



If you need this information in another format or require a reasonable accommodation to attend this meeting, contact the City's ADA Coordinator at 785-229-3635. Please provide advance notice of at least two (2) working days. TTY users please call 711.

101 S. Hickory
PO Box 60
Ottawa, KS 66067-0060
Phone: 785-229-3600
Fax: 785-229-3639
www.ottawaks.gov
www.facebook.com/ottawaks

TO: Mayor and City Commissioners
RE: Study Session Meeting Agenda
FROM: Richard U. Nienstedt, City Manager

A Study Session is scheduled for **December 5, 2016 at 4:00 pm** in the conference room on the first floor of City Hall, 101 S. Hickory. The following items will be presented:

I. Public Comments

II. Items to be Placed on the Regular City Commission Agenda

- a. Minutes from the November 28, 2016 Study Session *Pgs. 3-4*
- b. 2016 Budget Amendments - Scott Bird *Pgs. 5-9*
- c. Request for Approval of Ordinance for Conditional Use Permit at 515 and 517 N. Birch - Wynndee Lee *Pgs. 10-18*
- d. Donation from Cosentino's Price Chopper for Mayor's Christmas Tree Fund - Richard U. Nienstedt *Pg. 19*
- e. Application for Cereal Malt Beverage License for 2017 from TA Operating LLC, Minit Mart - Laurel Gimzo *Pgs. 20-21*

III. Items for Presentation and Discussion

- a. Discussion of Public Hearing by Franklin County Planning Commission for Rezone Near I-35 and 15th Street. Requesting Direction of Support or Opposition as it Relates to Orderly Development and Land Use Plans of Ottawa - Wynndee Lee and Blaine Finch *Pg. 22*
- b. City Manager's Report
- December 14, 2016 Joint Meeting
- c. Commissioner's Reports
- d. Mayor's Report

52 Tips for Successful Public Service by E.A. Mosher

#50. Be enthusiastic about your public service, and the privilege you have, and let the public know it. But maintain your sense of humor. Don't take the business of government so seriously that you don't enjoy it. It should be a fun as well as rewarding experience.

IV. Announcements

- December 7, 2016
- December 8, 2016
- December 12, 2016
- December 14, 2016

- December 19, 2016
- December 21, 2016
- December 21, 2016

Regular Commission Meeting, 7:00 pm, City Hall
Employee Appreciation Breakfast, 7:00-9:00 am, OMA Basement
Study Session, 4:00 pm, City Hall
Special Call City/County Joint Meeting with Engineers, 11:30 am,
City Hall
Study Session, 4:00 pm, City Hall
Regular Commission Meeting, 9:30 am, City Hall
City/County/USD 290 Joint Meeting with Legislators, 12:00 pm,
Franklin County Annex

V. Adjourn

Motion: _____ Second: _____ Time: _____

VI. Items Already Placed

- a. Minutes from the November 14, 2016 Study Session, November 21, 2016 Study Session, and November 16, 2016 Regular Meeting
- b. City of Ottawa and Ottawa Main Street 2017 Agreement
- c. Brandon Livingston Application for Construction Board of Appeals

**Study Session Minutes
Ottawa, Kansas
Minutes of November 28, 2016**

The Governing Body met at 4:00 pm this date with the following members present and participating to wit: Mayor Caylor, Commissioner Graves, Commissioner Jorgensen, Commissioner Reed, and Commissioner Skidmore. A quorum was present.

Mayor Caylor called the meeting to order.

Public Comments

None offered at this time.

Minutes to Review

The Governing Body reviewed minutes from the November 14, 2016 Study Session, November 21, 2016 Study Session, and the November 16, 2016 Regular Meeting and agreed by consensus to place these items on the next Regular Meeting agenda on December 7, 2016.

Ottawa Main Street Association & City of Ottawa 2017 Agreement

The Governing Body heard from City Manager Richard U. Nienstedt and City Attorney Blaine Finch who reviewed a revised City of Ottawa and Ottawa Main Street Association (OMSA) 2017 Agreement and answered questions from the Governing Body and OMSA Board Members. The Governing Body agreed by consensus to place this item on the next Regular Meeting agenda.

