



Unified Government Clerk's Office

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NOTICE OF BUSINESS DEVELOPMENT TASK FORCE MEETING

A meeting of the Business Development Task Force of the Unified Government of Wyandotte County/Kansas City, Kansas, will be conducted in person only on Monday, July 14, 2025, at 3:00 pm. in the Fifth-floor conference room of the Municipal Office Building, 701 N. 7th Street, Kansas City, Kansas 66101.

We invite you to view the meeting in person in the 5th-floor conference room, Suite 515, 701 N. 7th Street, Kansas City, Kansas,

Business Development Taskforce
July 14, 2025
3:00 pm- 4:00 pm
City Hall
5th Floor Conference Room
701 N 7th Street
Kansas City, Kansas 66101

AGENDA

Commissioner Tom	Burroughs	Chair
Commissioner Chuck	Stites	Co-Chair
Nate	Brungardt	
Edgar	G Galicia	
Renee	Hadley	
Lynn	Holcomb	
Greg	Kindle	
Gabe	Munoz	
Richard	Napper	
Mindy	Rocha	
Jim	Schraeder	

- 1. Call to Order/Roll Call of members**
- 2. Review of June 23, 2025, Meeting Minutes**
- 3. Additional Staff Signage Recommendations - Alyssa Marcy, Long Range Community Planner, and Legal Department**
- 4. Task force discussion on Recommendations to move forward**
- 5. Public Comment**
- 6. Adjourn**

- **Alyssa Marcy** explained what you're seeing above is crossing out the one and adding three, so that we will address a lot of the hiccups we have had with people wanting to have more than one sign. **Commissioner Stites** asked how is this one that we're talking about right now, how is it different than our neighboring communities? Ms. Marcy answered that our neighboring communities don't have a straightforward rollout of X number of signs in every district, they have what we currently utilize, they change the number of wall signs based on actual districts. This is saying that any of those districts no matter what your use is or zones, you are allowed three wall signs.
- **Alan Howze** indicated from the last meeting, one of the things we talked about was the challenge that even in multitenant buildings, they are only allowed one wall sign. You're not able to even advertise who occupies or on all sides of the building. If you have a building with five tenants in it, you only have one wall sign, you can't necessarily advertise to everyone in that building. We are working to be more permissive in that regard. Exactly where three came from as a number, he thinks that it was bigger than one and not ten. **Ms. Marcy** indicated that three came from Citieswork and they had not allowed them in all districts. When they were giving their comments on changes, staff decided why not just commit to three for all of them and not make it confusing. If you think there isn't enough, that's obviously up for discussion as well. **Commissioner Stites** asked, what do we do for five tenants? What was the rationale to just make it three? **Ms. Marcy** indicated she thought because there's no common number. If you want to find out what the average number of tenants are in a multitenant building, we will need to investigate that. **Commissioner Stites** mention maybe we have a case by case that we might look at which may be tough, or a base, we may be wanting to streamline and make it easier, but.... **Mr. Howze** indicated there still is a variance process where three becomes a new baseline and if there is a situation where you want more than that, there is the variance process. **Commissioner Stites** believes when we have people go for a variance, it just makes more hurdles to jump through and maybe we could craft language that would be for an exact number of tenants. Number of tenants that might be in it validates how many there are. Mindy Rocha asked, do we have an example of a building that has multiple tenants that doesn't have enough signs? **Commissioner Burroughs** believes the one that comes to mind would have been the Old Brotherhood Building- if they wanted to put some kind of signage about tenants in their facility. Granted, you had a lobby you could go in and read the list of tenants. If they wanted to identify their tenants, how do they get a sign on the outside wall? That is what Commissioner Stites is requesting.
- **Rodney Lucas** mentioned he understands the question, Commissioner Stites, but the number of visible signs on a particular site is all we were dealing with in this example of wall signs, usually you have a monument sign or a sign out fronted that list the tenants and so forth. We will cover that, right? Alyssa Marcy mentioned monument signs are not restricted and the only issue we have had regarding monument size in the last 10 years is size is twice, and it was twice the size of a monument size. But we look at all the other variances, changing this, a number from 1 to three takes care of most of the variance requests for number.
- **Window Signs:** **Alyssa Marcy** reported these are the ones that you're seeing, like, Davenport that are on actual on windows that face outwards, or inwards. We just changed so that 50% of the window area could be covered by signs rather than having to regulate how many signs you're looking at just the area covered, which previously was 25%. This is a better way to be able to allow for more windows signs. And that way, they are negotiable, that way we're thinking, you have some disability into the business you don't want to completely cover the windows.

Table VIII-11-8 Window Sign Standards

Requirements	Zoning Districts / TND-T-Zone						
	A-C, R-1, R-1(B), R-2, R-2(B), TND-T-1, T-2, T-3, CS	R-3, R-4, R-5, R-6, R-M, TND-T-4	C-O	C-1, TND-T-5	C-D, TND-T-6	C-2, C-3, M-1, B-P, TND-D	M-2, M-3
1. → Permitted?	Yes	Yes	Yes	Yes	Yes	Yes	Yes
2. → Permit required?	No	No	No	No	No	No	No
3. → Number per street frontage (max.)	-	-	-	-	-	-	-
4. → Number total (max.)	-	-	-	-	-	-	-
Dimensions							
5. → Sign area (maximum percent of window area)	2550%	2550%	2550%	2550%	2550%	2550%	2550%
6. → Height (maximum feet)	-	-	-	-	-	-	-
Location							

- Commissioner Burroughs asked if that could be explained again. Ms. Marcy explained the current regulation for window signs, you can only cover 25% of the window. We're recommending that we change that, increasing to 50%, and that will still offer more signs, but still also visibility. Commissioner Stites asked, does that include advertising?
- Commissioner Stites** asked when saying signs, it is not specifically saying the name of the business sign. **Ms. Marcy** indicated that was correct. **Commissioner Stites** asked how do we monitor that now? Because my time is the police department we did CPTED. It was something that we used in crime prevention through environmental design, and it was not a good thing to block off windows as you're a police officer driving through the parking lot, and you're like, "Hey, you know, employees that are inside Quik trip, Hope everything's okay. We can't see inside your business because every part of your window is covered, and he used an example in his district, the gas station at 98th Parallel is covered. You can't see in, at all, so what do we do now to enforce that? **Ms. Marcy** indicated that it comes back to the fact that we only have one zoning enforcement officer. If you were to look at the number of places that have that situation it's common, right? **Commissioner Stites** replied Yes, it is. **Ms. Marcy** indicated she does not know how to answer that question. **Commissioner Stites** states his question would be then why are we increasing it at all? **Ms. Marcy** stated that it was one of the most common variances requested, number of window signs. We don't have to adjust it, if we want, we can keep it at 25. Commissioner Stites mentioned looking at it in its totality, what it does is create people not being able to see in when they're just totally covered. He does not think this is a good idea.
- Edgar Galicia** mentioned it is his understanding that if the window decal is on the outside, it is considered a sign. The difference is if it is inside, it is considered some sort of shape or something. There is a difference. A couple of businesses on Central Ave. have requested variances for window signs, and were turned down, and then they found out that they could stick it from the inside and that changes the whole thing. Regarding the safety, we used to have a speakeasies, and nobody cared about looking inside. The business owners are the ones who determine if they want the window or they don't want to window. The business owners are the ones who determine if they want open or shaded glass. That should be their prerogative. **Commissioner Burrough's** response, if we stayed with the recommended change, nothing precludes a business owner from pulling a shade down to block the view in. If the signage itself meets standard code. So, if somebody wanted to pull down a large screen in front of a handful of windows that are supposed to be opened with 50% signage, they dropped a curtain to cut off the shade, that might address the questions that we have here. **Commissioner Stites** indicated he had not seen anything that had been placed on the outside of a building, the first sign, very, very few. Most of them are stuck on the inside. So, if they need shade, there are ways to tint windows and also have shade screens. **Commissioner**

Burroughs asked, “What is the difference between ball fields with stadium lighting shining in your window vs a business sign?” Why can’t we encourage site line into homes but allow business the same opportunity. If we lit up our community it would make it safer, cleaning and more inviting. What is a minor issue in the signing ordinance on the books we can chip away at could create a user-friendly process, provide costed base options or barriers we can eliminate from the process.

