



CITY OF  
**TOPEKA**

**MINUTES**

## **TOPEKA PLANNING COMMISSION**

**Monday, March 18, 2019**

**6:00PM – Municipal Building, 214 SE 8<sup>th</sup> Street, 2<sup>nd</sup> floor Council Chambers**

**Members present:** Brian Armstrong, Corey Dehn, Marc Fried, Wiley Kannarr, Ariane Messina, Katrina Ringler, Matt Werner (7)

**Members Absent:** Carole Jordan, Corliss Lawson (2)

**Staff Present:** Bill Fiander, Planning & Development Director; Mike Hall, Current Planning Manager; Kris Wagers, Administrative Officer; Mary Feighny, Legal

**Roll Call** – Chairperson Katrina Ringler called the meeting to order with seven members present for a quorum.

### **Approval of Minutes from February 18, 2019**

Motion to approve by Mr. Armstrong, **second** by Mr. Kannarr. **APPROVED** (6-0-1 with Ms. Messina abstaining)

### **Declaration of conflict of interest/ex parte communications by members of the commission or staff –**

None

### **Public Hearings**

**Z19/02 by: Juan Perez-Dominguez** requesting to amend the District Zoning Classification from C-1 Commercial District to X-1 Mixed Use District, on a portion of property located at 2632 SE Ohio Avenue to provide for one duplex (two residential units.)

Ms. Ringler called the case and announced that it had been withdrawn by the applicant.

**Z19/01 by: Topeka Planning Commission** requesting to amend the district zoning map from RR-1 Residential Reserve District to R-1 Single Family Dwelling District on a 9.21 acre property lying between SW 21st Street and SW 29th Street along the west side of SW Indian Hills Road and containing 33 single family residential platted lots. (Driver)

Ms. Ringler called the case and Mr. Hall presented the staff report and staff recommendation for approval.

Ms. Ringler declared the **public hearing open** and with nobody coming forward to speak, Ms. Ringler declared the **public hearing closed**.

Mr. Armstrong noted that this is a continuation of discussions the commission previously had. He noted that the Planning Commission had previously approved the plat and considered the proposed annexation of the property. Both were subsequently approved by the Governing Body. He noted that the proposed zoning is more restrictive than the current zoning and makes sense.

Ms. Ringler stated she agrees and Mr. Fried made a **motion** to recommend approval to the Governing Body of the reclassification of the property from RR-1 Residential Reserve District to R-1 Single Family Dwelling District. **Second** by Ms. Messina. **APPROVAL (7-0-0)**

**APPROVED 4/22/2019**

## **Discussion Item**

### **ACZR18/02 Visual Code Update III (Draft Sign Standards)**

Mr. Hall presented information about the draft sign standards and also about feedback received from the February 26, 2019 public meetings. He took questions as they arose and there was discussion throughout with and amongst the commission. Mr. Hall also noted two handouts, which included an email from Shawn Holthaus and one from Virginia Baumgartner and Cindy Proett.

Present were Virginia Baumgartner and Cindy Proett, both of Luminous Signs. Ms. Baumgartner and Ms. Proett both served on the sign code committee. They came forward at times to provide information.

Ms. Ringler noted that there were people in the audience and asked if anyone would like to speak. Pat Barnes came forward and expressed concern about the possibility of no longer allowing portable message center signs.

It was ultimately agreed that Visual Code Update III (sign standards) will come back to the commission at the May 20, 2019 meeting as an action item. There was discussion among the Commission and staff regarding non-conforming signs, abandoned signs, signs adjacent to highways, signs related to construction, and portable message center signs. At the next meeting staff will present additional information and options for how to address the sign issues discussed at this meeting.

### **Communications to the Commission**

Mr. Fiander noted that the April Planning Commission meeting will be on the 4<sup>th</sup> Monday (April 22) at 5:30PM in the first floor conference room at City Hall. The meeting will be a work session with no action items.

**With no further agenda items, meeting was adjourned at 8:18PM.**