City Manager's Report

City Manager Richard U. Nienstedt reported on the following:

- Brandon Livingston agreed to serve on the Construction Board of Appeals and the Governing Body agreed by consensus to place this appointment on the next Regular Meeting consent agenda
- Suggested a lunch study session meeting before the first meeting in January due to City Hall being closed Monday, December 26, 2016 and Monday, January 2, 2017
- The City received a \$3,000 donation from the Cosentino Family for the Mayor's Christmas Tree Fund
- Suggested donating the \$3,000 back to our local food pantry
- Will bring a copy of the check and letter to the next Study Session on December 5, 2016

Commissioner's Reports

None

Mayor's Report

Mayor Caylor reported on the following:

- Thanked those who participated in Small Business Saturday
- Thanked those who attended the lighting of the Mayor's Christmas Tree

November 28, 2016

Unofficial until approved

Announcements

Mayor Caylor announced the following:

- November 29, 2016 Leadership Academy Graduation, 6:00 pm, NCCC
- December 5, 2016 Study Session, 4:00 pm, City Hall
- December 7, 2016 Regular Commission Meeting, 7:00 pm, City Hall

The Governing Body members and others in attendance moved to the Commission Chambers to hear presentations by the 2016 Leadership Academy Class.

Project Presentations by the 2016 Leadership Academy Class

The Governing Body heard from three leadership academy groups presenting on three topics:

- Mosquito Eradication: Deb Badders, Dennis Hadl, Greg Morrow, and Ryan Dickinson
- Water Recreation: Nicole Sloan, Kelly Hadl-Raby, Shane Gibbs, and Ed Thompson
- City Cleanup: Sarah Anzicek, Bob Crowell, Amy Carlson, and Brandon Wright

The Governing Body heard from Leadership Consultant John Divine who thanked the class for their hard work.

Adjournment

There being no further business to come before the Governing Body, Commissioner Skidmore made a motion, seconded by Commissioner Reed, to adjourn the meeting. The motion was considered and upon being put, all present voted aye. Mayor Caylor declared the meeting duly adjourned at 5:25 pm.

Amy Finch, City Clerk

INTEROFFICE MEMORANDUM

TO: RICHARD U. NIENSTEDT, CITY MANAGER AND THE HONORABLE CITY COMMISSION
FROM: SCOTT D. BIRD, DIRECTOR OF FINANCE
SUBJECT: 2016 BUDGET AMENDMENTS
DATE: 11/22/2016

Attached please find the Certificate for Amending the City's budget for fiscal year 2016. These amendments have previously been discussed during recent study sessions, as follows:

The Library Fund is being amended to cover better than predicted tax revenue from the county, starting with the last remittance in 2015 and running through 2016.

The Special Alcohol fund is used to support the DARE program in the General Fund. Funds for the last two years have been held in the Special Alcohol Fund and are ready to be transferred to the General Fund in the amount of \$77,246, which exceeds the budgeted amount of \$25,560.

The Economic Development Fund has received funding as a result of the joint cooperation with the County related to the purchase and development of Rock Creek Development Park. Expenditures are anticipated to exceed the 2016 budget amount by almost \$200,000 due to development and engineering costs.

A budget hearing for these amendments has been scheduled for the regular December 7, 2016 meeting.

**Amended
Certificate
For Fiscal Year 2016**

To the Clerk of Franklin, State of Kansas
We, the undersigned, duly elected, qualified, and acting officers of
City of Ottawa, Kansas
certify that: (1) the hearing mentioned in the attached publication was held;(2) after the Budget Hearing this Budget was duly approved and adopted as the maximum expenditure for the various funds for the year.