- **Mr. Farley** provided one additional item, Ms. Marcy and he had been talking about when looking at this section, and it could be requiring certain portions of the window that are at eye level to remain clear or that have a lower standard or a lower percentage that can be covered. So, he thinks that could address Commissioner Stites concerns with visual obstruction between the store and the street. I think there's a lot of good planning reasons to have that including safety and environmental design. It could be tweaked a little- 50% of the window across the board; it might be 50% above six feet high or something. It can be worked on to make sure that there's more eye or car level that remains uncovered. **Mr. Galicia** mentions also, 50% when it comes down to printing, it could be a little dot next to a little dot that is open. The possibility for these decals comes from the inside out. He is speaking from experience because they have a tinted wrapped van that lets you see from the inside out, and that's 50% light opening visibility from the inside out, but from the outside in, you can never see anything. He feels we could be more specific, but we need the opinion of the business owners who are utilizing these and understand why they are utilizing it. **Ms. Rocha** indicates the purpose of this is to make the permitting process easier, and no matter what we do, we're not going to make everyone happy. Honestly, in her opinion, she has a business on Kansas Avenue and keeps blinds closed so people can't see in. **Commissioner Burroughs** added that he is sure her sign is only 25% by code. **Ms. Rocha** indicated she does not really have anything in the window, but she doesn't even know whether her sign is to code, as we sit and talk about it. **Commissioner Burroughs** mentioned the issue is sign on the window, we're not talking about windows you can't see if there is a shade pulled or covered with reflective material. His concern is at what angle is that a safety hazard. He remembers our discussion about the inflatable balloons that if you have window that reflects light enough, could it be a safety hazard driving down the road? This is just a different point of the argument that we heard about with the inflatable balloons. Let's move on with the rest of these codes and then we'll circle back and pick the ones that we have more questions about.
- **Michael Farley** provided one additional item, Ms. Marcy and he had been talking about when looking at this section, and it could be requiring certain portions of the window that are at eye level to remain clear or that have a lower standard or a lower percentage that can be covered. So, he thinks that could address Commissioner Stites concerns with visual obstruction between the store and the street. I think there's a lot of good planning reasons to have that including safety and environmental design. It could be tweaked a little- 50% of the window across the board; it might be 50% above six feet high or something. It can be worked on to make sure that there's more eye or car level that remains uncovered. **Mr. Galicia** mentions also, 50% when it comes down to printing, it could be a little dot next to a little dot that is open. The possibility for these decals comes from the inside out. He is speaking from experience because they have a tinted wrapped van that lets you see from the inside out, and that's 50% light opening visibility from the inside out, but from the outside in, you can never see anything. He feels we could be more specific, but we need the opinion of the business owners who are utilizing these and understand why they are utilizing it. **Ms. Rocha** indicates the purpose of this is to make the permitting process easier, and no matter what we do, we're not going to make everyone happy. Honestly, in her opinion, she has a business on Kansas Avenue and keeps blinds closed so people can't see in. **Commissioner Burroughs** added that he is sure her sign is only 25% by code. **Ms. Rocha** indicated she does not really have anything in the window, but she doesn't even know whether her sign is to code, as we sit and talk about it. **Commissioner Burroughs** mentioned the issue is sign on the window, we're not talking about windows you can't see if there is a

shade pulled or covered with reflective material. His concern is at what angle is that a safety hazard. He remembers our discussion about the inflatable balloons that if you have window that reflects light enough, could it be a safety hazard driving down the road? This is just a different point of the argument that we heard about with the inflatable balloons. Let's move on with the rest of these codes and then we'll circle back and pick the ones that we have more questions about.

- **Murals: Alyssa Marcy** indicated this is the first part of the section regarding murals. This is a part of the exceptions in our sign code. This would exempt murals from requiring a permit, but it would still need to adhere to the conditions in the mural section of the code about upkeep and that kind of thing. So, they would still have to be taken care of but would not require a permit.
- **Commissioner Burroughs** asked she explain that for those of us that may not understand what it is, because when you said mural, I think of our mural there in Argentine on the wall that they wanted to update, so they didn't need a permit to do that, or is it moving forward, anybody wants to put a mural up once this goes into effect, does not need a permit? **Ms. Marcy** explained this would be no permit for murals. As long as you're adhering to the code and with the next section, with requirements. In terms of your question about updating murals, technically based on our code if you're replacing a sign with any sign, and you're updating it with the exact same content, you don't need a permit. If you're updating it and you're changing it, then you do. But that is in the table below. Specifically for murals, this would be all murals moving forward, would not require a permit, however, they would still have to adhere to the standards. They are listed here and there are some additional changes in those.

b. → Standards¶

1. ~~Murals are not permitted on the primary façade. A primary façade is defined, for purposes of this section, as a building elevation that faces the adjacent street right-of-way and is the primary customer entrance. Buildings located on a block corner with the primary customer entrance located diagonally at the building corner to both intersecting streets has 2 primary façades.~~¶



2. ~~On lots that share a property line with a residential zoning district, murals are not allowed on building walls that face a residential zoning district.~~¶

3. ~~2. Up to 20 percent of a mural may include text or commercial copy. No more than 5 items of information (as defined in Sec. 27-724(d)) may be included in the area used for text or commercial copy.~~¶

4. ~~3. The mural shall be kept in good condition for the life of the mural, according to the maintenance schedule and responsibilities approved by the Director and incorporated into the Sign Permit. A mural is in a state of disrepair when 25% or more of the display surface area contains peeling, faded or flaking paint, or is otherwise not preserved in the manner in which it was originally created.~~¶

4. The display surface shall be kept clean, neatly painted, and free from corrosion. ¶

5. ~~For murals in a designated historic district, murals must follow the Historic Preservation historic Commission review process for a Certificate of Appropriateness as defined in Article IV, Division 4 of this chapter.~~¶

- **Commissioner Stites** asked who is enforcing whether the murals are in good condition. Who's out there saying, it needs to be repainted or needs to be kept up, or who's on the hook for the cost of fixing it? Then what happens if that entity has moved on and they are gone and now there's no one. Who goes back in and takes care of it or removes it? **Ms. Marcy** states that's a good question and it's something we're dealing with on seventh in Minnesota, right across from the library. If you are aware of that one, its panels, it's not directly on the building and a panel fell off. That building owner has no idea whose mural that is and it's a standalone. So, we do not currently have language to address that in this code. **Commissioner Stites** indicates before we make any changes, we need to make sure that we have language in there to address that. The mural that that comes to my mind, going back to my police Department days, driving through McDonald's there at Minnesota. There's also a neat one down there off from a central avenue on the side of the church. We need to have some definition as to what happens with it if it starts falling in

disrepair. **Mr. Schraeder** mentioned the enforcement of all these sign rules is separate from the permitting process. We can say, you can't have any signs because we can't enforce, whether they're nice or not, or whether they're in good shape or not. He is in favor of this change. The good condition part is a good thing to say, but it's totally a separate issue to making permitting simpler. It's kind of like the safety issue, too, in the previous one and no covering sections of the door. Are we going to allow signs, or are we not? Are we going to reduce the number of variances coming before our boards or are we not? That's what we're being tasked to do. Until we can find additional revenue to hire more inspectors and support them and do that kind of thing, we're going to get what we get. If our goal is to allow easier permitting, then we need to do this. **Commissioner Stites** replied he disagrees. He is for making the process easier, but I don't want it to be easier and then it became a bigger headache down the road. How do we run the two, where we can address it at the same time? He does not know what the right answer is.

- **Alan Howze** asked us to review Section 3 because it speaks about this condition. The current language is if 25%, or more of the display, surface area contains peeling, faded or flaking paint or is otherwise not preserved in the manner in which it was originally created, i.e. the example of the missing panel mentioned, in our existing codes, How would you enforce it and I don't know that we've got an answer for our existing code. Ms. Rocha asked, how did that come to our attention? Ms. Macy mentioned the business owner was trying to find the origin of that mural. We do not have a record of it, so we also know that it was done without a permit. **Commissioner Burroughs** stated he noticed number four adds a new word: shall. It reads: the display surface shall be kept clean, neatly painted and free from corrosion. **Ms. Marcy** indicated No, it's not added. It is just Word correcting grammar.
- **Rodney Lucas** mentioned Just thinking through this. Can we define what is a mural, and who's accountable for the mural. Is it the owner of the property that the mural is on? What's the difference between a mural and graffiti? Ms. Macy replied she would have to look at the current definition that we have. **Mr. Farley** was asked if he had that definition.
- **Jim Schraeder** mentioned while that was being looked at, he remembers when he was on the last taskforce about the sign ordinance. The whole purpose was the Supreme Court said that we, as the municipality, cannot define what's contained in the sign. Again, graffiti or historical depiction is the same thing. All we can do is, can you have a sign or not, how big is it, is it safe, all those kinds of things? The actual wording, you can put every cuss word on there that you want, and, we may be able to have other rules about it, but it can't be addressed in the sign ordinance. **Commissioner Burroughs** strongly suggest whatever we decide to move forward that Legal Department has vetted so that we don't find ourselves in that situation for the wrong reason. Unintended consequences could bring about misinterpretation. **Ms. Rocha** asked about the wall in Argentine where the mural is. UG owns it, but Argentine's keeping it up. **Commissioner Burroughs** indicates we have several murals that have been painted. One at 17th and Parallel, on the boxing club. He was there when that went up and they are very well done. We have some on Central Avenue that are very well done. We are going to be doing one ourselves at 7th Street. **Ms. Rocha** mentioned we should put it back on the property owner, like, we own the wall in Argentine. Putting it back on ourselves. Commissioner Stites agree they are cool and look nice. It gives character to the neighborhood. He does not want constant issues like the missing panel or a hailstorm that knocks most of it off and looks bad. Also, when we do this, let's try and make sure they continue to look nice.
- **Edgar Galicia** believes in creating good signage or mural processes and staying within the legality of all of it, we need to start determining the basis of it and the basis for anyone who paints a mural. It starts with the availability to get a permit from the owner of the wall. The owner of the property. He does not want to go into who likes what or the aesthetics of it. This is a big challenge. Last time community was saying it should be free, but the code in controlling forces per se, were saying, but it could be a sign or signage, or you shouldn't have letters, it shouldn't have these in that, or the colors should be. That was a big challenge, but it all starts with the fact that this liquid paint is going on top of a media surface. Whoever owns a surface should be responsible just like if graffiti on my building gets so bad, I'm responsible for cleaning it. If I allowed a bright, famous artist or if I allowed a group of kindergartens to come and paint the side of my wall, I should be responsible for that. I believe that is the beginning of everything and then

we can go through images and determine whether we like him or not, but I think it all starts with the property owner.

