

CALL TO ORDER

Chairman Poss called the regular meeting of the Lenexa Planning Commission to order at 7:00 p.m. on Monday, January 30, 2023. The meeting was held in the Community Forum at Lenexa City Hall at 17101 W. 87th Street Parkway, Lenexa, Kansas.

ROLL CALL

COMMISSIONERS PRESENT

Commissioner Ben Harber
Commissioner Don Horine
Commissioner Curt Katterhenry
Commissioner Jason Leib
Commissioner Brenda Macke
Vice-Chairman Mike Burson
Chairman Chris Poss

COMMISSIONERS ABSENT

Commissioner David Woolf
Commissioner John Handley

STAFF PRESENT

Scott McCullough, Director of Community Development
Stephanie Kisler, Planning and Development Administrator
Tim Collins, Engineering Construction Services Administrator
Andrew Diekemper, Fire Division Chief
Stephen Shrout, Assistant City Attorney
Dave Dalecky, Planner II
Christa McGaha, Planner II
Kim Portillo, Planner II
Gloria Lambert, Senior Administrative Assistant

APPROVAL OF MINUTES

The minutes of the January 9, 2023 meeting were presented for approval. Hearing no changes or corrections to the minutes of the regular meeting, Chairman Poss entertained a motion to **APPROVE** the minutes as written. Moved by Commissioner Horine, seconded by Commissioner Leib, and **APPROVED** by a majority voice vote.

CONSENT AGENDA

1. Arbor Lake, 8th Plat - Consideration of a final plat for property located at the northeast corner of the 91st Terrace cul-de-sac, west of Clare Road, within the RP-1, Planned Residential (Low-Density) District. PT23-05F

Consideration of a final plat to replat an existing tract by changing the dedications of the tract, updating easements, and including a portion of vacated 91st Street in the tract.

2. Brampton West Tracts - Consideration of a final plat for property located at the intersection of West 95th Street & Aurora Street within the R-1, Single-Family Residential District. PT23-06F

Consideration of a final plat for approximately 2.9 acres of land located between the Brampton West subdivision and right-of-way for 95th Street for the purpose of providing easements for utilities and landscaping.

Stephanie Kisler noted that the applicant for Consent Agenda Item Two, Brampton West Tracts Final Plat, requested that the item be continued to the March 6, 2023 Planning Commission meeting.

Chairman Poss entertained a motion to **APPROVE** Consent Agenda Item One. Moved by Commissioner Burson, seconded by Commissioner Macke, and carried by a unanimous voice vote.

REGULAR AGENDA

3. TierPoint Sign Deviations - Consideration of sign deviations for property located at 14500 West 105th Street within the BP-2, Planned Manufacturing District. DV23-01

Consideration of sign deviations to allow two signs on facades that are not architecturally finished to the degree of the building front.

APPLICANT PRESENTATION:

Dustin Fankhauser of Excel Lighting and Sign presented information about the proposed signage. He noted that the request is for a sign on the north facade and the south facade.

STAFF PRESENTATION:

Kim Portillo presented the Staff Report. She noted that the applicant requests a deviation to allow signs on two facades that are not architecturally finished like the primary facade. She provided an overview of the sign locations on the site. She noted the criteria for evaluating sign deviation requests. She said she would discuss Sign 2 first because that request was simpler than the request for Sign 1. The front of the building (south) is brick and other facades are finished with concrete. The primary facade is brick, so the sign code requires that the signs be located on brick materials.

Staff supports the deviation for Sign 2 to be located on the north facade, which is finished with concrete.

Sign 1 is located on the south side and is proposed to be located on the concrete portion of the building that is set back behind from the main brick portion of the building. The sign is centered above the main canopy on the brick portion of the building. The brick portion of the building has multiple rooftop mechanical units that are not screened from view. She highlighted the view of the mechanical equipment. Staff would like to see the rooftop mechanical units screened. She compared a similar screening installed at 14305 W. 105th Street. She presented three options for consideration:

1. Provide a parapet wall and locate the sign on the parapet, centered above the main canopy.
2. Provide individual screening structures for the rooftop mechanical units and locate the sign in the proposed position on the concrete portion of the facade.
3. Amend the applicable sign criteria to allow the sign to be installed off-center on the brick portion of the facade.

She noted that Staff's preferred option is #1.

PLANNING COMMISSION DISCUSSION:

Chairman Poss asked if the proposed and option #2 were both proposed to be mounted on the concrete portion of the wall. Kim Portillo confirmed that yes, these are both on the concrete wall.

