

ORDINANCE NO. 3285

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR 500 NW 14TH STREET, AT THE REQUEST OF USD 435, CONCERNING A FREESTANDING ELECTRONIC MESSAGE CENTER SIGN WITHIN A "PUBLIC DISTRICT" OF THE CITY OF ABILENE, KANSAS

WHEREAS, the property owners of record have requested the City consider a Conditional Use Permit to allow for the electronic message center sign at property generally described as 500 NW 14th Street in Abilene, Kansas, as provided in **Exhibit A** as attached hereto;

WHEREAS, the Planning Commission conducted a public hearing on August 11, 2015 and comments were received from the public both in support of the proposed Conditional Use Permit; and

WHEREAS, the Planning Commission recommended the Governing Body approve a Conditional Use Permit allowing USD 435 to construct and install a freestanding electronic message center sign at the aforementioned address.

THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF ABILENE, KANSAS:

SECTION ONE. Findings of Fact. That the Findings of Fact, as provided in the Staff Report attached hereto, including Planning Commission recommendation "That the Proposed Zoning Map be approved by the City Commission prior to approval of the Conditional Use Permit" are hereby accepted and approved by the City Commission.

SECTION TWO. Conditional Use Permit. That a Conditional Use Permit is hereby granted to USD 435 for the freestanding electronic message center sign as generally provided in the Conditional Use Permit application, as attached hereto on property legally described as follows:

A replat of Lots 1 through 12, Block 1 and all of the Alleys and Mulberry Street adjacent thereto, Lots 1 through 24, Block 2 and Alley adjacent thereto, Lots 25 and 26 and a part of Lots 13 through 24, Block 3, and all of the vacated Alley adjacent thereto, all in Pleasant Hill Addition, part of Lots 1 through 8 and all of Mulberry Street adjacent thereto in Bonebrake & Bidwell's Addition, and a tract of land In the North Half of the Northwest Quarter of Section 16, Township 13 South, Range 2 East of the 6th P.M., all in the City of Abilene, Dickinson County, Kansas being more particularly described as follows: Beginning at the Northwest corner of said Northwest Quarter of Section 16, thence Easterly along the North line of said Section on an assumed bearing of N89°57'33"E, 1322.33 feet to the Northwest corner of the Northeast Quarter of the Northwest Quarter of said Section 16, thence N89°56'14"E along the North line of the Northeast Quarter of the Northwest Quarter of said Section 16, 536.98 feet to a point on the Westerly right of way line of N. Cedar Street extended; thence S00°45'02"E along the West right of way line of said N. Cedar Street, 434.28 feet to a point on the North line of a tract as described In Book 247, Page 234 In the Dickinson County Register of Deeds; thence N89°55'05"W, 275.02 feet to the Northwest corner of said tract as described in Book 247, Page 234; thence S00°37'59"E, 474.27 feet to a point being described as 223 feet East of the Southwest corner of