- **Michael Farley** explained a couple of findings. 1) We talked about enforcement, who determines what is good condition or anything like that. There is already language in the sign code section that basically gives the power to the building official. That would be code enforcement to issue notices of violation, and as right now good condition is already determined in the code. It would be up to the property maintenance compliance division to determine if it is in good condition or not. It also could be if it fell under zoning enforcement. That could be an administrative decision that would be appealable to the board of zoning appeals, so there is also an outlet there. I don't think it's ever happened before, but that's something you could explore and then could agree the definition of mural is already in the code. It reads that a mural is a hand produced machine graphic applied, or affixed to the exterior of a building wall through the application of paint, canvas tile, metal panels, of fine sheet graphic, or other medium generally so that the wall becomes the background surface or platform for the graphic, generally for the purpose of decoration, artistic expression, including the not limited to paint fresco or mosaic. He mentioned that it is broad, but it also allows for both application rights to the wall and paneling, which will come up here in this section of the presentation
- **Commissioner Stites** mentioned that Mr. Galicia brought up an interesting thing about the sidewalk in front of a business. Is a sidewalk a mural? **Michael Farley** states technically, the sidewalk is public property, and so the sign code is intended to be for private property or for defined parcels. Whether it's owned by the UG or a private citizen rather than actual private itself. **Commissioner Stites** asks in the example that Mr. Galicia gave, if the businesses painted a mural on the sidewalk. **Mr. Farley** indicates he does not know the answer to that. The best I can come up for now is the Sandwich/A Frame signs anticipates that. We use examples of some projecting signs that can go on the sidewalk a bit. He thinks the code is silent on it and he will investigate this as something to address.
- **Edgar Galicia** states on that note, we need some work at Bethany Park. We had students and Bethany and Lally Park paint flowers on the sidewalk. With a hopscotch game, flowers, which is part of a mural. **Alan Howze** indicates that it's not a mural as defined by the code. A mural here is a side wall. **Ms. Marcy** indicates it is specifically defined as a wall; it must be vertical.
- Alyssa Marcy indicated to finalize the mural section, these are the standards, regardless of whether we still require a permit, there are some suggestions to the standards for murals. Listed: You can't see it, but this house does not allow murals to be on the primary facade and there are specific examples of what that means. Let's say this was the front of the building, the idea is that if you have a mural on the front where the entrance to the business or something like that might be a safety issue because you wouldn't even be able to see the door. Our suggestion for that is if you want to allow a mural on the primary facade, where a door is located, that maybe we require it to be put higher so that the door is visible.
- **Alyssa Marcy** mentioned other suggestions were essentially allowing murals to face residential zoning districts as of right now they can't. That has come up a few times in variance cases. They were approved anyway, but right now we wouldn't allow a mural to be on the side of the building that's facing housing. Also, some edits, this third bullet here is about restricting no more than five items of information and why this comes up is there's differences between advertisements and actual murals, art. We've seen the big corona murals a lot of times or something like that. That's really an advertisement. That's not necessarily a mural, even if it is painted on. That's a grey area. The fourth bullet talks about conditions and all that's being defined. The next bullet point has not changed, that also talks about conditions, keeping it clean, painted and keeping it free from corrosion. The last is a new addition for murals in a historic district, they must follow our historic review process. This is general for anything that happens in a historic district or historic building anyway, so we just reference that section of the code to make sure that people are aware of what those are.
- **Alyssa Marcy** also stated in the case of the Seventh and Minnesota Transit Center Mural, generally muralist, especially when it comes to brick, because that's always worth conservationist care about

because they do not generally like painting on brick because it degrades the quality. Most muralists prefer not to paint it on brick because it's very difficult, so that's why you see things like a panel in front of a building. We don't really think that would be a problem.

- **Commissioner Burroughs** asked about the one on the residential? We struck the language in number two- it's in red. Are we striking number two? If I remember, we had a resident in our county that painted a mural. I believe it was in his garage or on the home and it was not allowed. Will that now be allowed? It just can't be visible from where? What this is saying is that you can have murals in or facing residential. Commissioner Burroughs asked we get clarity on that. He is sure we're going to be asked about that. He wants to make sure that we all understand that if someone wants to put a mural on their garage or on their home, where can it go?
- **Michael Farley** asked to show the slide with the table on murals. **Ms. Marcy** explained there was not a slide with the table for murals. **Mr. Farley** asked if changes to the table were made. **Ms. Marcy** responded when we struck down requirements that changed the table. **Mr. Farley** mentioned that right now, murals are not allowed in residential districts anyway. In the scenario Commissioner Burroughs brought up, because that house is zoned residential, murals wouldn't be allowed. These requirements would just allow a commercial business that may be next to a house to be permitted, where commercial and residential buildings are close to each other. It would just allow the commercial building to have a mural on the side that faces the house. Commissioner Burroughs' response, we're not talking about residential in this? **Ms. Marcy** mentioned with that table it goes over all the zoning districts, and we do not require permits for murals. We can say we do not require permits for murals in any of the districts. She will bring the table for murals to the next meeting.
- **Jim Schraeder** mentioned he would not be in favor of changing the ordinance, prohibiting murals in residential districts without a variance, because again, one man of treasure is another man's trash, and I'm also not in favor of allowing murals facing, in commercial districts, facing residential districts without variance because, again, people get very they have a lot of ownership of their home. He does not think that is something that we should just carte blanche allow. **Commissioner Burroughs** mentioned if that's the case, we should put number two back in. **Mr. Schraeder** said that would be his preference. Commissioner Burroughs said he would agree. He asked staff to make that recommendation, identifying that as an option for us.
- **Edgar Galicia** mentioned he wanted to understand what this would mean. He understands not everybody wants a mural in front of their house and he understands in residential areas, people want you to keep the value of the property, et cetera, et cetera. Murals can be annoying. That is the reality. That is the imagery. But nonetheless, he wants to make sure that anyone has an opportunity to put a project forward, not move it forward, but at least put it out for discussion and have a conversation with their neighbors and come to an agreement where these murals can happen if it is a corner store in the middle of a residential area. Not in a residence, I understand. **Mr. Schraeder** said he did not disagree. That's what the public process is for. You want to do something, it's not allowed then you can ask for a variance, and that becomes a public process. If you're a responsible neighbor, you've already worked through that with your neighbors. and if you don't care, then you have a public process that must be adjudicated. You're allowed a variance that must go through a public process. Mr. Galicia agreed, just because you want to start painting your walls might it might not be everyone's interest but as long as we have a process people who would want a mural on their property, can go through, we can do it, but we have to make sure we go through the public process and because of our location, we must go through a public process. If that is written somewhere and clearly defined everybody must do their own homework and work.
- **Illumination: Alyssa Marcy** discussed illumination which has come up a few times in the variance process as well. The recommendation right now is to strike conditions two through four and just purely focus on illumination that will impact traffic signs or signalization. We will not regulate animated or moving video or scrolling, whether it's, a static image. The last one, noting another part of the code, we typically don't

allow signs to be on mobile trucks anyway. I've never seen a case where someone has an illuminated sign that a place outside on the back of a pickup truck, but that was recommended by CitiesWork. **Greg Kindle** mentioned the international illumination sign, revolving around the Hudson, where we have this lengthy discussion and costly process, because their sign was illuminated, and it was on the side of the building, and there was a huge issue about how to get a variance and how to that project forward. Would this have helped them at all. **Ms. Marcy** replied part of that was about the number of signs, which would be helped by the previous wall sign amendments. The other issue, I remember correctly, right, was the direction that it was facing, whether it was facing the residential or not. So that's something I think that we can have a conversation about too.

- **Commissioner Burroughs** replied, is the illumination recommendation to make sure it doesn't interfere with the traffic signal? **Mr. Schraeder** replied, if I'm understanding what the staff is saying elsewhere in the code, it says when you can have an illuminated sign and where you can have one correct? **Ms. Marcy** responded, correct. Mr. Schraeder mentioned all this says, if it's allowed, faces the street, all these things, it's not whatever the size is allowed. It can move, it can flash, it can do whatever you want it to do. It just can't interfere with a traffic signal. That's what I'm understanding. This is a very limited change. **Mr. Howe** indicated it is a life safety issue, and it does not change anything else in the code. **Commissioner Stites** believes this is a minimal change, but the overarching question is, what is allowed? We didn't really address what is allowed for an illuminated sign. **Ms. Marcy** asked, do you want more of the focus to be where and what direction it is facing and when it's being utilized, hours of operation and that kind of thing. **Commissioner Stites** believes that's some of the things that we have ran into in the past, yes.
- **Projecting Signs: Alyssa Marcy:** You can see a couple examples there. Two tweaks for the standards in the first section. We made some clarification about how it can't overhang into the traffic right of way. This is really to account for the fact that sometimes you have cases where there's a sidewalk and then there's a patch of grass, and then there's the road. In that case, you would give someone maybe some additional space to project their sign, but again, we prevent anything that would go into the actual traffic lanes. We added if the installer is bonded and insured, as designated previously, we would not require a permit. Mr. Farley mentioned the reason we made that change to not require a permit for hanging signs up was it was brought up last time. You have a home occupation, and you just literally hang a shingle or something, that would reduce that barrier so long as it's still safely hung.