Table of Contents:			2016 Amended Budget		
			Amount of 2015 Tax Levied	Adopted 2016 Expenditures	Proposed Amended 2016 Expenditures
Fund	<u>K.S.A.</u>	Page No.			
Library	12-1220	2	773,965	836,540	851,408
Special Alcohol		3		25,560	77,246
Economic Development		4		256,996	454,145
Totals		xxxxxxx	773,965	1,119,096	1,382,798
Summary of Amendments		5			

Attested date: _____

County Clerk

Assisted by:
Scott D. Bird

Director of Finance
Address:
PO Box 60

Ottawa, KS 66067-0060

785-229-3615

Email:
sbird@ottawaks.gov

Governing Body

STAFF MEMORANDUM

Target Meeting Date: December 7, 2016

TO: Richard Nienstedt, City Manager

FROM: Wynndee S. Lee, AICP, Community Development Director

DATE: November 28, 2016

SUBJECT: **An Ordinance** for a conditional use permit to allow for two (2) duplex condominiums on two (2) tracts on the property located at 515 & 517 N. Birch Street, in an R-1 Low Density Residential District.

Comments: John Coen representing Marion C. & Peggy F. Coen Trust is seeking approval of a conditional use permit to allow for the construction of two (2) duplex condominiums located at 515 & 517 N. Birch Street. This is allowed by conditional use in the Zoning Regulations.

The City of Ottawa's Planning Commission reviewed the conditional use permit request and held a public hearing. Attached is a copy of the findings. One person spoke about concerns he had about the upkeep of the structures and if these were going to be rentals. John Coen indicated that they were going to build one right now and both halves are planned to be owner occupied. Staff indicated the issue to be considered in a conditional use permit for this is density not rental or owner occupancy. The density for these is no more than single-family as they have same frontage as needs for single-family separate buildings. There were no other public comments during the hearing.

The recommendation of staff is to approve the conditional use permit.

The Planning Commission recommends to the City Commission by a vote of 3-0-1 approval of the conditional use permit.

Attachments: Ordinance
Staff Findings
Location Map

ORDINANCE NO. _____

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR TWO (2) DUPLEX CONDOMINIUMS ON TWO (2) TRACTS ON THE PROPERTY LOCATED AT 515 AND 517 N. BIRCH STREET, IN AN R-1 LOW DENSITY RESIDENTIAL DISTRICT REQUESTED BY MARION C. & PEGGY F. COEN TRUST, IN THE CITY OF OTTAWA, KANSAS.

BE IT ORDAINED, By the Governing Body of the City of Ottawa, Kansas:

Section 1. Written findings have been made by the Planning Commission for the City of Ottawa that the application from Marion C. & Peggy F. Coen Trust, dated September 27, 2016, for a conditional use permit is in compliance with Ordinance No. 3501-05, Article 6, Residential Zone District, Section 6-301.

Section 2. A conditional use permit is hereby granted to allow for two (2) duplex condominiums on two (2) tracts at 515 & 517 N. Birch St., in an R-1 Low Density Residential District with the following condition:

1. The term of the conditional use permit is not limited in time provided the use to allow for (2) duplex condominiums on two (2) tracts at 515 & 517 N. Birch St. does not change.

The South ½ of Lot 27, all of Lots 29, 31, 33, 35, 37, 39, 41, and 43, Block 4, Sheldon's Addition, in the City of Ottawa, Franklin County, Kansas.

Section 3. A certified copy of this resolution signed by the City Clerk for the City of Ottawa, Kansas, shall be recorded in the Office of the Register of Deeds, Franklin County, Kansas.

Section 4. PASSED AND ADOPTED by the Governing Body of the City of Ottawa, Kansas, this _____ day of _____, 2016.

