



**LAWRENCE SIGN CODE BOARD OF APPEALS AGENDA
MARCH 2, 2017 – 6:35 P.M., CITY COMMISSION MEETING ROOM, FIRST FLOOR OF
CITY HALL, SIXTH AND MASSACHUSETTS STREET, LAWRENCE, KANSAS**

Members present: Clark, Holley, Mahoney, Wilbur
Staff present: Cargill, Crick, Larkin, Walthall

ITEM NO. 1: MINUTES

Consider approval of the minutes from the October 10, 2016 meeting.

ACTION TAKEN

Motioned by Holley, seconded by Clark, to approve the minutes from the October 10, 2016 meeting of the Board.

Unanimously approved 4-0.

ITEM NO. 2: COMMUNICATIONS

There were no communications to come before the Board.

There were no ex parte contacts or abstentions.

There were no agenda items deferred.

ITEM NO. 3: WALL SIGN VARIANCES AT GROWING SMILES; 4320 W. 6TH ST

SV-17-00082: Consider a request for a variance from the Sign Code found in Chapter 5, Article 18, in the Code of the City of Lawrence, Kansas, 2015 edition. The request is from the provisions of Section 5-1840.3(B) which regulates the maximum size, height, illumination and materials of signage located in the CO (Office Commercial) District. The applicants request is to allow one illuminated wall sign for each tenant not to exceed 32 square feet for the three total tenants for the building. The request is submitted for Growing Smiles/Oread Orthodontics at 4320 W. 6th Street. The variance request was submitted by Tammy Moody, with Luminous Neon for Hawktown Properties, L.L.C., the property owner of record.

STAFF PRESENTATION

Mr. Barry Walthall presented the item.

Clark asked if this is the most restrictive zoning for illuminated signs.

Walthall said yes, there is a limited sign allowance for that size of a building. When the code was developed in the 1980s, office buildings were used differently than they are today.

Clark asked what the sign requirements would be if it were not residentially zoned.

Walthall said the zoning is not driving the restriction, staff calculated the percentage of allowable area for the sign based on building size.

APPLICANT PRESENTATION

Ms. Tammy Moody, Luminous Neon, said she has been involved with multiple variances along this corridor and hopes the new sign code will address the limitations in residential office districts. She explained that the sign will have subtle LED backlighting.

Mahoney thanked the applicant for working with staff.

ACTION TAKEN

Motioned by Wilbur, seconded by Clark, to close public comment for the item.

Unanimously approved 4-0.

BOARD DISCUSSION

Mahoney said it's pretty cut and dry and it will be interesting to hear about changes to the sign code.

ACTION TAKEN

Motioned by Holley, seconded by Wilbur, to approve the variance based on meeting discussion and staff recommendation.

Unanimously approved 4-0.

ITEM NO. 4: MONUMENT AND AREA MARKER SIGN VARIANCES FOR FOX RUN APARTMENT COMPLEX; 4500 OVERLAND DRIVE

SV-17-00089: Consider a request for variances from the Sign Code found in Chapter 5, Article 18, in the Code of the City of Lawrence, Kansas, 2015 edition. The requests are from the specific provisions of Section 5-1828, which regulate maximum size, height, illumination and materials of signage of Directional and Informational Signs; and Section 5-1840 which regulates which regulate maximum size, height, illumination and materials of signage permitted in Residential Districts. The requests are for the existing apartment complex located on the northwest corner of Folks Road and Overland Drive, which is addressed as 4500 Overland Drive, zoned RSO (Single-Dwelling Residential – Office) District. The variance requests were submitted by Nicholas Moos with Orion Property Group L.L.C. managing agent for Fox Run Apartments, KS, L.P., the property owner of record.

STAFF PRESENTATION

Walthall presented the item.

Wilbur asked if the property, including signage, was constructed in 2003 under the old code.

Walthall said yes, they just couldn't find any documentation of the sign.

APPLICANT PRESENTATION

A representative of Fox Run Apartments explained that they're just replacing the sign to make the property look better.

No public comment

ACTION TAKEN

Motioned by Clark, seconded by Wilbur, to close public comment for the item.

Unanimously approved 4-0.

BOARD DISCUSSION

Mahoney said he agrees that the proposed will be an upgrade and he feels directional signs are beneficial to public safety.

ACTION TAKEN

Motioned by Wilbur, seconded by Clark, to approve the variances with conditions as provided in the staff report.

Unanimously approved 4-0.

ITEM NO. 5: MISCELLANEOUS

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

Walthall discussed the process for revisions to the sign code. He said there are no public meetings yet, but a draft is largely complete. He hopes to have a draft ready for the public by May, and to the City Commission by the end of the summer.

Clark asked how any changes affect temporary signage.

Walthall said the lawsuit addressed temporary signage in particular- the Supreme Court decided there cannot be rules based on sign content.

Clark asked if that will impact monument signs.

Walthall said yes, staff can no longer look at the sign content.

Crick reminded them about the rules of quorum.

ADJOURN 7:13 PM