

**Planning Commission
City of Basehor, Kansas**

Tuesday, January 10, 2012



City Hall Council Chambers

Regular Meeting – 7:00 p.m.



AGENDA
BASEHOR PLANNING COMMISSION
January 10, 2012
7:00 P.M.
Basehor City Hall

- A. Call to Order
- B. Roll Call
- C. Approval of Minutes of the Preceding Meeting
 - 1. **Minutes of the November 8, 2011 Planning Commission meeting.**
- D. Unfinished Business
- E. New Business
 - 1. **Consider a Special Use Sign Permit for Orscheln Farm and Home Store.**
 - 2. **Consider a Special Use Sign Permit for Holy Angel's Parish.**
- F. Open Agenda
- G. Reports from Special Committees
- H. City Engineer's Report
- I. Adjournment

**Minutes of the November 8, 2011
Planning Commission Meeting**

MINUTES
BASEHOR PLANNING COMMISSION
November 8, 2011
BASEHOR CITY HALL

PLANNING COMMISSION MEETING
7:00 P.M.

A. Call to Order

Ed Bush, Chair, called the meeting to order at 7:00 p.m.

Pledge of Allegiance

B. Roll Call

Members Present: Commissioners Brian Healy, Russell Jacobson, John Matthews, Ed Bush. *Absent: Jon Gallion, Kevin Istas and Vernon Fields.*

Staff Present: Mitch Pleak, City Engineer, and Corey Swisher, City Clerk.

C. Approval of Minutes

A motion was made by Commissioner Matthews and seconded by Commissioner Jacobson to approve the October 4, 2011 minutes. Chair Bush asked for a vote. Motion passed 3-0. *Commissioner Healy abstained since absent from previous meeting.*

D. Unfinished Business – None

E. New Business –

1. Consider deviations to the Architectural Design Standards for the proposed Country Place Living building to be located on Lot C-1 within Pinehurst North Third Plat.

Commissioner Matthews motioned to approve Item E1 denying their request for Section 5.65 keeping the hard exterior material to be at least window sill high and granting a variance for their request of Section 5.92 breaking up 93 foot of wall to allow it to run straight without any deviations.

Commissioner Healy seconded. Chair Bush called for vote. Motion passed 4-0.

F. Open Agenda – None

G. Reports from Special Committees – Commissioner Matthews gave an update from the Leavenworth County Planning Commission meeting regarding special use permits.

H. City Engineer's Report – None

I. Adjournment -

Commissioner Healy made the motion to adjourn and Commissioner Jacobson seconded. Chair Bush called for vote. Motion passed 4-0. There being no further discussion, the meeting was adjourned at 7:38 p.m. from Chair Bush.

Submitted for approval with/**without** additions or corrections this 10th day of January, 2012.

Ed Bush, Chairperson

Katherine M. Renn, Planning Secretary

Unfinished Business

New Business

Agenda Item No. E1
Planning Commission – January 10, 2011

Consider a Special Use Sign Permit for Orscheln Farm and Home Store.

Narrative

A staff report and other supporting information is provided in the agenda packet.

Staff will be available for discussion at the meeting.

Staff Recommendation

The proposed Special Use Permit does not meet portions “CP-1” sign regulations. The changeable copy component is to “CP-1” regulations, but creates a monument sign face area greater than what is permitted. The proposed moment sign is 15 feet taller than what is permitted.

“CP-1” and “CP-2” zoning exists along Wolf Creek Parkway. Adjacent property will permit larger moment signs in accordance to “CP-2” zoning. In the event the Planning Commission does allow the moment sign to be greater than what is permitted, Staff recommends the monument sign not to exceed “CP-2” zoning regulations.

Staff does recommend approval of an additional wall sign. The two wall signs have a total face area of 123 square feet. The existing building allows a wall sign not to exceed 488 square feet.



Staff Report

Date: December 29, 2011
Subject: Consider a Special Use Sign Permit for Orscheln Farm and Home Store.

GENERAL INFORMATION

Applicant: EZRA Blue & Sons
Owner: Orscheln Farm and Home Store
Address: 323 South Maple
Hannibal, MO 63401

SITE INFORMATION

Location: 15256 Wolf Creek Parkway
Current Zoning: "CP-1" Neighborhood Business District.
Future Land Use Map: Commercial

STAFF ANALYSIS

Site Characteristics:

The property is located on the north side of Wolf Creek Parkway, between 155th and 150th Streets. The property consists of a building that is approximately 43,000 square feet. The lot is 6.1 acres.