Mayor

ATTEST:

City Clerk



City of Ottawa
Community Development Department

101 S. Hickory, P.O. Box 60
Ottawa, KS 66067

785 229-3620
Fax 785 229-3625

CITY COMMISSION

STAFF & PLANNING COMMISSION REPORT

November 9, 2016

- APPLICANT:** Marion C. and Peggy F. Coen Trust
3783 Louisiana Road
Ottawa, KS 66067
- PROPERTY OWNER:** Same as applicant
- AGENT:** John Coen
4418 Nebraska Terrace
Wellsville, KS 66092
- LOCATION:** 515-517 N. Birch Street
R-1, Low Density Residential
- REQUEST:** To consider a request for a Conditional Use Permit to allow for two (2) duplex condominiums on two (2) lots.
- SURROUNDING LAND USE:** North: Single family residential, R-1 zoning;
South: Single family residential, R-1 zoning;
East: Duplex condominium, R-2 zoning;
West: Single family residential, R-1 zoning;
- LAND USE PLAN:** Ottawa's current Comprehensive Plan outlines future land uses for all the property in the City. The future land use plan recommends residential land uses for the subject sites. The proposed use is consistent with that of the future land use plan.
- MAJOR THOROUGHFARE PLAN:** K-68 Highway, just to the south of the subject site, is classified as a Highway and an arterial road. It is the major east-west arterial connection in the City.
- PREVIOUS CASES:** None known.
- RELATED CASES:**
PUD for LBRB Townhomes in the 500 block of Spruce, approved in 2004 – LBRB Townhomes is an approximately 1.70-acre site located in the southeast quarter of Section 25, Township 16 South, Range 19 East. The site is bounded on the north by Powhattan Street, on the south by K-68 (Logan Street), on the east by Spruce Street, and on the west by a north/south alley. This LBRB Townhomes PUD directly abuts the 515-517 Birch property in the present request to construct duplex homes.

The LBRB Townhomes development included the construction of 10 individual townhome units, sidewalks, and stormwater improvements. To date, only 6 of the planned 10 units have been built, along with the sidewalks on the east side of the lots and the sidewalk running south of Unit 1, along Logan (K-68).

EXISTING CONDITIONS AND PROJECT ANALYSIS

The subject site is three lots, composed of:

- 515 N. Birch (0.53 acres, 23,700 square feet)
- 517 N. Birch (0.11 acres, 5,000 square feet), and
- Lot 45 of Block 4 of Sheldon’s Addition – the whole of the lot is, however, retained as an easement by the City of Ottawa for the purpose of ingress and egress, constructing and maintaining a sidewalk for the use of the public, and a right of ingress and egress for maintenance of any existing public utility or under the tract. This lot was quit-claim deeded to the City from KDOT, then recently to the property owner from the City. The immediate lot to the east (Lot 46 of Block 4, Sheldon’s Addition) was deeded in the same manner in 2007 to accommodate the LBRB Townhome PUD.



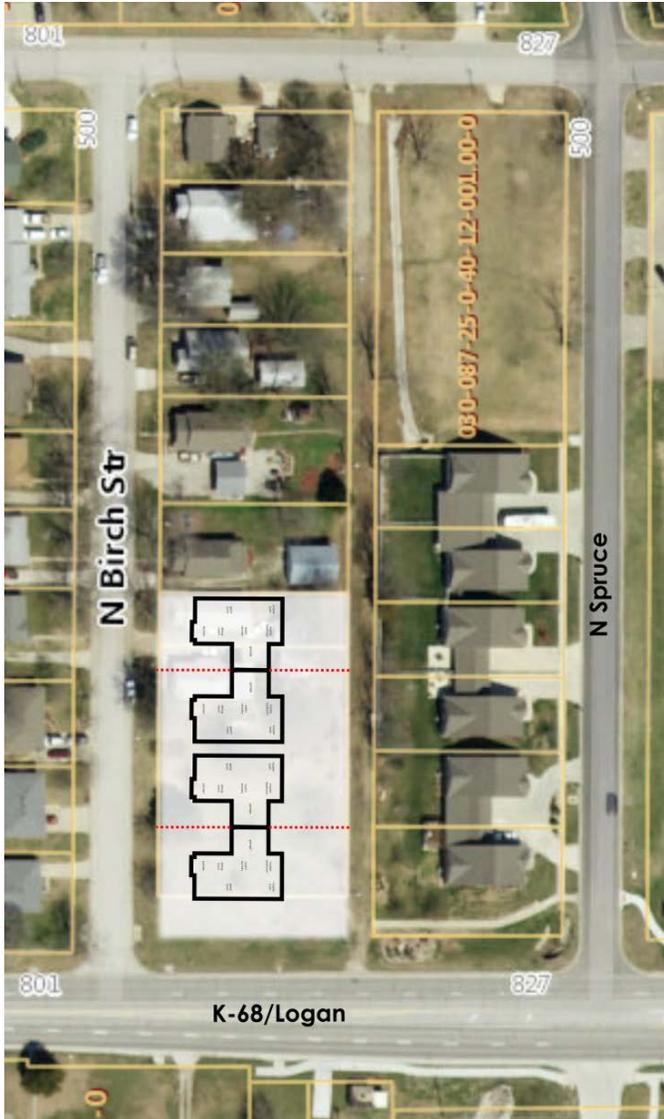
The three lots outlined in yellow are being considered for a Conditional Use Permit to allow duplex development.



