

**Minutes of the Regular Meeting of the  
Planning & Zoning Commission  
City of Parkville, Missouri  
Tuesday, May 13th, 2014 at 5:30 p.m.  
City Hall Boardroom**

**1. CALL TO ORDER**

Chairman Dean Katerndahl called the meeting to order at 5:32PM.

**2. ROLL CALL**

Members present:

Dean Katerndahl, Chairman  
Keith Cary, Vice Chairman  
Bob Lock, Secretary  
Judy McRuer, Commissioner  
Walt Lane, Commissioner  
Kelly Fricker, Commissioner  
Bryant Lamer, Commissioner

Absent with prior notice:

Pam Scott, Commissioner

A quorum of the Planning Commission was present.

Staff present:

Sean Ackerson, Assistant City Administrator / Community Development Director  
Kelly Yulich, Department Assistant

**3. GENERAL BUSINESS**

**A. Approval of Planning & Zoning Meeting Agenda.**

No changes were made.

Chairman Katerndahl called for any discussion. No comments were received.

**Chairman Katerndahl moved to approve the minutes. Commissioner Fricker seconded. Motion passed 7-0**

**B. Approval of Minutes from the April 8th Commission meetings.**

Chairman Katerndahl called for any discussion on the minutes and seeing none he called for a motion.

**Commissioner Lamer moved to approve the minutes. Commissioner McRuer seconded. Motion passed 7-0.**

**4. PUBLIC HEARING**

None

**5. REGULAR BUSINESS**

**A. Application for a monument sign in a residential district for Parkville Presbyterian Church, 819 Main Street.**

Assistant City Administrator/Community Development Director Sean Ackerson stated the applicant Parkville Presbyterian Church proposes to replace their existing single-sided monument sign on the east side of Main Street. The sign is located south of the main entrance off Main Street. The sign faces southwest, oriented toward the northbound traffic on Main Street. The existing sign structure is 7 feet tall by 4 feet wide and is located 3 feet east of the existing sidewalk. The sign face for the existing monument sign is 15 square feet with 12 square feet of the south face illuminated from dusk to dawn. The sign is not double-sided, so there is no north facing sign face or illumination.

This sign is proposed to be replaced with a new monument sign in the same location. The sign proposes to use a stone base, aluminum cabinet, back-lit graphics and changeable text, all similar to the monuments sign previously approved for the Church along the East Street frontage. As proposed, the sign would be 7 feet tall with a 6 foot wide stone base and a 4.33 foot wide sign cabinet. The sign area for the proposed monument sign is 26 square feet with approximately 12 square feet of the sign area to be illuminated from 6 pm [dusk] to 10 pm except for special occasions where they would have a late service (for example Christmas eve). It was noted that only the south face is proposed to be illuminated. The sign would be the same height as the existing sign and would be 0.33' wider (2' wider at the stone base). The proposed sign has a 26 square foot sign face, in comparison to the 15 square foot sign face for the existing monument sign or 37.5 square foot sign face for the monument on East Street.

Staff recommended approval subject to:

- Concurrence with staff conclusions; and
- Limiting the hours of illumination to dusk to no later than 10:00 pm except for rare special occasions; and
- Inclusion of a timer or other automatic shut-off to ensure the hours of illumination; and
- Any other conditions the Planning and Zoning Commission believed were necessary.

It was noted that staff's recommendation was made without knowledge of additional information which may be presented during the required public hearing and that the conclusions are subject to change as a result of evaluating additional information.

Chairman Katerndahl stated that although this was not subject to a public hearing he invited the applicant to the microphone to answer questions the panel may have.

Mike Vaughn, Clerk, Parkville Presbyterian Church, stated they had met with neighbors and listened to the concerns they had about the proposed sign. The main concerns were brightness and size. He stated the existing sign is in disrepair, constituting the need for replacement. The commissioners questioned the staff regarding illumination ordinances and whether the sign was located in or would be allowed in the "Old Town District". Ackerson stated that there were no existing ordinances that regulated

maximum sign illumination and the City does not have the necessary equipment to measure light. He also stated that this sign would not be allowed in the "Old Town District"; however the Church was not in that zoning district. Chairman Katerndahl shared his concern that the sign was too commercial in nature for the area and perhaps the applicant could go back to the sign company to see what other options they may have with up-lighting versus back lighting, and changing the design to better fit the character of the neighborhood and the existing sign. Others concurred and expressed a desire for a new sign design.

Mr. Vaughn expressed concern that directing light sources up, might be more intrusive than the internal illumination. Up lighting for the Main Street Inn was referenced as an example that was not intrusive. Discussion ensued about the sign design and illumination as viewed from abutting properties.

Chairman Katerndahl entertained comments from the public. Several residents expressed concerned over the commercial nature of the proposed signage and the illumination. They expressed concern that the sign would be too bright, that the sign was too big and that it was out of character for the neighborhood with use of "plastic" materials. One resident expressed concerns that the sign could be a hiding spot for predators or attackers. Discussion ensued about the sign size, location, illumination and other details and individual preferences. Generally the Commission concurred that the sign should be more traditional looking and not as large.

Chairman Katerndahl asked for more discussion on the proposed sign application. No additional comments were received.

**Chairman Katerndahl moved to postpone the application until June 10<sup>th</sup> Meeting. Commissioner Fricker seconded. Motion passed 7-0.**

## **6. UNFINISHED BUSINESS**

None

## **7. OTHER BUSINESS**

### **A. 45 Hwy Corridor Plan Update**

Ackerson stated that all city appointments to the steering committee for the county had been made. However they were still working on dates for a scheduled work session.

### **B. Upcoming meetings**

Chairman Katerndahl acknowledged the following upcoming meetings:

- Planning Commission work session: Tuesday, May 13th immediately following the Planning and Zoning Commission meeting but not sooner than 6:00 pm
- Board of Aldermen Meetings: Tuesday, June 3rd and May 17th at 7:00 pm
- Planning & Zoning Commission meeting: Regular meeting Tuesday, June 10th, at 5:30 pm

**8. ADJOURNMENT**

**Chairman Katerndahl moved to adjourn. Commissioner McRuer seconded. Motion to adjourn passed 7-0. Meeting adjourned at 6:30pm**

**Submitted by:** \_\_\_\_\_  
**Kelly Yulich, Department Assistant**

**5/13/14**  
**Date**

*Information on these items is maintained at Parkville City Hall and is available for viewing during normal office hours. Planning and Zoning 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.*