Character of Neighborhood:

The property is within the Wolf Creek Junction Phase 2 Plat. The subject property is the only lot developed in the plat.

Adjacent Property:

	<u>Zoning</u>	<u>Use</u>
North:	"R-O"	Suburban Residential
South:	"CP-1"	Neighborhood Business
East:	"CP-2"	General Business
West:	"CP-1"	Neighborhood Business

Background:

December 15, 2011, staff met with EZRA Blue & Sons concerning a sign proposal for the future Orscheln Farm & Home store located at 15256 Wolf Creek Parkway. Orscheln Farm & Home is proposing two wall signs located on the existing building and a free standing sign. Per the sign regulations, sign type, height, and size are based on the zoning of the property. The property at

15256 Wolf Creek Parkway is zoned "CP-1". "CP-1" zoning restricts monument and wall signs sizes to the following:

"CP-1" Zoning

Type	Quantity	Face Area (SF)	Height (FT)
Monument	1	80	10
Wall*	1	488	NA
Changeable Copy	1	32	NA

*The south face of the building is 244' long. (244 ft x 2 sf/ft = 488 sf)
 The south wall of the building is 7,717 sf. (7,717 sf x 0.25 = 1929 sf)

As part of the sign application, Orscheln Farm & Home is requesting a Special Use Permit from the Planning Commission to differ from what is permitted in "CP-1" zoning. Enclosed is Orscheln's letter of support for the Special Use Permit.

Proposed Signs:

Type	Quantity	Face Area (SF)	Height (FT)
Monument	1	72	25
Wall	2	123	NA
Changeable Copy*	1	32	NA

*The changeable copy sign will be a component to the Monument sign with a total face area of 104 sf.

The proposed Special Use Permit will generate:

- Two wall signs located on the same wall. Per Section 6.3.1, each business or establishment shall be permitted not more than two wall signs, limited to one per wall. The total area of both wall signs will be well below the maximum area allowed (488 SF).
- A monument sign face of 104 square feet will exceed the allowed face area by 24 square feet or 30%.
- A monument sign that will exceed the allowed height by 15 feet.

Zoning of Surrounding Properties:

Per Orscheln's letter of request, the zoning of the surrounding properties were noted. The surrounding properties consist of "CP-1", "CP-2", and "R-O". The properties within Wolf Creek Junction Plat Phase 2 are vacant besides the subject property. The City's current Comprehensive Plan states, "The area along Highway 24 will remain the primary hub of commercial activity for the community, while downtown will eventually become the main service and activity center with pedestrian scale commercial uses." (Page 37)

“CP-2” zoning regulations:

"CP-2" Zoning

Type	Quantity	Face Area (SF)	Height (FT)
Monument	1	100	20
Wall*	1	488	NA
Changeable Copy**	NA		

* Same as permitted in "CP-1" Zoning.

**Changeable Copy Signs are not permitted.

If the proposed Special Use Permit were located in “CP-2” zoning, it would generate:

- Two wall signs located on the same wall. Per Section 6.3.1, each business or establishment shall be permitted not more than two wall signs, limited to one per wall. The total area of both wall signs will be well below the maximum area allowed (488 SF).
- A monument sign face of 104 square feet will exceed the allowed face area by four square feet or 4%.
- A monument sign that will exceed the allowed height by five feet or 25%.

Recommendation by Planning Staff

The proposed Special Use Permit does not meet portions “CP-1” sign regulations. The changeable copy component is to “CP-1” regulations, but creates a monument sign face area greater than what is permitted. The proposed monument sign is 15 feet taller than what is permitted.

“CP-1” and “CP-2” zoning exists along Wolf Creek Parkway. Adjacent property will permit larger monument signs in accordance to “CP-2” zoning. In the event the Planning Commission does allow the monument sign to be greater than what is permitted, Staff recommends the monument sign not to exceed “CP-2” zoning regulations.

Staff does recommend approval of an additional wall sign. The two wall signs have a total face area of 123 square feet. The existing building allows a wall sign not to exceed 488 square feet.