Current townhome development just east of the subject site.

The applicant plans to tear down the existing structures on the site(s) and develop the land with two duplex condominiums with 2 dwelling units each, similar to the LBRB Townhome project on the east side of the block. Each duplex will have an attached garage in the center with a firewall/party wall separating the dwelling units. The effect will be extremely similar to the LBRB development. The applicant will begin with one building and then later do the demolition and build the next townhome.

Because the lots are zoned R-1, Low Density Residential District, two-family residential dwellings are only a permitted use when a Conditional Use Permit (CUP) is issued by the City Plan Commission. Further, two-family dwellings are allowed with a CUP only if there 4,500 square feet of lot area per dwelling unit (per Table 6-2 of the Zoning Regulations). Further, maximum lot coverage by principal buildings shall not exceed fifty percent (50%).



Possible new configuration

According to the density requirements for R-1 and R-2 Conditional Use Permits, the Zoning Administrator must find that the property in question meets the following requirements:

(a) All dwelling units on lots on the same block as the subject property and the one-half of the block facing the subject property shall be counted. Only those dwelling units on lots zoned for residential use shall be included in the count. Undeveloped lots zoned R-1 shall be counted as one (1) dwelling unit. Undeveloped lots zoned R-2 shall be counted as two (2) dwelling units.

(b) The number of dwelling units from (a) above shall be divided into the total square footage of the lots included in the count in (a) above.

(c) The resulting calculation of dwelling units/square footage cannot be less than the minimum lot area for single-family dwellings in R-1 in Table 6-2 (7,000 sq. ft.).

(d) In addition to the above requirement, the subject property itself must meet the minimum lot area/dwelling unit as set forth in Table 6-2 (4,500 sq. ft. for both two-family and three-family dwelling units, per unit).

(e) Upon the Zoning Administrator's finding that density requirements would be met, the application for conditional use permit may then proceed in accordance with Article 26.

Staff ran the required calculations for the appropriate area (the entire block bounded on the north by Powhattan, on the south by K-68/Logan, on the east by Spruce, and on the west by Birch, as well as the east half block facing the project area (1/2 block bounded on the north by Powhattan, K-68/Logan on the south and by Birch on the east) and found the subject area to contain 227,383.2 square feet of lot area. With the 25 dwelling units contained therein, the resulting average lot area was 9,095.3 square feet per dwelling unit. Even if the remaining LBRB Townhomes were constructed (4 dwelling units), the amount of lot area for each dwelling unit (8,421.6 square feet) would still be well over the threshold – full buildout would result in 27 dwelling units for the calculation.

In addition, when calculating the subject site's ability to support two- or three-family dwellings, the lot area (27,878.4 square feet) could support six dwelling units ($27,878.4 / 4,500 = 6.19$ units). Therefore, staff has determined that the density requirements would be met, and the application for conditional use permit may be considered by the Planning Commission.

FINDINGS:

The Planning Commission may recommend approval of a conditional use that is expressly authorized to be permitted in a particular zoning district, and the Governing Body may approve such conditional use, using the following factors as guidelines.