Lot 6, Bonebrake & Bidwell's Addition; thence $S89^{\circ}55'06''E$ along the South line of said Lot 6, 75.01 feet to a point described as 298 feet East of the Southwest corner of said Lot 6; thence $S00^{\circ}37'59''E$, 81.61 feet Measured (81.41 feet Plat) to a point described as 298 feet East of the Southwest corner of Lot 5, Bonebrake & Bidwell's Addition; thence $S89^{\circ}51'08''W$, 17.58 feet to a point described as 217.5 feet West of the Northeast corner of Lot 4, Bonebrake & Bidwell's Addition; thence $S00^{\circ}48'38''E$, 82.82 feet Measured (81.41 feet Plat) to a point described as 217.5 feet West of the Southeast corner of said Lot 4; thence $S89^{\circ}27'26''W$ along the South line of said Lot 4, 31.70 feet; thence $S00^{\circ}37'11''E$, 256.74 feet Measured (256.94 feet Plat) to a point on the South line of Lot 1, Bonebrake & Bidwell's Addition, being coincident with the South line of the Northeast Quarter of the Northwest Quarter of said Section 16; thence $S89^{\circ}28'17''W$ along the South line of said Northeast Quarter of the Northwest Quarter, 216.09 feet to a point being 73.00 feet East of the Southwest corner of said Northeast Quarter of the Northwest Quarter; thence $N00^{\circ}31'43''W$, 40.00 feet; thence $S89^{\circ}28'17''W$, 73.06 feet to a point on the West line of said Northeast Quarter of the Northwest Quarter; thence $S89^{\circ}44'17''W$, parallel to and 40 feet North of the South line of the Northwest Quarter of the Northwest Quarter of said Section 16, 340.50 feet to the Southwest corner of said Lot 24, Block 2, Pleasant Hill Addition; thence $N00^{\circ}37'04''W$ along the East right of way line of Walnut Street, 792.00 feet to the Northwest corner of said Lot 7, Block 1, Pleasant Hill Addition; thence $S89^{\circ}55'04''W$, 40.00 feet to a point on the centerline of said Walnut Street; thence $N00^{\circ}37'04''W$ along the centerline of said Walnut Street, 75.95 feet to a point being described as 240 feet North and 280 feet East of the Southwest corner of the Northeast Quarter of the Northwest Quarter of the Northwest Quarter of said Section 16; thence $S89^{\circ}57'33''W$ parallel to the North line of said Northwest Quarter of the Northwest Quarter, 280.28 feet (280' Described); thence $S00^{\circ}40'12''E$, 241.20 feet (240 feet described) to the Southwest corner of said Northeast Quarter of the Northwest Quarter of the Northwest Quarter of Section 16; thence $S00^{\circ}37'02''E$, along the West line of Lot 27, Block 3, Pleasant Hill Addition extended, 326.28 feet to the Northwest corner of said Lot 26, Block 3, Pleasant Hill Addition; thence $N89^{\circ}30'06''E$, 145.02 feet to a point described as the Northeast corner of the West 65 feet of the South 13 feet of said Lot 13, Block 3, Pleasant Hill Addition; thence $S00^{\circ}35'28''E$, 302.27 feet to the Southeast corner of the West 65 feet of said Lot 24, Block 3, Pleasant Hill Addition, the same being 40 feet North of the South line of the Northwest Quarter of the Northwest Quarter of said Section 16; thence $S89^{\circ}44'17''W$, 144.89 feet to the Southwest corner of said Lot 26, Block 3, Pleasant Hill Addition; thence $S00^{\circ}37'02''E$, 40.00 feet to a point on the South line of said Northwest Quarter of the Northwest Quarter of Section 16; thence $S89^{\circ}44'17''W$, 159.94 feet to the East line extended of a tract described In Condemnation Case No. 08-CV-95; thence $N00^{\circ}37'02''W$, 40.00 feet to the Southeast corner of said tract described In Condemnation Case No. 08-CV-95; thence $S89^{\circ}44'17''W$, 473.52 feet Measured (474.00 feet Described) to the Southwest corner of said tract described In Condemnation Case No. 08-CV-95; thence $N00^{\circ}32'32''W$, along the East right of way line of N. Vine Street, 294.41 feet Measured (294.28 feet Described) to the Northwest corner of said tract described in Condemnation Case 08-CV-95; thence $N89^{\circ}40'56''W$, 30.00 feet to the Northwest corner of the Southwest Quarter of the Southwest Quarter of the Northwest Quarter of said Section 16; thence $N00^{\circ}32'32''W$, 1002.24 feet Measured (1002.12 feet Described) to the Point of Beginning. Containing 45.06 acres more or less.

SECTION THREE. Permit Conditions, Approval. Per Section 26-110, the Planning Commission may impose, and City Commission may approve, reasonable conditions on approval of a Conditional Use Permit. Conditions for this permit are approved as provided in the Staff Report, as attached hereto, with the addition of a condition by the Planning Commission recommendation "That the Proposed Zoning Map be approved by the City Commission prior to approval of the Conditional Use Permit".

SECTION FOUR. Implementation. The City Manager, or designee, is hereby authorized to issue a Conditional Use Permit once all conditions have been reasonably met.

SECTION FIVE. Effective Date. This Ordinance shall become effective and in full force from and after its passage, adoption and publication in the official City newspaper.

PASSED AND ADOPTED by the Governing Body of the City of Abilene, Kansas this 14th day of September, 2016.



ATTEST OF KANSAS

Penny Soukup, CMC
Penny Soukup, CMC

CITY OF ABILENE, KANSAS

By: *Dennis P. Weishaar*
Dennis P. Weishaar, Mayor

APPROVED AS TO FORM:

A.O. Martin
Aaron O. Martin
Clark, Mize, and Linville, Chartered

EXHIBIT A

Conditional Use Permit Application

And

Staff Report

For

500 NW 14th Street

City of Abilene, Kansas

September 14th, 2015

STAFF REPORT

PC 15-8 Consideration of a Conditional Use Permit (CUP), a request by USD 435 to allow an electronic message center in the Public (P) Zoning District located at 500 NW 14th Street.