EZRA BLUE & SONS

Distributor

PETROLEUM HANDLING EQUIPMENT

"Serving The Oil Marketer"

PO Box 267 • Hannibal MO 63401

Phone 573 233 4440 • TOLL FREE 1 800 325 8774 • FAX 573 233 4447

December 16, 2011

City of Basehor, KS
2620 N. 155th St.
P.O. Box 406
Basehor, KS 66007

To Whom It May Concern:

I am writing this letter to explain why we are asking for the special use permits for the signs at the new Orscheln Farm & Home store located at 15256 Wolf Creek Parkway.

We are asking for a second sign of 28 square feet, non-illuminated that says "Tire Shop" to be installed on the southeast building front. Your city ordinance 6.3.1 allows only one building sign per wall. We ask for this exception because the tire business is an intricate part of Orscheln sales.

We are also asking for a change in the monument sign ordinance at this store location. The store is located in a CP-1 zoning area with a CP-2 zoning either surrounding and or touching the store property.

The store location is also very visible to Highway 24-40 traffic and potential customers that will see the signs.

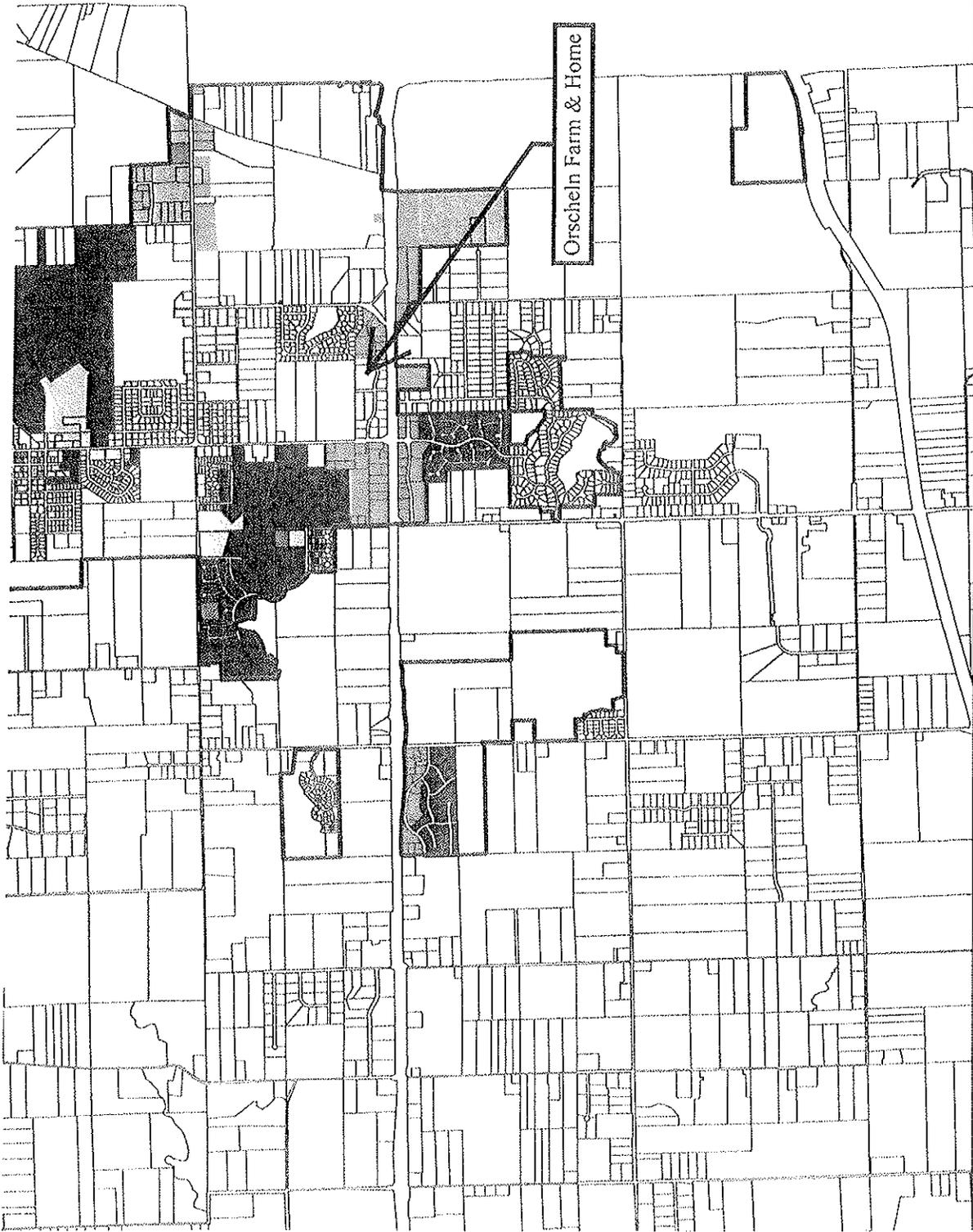
With this in mind we are asking for an overall height change from 20 feet to 25 feet and an overall total sign face square footage from 100 square feet to 104 square feet.