1. Whether the change in classification would be consistent with the intent and purpose of these regulations;

The intent of the R-1 District is to provide primarily for one-family dwellings with accommodation for two- and three-family dwellings and related residential uses such as churches and certain public uses which tend to be located at the edge of higher density, and more centrally located residential areas. The district is intended to accommodate a low population density for specified types of dwelling units on large to medium sized lots with emphasis on adequate open space around buildings.

Staff Finding:

The proposed two-family dwellings will be consistent with the intent and purpose of the zone in which it is located. The particular location which the applicant intends development of these structures is an excellent play to the development that was begun in earlier years.

2. Whether the location of the proposed use is compatible to other land uses in the surrounding neighborhood;

The area is primarily composed of residential dwellings, both single family and two-family dwellings.

Staff Finding:

The proposed use at the subject site will fit in with the area.

3. Whether the proposed use places an undue burden on the existing transportation, utility and service facilities in the area affected and, if so, whether such additional facilities can be provided;

The subject sites already exist and have been developed.

Staff Finding:

The proposed use will not place undue burden on transportation, utility and service facilities. What is already provided will continue to be sufficient to serve this use.

4. Whether the proposed use is made necessary or desirable because of changed or changing conditions in the area affected;

The proposed use is not made necessary or desirable because of changed or changing conditions in the area affected. The proposed use is one that is needed within the City of Ottawa, and the subject location is desirable.

Staff Finding:

While the argument whether the addition of a more dense type of housing is needed in Ottawa can be made, it's not necessarily the only location this type of growth could be accommodated. However, it is an excellent site choice.

5. The length of time the subject property has remained vacant or undeveloped as zoned;

Both lots are currently developed with single family homes. Using the Google Earth historical aerial imagery (which goes back to 1991), staff can find no evidence that either of the lots has ever been developed differently or with any more homes. The south lot, in particular, is underdeveloped.

Staff Finding:

This factor is not applicable.

6. Whether the applicant's property is suitable for the proposed conditional use:

The property is most suitable for the proposed density and level of housing stock.

Staff Finding:

The site is suitable for the two-family residential use. In fact, the placement and situation will add a great deal of balance to the development as it sits along K-68/Logan. The applicant is directly contributing to the visual balance and layout of the community, should the new units be lined up with the similar structures to the east.

7. The recommendations of professional staff;

The transition of the current single-family land use to two-family dwellings is, quite arguably, the highest and best use of the lot at the current time, and likely for many years to follow.

Staff recommends that the conditional use permit to allow the duplex use be approved.

8. Whether the proposed conditional use would be in conformance to and further enhance the implementation of the City's Comprehensive Plan;

Ottawa's Comprehensive Plan recommends "residential" land uses at the subject sites.

Staff Finding:

The proposed use on the sites is the desired use for the location and compatible with the Comprehensive Plan.

9. Whether the proposed conditional use, if it complies with all the conditions upon which the approval is made contingent, will not adversely affect the property in the area affected;

The proposed use would not adversely affect the property in the area affected.

Staff Finding:

In staff opinion, the proposed use is proper in its location, extent, and timing. The applicant has shown a great understanding of the principles of placemaking.

10. **Such other factors as the Planning Commission may deem relevant from the facts and evidence presented in the application;**

Not applicable.

Staff Finding:

Staff believes that all factors to be considered have been properly addressed in this report.

11. **For uses as solid waste disposal facilities, including sanitary landfills, construction and demolition landfills and transfer stations, whether the proposed conditional use is consistent with the adopted Solid Waste Management Plan of Franklin County, and amendments thereto.**

This factor is not applicable.

RECOMMENDATION:

Staff recommends that this conditional use permit be approved.