GENERAL INFORMATION

Date:	August 11, 2015
Owner:	United School District 435 Abilene
Applicant:	Denise Guy of USD 435
Requested Action:	Approval of a Conditional Use Permit.
Purpose:	To allow an electronic message on NW 14 th Street North portion of the property.
Location address:	500 NW 14 th Street
Comprehensive Plan:	Comprehensive Plan Shows this address as R-3 High Density Residential District.
Sites Existing Zoning:	"R-3, High Density Residential District" (New designation, "P, Public Use District")
Surrounding Zoning and Land Use:	North <i>R-3 High Density Residential District occupied by a mix structure of single family, duplexes, apartments, churches and professional offices and P-Public Use District in the Cemetery.</i>
	South <i>R-2 Medium Density Residential District with a mix of daycare homes, single and two family dwellings and P-Public Use District.</i>
	East <i>R-1, Single Family Residential District including C-2 Restricted Commercial District with the hospital localized in the area east of the school.</i>
	West <i>R-3 High Density Residential District occupied by a church structures.</i>
Land Area:	Contains Approximately 15.7 acres
Notice Date:	This project was published and noticed by mail as required by code.

COMMENTS & FINDINGS

1. The Applicant is proposing an electronic message center at their current location on the property north location where the existing sign is located.
2. **Article 8 Public Use District**
Section 8-4 Sign Regulations
 8-401. Except for identification signs not exceeding thirty-two (32) square feet in area, all signs shall be approved by the Planning Commission after public hearing and notification of all property owners within two hundred (200) feet of the property in question. Additional sign regulations relating to the P District are **set out in Article 27**
3. **Article 27 Sign Regulations**
Section 27-1 27-101. This Article provides regulations for exterior signs for advertising, promotion and identification of uses in order to preserve, protect and promote the public health, safety, and general welfare. Further, this Article intends to: encourage the reasonable, orderly and effective display of signs; enhance the physical appearance of the city; reduce visual clutter;

prevent blighting influences; protect property values; provide minimum standards to safeguard life, health, and property by regulating and controlling the size, height, design, quality of materials, construction, location, electrification and maintenance of all signs and sign structures; and authorize the use of signs which are compatible with their surroundings

Section 27-2 Definitions

27-201 As used in this Article, unless the context indicates otherwise, the terms listed below shall have the following meanings:

Electronic Message Center means a sign capable of displaying words, symbols, figures or images that can be electronically or mechanically changed by remote or automatic means.

Monument sign means a freestanding sign having a solid appearance and a low profile, normally consisting of a face and base. Said sign may be constructed with stone, concrete, metal, routed wood planks or beams, brick or similar materials

Ground sign means any sign permanently placed upon, or supported by, the ground independently of the principal building or structure on the property, where the bottom edge of the sign is less than six (6) feet above the ground

Sign means any identification, description, illustration, message, symbol, logo or device which directs attention to a product, service, place, activity, person, institution, business or solicitation, including any permanent or temporary display of merchandise, emblems, corporate flags, pennants or placards, designed to advertise, identify, or convey information, including all supporting structure

RECOMMENDATION

Staff is recommending approval of the proposed plan on the condition that the freestanding electronic message center sign

1. Be mounted on the two (2) existing 4.5" steel pipes which was the existing footings and base of the old sign and proposed area sign not to exceed 33.6 sq.ft. as proposed in the attached plan, be installed.
2. Only one (1) electronic message center per property
3. Static, non animated messages and images only (No video display)
4. Message change no less than every 15 seconds
5. Dimming device, or means of glare reduction must be installed and implemented after sundown
6. Staff is basing its recommendation on the following criteria as outlined in Section 27-301 and 27-606 of the Zoning Regulations:

a. Consistency with intent and purpose of the zoning regulations – In general, this proposal is consistent with the intent and purpose as outlined in Article 1 of the regulations.

b. Compatibility of proposed use with surrounding uses – This property has had the existing use established for at least four decades as same owner. The mix residential housing stock adjacent to this use dates from the 1980's to day's development.

c. Public infrastructure – Based on the application and design, the proposal will not pose a burden on Public water or sewer.