I thank you for your consideration on these issues and hope you will allow these changes to go forward.

Thanks.

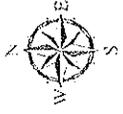


Pat Blue



Orscheln Farm & Home

Legend	
RR (County)	CP-1
PUD (County)	CP-2
SCD	L-1
R-1	L-2
R-2	PI
R-3	RU-1
PR	RU-2



*City of
Bascher, Kansas*

Official Zoning Map



Scale: 1" = 200'



CHANGEABLE
LETTER
MARQUEE
SIGN

72 Sq. Ft.

Asking for –
Total square feet, both
signs - 104 square feet.

City ordinance is
100 square feet in
CP-1 zoning.

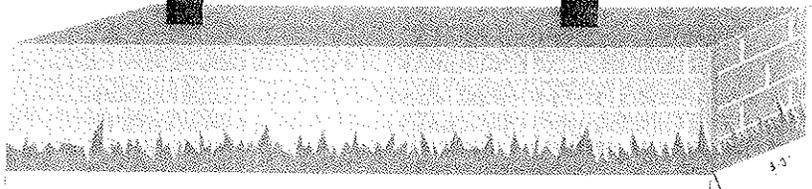
32 Sq. Ft.

8" Square Poles

Asking for –
A maximum height
of 25'.

City ordinance is
20' in CP-1 zoning.

25'-0"



12'-0"

3'-0"

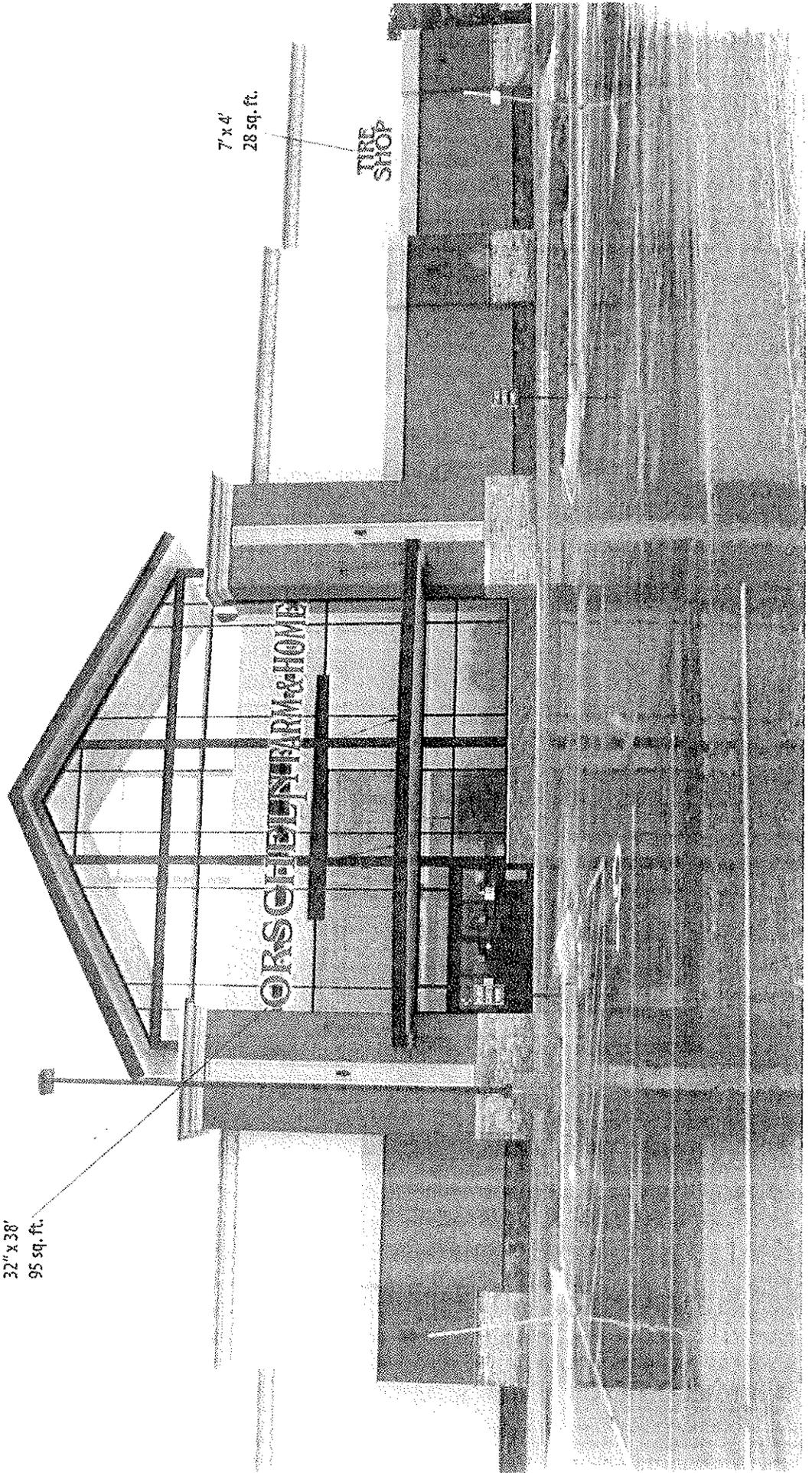
8'-0"