Respectfully submitted,



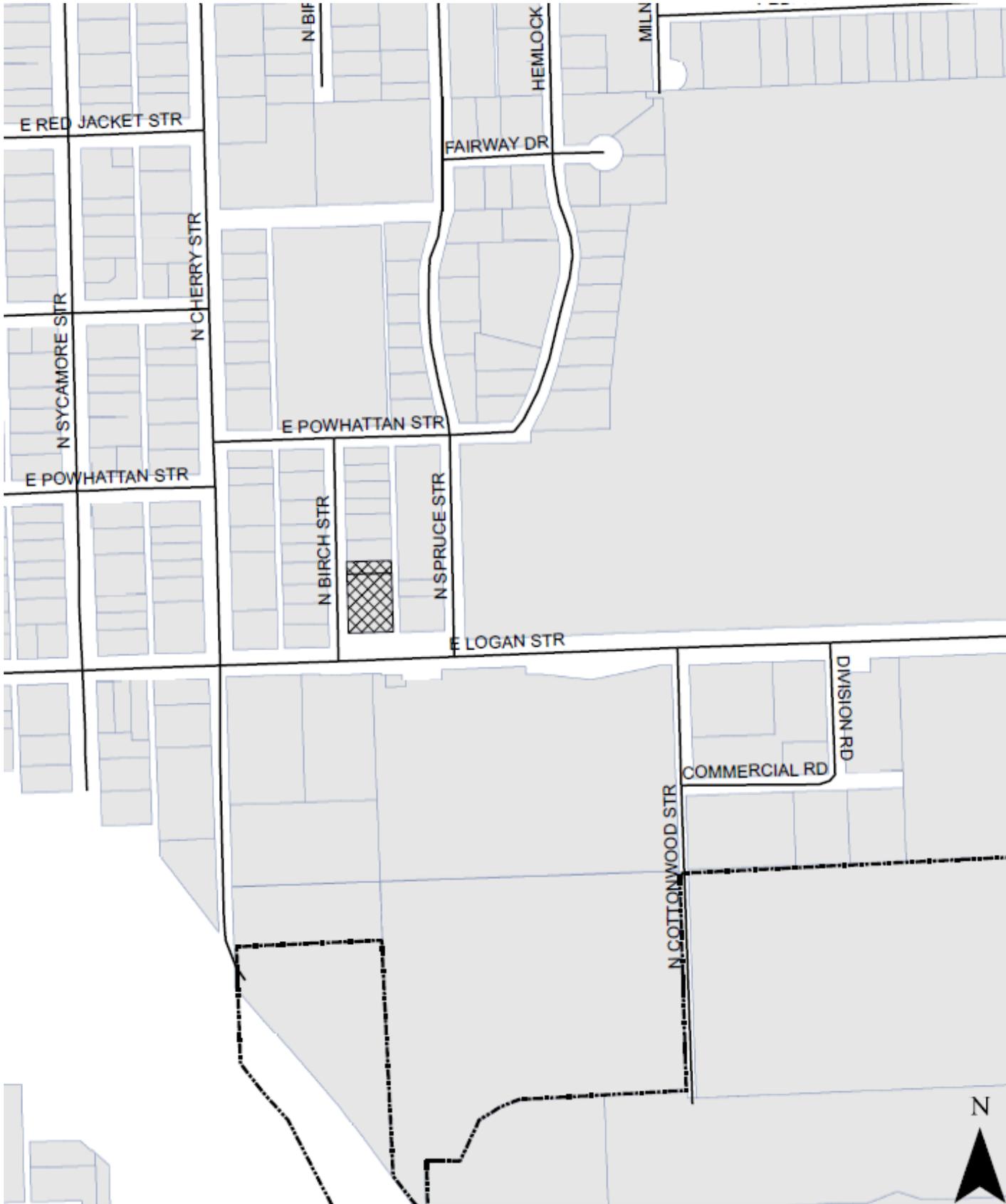
Sarah Anzicek, AICP

Supplemental Documentation:

Location Map

LOCATION MAP

515-517 N. Birch





Nov. 22, 2016

City of Ottawa
101 S. Hickory
Ottawa, KS 66067

Dear Mayor Sara Caylor,

On behalf of the Cosentino family we have enclosed a \$3,000.00 check in an effort to support The Mayor's Christmas Tree Fund. We are honored to be part of such an extraordinary program. As a local family owned business and members of the Ottawa community, we truly appreciate the dedication and generosity of our community leaders and volunteers that help to provide underprivileged families with food and children with gifts this holiday season.