d. Necessity of the proposal due to changes in the affected area – With the recommended

e. Length of time the property has remained vacant – Not applicable.

f. Compatibility of the subject property for the proposed use – The property has contained the existing use, or similar intense R-3 High Density District (“P” Public Use District) use for forty (40) years (Built in 1975). The surrounding residential development has built up over time from the 1980s to current development the City has recognized the existence of mixed uses immediately adjacent to residential uses at least since the 1980’s Comprehensive Plan.

g. Consideration of Staff recommendation – Staff is basing its recommendation on the current findings as presented.

h. Whether the Comprehensive Plan is furthered and supported by this proposal – Although the lot at 500 NW 14th Street is currently designated as “P” Public Use District/Quasi-Public on the Future Land Use Map, the proposed request of this existing public use onto the adjoining property to the north may not be inconsistent with the spirit and intent of the Comprehensive Plan. Chapter 9, Section C, states: “Future Land Use Plan amendments are anticipated as growth occurs and market conditions change”. Since the intersection of N Vine Street and 14th Street is a secondary intersection and presently contains both commercial and residential use, it is reasonable to conclude that market conditions may support either of these uses.

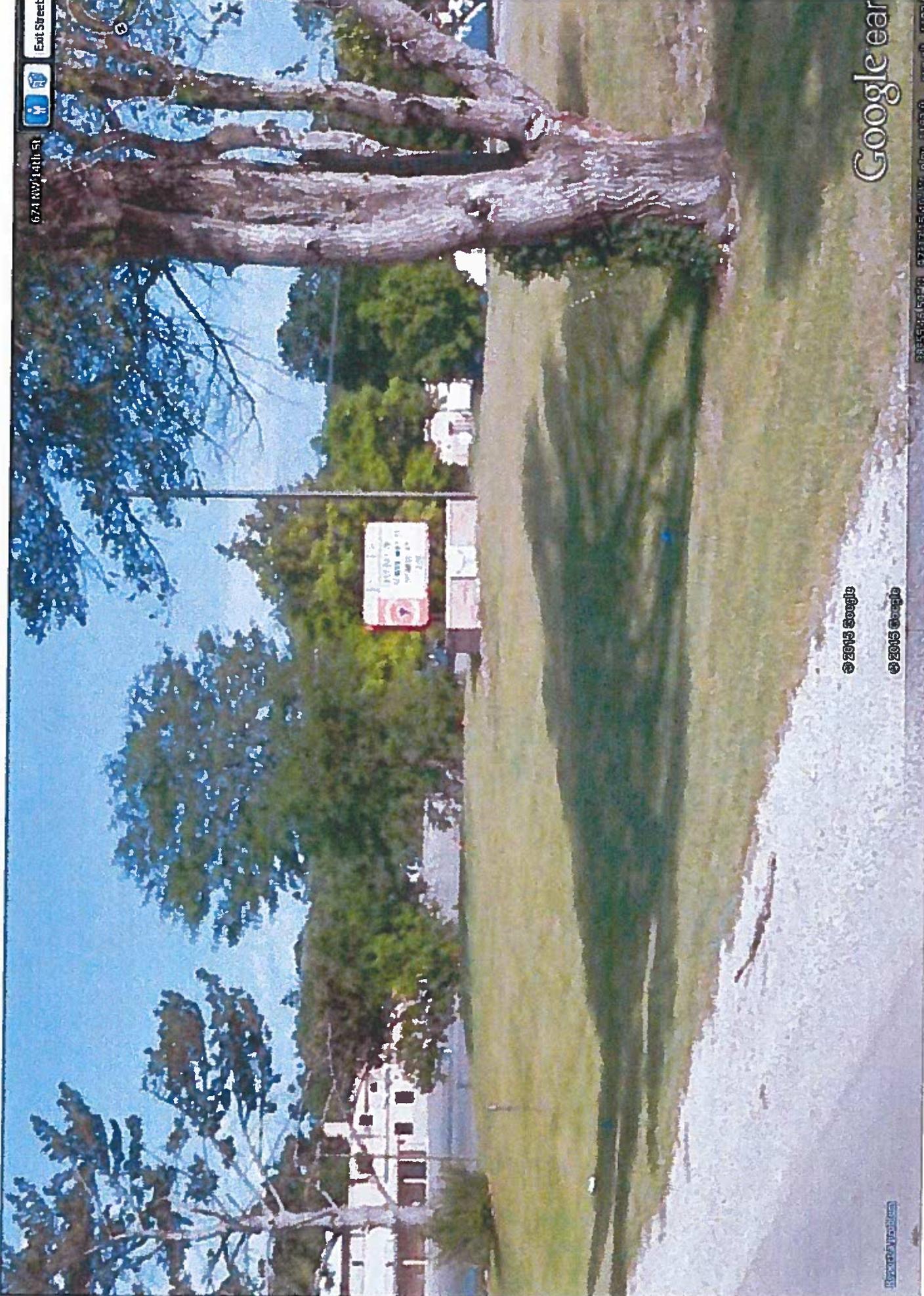
i. Adverse impacts on adjacent properties if all conditions placed upon the request are met – The purpose for imposing conditions on a proposal is to ensure that adjacent, conflicting uses are not detrimentally affected. “Goal A” under Key Issue 11 of the Comprehensive Plan strives to “minimize the negative impacts of adjacent incompatible land uses through required site improvements”. Policy #1 under this section addresses “Signage” which may be incorporated into proposals where a more intense commercial use is adjacent to a more sensitive residential use. Staff is of the opinion that the proposed signage requirements, in combination with recommendations, will minimize any negative impact on adjacent property owners.