(6) Projecting Signs

- a. → **Definition.** A "projecting sign" is a sign supported by and extending at least 18 inches from a building wall.
 - b. → **Standards**
 1. No projecting sign shall extend more than 5 feet or beyond the outer edge of a sidewalk, whichever is greater. A projecting sign may not extend into any portion of the paved surface of the street right of way, other than a sidewalk.
 2. The lower edge of the projecting sign shall be at least 10 feet above any sidewalk and 14 feet above any alley surface where vehicles may pass below.
 3. The upper edge of a projecting sign shall not extend vertically above the eave line of a structure.
 - 3.4. ~~No permit shall be required for projecting signs installed by a bonded and insured individual or company as designated in Sec. 27-723.~~
 - 4.5. All projecting signs shall be attached at right angles to the supporting structure and may be anchored no more than six inches from the structure.
- (Code 1988, § 27-1385; Ord. No. 64690, § 1(27-71.6(1)); 8-30-1984; Ord. No. O-9-15, § 1, 1-29-2015)



- **Sandwich/A Frame Signs: Alyssa Marcy:** This is by right, the biggest change. However, you must adhere to ADA compliance, so they must not be placed on the sidewalk, so they are obstructing it from those moving in and out. One other thing is that we wouldn't regulate them for changeable copy. You have a sandwich sign, you want to change with the sandwich sign, you can change it whenever you need to.

(4) Sandwich/"A" Frame Signs

a. → **Definitions.** A "Sandwich Board" means a portable sign that is ordinarily in the shape of an "A" with back-to-back sign faces, an easel, or a similar configuration.

b. → **Standards.**

1. Sandwich/"A" frame signs are allowed in the right-of-way or on private property, subject to the standards in Table VIII-11-10 Sandwich/"A" Frame Signs below.

2. Sandwich/"A" frame signs are allowed by right only where a building is within a build-to-line established in the TND district, or where a front façade that

includes an entryway open to the general public during normal business hours is within 10 feet of the edge of a public sidewalk, subject to Table VIII-11-10 below.

3. Sandwich boards/"A" Frame Signs shall leave a minimum, unobstructed sidewalk clearance of 48 inches or as otherwise required by the ADA.



- **Commissioner Burroughs** thanked staff stating the task is a bit easier than anticipated. His hope is to present this to the full commission with as much information as possible in a manner that allows us to say, this is what we're doing to avoid a hold-up on sign variances. We're eliminating some bottlenecks, making the process more inefficient. Signage from one to three on buildings, does anyone have an issue with that at all?
- **Greg Kindle** asks us to go back to the original conversation that this tie into the number of tenants allowed in the building, but this doesn't account for the Brotherhood building, but I'm thinking about a sort of single-story building that has multiple tenants. It was always designed for five tenants. They would all want a sign on there. **Ms. Marcy** reminded us we need to consider this code currently talks about that in relation to single entry. So that if you have one door and multiple tenants, you're allowed up to three. That would be a change. If you have multiple doors, that's different. **Commissioner Stites** states if it's strip mall, and there's an insurance, and there's a dentist and a lawyer and a pet groomer if there's separate entrances, all of them would be able to have their own signage for their respected business. **Ms. Marcy** responded correct, because the issue we run into is multi-tenant buildings that have a single entry, that is what has been prevented. **Commissioner Burroughs** indicates that it is a more precise way to explain it, thank you.
- **Commissioner Burroughs** mentioned windows signs. We spend a bit of discussion on that in reference to the 25 to 50% coverage. **Mr. Galicia** would like to run this by several businesses that have these types of signage and talk to the owners about the reason behind them having these signs. The only conversation I ever had with them was about having signs or not having signs and being able to put them on the inside, without a permit. He intends to go back to talk with them more about this. He intends to ask their consideration about safety, their consideration about promotional, their consideration about being able to see from the inside out or from the outside, in. We need to go to them and learn from them. **Commissioner Burroughs** responded, saying he appreciates that, and this may be something that not only yourself, but others that have a relationship with the business community like Mr. Kindle to see if this is something we can get some kind of feedback from the businesses to help identify those businesses and the questions they may have. We can then drill into those so that others we finished as of today, we could advance. I want to advance these collectively if possible unless we get hung up on one for a strategic reason for a period. I don't want to hold up the rest of them, but this may be one that several small businesses in our community, that have signage on the window will have feedback. Also, Commissioner Stites brought up a fine Point in reference to our public safety, people being able to drive down and see in. It's our intent to make this more streamlined than it is to make it more difficult.
- **Jim Schraeder** indicated that part of the problem he is having and maybe others is, what's the definition of a window sign? Is it something that's adhered to the glass, either on the exterior or the interior? Or is it something that's just popped up in the window? Is it some wording on the window shade that's pulled

down? What's the definition of a window sign? There is a technical term, a frit on the inside of the glass to reduce the amount of sunlight that comes in, is that a sign? What's the definition of that? Because what you're doing is trying to reduce the solar from coming into your building, or if you're trying to keep the police from looking in, or, you're trying to advertise the business. What's the definition of a window sign? Part of the problem of this discussion is we need more discussion on this. We cannot resolve today. We need to know what the ordinance is really talking about. How's it truly defined? **Mr. Howze** replied that currently there is no permit required for windows signs, this is speaking to kind of the coverage area, as Ms. Marcy mentioned currently, we are trying to get it to a threshold where most of the variances that have come through are following and they seem to be falling above 25 and below 50, so this would eliminate that. Not to say that any business couldn't come in, and put less than 50%, they can do whatever they want, but it's just kind of tackling a couple of more of those variances. Commissioner Burroughs stated we are expanding the allowance by 25%.

- **Commissioner Stites** expressed he does not want to lose CPTED, losing what that value is and why the police department has accepted that as a tool that we use it's not just for use to be able to see. If there is something that could be occurring, or if there's something going on and you're inside of a convenience store, an officer drives in the parking lot and 100% or 50% of your window is covered and you can't even see in there, there are no regrets wishing they would have stopped in there, because we can't see that person's acting funny, or they're asking for help, and they can't even be seen. They can change their signs, for specials, right? If they're advertising beer or sandwiches or hot dogs or whatever it is, but I just don't want to lose track of what CPTED was all about and why we adopted it as a training tool.
- **Mindy Rocha** mentioned she would like to know the issues that Mr. Napper faced in the development of Homefield, because he brought this up several times about getting it passed and how costly it was. **Commissioner Burroughs** remembers that it might have been more mural than window signs. **Commissioner Stites** remembers there being something regarding the mural for the Margaritaville that he was told was too colorful, and it was too bright, and he felt that was ridiculous. He was there Saturday night eating dinner with some friends, and he felt this could really use some more color out here. It should be seen from a distance because it's a destination hotel. Why would we not want more people to see it. As we go back to the murals that you were talking about, I think they're cool. But I also think that they all need to be a mechanism put in place to make sure they're kept up. **Wendy Green** also indicated that the original issue was that it faced a residential district where they were going to put it at the beginning. Technically, she is not sure if it did or not where they wanted to put it, but there was a residential district next to that where it zoned commercial. That was the first hurdle that they faced. Then also the flag at camping world. The flag was considered a sign, so that was the other hurdle that Homefield experienced was a sign or the size of the flag. **Commissioner Stites** indicated he felt that was ridiculous that we have a problem with the size of an American flag that was a major sponsor of NASCAR, Camping World that sponsored a race at Kansas Speedway, the Craftsman Truck Series, which was owned by Marcus Lemonis, who owns Camping World.
- **Commissioner Burroughs** indicated he would like to be respectful of everyone's time and indicated we accomplished quite a bit today. He thanked staff and appreciated the discussion. This last little bit of discussion just brought something to mind, and I'm going to ask legal when we talk about residential, if we have apartments next to a development, is that considered residential, or is it considered commercial? And that was a good example to stop on. Maybe we can get an answer to that, because if we're going to build apartments next to tourist destination, are we limiting ourselves even more. So that might be something we may want to look at.
- **Commissioner Burroughs** provided a recap:
 - o The one to three signs on the buildings, we are okay with. That's staff's suggestion.