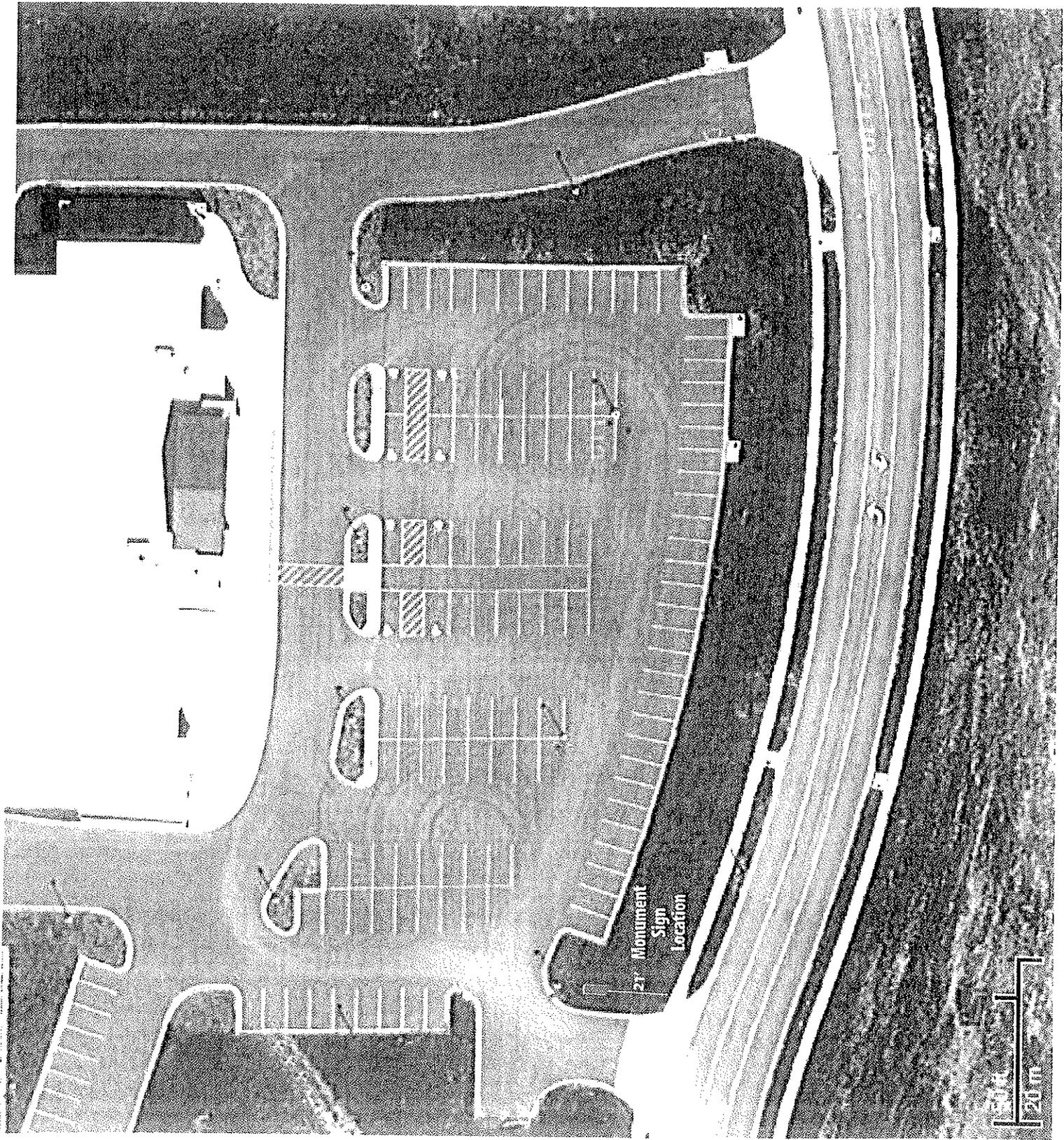
32' x 38'
95 sq. ft.

