission decisions are recommendations forwarded to the Parkville Board of Aldermen meeting unless otherwise noted. Inquiries on items contained herein can be made by visiting Parkville City Hall at 8880 Clark Avenue, Parkville, or by calling the Community Development Department at (816) 741-7676.*