- o There are still many questions about the window sign sizes, and I believe we're going to have some individuals ask questions to other businesses. Commissioner Stites was asked to reach out to our police and fire department to see what their concerns might be in reference to that
 - o Murals, we didn't go back to.
 - o The illumination is simple, moving on, striking number two, 3, and four of the requirements, and staying with one.
 - o Projecting signs, that's the signs that hang out off the building, as long as they're not obstructing the right of way and they need ADA requirements to not be obstructed. I think that one's pretty straightforward, and
 - o This would be the same for the A frames signs
- **Commission Burroughs** again thanked the committee. We made a lot of progress today. Next month, if we can come forward with these changes, it looks like we're going to have much discussion dealing with number two, the window sign size, and quite possibly the murals dealing with residential and apartments and the placement of murals. **Commissioner Stites** asked, what about the feathers? **Ms. Marcy** indicated these were not all the recommendations staff have. We do have some additional ones like the feathers coming forward at the next meeting.
- **Mr. Howze** indicated these will also have to go through the planning commission, because of the section they deal with. He mentions for the committees awareness that the parking one that came out of this taskforce will be on the Commission agenda Thursday under the planning consent agenda. **Ms. Green** mentioned that it will be in effect upon publication. **Commission Burroughs** asked when you say publication, are we utilizing social media publication, or in the echo? **Ms. Green** indicated in the echo, approximately, two weeks or something after this Thursday. As soon as the mayor gets it signed, then they send it to the echo, and they just have it at least the Thursday following the meeting for Friday publication.
- **Commissioner Stites** indicated it's something to be proud of and all those that played a part in it. It went through planning, and it passed on consent. We brought them something that was palatable, and it made sense to them. **Commission Burroughs** indicated that it was a good test run for us as a committee, and as your Chair and Vice Chair, we want to make sure that we're able to clearly communicate why we chose the actions that we have. Section 27 is chock full of issues that we're going to be addressing as we move forward. Thank you, everyone

Meeting Adjourned at 4:03 pm. **Next meeting is July 14, 2025, at 3:00-4:00 pm.**

Sign Code Overview

May 12, 2025



Table of Contents

- Introduction
- Sign Code - Purpose
- Code Format
- Common Challenges



Introduction

Provide overview of current sign code, including:

- Purpose/Intent
- Contents/Format
- Challenges

Chapter 27, Division 11 *Sections 27-720 to 27-739*

Purpose

- Regulates sign type, dimensions, design, and other characteristics
- Covers prohibited signs, exceptions, and applicability to each zoning district
- Outlines the application and inspection processes
- Does not regulate content (the actual words)
- Ensures safety, including traffic signalization and sight triangles

Sec. 27-720. Purpose.

- (a) This division regulates the type, dimensions, design and other characteristics of signs throughout the unified government.
- (b) The purpose of this division is to:
 - Accommodate the rights of individuals to freedom of speech,
 - Recognize the business community's need for effective, individualized identity and public awareness,
 - Regulate and reduce what otherwise might be confusing and objectionable clutter,
 - Determine placement consistent with traffic safety, by reducing traffic hazards caused by distractions to motorists and impairment of sight lines,
 - Protect property values by enhancing the harmony between residential and commercial uses,
 - Incorporate new technologies for sign design and display,
 - Complement the character of the zoning districts' land uses,
 - Preserve the residential character of residential neighborhoods,
 - Protect property values,
 - Limit administrative burdens,
 - Avoid the creation of nonconformities,
 - Promote equity between businesses and other typical sign users,
 - Implement the comprehensive plan, and
 - Preserve, protect and promote the public health, safety and general welfare.

Code Format Explained

The code is broken down by general regulations (27-720 to 27-727) and following sections outline the following standards for: (1) attached signs; and (2) detached signs:

- ☐ **District Requirements**

- ☐ Permit required?
- ☐ Number of signs

- ☐ **Dimensions**

- ☐ Area and height

- ☐ **Location**

- ☐ Property line setbacks and spacing between signs

- ☐ **Design Characteristics:** digital, illumination, letters



Code Format Explained - Example

A canopy sign in C-2

☐ District Requirements

- ☐ Permitted use? Yes
- ☐ Permit required? Yes
- ☐ Number of signs: 1 per individual business or 3 per single tenant or multi tenant building with one entry

☐ Dimensions

- ☐ Area and height: maximum area of 150 sq ft and height of 6 ft

☐ Location

- ☐ No restriction

- ☐ **Design Characteristics:** Allows all (digital, internal/external/halo lit illumination, channel letters, changeable copy)

Sign Types: Attached

- Awning
- Canopy
- Marquee
- Murals
- Projecting
- Roof
- Wall
- Window



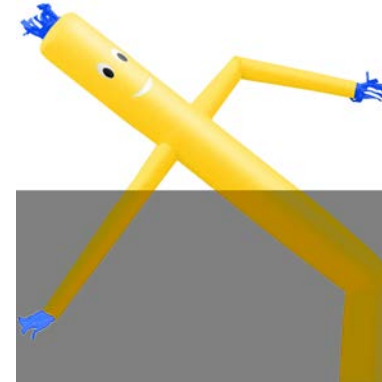
Sign Types: Detached

- Billboards
- Monuments
- Sandwich/"A" Frames
- Flags
- Temporary/Incidentals
- Banners
- Feathers



Sign Types: Prohibited

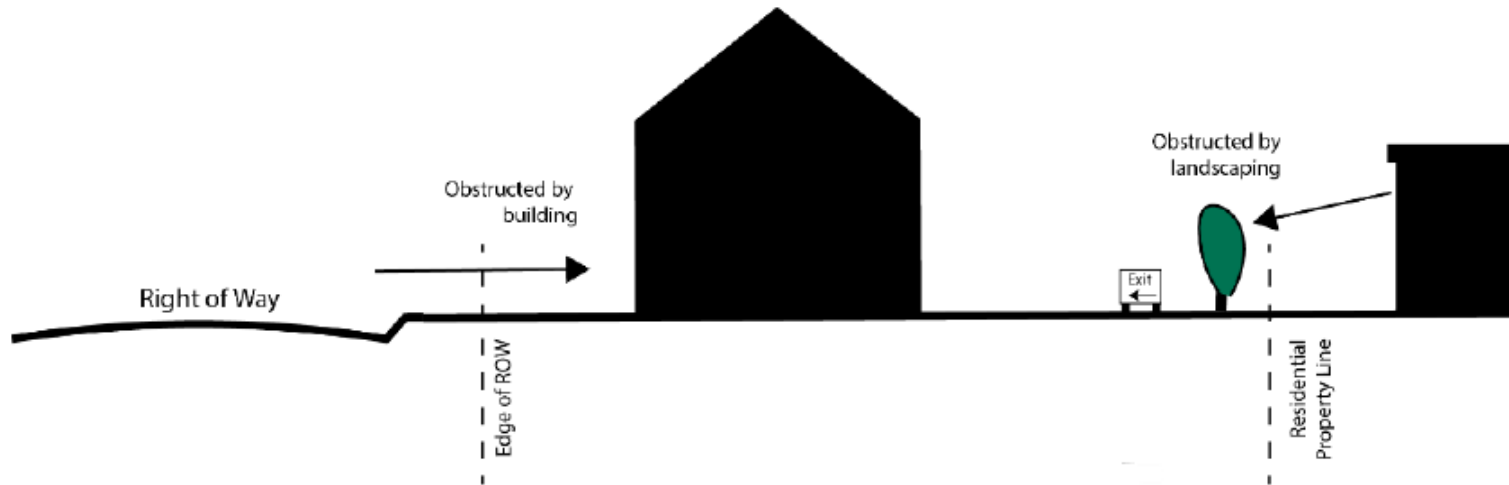
- Pole signs
 - Doesn't include flags
- Attention seeking devices
- Signs on cars or platform trailer
- Any sign that can be confused as traffic signalization/control
- Any sign that may otherwise create a hazard



Applicability

Sign Types: Exemptions

- Signs that are not visible from a public street, highway or road (unless the sign is visible from an adjoining parcel)
- Signs entirely within the interior of a building, except for window signs
- Any notice/warning required by law
- Temporary signs in residential districts



Sign Ordinance

Common Challenges: Code

- **Limit to the number of signs on a multi-tenant building**
 - Current requirement: One wall sign for multi-tenant building
- **Limit to signs on structures in residential neighborhoods**
 - Illumination and quantity
- **Lack of clarity on Table VII-11-1 Sign Allocations System**
 - Discrepancies between what's allowed in a CP-2 zoned building (4 wall signs per face) versus a multi-tenant building (only one allowed)
- **Only two flags are permitted per street frontage in C-D through M-3**
- **Murals facing residential districts are not currently allowed**
- **Signage in historic districts (e.g YMCA Lofts)**

Common Challenges: Code

- **Section 27-727:** While it sets overall standards for each major type, that information needs to be restated in 27-728 in the applicable sections, to eliminate confusion with standards. Perhaps 27-727 needs to be eliminated entirely.
- **Enforcement:** Lack capacity to enforce illegal signage due to the limited staffing available to perform reviews (only one zoning enforcement officer for all of KCK)
- **Bad actors:** We have had sign companies who will pull a permit and then install other unpermitted signage (tie into enforcement)

Sign Ordinance

Common Challenges: Staff

- **Accela permitting system:** Requires each individual sign to have its own permit (which is significant staff time for inputting), rather than the ability to input a whole package into one permit
- **Staff does not have a designated specialist for sign permits:** Currently, planners are only able to review when they have time (which has decreased with the loss of 2 FT Planners and 2 interns). This results in cases not being input and payment requested until after staff have done the review.
- **Expectation of review time**