7' x 4'
28 sq. ft.

TIRE
SHOP

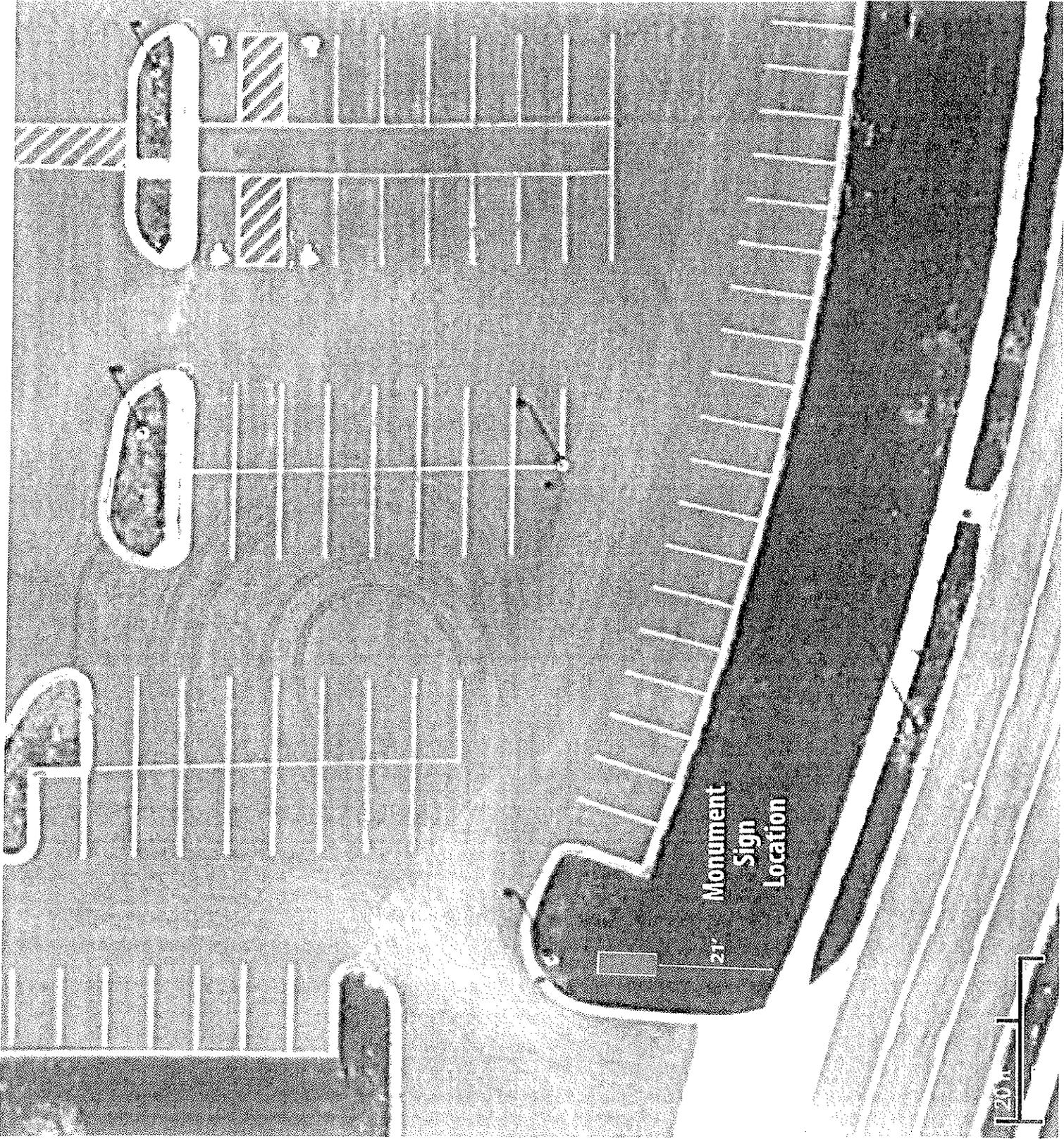
ORSCHELEN FARM & HOME

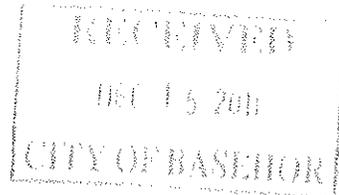




27 Monument
Sign
Location

10m
20m





City of Basehor Miscellaneous Permit Application

PROJECT ADDRESS: 15256 Wolf Creek Parkway
LEGAL DESCRIPTION: 3 Wolf Creek Junction Phase-2
Lot Block Subdivision

APPLICANT: Orscheln Farm + Home By ERIN BLAIRSON
ADDRESS: P.O. Box 269 - 323 S. Maple
CITY: Hannibal STATE: MO ZIP: 65401

Office Phone 800-325-8577
Cell 573-248-6800

TYPE OF PERMIT

Single Family Commercial Industrial Tenant Finish

(MP) Plumbing (AB) Accessory Bldg. (SP) Swimming Pool
(ME) Electrical (MF) Fence (MA) Satellite/Antenna
(MH) Mechanical (MD) Deck (S) Sign
(FW) Fireworks Other

WORK DESCRIPTION: "Tire Shop" non-Aluminum tool-28 sq-ft building, sign to be located on the southwest front of the building

ESTIMATED VALUE: _____

CRAFT	CONTRACTOR	PHONE NO.	LICENSE NO.
Plumbing	_____	_____	_____
Electrical	_____	_____	_____
Mechanical	_____	_____	_____
Other	_____	_____	_____

PROVIDE: Building plans, plot plan, complete list of ALL subcontractors. Fireworks applications must provide insurance verification.

Applicant Signature: Pat Blue Date: 12/15/11

For Office Use Only: paid \$250.00 on 12/15/11 Check # 87969 KRON

Permit No: _____ Occupancy: _____
Zoning Class: _____ Reviewed by: _____

Agenda Item No. E2
Planning Commission – January 10, 2011

Consider a Special Use Sign Permit for Holy Angel's Parish.

Narrative

A staff report and other supporting information is provided in the agenda packet.

Staff will be available for discussion at the meeting.

Staff Recommendation

The proposed Special Use Permit does not meet the City's regulations regarding temporary signs in residential zoned properties. The location of the proposed sign base is lower than the US 24/40 roadway bed. Staff concludes the size and height of the sign would not negatively affect the surrounding properties. In the event the Planning Commission does allow the sign to be constructed, staff recommends the removal of one existing temporary sign before a sign permit is issued.



Staff Report

Date: December 29, 2011
Subject: Consider a Special Use Sign Permit for Holy Angel's Parish.

GENERAL INFORMATION

Applicant: Janice Gaspers
Owner: Holy Angel's Parish
Address: 14214 Leavenworth Road
Basehor, KS 66007

SITE INFORMATION

Location: 14600 State Ave
Current Zoning: "R-O" Suburban Residential District
Future Land Use Map: Low-Density Residential

STAFF ANALYSIS

Site Characteristics:

The property is located on the north side of US 24/40, between 150th and 142nd Streets. The property consists of several buildings surrounded by agricultural land, three temporary signs, and one real estate sign.

