

SMITHVILLE BOARD OF ALDERMEN
WORK SESSION

October 21, 2025 6:00 p.m.
City Hall Council Chambers and Via Videoconference

1. Call to Order

Mayor Boley called the meeting to order at 6:00 p.m. A quorum of the Board was present: Marv Atkins, Kelly Kobylski, Melissa Wilson, Leeah Stone and Chelsea Dana. Dan Hartman was absent.

Staff present: Cynthia Wagner, Gina Pate, Chief Lockridge, Chuck Soules, Rick Welch and Linda Drummond. Matt Denton joined at 6:15 p.m.

2. Sign Ordinance Discussion

Development Director Jack Hendrix presented a comprehensive overview of the City's sign ordinance. Smithville adopted its first sign ordinance in 1968. Over the years, there have been several amendments and updates. We made major, wholesale revisions in 2008 and again in 2011. In 2013, the ordinance was amended to classify signs into just two main categories: permanent signs and temporary signs.

- Permanent signs are those designed to last for a long time.
- Ground signs, sometimes called monument signs, which are mounted directly to the ground—often built from stone, brick, or tile.
- Pole signs, which are the tall signs supported by a single pole. We had to clarify that definition because some people were disguising pole signs by wrapping the base to make them look like monument signs, but if there is a pole holding it up, it is still a pole sign.
- Wall signs, which are attached flat against a building's façade at less than a 30-degree angle.
- Projecting signs, which extend more than 30 degrees from the wall—think of the old movie theater marquees.
- Roof signs, which are mounted on the roof of a building and can extend above the roofline.

Jack noted the more controversial part of our ordinance tends to be temporary signs. These are made of non-permanent, flexible materials; vinyl, cardboard, or corrugated plastic. They are not meant to last forever.

Under our current rules, each business or lot is allowed one temporary sign. That means if you have a strip mall with four businesses on one lot, each business gets one temporary sign.

Snipe signs are those small metal-framed signs you often see for garage sales or political campaigns and are identified as temporary. They are typically 18 by 24 inches, or sometimes smaller.

Then there are flag or feather signs, which we refer to as fin signs.

Certain types of signs do not require a permit at all. For example, subdivision signs, real estate signs, and directional signs, like entrance and exit markers, are all exempt.

However, signs that advertise businesses or products, especially if they point toward a particular business or location, do require a permit. Those fall under the category of advertising signs.

Jack explained that staff would be working with legal counsel to make the necessary updates to the sign ordinance but asked the Board for their input.

Alderman Kobylski noted that businesses should not be required to remove their permitted temporary signs to make room for nonprofit or event signs. While she agreed that the number of temporary signs should be limited to prevent excess, she felt it was unfair to require a business to take down its sign—especially when it has paid for a permit—just to accommodate another short-term event sign for a week or two.

Mayor Boley noted that we have that issue at the corner of 169 Highway and Second Creek Road, with Farmers and Makers Market and Lakefest.

Jack noted that staff would work with legal counsel to bring this item back for discussion at a later date.

3. 169 South Overlay District Discussion

Jack noted that Julie Cruz with Snyder & Associates would be presenting the findings from the South Overlay District process. He provided a brief history of the process.

Staff has been working on the South Overlay District process since August of 2024. This has been a very thorough, community-driven effort focused on gathering public input and shaping a clear vision for the southern area of Smithville.

Julie has been leading this initiative, collecting feedback from public meetings, online engagement, and other outreach efforts. Then compiling that information for review by the Planning Commission, which has served as our steering committee throughout this process. The Commission recently made a recommendation at their last meeting.

Jack noted that it is important to recognize how detailed and deliberate this process has been, and how much it covers. He explained that this project grew out of our strategic and comprehensive planning efforts. The goal has always been to ensure that development in the southern area is not purely developer-driven, but citizen-driven, to clearly define what is allowed and to preserve the community's vision.

Jack noted that staff had also collaborated closely with the Economic Development Committee and the Planning and Zoning Commission from the start to align our goals. During the comprehensive planning process, this area was identified as needing to function primarily as an employment district, with housing options designed to support that workforce.

Julie Cruz presented findings for the 169 South Overlay District.

The 169 South Employment Overlay District stems from Smithville's 2030 Comprehensive Plan, adopted in 2020, which emphasized community engagement and alignment with the city's strategic goals.

Located on the west side of Highway 169 at the city's southern boundary with Kansas City, this area is envisioned as a transition zone, introducing more commercial and mixed-use opportunities while blending with Smithville's residential character.

The overlay district aims to encourage targeted economic development, attracting businesses such as technology, research, and bioscience, taking advantage of proximity to KCI Airport and nearby Kansas City growth. It will help promote high-quality design, emphasizing site layout, materials, connections to open space, and a live-work lifestyle. It would provide diverse land uses, including multi-family, commercial, and mixed-use developments not currently available elsewhere in the city.

Overlay zoning serves as a regulatory tool placed over existing zoning to add or modify development standards, such as height, setbacks, design, or permitted uses—without replacing the base zoning. This approach allows for consistent, streamlined implementation of the community's development vision without rezoning each parcel individually.

Julie noted the overlay proposal is the product of extensive public engagement and collaboration of the areas identified in the Comprehensive Plan as an area as a priority for strategic growth. Public outreach included a project website (December 2024–March 2025), workshops, and joint sessions with the Planning & Zoning Commission and Economic Development Committee. The feedback from residents and stakeholders helped refine development expectations and design standards.

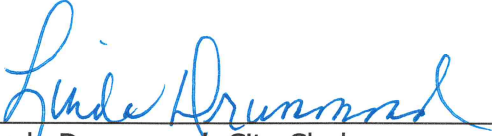
Julie explained that the 169 South Employment Overlay District would provide a flexible, future-focused framework to guide thoughtful growth, attract innovative industries, and advance Smithville's long-term vision for balanced, high-quality development.

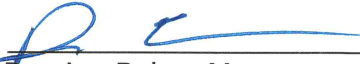
Jack explained that staff would bring the ordinance for the 169 South Overlay District forward at the November 4 meeting for the first reading.

4. Adjourn

Alderman Wilson moved to adjourn. Alderman Kobylski seconded the motion.

Ayes – 6, Noes – 0, motion carries. The Mayor declared the meeting adjourned at 6:32 p.m.


Linda Drummond, City Clerk


Damien Boley, Mayor