

Minutes of the Planning and Zoning Commission/Board of Zoning Appeals's July 1, 2025 Meeting

I. Call to Order

Present: Rachel Lyon, Tim Haynes, Gary Hogsett, Lisa Richard, Anita Chappuie, Butch Holum, Rita Ortolani and Michelle Avery

Absent: Kym Kays

City Staff Present: David Cowan, Assistant City Manager; David Schwenker, City Clerk; and Kayla Schabel, Executive Assistant

Guests: Larry McHugh, Sam Hilger, Bob Miller and Christopher Shires by phone

Chairperson Lyon called the meeting to order.

II. Minutes

- a. Consider approving the minutes of the June 3, 2025 meeting.

Motion:

On the motion of Gary Hogsett, seconded by Tim Haynes, the Commission moved to approve the June 3, 2025 minutes as presented.

Aye: Rachel Lyon, Lisa Richard, Tim Haynes, Gary Hogsett, Butch Holum, Rita Ortolani, Anita Chappuie

Nay: None

III. Board of Zoning Appeals (Does not include outside City appointments)

- a. Public Hearing to receive comments on a variance request to allow the number of wall signs on a single facade to exceed code in a C-4, highway commercial district at 121 Peter Pan Road.

Wal-Mart, represented by Springfield Sign, has requested a variance for their location at 121 Peter Pan Road, Independence, Kansas. The request seeks to exceed the permitted number of wall signs on a single façade in a C-4 highway commercial district.

Per City Code §802.5(a), each business is limited to no more than three illuminated or nonilluminated wall or marquee signs, with no more than one per façade.

The applicant initially requested an additional 5 signs per front and side facade in their variance request. The applicant, after the initial variance

Minutes of the Planning and Zoning Commission/Board of Zoning Appeals's July 1, 2025 Meeting

request application, requested to have 8 signs on the front facade, 6 on the side facade and 4 on the back facade- for a total of 19 signs.

The building has a footprint of nearly 148,000 square feet, making it one of the largest commercial structures in the city and district. Multiple service departments such as Auto Care and Pickup are located on the sides of the structure, which due to the size and layout of the lot, have limited visibility from public rights-of-way and main parking areas. All proposed signage is modest in design and consistent in architectural style, with none exceeding height or lighting limitations. Due to the size of the structure, the proposed signage is less than 5% of the front facade.

802.5. District C-2 and C-4 – Sign Regulations Summary

Businesses in the C-4 district may display up to three wall or marquee signs, one per façade, with total area not exceeding 20% of that façade. Signs may not exceed five feet above roofline and must adhere to area limits.

Motion:

On the motion of Anita Chappuie, seconded by Lisa Richard, the Commission approved a variance to allow nineteen wall signs as presented on the building of 121 Peter Pan Road in a C-4 district.

Aye: Michelle Avery, Tim Haynes, Lisa Richard, Butch Holum, Rita Ortolani, Anita Chappuie, Rachel Lyon

Nay: None

- b. Public Hearing to receive comments on a variance request to exceed the allowable dimensions of a rear wall sign in a C-3, Central Commercial District, at 320 N. Penn Avenue.

Edward Jones, represented by Jayhawk Signs & Graphics, LLC, has submitted an application requesting a variance to install an internally illuminated wall sign on the rear (east) wall of the building located at 320 North Penn Avenue. Per Section 802.6.a.8 of the zoning code, only one rear wall mounted sign not exceeding 18 inches by 36 inches is permitted for business identification purposes. The applicant proposes to install a 97-inch wide by 16-inch tall internally lit sign cabinet, which exceeds the maximum allowable area.

802.6. District C-3, central commercial district:

a. Permitted signs: 1. [Generally:] Signs permitted in the C-3 district shall be illuminated signs, nonilluminated signs, marquee signs, temporary signs, wall signs and projecting signs with the exception that no sign shall be mounted, painted or affixed to any surface extending above the transom or storefront beam whichever is higher.

Minutes of the Planning and Zoning Commission/Board of Zoning Appeals's July 1, 2025 Meeting

2. **Wall signs:** One sign per face of building not to exceed 50 square feet or five percent of the total area, whichever is smaller.
3. **Corner buildings:** One sign equal to standards above for each wall.
4. **Multiuse signs:** Total sign area for all uses not to exceed above standards.
5. **[Signs hanging from awnings or mounted to storefronts:]** Signs hanging from awnings or mounted to storefronts may not exceed five square feet per face.
6. **[Freestanding buildings:]** Freestanding buildings shall be permitted one freestanding sign not to exceed 80 square feet per face or 160 square feet total of all faces in the sign area. The top of the sign shall not be higher than 25 feet above ground level.
7. **Historical restorations or reproductions:** Historically significant or reproduced signs shall be referred to the Main Street Committee for recommendation to the city commission who may authorize such installation.
8. **[Rear wall signs:]** One rear wall mounted sign not to exceed 18 inches by 36 inches for business identification.
- b. **[Poster panels and billboards:]** Poster panels and billboards shall not be permitted in the C-3 zone.
- c. **Signs on awnings, canopies, and marquees:**
 1. There shall not be more than one sign exceeding an aggregate gross surface area of such awning, canopy or marquee of ten percent of the gross area for each principal building.
 2. The gross surface area of a sign shall not exceed 50 percent of the gross surface area of the awning, canopy or marquee to which the sign is fixed.
- d. **General standards:**
 1. Any awning, canopy, marquee or projecting sign shall not be less than seven feet above the surface of the grade of any street or sidewalk.
 2. Awnings and canopies shall be no closer than four feet from the public street curb and in no case extend more than 12 feet from the property line.
 3. Marquees shall be no closer than two feet from the property line.

Motion:

On the motion of Tim Haynes, seconded by Anita Chappuie, the Commission approved the variance request to allow installation of a rear wall sign measuring 24 inches by 24 inches at 320 North Penn Avenue, as presented.

Aye: Michelle Avery, Tim Haynes, Lisa Richard, Butch Holum, Rita Ortolani, Anita Chappuie, Rachel Lyon
Nay: None

IV. Planning Commission

V. Discussion

**Minutes of the Planning and Zoning Commission/Board of Zoning Appeals's July 1, 2025
Meeting**

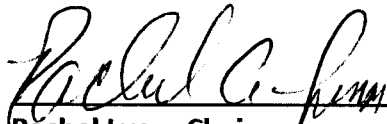
VI. Adjournment

Motion:

On the motion of Anita Chappuie, seconded by Butch Holum, the Commission adjourned the meeting.

**Aye: Michelle Avery, Tim Haynes, Lisa Richard, Gary Hogsett, Butch Holum,
Rita Ortolani, Anita Chappuie, Rachel Lyon**

Nay: None



Rachel Lyon, Chairperson

Lisa Richard, Vice-Chair