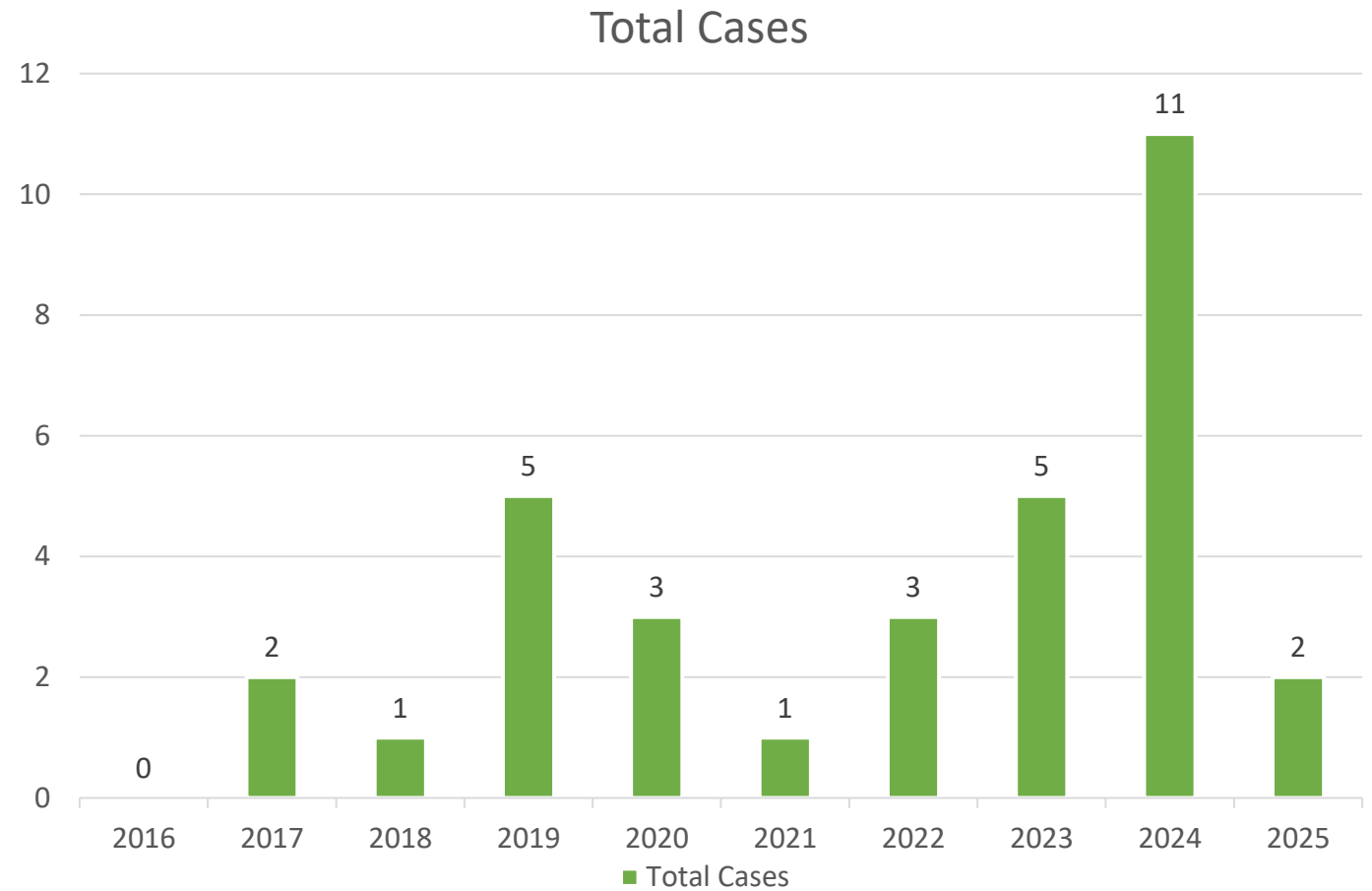
Sign Variances Overview

Sign variances from June 1, 2016 through May 20, 2025



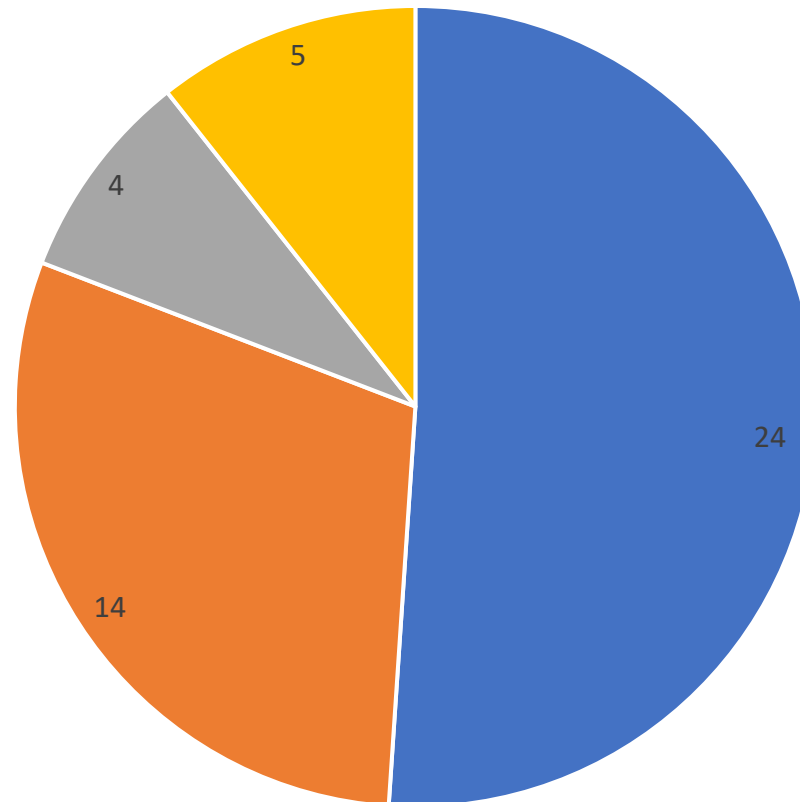
Numbers: June 2016 to May 2025

- Total variances (all types): 488
- Total sign variances: 34



Types of Sign Variances

Variance Type



■ Size of Sign ■ Number of Signs ■ Hours of Illumination ■ Other ■



Deep Dive: Sign Size

- Sign area as a percentage of the wall area (Section 27-727(b), Table VIII-11-1)
- Maximum total signage area
 - Attached signs (general): Section 27-727(b), Table VIII-11-1
 - Accessory signs: Section 27-728(b)(3), Table VIII-11-2.7
 - Awnings: Section 27-728(b)(4)b, Table VIII-11-3.7
 - Murals: Section 27-728(b)(5)b, Table VIII-11-4.5
 - Projecting Signs: Section 27-728(b)(6)b, Table VIII-11-5.7
 - Roof Signs: Section 27-728(b)(7)b, Table VIII-11-6.5
 - Wall Signs: Section 27-728(b)(8)b, Table VIII-11-7.7
 - Window Signs: Section 27-728(b)(9)b, Table VIII-11-8.5
 - Detached Signs (general)
 - Monument Signs: Section 27-728(c)(3)b, Table VIII-11-9.7
 - Sandwich Signs: Section 27-728(c)(4)b, Table VIII-11-10.7
 - Flags: Section 27-728(d)(2)b, Table VIII-11-11.4

Deep Dive: Sign Size

- Maximum height
 - Attached Signs (general)
 - Accessory signs: Section 27-728(b)(3), Table VIII-11-2.8
 - Awnings: Section 27-728(b)(4)b, Table VIII-11-3.8
 - Murals: Section 27-728(b)(5)b, Table VIII-11-4.6
 - Projecting Signs: Section 27-728(b)(6)b, Table VIII-11-5.8
 - Roof Signs: Section 27-728(b)(7)b, Table VIII-11-6.6
 - Wall Signs: Section 27-728(b)(8)b, Table VIII-11-7.8
 - Window Signs: Section 27-728(b)(9)b, Table VIII-11-8.6
 - Detached Signs (general)
 - Monument Signs: Section 27-728(c)(3)b, Table VIII-11-9.8
 - Sandwich Signs: Section 27-728(c)(4)b, Table VIII-11-10.8
 - Flags: Section 27-728(d)(2)b, Table VIII-11-11.5

Deep Dive: Quantity

- Maximum number of signs per façade (Section 27-727(b), Table VIII-11-1)
- Maximum number of wall signs on a single-tenant building or a single entrance for all tenants
 - Accessory signs: Section 27-728(b)(3), Table VIII-11-2.5
 - Awnings: Section 27-728(b)(4)b, Table VIII-11-3.5
 - Murals: N/A (see Section 27-727(b), Table VIII-11-1)
 - Projecting Signs: Section 27-728(b)(6)b, Table VIII-11-5.5
 - Roof Signs: Section 27-728(b)(7)b, Table VIII-11-6.3 & .4
 - Wall Signs: Section 27-728(b)(8)b, Table VIII-11-7.5
 - Window Signs: N/A (see Section 27-727(b), Table VIII-11-1)
 - Monument Signs: N/A (based on street frontage and primary entrance to the lot)
 - Sandwich Signs: Section 27-728(c)(4)b, Table VIII-11-10.5
 - Flags: N/A (based on street frontage)