Commissioner Horine asked what the owner is willing to do. Dustin Fankhauser said the owner is obtaining bids for the screening. The owner directed him to work toward obtaining the deviations, although they may pursue the north sign first and work on the south sign later. They will decide when they find out how much the screening will cost. He went further to say, the reason they want the sign on the rear concrete portion of the building is because that is where their customer entrance exists and they want to guide customers to that rear part of the building.

Commissioner Katterhenry prefers option #1. He is supportive of the north sign. There were some questions about centering the sign.

Commissioner Burson said he supports the north sign deviation. He does not support option #2 because it does not esthetically make sense but does support option #1 and #3. Dustin noted that his client would not pursue option #2 because of issues with visibility.

Chairman Poss asked Dustin about which entrance people are supposed to be using. He asked Kim to display the photo of the parking lot view. Dustin said the main door is located where the brick meets the concrete on the west side of the building. There was discussion about placing the sign on the concrete portion but "left justified" to be located closer to the door. Chairman Poss summarized the options and said option #1 would clean up the front of the building and look esthetically pleasing, option #2 does not make a lot of sense to place it centered between the units and option #3 he is not opposed to. He is not sure if installation of a new sign triggered the requirement for a full parapet of screening.

Commissioner Leib asked if placing a sign on the concrete on the left side would require Planning Commission approval and revising the sign criteria. Kim Portillo confirmed. Scott McCullough confirmed. Commissioner Leib asked about how to most easily approve a south sign. Scott McCullough said revising the conditions to require the screen wall or brick area and not back on the concrete may be the option. Commissioner Leib asked if they can consider an option #4. Scott McCullough said that would need to be decided separately.

Commissioner Horine said to be careful that the Commissioner is not redesigning the sign. He said the Commission can consider whether or not the sign can be placed on the concrete and if the Commission agrees they can put it anywhere on the concrete. If we say no, they can't put it anywhere on the concrete.

Chairman Poss said there should be a motion for the north sign and a motion for the south sign.

Commissioner Horine asked why they could be allowed to install the sign on the parapet when it is not brick. Scott McCullough said that this is complicated. Allowing the sign on the parapet is a compromise because we do not allow signs above rooflines. It would look more like the facade than a metal screening wall.

Commissioner Burson said it seems like the applicant doesn't know what they want to do. He supports the north sign. He is not supportive of a sign on the south until the applicant knows what they want. He requested two motions.

Chairman Poss asked if it makes sense to table the south side and make a motion. Scott McCullough said that the alternatives provided were within the sign criteria and the sign code. He said the south sign could be tabled and the applicant could come back later with a decision.

Commissioner Burson asked if they denied the sign if they could come back and essentially ask for the same thing again later. Scott McCullough said that he wasn't sure if the code precluded them from coming back, but given the context, it is a possibility. Dustin Fankhauser said his clients would likely pursue options #1 or #3.

Commissioner Leib asked whether we could approve option #1. Commissioner Horine said he believes if the Commission approves alternate #1, that is the only one that's approved and if their cost comes back exorbitant, they won't get a sign at all. Commissioner Leib said how could they be flexible?

Dustin said that it was his understanding that the sign deviation would not expire, and they could come back for a different request in the future if needed.

MOTION:

Chairman Poss entertained a motion to recommend **APPROVAL** for sign deviations for the north sign (Sign 2) for **TierPoint** located at 14500 W. 105th Street within the BP-2 Zoning District.

Moved by Commissioner Leib, seconded by Commissioner Horine, and carried by a unanimous voice vote.

Chairman Poss entertained a motion from Commissioner Leib to recommend **APPROVAL** for sign deviations for the south sign (Sign 1) in the form of alternate #1 for **TierPoint** located at 14500 W. 105th Street within the BP-2 Zoning District.

Moved by Commissioner Leib, seconded by Commissioner Horine, and carried by a unanimous voice vote.

4. Presentation from Staff: Building Architecture and Materials

STAFF PRESENTATION:

Dave Dalecky presented information about Building Architecture and Materials.

STAFF REPORT

Stephanie Kisler noted that registration is open for the American Planning Association's National Conference. This year the conference is in Philadelphia. The conference begins with the opening keynote the morning of Saturday, April 1st and concludes Tuesday, April 4th. The City is able to send up to two Planning Commissioners to the conference. There is also a virtual-only option, which is live from April 26th to 28th. She asked the Commissioners to consider their interest in attending and watch their email inboxes for more details from her within the next couple of days.

ADJOURNMENT

Chairman Poss ended the regular meeting of the Lenexa Planning Commission at 8:12 p.m. on Monday, January 30, 2023.