J. Solid Waste disposal facilities – Not Applicable.

K. Other items for consideration – In evaluating individual Conditional Use Permit applications, the Planning Commission may also consider the occurrence of similar land use patterns throughout the City. The subject area and its land use pattern, while not ideal, are by no means unique. There are a number of lots within Abilene containing electronic message center uses (or other commercial uses) located adjacent to, or within proximity of residential land and zones.

PLANNING COMMISSION OPTIONS:

1. Recommend approval of the Conditional Use Permit with above referenced conditions, or additional conditions as deemed necessary;
2. Recommend denial of the request.



674 NW 14th St



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Google

26°55'45.50" N 97°15'40" W elev 119 ft

Map data © 2015

CITY OF ABILENE, KANSAS
DEVELOPMENT APPROVAL APPLICATION FORM

419 N. Broadway · Abilene, Kansas 67410 · Tel: (785) 263-2550 · Fax: (785) 263-2552 · www.abilenecityhall.com

INSTRUCTIONS: This Application and all required fees and information must be submitted in accordance with the Code of the City of Abilene and the City of Abilene Zoning and Subdivision Regulations. All information requested in this application must be provided and answered completely.

PART I: TO BE COMPLETED BY APPLICANT		
APPLICATION INFORMATION		
APPLICATION FOR (CHECK APPROPRIATE BOX):		
<input type="checkbox"/> ADMINISTRATIVE APPEAL <input type="checkbox"/> ANNEXATION <input type="checkbox"/> CERTIFICATE OF APPROPRIATENESS <input type="checkbox"/> COMPREHENSIVE PLAN AMENDMENT <input checked="" type="checkbox"/> CONDITIONAL USE PERMIT <input type="checkbox"/> DEVELOPMENT CODE AMENDMENT <input type="checkbox"/> FINAL PLAT <input type="checkbox"/> HOME OCCUPATION PERMIT <input type="checkbox"/> LANDMARK DESIGNATION <input type="checkbox"/> LOT SPLIT	<input type="checkbox"/> LOT SPLIT <input type="checkbox"/> NON-CONFORMING USE CERTIFICATE <input type="checkbox"/> PRELIMINARY PLAT <input type="checkbox"/> PLANNED DEVELOPMENT <input type="checkbox"/> REPLAT <input type="checkbox"/> REZONING / ZONING MAP AMENDMENT <input type="checkbox"/> SITE PLAN <input type="checkbox"/> VACATION (PLAT, STREET, EASEMENT) <input type="checkbox"/> VARIANCE	FOR OFFICIAL USE ONLY Appn Number: <u>PC15-8</u> Date Received: <u>7/1/15</u> Received By: <u>[Signature]</u>
BRIEF DESCRIPTION OF APPLICATION PURPOSE:		
<u>digital sign @ AMS</u>		

