

**City of Greensburg Planning Commission  
January 15, 2014 6:30 PM**

**Location: City Hall Council Chambers- 300 S. Main, Greensburg, KS 67054**

**Call to Order & Roll Call**

Travis Barnes called the meeting to order at 6:33 pm. Roll call was taken with the following members present: Travis Barnes, Georgina Rodriguez, and Scott Eller. Loren Campbell and Shawn Cannon were absent.

**Approval of Minutes**

Barnes noted that he was not present at the September 18, 2013 meeting and would abstain from voting on the minutes. Eller made a motion to approve the minutes as presented. Rodriguez seconded. Motion passed with two yes votes and 1 abstention.

**Public Hearing**

**2013-03-TA – Off-Premises Signs**

Barnes opened the advertised public hearing for Case 2013-03-TA on off-premise signs. City Administrator Ed Truelove gave a brief staff report. This hearing is a continuation of a request to discuss the current prohibition on off-premises signs in nonresidential zones, heard on July 31, 2013. Truelove noted that there has been community interest to modify the current code. City Council instructed City Staff to draft an Ordinance for this Commission's consideration, to allow use of four sign structures that existed prior to the 2007 disaster, for off-premise signage. Council also requested that a new public hearing be called on the case.

Barnes opened the hearing for public comment. Gary Goodman asked for a vote of the audience on whether or not they wanted the four sign structures to be allowed to be utilized as off-premise signs. There was a resounding "yes" from those in attendance.

Dennis McKinney spoke of the struggles of small communities to create jobs and support existing businesses. Drawing passersby off of Hwy 54 is necessary for the success of the community. McKinney encouraged the Commission to hold up enforcement of their codes or make changes to them. He also encouraged flexibility with the codes for the community to be successful.

Sue Greenleaf-Taylor, Economic Development Director, spoke of the Chamber meeting that Truelove had attended. The consensus of that organization was that Greensburg is not "business friendly". Greenleaf-Taylor stated that she supports Staff's recommendation that the Commission approve the drafted Ordinance.

Scott Brown also commented on the struggle local businesses face to stay open. He would like to see the four sign posts allowed for off-premise signage. He feels that the current code, and proposed Ordinance are too restrictive, and that sign codes are not necessary in Greensburg.

Several in attendance questioned whether signs need to be regulated at all or if local businesses and land owners should be allowed to do as they see fit. City Clerk Christy Pyatt was asked to read the portions of the Ordinance that gave the proposed changes to the code. Comments were made regarding the possibility of simplifying the wording of the Ordinance, and the codes in general, to make it as easy as possible for citizens to understand. Gary Goodman, who originally requested the code be amended, voiced that he supports the Ordinance as written.

Barnes closed the public comment portion of the hearing. The Commission briefly discussed their preferences and concerns over the suggested changes, including those from the public to rescind the sign code in its entirety. Those in attendance continued to offer comments and questions to the Commission throughout their discussion. Staff clarified that if an existing sign structure was allowed to have an off-premise sign on it and the sign was later destroyed by elements such as wind, the sign could be replaced; however, if a property owner chose to remove the existing structure and replace it with another, (for example the structure is not sufficient size for the sign that is desired) the new structure could not be used for off-premise signage according to the proposed Ordinance.

Rodriguez made a motion, seconded by Barnes, to recommend approval of the Ordinance to Council. Motion passed 2-1. (Eller voting no.)

#### **Consider Calling a Public Hearing on Temporary, Off-premises Sign Regulations**

Citing comments from the just completed public hearing, Barnes felt that there is a need for a public hearing on temporary, off-premises sign regulations. Denying further public comment until the advertised public hearing, Barnes made a motion, seconded by Rodriguez, to call a public hearing to consider possible amendments to the Sustainable Land Development Code regarding temporary, off-premises signs. Motion passed 3-0.

#### **Staff Items**

Truelove advised that Mike Gurnee, Planning and Zoning Consultant, was indisposed but that Staff believes he will be available for the next meeting.

#### **Adjournment**

Barnes declared the meeting adjourned at 7:13 p.m.

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Christy Pyatt - Secretary