



**Site Plan Review Committee**  
City Hall, 32905 West 84<sup>th</sup> Street  
Tuesday, December 14<sup>th</sup>, 2010 at 5:00 P.M.

## AGENDA

1. Roll Call
  2. Agenda Items:
    - A. Review of the Site Plan to renew a Special Use Permit for an agritourism and event/meeting venue space at Zimmerman's Kill Creek Farm located at 9210 Kill Creek Road.**
  3. Adjournment
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## MINUTES

1. Roll Call.
  - Members attending: Toni Caldwell, Mary Guntert, Charlie McNemee, Dave Servos and Doug Weis
  - Staff Members: Linda Bohnsack, City Planner; Mike Brungardt, City Engineer
  - Applicant: Darrel Zimmerman with Mike Fowkes
2. Agenda Items:
  - A. Review of the Site Plan to renew a Special Use Permit for an agritourism and event/meeting venue space at Zimmerman's Kill Creek Farm located at 9210 Kill Creek Road.**

Staff allowed the applicant to re-submit the same site plan submitted in 2004—even though it is somewhat rudimentary. No significant changes are being made to the site except the addition to the barn along the west side. Mike reminded the group that they are to make a recommendation on the site plan to the Planning Commission. Linda Bohnsack began the meeting with a summary of the application. Mike Brungardt continued, bringing up certain issues for discussion.

1. On Site Waste Disposal Issues:
  - The outdoor privy is a pre-existing use and contributes to the character of the site and the agritourism use. If the structure/use needs major repair or replacing, it will need to be brought up to city code. Connecting the privy to the waste treatment field could be problematic—water in lines would freeze in winter. Mr. Zimmerman commented that there is only about 12" of soil in the privy location before it hits bedrock.
  - Restroom facilities. Mr. Fowkes asked if they had to provide restrooms in the new facility. Mike Brungardt affirmed that this would be required by city code due to the fact that it is considered an assembly use. The new barn will be

specifically used for events and functions—not as a working barn for the agricultural side of the property.

- A waste treatment system location needs to be determined for the restrooms. Soil testing should be completed and a location shown on the site plan prior to submitting the application to the Planning Commission. It needs to be in a location away from parking or where vehicles will not cross it.

## 2. Parking.

- On Site Parking. Zimmerman has a small graveled area on-site for parking as well as a drop-off area/parking spaces near the south entrance to the barn for handicapped access.
- Overflow Parking. Additional parking has been handled in the past by utilizing the excess KDOT right-of-way along the west side of Kill Creek Road. Staff supports continuing that practice, noting the phrasing of the restriction on the previous ordinance. KDOT will not give permission for parking in writing, but has not objected in the past. Parking in this manner—along the east side of the barn—keeps vehicles separate from people using the site during events.
- Zimmerman is vigilant about keeping parking off of the paved area of Kill Creek Road.
- There are areas on-site if problems arise and Zimmerman cannot use the ROW. The Committee is concerned that paving large parking areas on-site will result in drainage issues.

## 3. Signs.

- In the past there have been difficulties in enforcing the banner sign regulations at this site. Most of the uses are temporary resulting in Mr. Zimmerman exceeding the maximum number of days that banner signs can be displayed during the year. In addition, a lot of the banners exceed the size limitations in the regulations. As a compromise, staff proposes that Mr. Zimmerman mount a wall sign frame to the side of the barn to use to post signs concerning various events to be held at the barn. In this manner, there is some control over the signs—they aren't helter-skelter all over the site—and there is better support for the signs. After reviewing various sign sizes, the Committee recommended that the maximum size for the frame should be 6 feet by 24 feet.
- Mural signs and the like that may be oversized or more long-term should be addressed by the City Council in the Temporary Use regulations.

## 4. Lighting.

- Lighting is provided at the gable ends of the barn and over doorways. It is only used during evening events and is directed toward the ground and not toward adjoining residences. There are also a couple lights along the east property line to aid people going to their vehicles after dark. These lights need to be shielded to prevent light spill into the roadway.

## 5. Community Benefits.

- During the meeting, Mr. Zimmerman emphasized the fact that the site has been in this use for several years, reading a mission statement and describing the history of the site.

- The site provides both a historic site and an economic benefit to the City.

**Summary:** The Committee recommends approval of the site plan, but stipulated the following: 1) the waste treatment system location should be noted on the plan prior to submittal to the Planning Commission; 2) the 6'x24' foot sign size will give maximum ability to display of signs for events; 3) Parking to continue as noted on the previous ordinance; 4) No tall yard lights, light pointed toward site.

### 3. Adjournment