APPLICANT INFORMATION	
APPLICANT/AGENT (If Not Property Owner):	
Name: <u>Denise Guy</u>	Tel: <u>785 263-2630</u>
Business Name: <u>USD 435</u>	Fax: <u>785 263-7610</u>
Address: <u>213 N Broadway</u>	
City: <u>Abilene</u>	State: <u>KS</u> Zip Code: <u>67410</u>
E-mail: <u>dguy@abileneschools.org</u>	
PROPERTY OWNER (If Different from Applicant/Agent):	
Name: _____	Tel: () _____
Business Name: _____	Fax: () _____
Address: _____	
City: _____	State: _____ Zip Code: _____
E-mail: _____	
ENGINEER/ARCHITECT/SURVEYOR:	
Name: <u>Kevin Beck</u>	Tel: <u>785 215-8630</u>
Business Name: <u>Schmidt, Beck & Boyd</u>	Fax: <u>785 215 8634</u>
Address: <u>1415 SW Topelka Blvd</u>	
City: <u>Topelka</u>	State: <u>KS</u> Zip Code: <u>66612</u>
E-mail: etc <u>kevin.beck@SBBeng.com</u>	

PROPERTY INFORMATION

PROPERTY ADDRESS OR GENERAL LOCATION (IN RELATION TO NEAREST STREETS):

500 NW 14th Street

PROPERTY TAX IDENTIFICATION NUMBER:

021151602005001000

ZONING: Existing: R-3 Proposed: P

LAND USE: Existing: Proposed:

GROSS SIZE OF PLAT/LOT:

Residential: 0 Commercial: 0 Industrial: 0 Other: 45.06 Total: 45.06

NUMBER OF LOTS:

Residential: 0 Commercial: 0 Industrial: 0 Other: 1 Total: 1

IMPROVEMENT CHARACTERISTICS:

Number of Buildings or Structures: Total Building Area:

Maximum Height of Buildings or Structures: Total Impervious Area:

EXISTING PUBLIC FACILITIES: Public Private Other (Describe)

Water Service: Wastewater Service: Roadway Access: [checkboxes]

FLOODPLAIN INFORMATION:

Floodway: Floodway Fringe: [checkboxes] FIRM Map-Panel Number: Zone:

ARE ANY OTHER PERMITS OR DEVELOPMENT APPROVALS REQUIRED, APPLIED FOR OR RECEIVED FOR THE APPLICATION PROPERTY BY THE CITY OR ANY OTHER JURISDICTION OR AGENCY?

[checkboxes] Yes [checkboxes] No If Yes, Describe Briefly and Attach a Copy of Each Permit, Approval or Application

APPLICANT/PROPERTY OWNER CERTIFICATION*

I/we acknowledge receipt of the instruction sheet explaining the method of submitting this application. I/we realize that this application cannot be processed unless it is completely filled in, is accompanied by a current abstractor's certificate as required in the instruction sheet, and is accompanied by the appropriate fee. I/we further certify that the foregoing information is true and correct to the best of our knowledge. I/we acknowledge that the City of Abilene Planning Commission, Board of Zoning Appeals or City Commission shall have authority to impose such conditions as it deems necessary in order to serve the public interest and welfare.

[Signature] Applicant Signature

7-1-15 Date

[Signature] Property Owner Signature

7-1-15 Date

* This Application must bear the signature(s) of the property owner(s). If an authorized agent signs on the owner's behalf, the agent shall sign his own name and attach the owner's written notarized authorization to this Application.

PART II - TO BE COMPLETED BY STAFF

DOCUMENTS TO BE SUBMITTED WITH APPLICATION**

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Copy of Deed | <input type="checkbox"/> Easements and Covenants | <input type="checkbox"/> Location Map |
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Final Plat |
| <input type="checkbox"/> Infrastructure Plans | <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Grading and Stormwater Plans |
| <input type="checkbox"/> Elevation Survey | <input type="checkbox"/> Traffic Impact Study | <input type="checkbox"/> Construction Plans |
| <input type="checkbox"/> Performance Agreement | <input type="checkbox"/> Proof of Notification | <input type="checkbox"/> Utility Plans |
| <input type="checkbox"/> Text Amendment Language | <input type="checkbox"/> Property Owner List | <input type="checkbox"/> Comprehensive Plan Amendment Justification |
| <input type="checkbox"/> Annexation Boundary Map | <input type="checkbox"/> Operating Characteristics Report | <input type="checkbox"/> Administrative Appeal Justification |
| <input type="checkbox"/> Variance Justification | <input checked="" type="checkbox"/> Other <u>Sign permit</u> | |

Additional document requirements provided to applicant on _____. The applicant is advised that the application is not accepted for public review until such time as the above identified documents are submitted and a Determination of Complete Application is certified.