Deep Dive: Quantity

- Maximum number of signs per façade (Section 27-727(b), Table VIII-11-1)
- Maximum number of wall signs on a multi-tenant building with individual entrances for each tenant
 - Accessory signs: Section 27-728(b)(3), Table VIII-11-2.4
 - Awnings: Section 27-728(b)(4)b, Table VIII-11-3.4
 - Murals: N/A (see Section 27-727(b), Table VIII-11-1)
 - Projecting Signs: Section 27-728(b)(6)b, Table VIII-11-5.4
 - Roof Signs: Section 27-728(b)(7)b, Table VIII-11-6.3 & .4
 - Wall Signs: Section 27-728(b)(8)b, Table VIII-11-7.4
 - Window Signs: N/A (see Section 27-727(b), Table VIII-11-1)
 - Monument Signs: N/A (based on street frontage and primary entrance to the lot)
 - Sandwich Signs: Section 27-728(c)(4)b, Table VIII-11-10.4
 - Flags: N/A (based on street frontage)

Deep Dive: Use of Digital & Illumination

- Generally regulated by Section 27-726
- Attached Signs (general)
 - Accessory signs: Section 27-728(b)(3), Table VIII-11-2.11—.14
 - Awnings: Section 27-728(b)(4)b, Table VIII-11-3.11—.14
 - Murals: Section 27-728(b)(5)b, Table VIII-11-4.9—.12
 - Projecting Signs: Section 27-728(b)(6)b, Table VIII-11-5.11—.14
 - Roof Signs: Section 27-728(b)(7)b, Table VIII-11-6.9—.12
 - Wall Signs: Section 27-728(b)(8)b, Table VIII-11-7.11—.14
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 - Sandwich Signs: Section 27-728(c)(4)b, Table VIII-11-10.11—.14
- Flags: Section 27-728(d)(2)b, Table VIII-11-11.9—.11

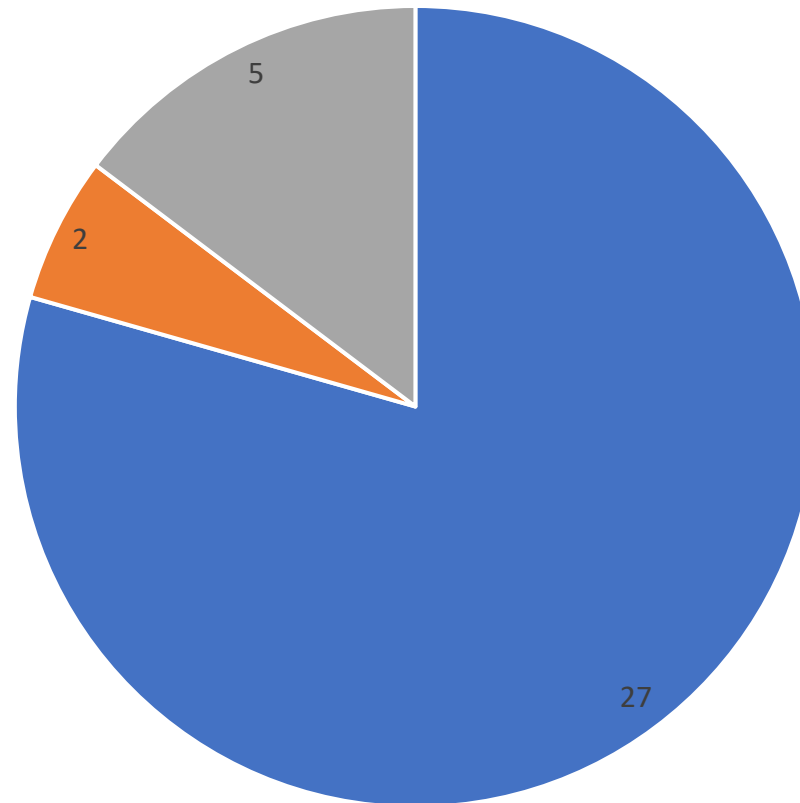


Deep Dive: Murals

- Murals not permitted in a residential zoning district (Section 27-728(b)(5), Table VIII-11-4)
 - Mural not permitted on the primary façade (Section 27-728(b)(5)b.1)
 - e.g. Carl E Bruce Middle School

Results of Sign Variances

Outcome



■ Approved with Conditions ■ Denied ■ Withdrawn



Deep Dive

- Conditions:
 - Dimming illuminated lights during certain hours (10pm – 6pm)
 - Allow a mural painted in a residential district and to face a residential district (on the primary facade)
 - Allow more than the maximum number of signs
 - Allow signs larger than the maximum area or maximum total signage area
- Denied:
 - Variance request for a temporary sign to last 641 days (maximum time for temporary is 90 days) at 10702 Donahoo
 - Variance request to for a monument sign larger of 297 sq ft (max is 40 sq ft) and placement of the sign 400 ft from the ROW (requirement is within 25 ft of the ROW) at 2205 N 102nd St



Sign Ordinance

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Questions?



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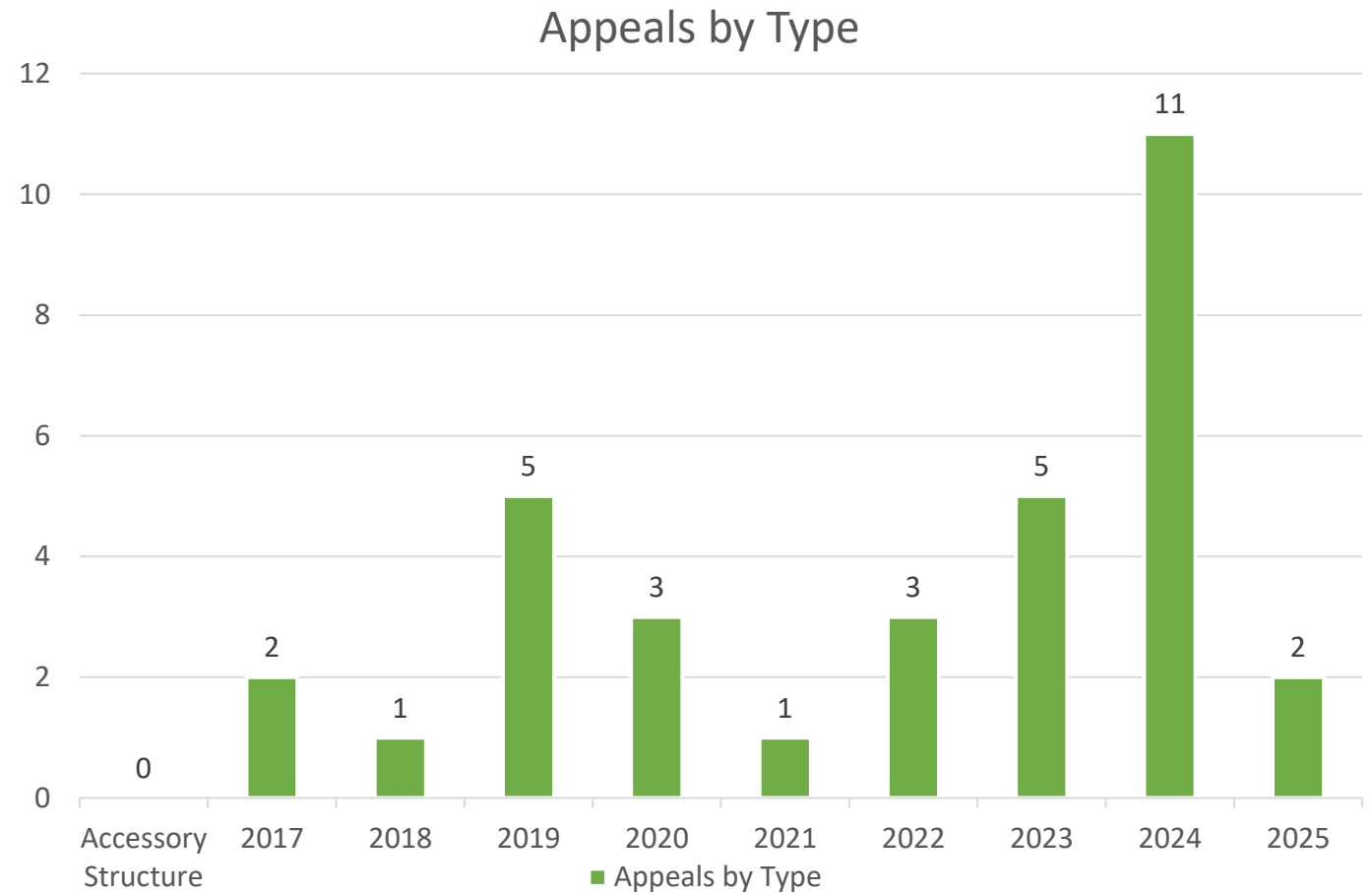
Zoning Appeals Overview