Adjacent Property:

	<u>Zoning</u>	<u>Use</u>
North:	"R-O"	Suburban Residential
South:	"CP-2"	General Business
East:	"R-O"	Suburban Residential
West:	"R-O"	Suburban Residential

Narrative:

In December 2011, staff met with Janice Gaspers with Holy Angel's Parish concerning a proposed sign to be located at 14600 State Ave. Holy Angel's Parish is proposing a thirty-two square foot temporary sign. The proposed eleven foot sign will be single sided that faces US 24/40 and include a display of five years. The property is currently zoned "R-O" and allows for temporary signs. Per Section 6.1.16 of the sign regulations, temporary signs shall not exceed eight square feet, have a maximum height of four feet, a quantity not to exceed three signs per property, and shall not be displayed over sixty days.

6.1.16 Temporary Signs – Residential Zoned Properties

Face Area (SF)	8
Height (FT)	4
Duration (Days)	60
Quantity per Property (EA)	3

Proposed

Face Area (SF)	32
Height (FT)	11
Duration (Years)	5
Quantity (EA)	1

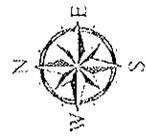
Recommendation by Planning Staff

The proposed Special Use Permit does not meet the City's regulations regarding temporary signs in residential zoned properties. The location of the proposed sign base is lower than the US 24/40 roadway bed. Staff concludes the size and height of the sign would not negatively affect the surrounding properties. In the event the Planning Commission does allow the sign to be constructed, staff recommends the removal of one existing temporary sign before a sign permit is issued.



Legend

RR (County)	CP-1
PUD (County)	CP-2
R-O	M-1
R-1	L-2
R-2	P-1
R-3	MU-1
PR	MU-2



*City of
Pascher, Kansas*

Official Zoning Map

City of Pascher, Kansas
101 West Main Street, Pascher, KS 67520



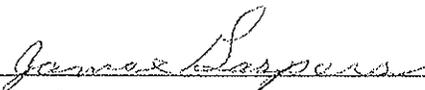
December 31, 2011

Planning Commission
Basehor City Hall
2620 No. 155th St.
Basehor, KS 66007

Ref: Sign Special Use Permit

The Pro-Life Committee of Holy Angels Church would like to request permission to erect a Sign on the property of Joe Nick, 14600 State Ave., Basehor, Ks 66007. The sign will be a 4' by 8' single sided sign standing 11' tall similar to the signs he already has erected on his property. Enclosed is a photo showing the location on his property. We plan to erect the sign in April 2012 and we would like to have permission to have this sign for 5 years which is the estimated life of the sign. If the sign should become dilapidated or if changes are to be made at this location we will remove the sign before the five years.

Thank you for your consideration.



Janice Gaspers
Pro Life Chairperson
Holy Angel's Parish



Joe Nick
Property Owner





City of Basehor
Miscellaneous Permit Application

PROJECT ADDRESS: 14600 STATE AVE.
LEGAL DESCRIPTION:

Lot Block Subdivision

APPLICANT: JANICE GASPERC/HOLY ANGELS
ADDRESS: P.O. Box 81 14214 LV. RD.
CITY: BASEHOR STATE: KS ZIP: 66007

TYPE OF PERMIT

Single Family Commercial Industrial Tenant Finish

(MP) Plumbing (AB) Accessory Bldg. (SP) Swimming Pool
(ME) Electrical (MF) Fence (MA) Satellite/Antenna
(MH) Mechanical (MD) Deck (S) Sign
(FW) Fireworks Other

WORK DESCRIPTION: Requesting a sign 4' x 8' standing
11' tall for a 5 yr duration.

ESTIMATED VALUE: \$25.00

Table with 4 columns: CRAFT, CONTRACTOR, PHONE NO., LICENSE NO. Rows include Plumbing, Electrical, Mechanical, Other.

PROVIDE: Building plans, plot plan, complete list of ALL subcontractors. Fireworks applications must provide insurance verification.

Applicant Signature: Janice Gasperc Date: 1/3/12
734-1186

For Office Use Only: Paid visit 1/3/12 KO \$25.00

Permit No: Occupancy:
Zoning Class: Reviewed by:

Open Agenda

Reports from Special Committees

City Engineer's Report

Adjournment