David B. Dillner
Name

City Manager
Title

David B. Dillner
Signature

7/1/15
Date

** Number of copies for submission determined by Zoning Administrator. The Zoning Administrator may request additional information as deemed necessary to properly evaluate the permit application.

APPLICATION REVIEW

DECISION-MAKING BODY: Staff Planning Commission Board of Zoning Appeals City Commission
 Heritage Commission Other (specify): _____

DATE OF INITIAL HEARING(S): PC August 11th, 2015 CC September 14th, 2015

FEE AMOUNT: \$100⁰⁰

DATE FEE PAID: 7/1/15

DETERMINATION OF COMPLETE APPLICATION:

I certify that the Development Approval Application and attached documents are sufficient in form and content for review and recommendation by the decision-making bodies of the City of Abilene. As such, all required notifications and hearings may proceed pursuant to City regulations and procedures. This certification does not preclude the review, recommendation and/or decision-making bodies from requesting additional information as deemed necessary to serve the public interest.

David B. Dillner
Name

City Manager
Title

David B. Dillner
Signature

7/1/15
Date

P A I
JUL 01 2015
CITY OF ABILENE

CITY OF ABILENE
PLANNING COMMISSION
MEETING MINUTES

August 11, 2015
Meeting at 4:30 p.m.
Abilene Public Library
209 NW 4th Street

Members Present: Rod Boyd, Kyle Campbell (Vice-Chair), Bruce Dale, Steven Olson, and Michelle Stephens

Members Absent: Gene Bielefeld and Travis Sawyer (Chair)

Staff Present: Jennie Hiatt, Community Development Administrative Assistant and Daniel Shea, Community Development Director

Others Present: Ron Wilson, Applicant and Mike Heronemus, Reflector Chronicle

Call to Order & Roll Call.

Vice-Chair Campbell called the meeting to order.

Hiatt took roll call with five of the seven Commissioners present.

Approval of Agenda.

Dale made a motion to approve the agenda as written. The motion was seconded by Stephens. The motion passed unanimously. (5-0)

Approval of Meeting Minutes – August 3, 2015.

Olson made a motion to approve the minutes as written. The motion was seconded by Boyd. The motion passed unanimously. (5-0)

Business.

1. Proposed Zoning Map.

Shea presented the staff report.

Campbell asked the Commissioners if they had any questions for staff and there were none.

Campbell then opened the public hearing and then closed the public hearing as there were no public comments.

Stephens made a motion to recommend approval of the Proposed Zoning Map to the City Commission. The motion was seconded by Olson. The motion passed unanimously. (5-0)

2. **Public Hearing, PC 15-8**, a request by USD 435 for a Conditional Use Permit (CUP) to allow an electronic message center in the Public (P) Zoning District located at 500 NW 14th Street, Abilene, KS.

Shea presented the staff report.

Campbell asked the Commissioners if they had any questions for staff.

Dale asked a couple of questions in regards to signage for the high school and the new elementary school.

Campbell asked the applicant if they had any comments.

Wilson stated the sign is to advertize middle school events only.

There was discussion.

Campbell asked Shea a question in regards to whether or not the commission should make the approval of the zoning map a condition of the CUP.

There was discussion.

Wilson stated that they will retro fitting the current sign and it will be controlled from the school office inside the building.

There was brief discussion.

Campbell asked if the sign would be dual-sided.

Wilson stated yes.

There was discussion regarding setbacks and the size of the sign.

Campbell opened the public hearing and since there wasn't any public comments, he then closed the public hearing.

There was brief discussion.

Stephens made a motion to recommend approval of PC 15-8 to the City Commission with the Staff's listed conditions along with the additional condition that the Proposed Zoning Map must be approved by the City Commission prior to approving the CUP. The motion was seconded by Olson. The motion passed unanimously. (5-0)

Comments.

Shea introduced himself to the Commissioners and told a little bit about himself. He then updated them on some of the things that the Community Development Department is currently working on.

There will not be a meeting in September. The next scheduled meeting is on October 13, 2015.

Adjournment.

Stephens made a motion to adjourn the meeting. The motion was seconded by Boyd. The motion passed unanimously (5-0) and the meeting was adjourned.

Minutes Submitted,

Minutes Approved,

Daniel J. Shea MRCP
Community Development Director

Travis Sawyer, Chair or
Kyle Campbell, Vice-Chair