Zoning Appeals from May 27, 2015 through May 27, 2025



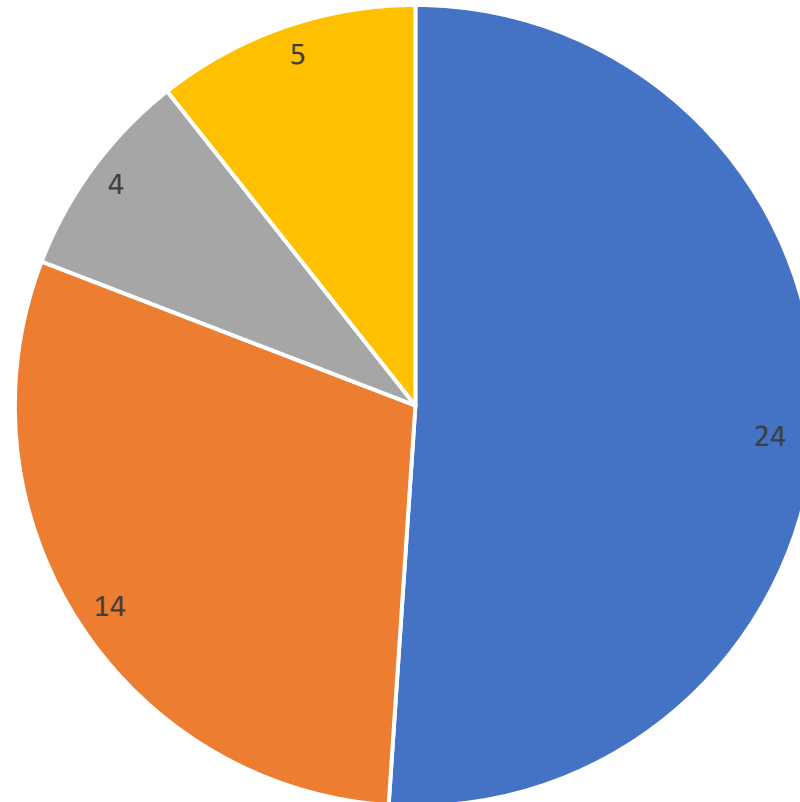
Numbers: June 2016 to May 2025

- Total variances (all types): 500



Types of Sign Variances

Variance Type



■ Size of Sign ■ Number of Signs ■ Hours of Illumination ■ Other ■



Sign Code

Recommended Changes

June 23, 2025



Wall Signs: Sec. 27-728(8)

Recommendation: Maximum number of walls signs allowed changed from 1 to 3.

Table VIII-11-7 Wall Sign Standards

Requirements	Zoning Districts / TND-T-Zone							
	A-G, R, R-1, R-1(B), R-2, R-2(B), TND-T-1, T-2, T-3, CS	R-3, R-4, R-5, R-6, R-M, TND-T-4	C-O	C-1, TND-T-5	C-D, TND-T-6	C-2, C-3, M-1, B-P, TND-D	M-2, M-3	
1. → Permitted?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
2. → Permit required?	No	Yes	Yes	Yes	Yes	Yes	Yes	
3. → Number per street frontage (max.)	-	-	-	-	-	-	-	
4. → Number per each business or institution (occupying a multi-tenant building) which has its own ground-floor entryway or storefront (max.)	3	3	3	3	3	3	3	
5. → Number total per single-tenant building or multi-tenant building with a single entry (max.)	3	3	3	3	3	3	3	
6. → Number total (max.)	-	-	-	-	-	-	-	

Window Signs: Sec. 27-728(9)

Recommendation: Maximum number of walls signs allowed changed from 1 to 3.

Table VIII-11-8 Window Sign Standards

↓ Requirements Zoning Districts / TND-T-Zone →

	A-G, R, R-1, R-1(B), R-2, R-2(B), TND-T-1, T-2, T-3, CS	R-3, R-4, R-5, R-6, R-M, TND-T-4	C-O	C-1, TND-T-5	C-D, TND-T-6	C-2, C-3, M-1, B-P, TND-D	M-2, M-3
1. → Permitted?	Yes	Yes	Yes	Yes	Yes	Yes	Yes
2. → Permit required?	No	No	No	No	No	No	No
3. → Number per street frontage (max.)	1	1	1	1	1	1	1
4. → Number total (max.)	1	1	1	1	1	1	1
Dimensions							
5. → Sign area (maximum percent of window area)	2550%	2550%	2550%	2550%	2550%	2550%	2550%
6. → Height (maximum feet)	1	1	1	1	1	1	1
Location							

Murals: Sec. 27-723(2)(d) and Sec. 27-728(5)(b)

This section covers exceptions to the sign code. Recommended change is to add in new language:

"d. Murals: No sign permit is required for the addition of murals kept in good condition."

This does not remove the requirements that they must follow as outlined in Sec. 27-728(5)(b)

Murals: Sec. 27-728(5)(b)

b. → Standards¶

1. ~~Murals are not permitted on the primary façade. A primary façade is defined, for purposes of this section, as a building elevation that faces the adjacent street right-of-way and is the primary customer entrance. Buildings located on a block corner with the primary customer entrance located diagonally at the building corner to both intersecting streets, has 2 primary façades.~~¶



~~2. On lots that share a property line with a residential zoning district, murals are not allowed on building walls that face a residential zoning district.~~¶

~~3.2. Up to 20 percent of a mural may include text or commercial copy.~~ No more than 5 items of information (as defined in Sec. 27-724(d)) may be included in the area used for text ~~or commercial copy.~~¶

~~4.3. The mural shall be kept in good condition for the life of the mural, according to the maintenance schedule and responsibilities approved by the Director and incorporated into the Sign Permit.~~ A mural is in a state of disrepair when 25% or more of the display surface area contains peeling, faded or flaking paint, or is otherwise not preserved in the manner in which it was originally created.¶

~~4.~~ The display surface shall be kept clean, neatly painted, and free from corrosion.¶

5. ~~For murals in a designated historic district, murals must follow the Historic Preservation historic Commission review process for a Certificate of Appropriateness as defined in Article IV, Division 4 of this chapter.~~¶

This section covers specific requirements for murals. These changes would be reflected in Table VIII-11-4.



Murals: Sec. 27-728(5)(b)



Illumination: Sec. 27-726(c)

This section outlines requirements associated with illumination. Recommended changes include removing the following language:

(c)→**Illumination.** - An illuminated sign shall not:¶

- (1)→~~Imitate, mimic, or obscure traffic signs or signals; be illuminated by flashing, intermittent, or moving lights;¶~~
- (2)→~~contain or display animated, moving video, or scrolling advertising;¶~~
- (3)→~~consist of a static image projected upon a stationary object; or¶~~
- (4)→~~be a mobile sign located on a truck or trailer.¶~~

Projecting Signs: Sec. 27-728(6)

(6)→Projecting Signs¶

- a. → Definition. A “projecting sign” is a sign supported by and extending at least 18 inches from a building wall.¶
- b. → Standards¶
 - 1.→No projecting sign shall extend more than 5 feet or beyond the outer edge of a sidewalk, whichever is greater. A projecting sign may not extend into any portion of the paved surface of the street right-of-way, ~~other than a sidewalk~~.¶
 - 2.→The lower edge of the projecting sign shall be at least 10 feet above any sidewalk and 14 feet above any alley surface where vehicles may pass below.¶
 - 3.→The upper edge of a projecting sign shall not extend vertically above the eave line of a structure.¶
 - ~~3.4.→No permit shall be required for projecting signs installed by a bonded and insured individual or company as designated in Sec. 27-723.¶~~
 - 4.5.→All projecting signs shall be attached at right angles to the supporting structure and may be anchored no more than six inches from the structure.¶
(Code: 1988, § 27-1385; Ord. No. 64690, § 1(27-71.6(I)), 8-30-1984; Ord. No. O-9-15, § 1, 1-29-2015)¶



These changes would then be reflected in Table VIII-11-5.

Sandwich/A Frame Signs: Sec. 27-728(c)(4)

Recommendation: Allow by right in all zones but enforce ADA compliance.

This change would be reflected in Table VIII-11-10.

(4) Sandwich/"A" Frame Signs

a. → **Definitions.** A "Sandwich Board" means a portable sign that is ordinarily in the shape of an "A" with back-to-back sign faces, an easel, or a similar configuration.

b. → **Standards.**

1. Sandwich/"A" frame signs are allowed in the right-of-way or on private property, subject to the standards in Table VIII-11-10 Sandwich/"A" Frame Signs below.

~~2. Sandwich/"A" frame signs are allowed by right only where a building is within a build-to-line established in the TND district, or where a front façade that includes an entryway open to the general public during normal business hours is within 10 feet of the edge of a public sidewalk, subject to Table VIII-11-10 below.~~

~~3.2.~~ Sandwich boards/"A" Frame Signs shall leave a minimum, unobstructed sidewalk clearance of ~~48~~ 36 inches or as otherwise required by the ADA.



Sandwich/A Frame Signs: Sec. 27-728(c)(4)

Recommendation: Allow changeable copy.

Design Characteristics							
11. • Digital	No	No	No	No	No	No	No
12. • Illumination, Internal	No	No	No	No	No	No	No
13. • Illumination, External	No	No	No	No	No	No	No
14. • Illumination, Halo-Lit	No	No	No	No	No	No	No
15. • Channel Letters	No	No	No	No	No	No	No
16. • Changeable copy	No-Yes	No-Yes	No-Yes	Yes	Yes	No-Yes	No-Yes

Questions?



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