

SIGN CODE BOARD OF APPEALS
Meeting Minutes of May 7, 2015 –6:35 p.m.

Members present: Fertig, Gardner, Gascon, Wilbur
Staff present: Cargill, Guntert, Barry Walthall

ITEM NO. 1: MINUTES

Consider approval of the minutes from the October 2, 2014 meeting.

ACTION TAKEN

Item deferred for lack of board members present who attended the October 2, 2014 meeting.

ITEM NO. 2: COMMUNICATIONS

There were no communications to come before the Board.

No Board members disclosed any ex parte contacts and/or abstentions from the discussion and vote on any agenda item under consideration.

There were no agenda items deferred.

ITEM NO. 3: TEXT AMENDMENT FOR LIMITED OFF PREMISE ADVERTISING SIGNS

TA-15-00161: Consider a request to amend the sign code found in Chapter 5, Article 18, in the Code of the City of Lawrence, Kansas, 2015 edition, "...to permit monument signs in areas that are designated as sign easement areas but that may not be contiguous to land owned by the company that is being advertised". Staff has prepared a draft amendment for the Sign Code Board to review, discuss and offer recommendations to the Lawrence City Commission on whether to amend the Sign Code to incorporate provisions that would allow limited off premise advertising signs. The request was submitted to the City by William Fleming of Free State Holdings, Inc.

STAFF PRESENTATION

Walthall presented the item.

Wilbur said he understands the purpose of the request.

Gardner asked if the owner of the monument sign will have to agree to add other tenants. He asked if there are things other than the name of the business on the sign.

Walthall said the dimensions of signs won't increase, so applicants will have to make very efficient use of sign space and it will limit what can be displayed. He mentioned that the amendment will encourage people to take advantage of existing signage.

Fertig asked if the proposed amendment would mean that Sprouts could share a monument sign, but can't also put a monument sign on their lot.

Walthall said that's correct, they have the option to do one or the other.

Gardner said a lot of malls and similar properties have signs with every tenant listed. He asked if this would be similar.

Walthall said it's similar. He referenced a section of City code that pertained to such signage.

APPLICANT PRESENTATION

Mr. William Fleming, applicant, showed a site map on the overhead and indicated where the proposed monument sign would be located. He said part of the conceptual plan was to try to push the building up to the front of 6th Street, which involved a variance and provides better screening for parking and makes the development more attractive. He said tenants such as Sprouts are not as well served by that development as far as signage. He said they originally planned to allow those tenants to construct off-premise signs not realizing there wasn't a way to do that. He showed photos of the existing sign and the proposed changes. He stressed the importance of the proposed signage for Sprouts.

Mr. David Gurss said it makes a lot of sense for the retailer to have appropriate signage.

Fleming thanked staff for their help in drafting the amendment.

Gascon asked if the way staff has amended the code is adequate for the applicant's needs.

Fleming said yes.

No public comment

BOARD DISCUSSION

Wilbur said he likes the solution a lot and it seems like it will become a more common issue.

Fertig said she supports the request and feels it will be used in isolated situations.

ACTION TAKEN

Motioned by Wilbur, seconded by Gardner, to make a recommendation to the City Commission for a text amendment to City Code, Chapter 5, Article 18, as outlined in the staff memo and draft amendment.

Unanimously approved 4-0.

ITEM NO. 4: MISCELLANEOUS

- a) Consider any other business to come before the Board.

ADJOURN 7:27 pm