Best wishes for a happy and safe holiday season from the Cosentino family!

Sincerely,

David Cosentino

PRICE CHOPPER
SUNFRESH
APPLE MARKET
COSENTINO'S MARKET



3901 WEST 83RD STREET
PRAIRIE VILLAGE, KS 66208
OFFICE PHONE 913.749.1500
OFFICE FAX 913.749.1675

To: Richard U Nienstedt and the Honorable City Commission

From: Laurel Gimzo, Assistant City Clerk

Re: 2017 CMB License Renewal

Date: 11/30/2016



Attached is an application for a Cereal Malt Beverage (CMB) License for the 2017 calendar year. A copy of the Kansas Department of Revenue Retailers' Sales Tax Certificate, as well as, the completed and signed Cereal Malt Beverage Application has been received for this applicant. The application has been reviewed and approved by the Police Department and the City Attorney with no reason for denial. Upon approval, a report will be submitted to the Kansas Department of Revenue with appropriate fees. A State CMB stamp is attached to each CMB license. Without this stamp, the CMB license is not valid. The State CMB Stamp fee is in addition to the license fee and is collected by the City Clerk at the time of application.

The Police Department is currently prohibited from using the National Crime Information Center (NCIC*) databases for non-criminal justice information queries for this application process. Only local databases can be used by the police department for city license approval. According to the Handbook for Cereal Malt Beverage Act, a more extensive criminal background check should be performed. We are exploring methods and vendors to complete more in-depth criminal background checks for future Cereal Malt Beverage license applicants.

CMB is defined in the CMB Act as having not more than 3.2 percent alcohol by weight produced by fermentation and not by distillation. There are two types of CMB licenses:

- A Cereal Malt Beverage license allows for the sale of cereal malt beverages in original and unopened containers and not for consumption on the licensed premises.
- A Cereal Malt Beverage license for the sale of any CMB for use or consumption on the licensed premise and not for resale in any form.

It is recommended with consensus from the Governing Body to place this item on the Next Regular Meeting Agenda, December 7th, 2016 for approval.

*NCIC is a computerized index of criminal justice information (i.e. - criminal record history information, fugitives, stolen properties, missing persons). It is available to Federal, state, and local law enforcement and other criminal justice agencies and is operational 24 hours a day, 365 days a year.

The following is the list of CMB Applications received by the Finance Department. This application has been reviewed by the City Attorney and Police Department with no reason for denial.*

Not for Consumption on the Premises:

- TA Operating LLC, Minit Mart: 2243 S Princeton Street

*Please note that we are currently waiting for an updated sales tax registration with the corrected name of Minit Mart. The license will only be issued after an updated registration is received.

FRANKLIN COUNTY PLANNING COMMISSION

1428 S. Main, Suite #5
Ottawa, KS 66067



Telephone: (785) 229-3570 Fax: (785) 229-3504

November 18, 2016

Board Members:

Linda Spencer, Member
Rick Welton, Chair
Juanita Peckham, Member
Kevin Jones, Member
Larry Thurston, Member
Loren Stewart, Member
Stephanie Valencia, Member
Robert Bowers, Member
Donald Stottlemire, Member
Don Barkley, Member

Planning Staff:

Larry D. Walrod, Planning Director
Dee Farrell, Planning Secretary

County Commissioners:

Colton M. Waymire, District 1
Richard A. Howard, District 2
Roy C. Dunn, District 3
Steven W. Harris, District 4
Randall L. Renoud, District 5

City of Ottawa
Community Development Dept.
Attention: Wynndee Lee, Director
P.O. Box 60
Ottawa, KS 66067-0060

Dear Mrs. Lee:

The Franklin County Planning Commission is holding a Public Hearing during their regularly scheduled meeting on Thursday, December 15th, 2016 at 6:30 p.m. in the Franklin County Commissioners Meeting Room, Annex Building, 1418 S. Main Street, Ottawa, Kansas. This hearing is to consider a Rezoning and Special Use Permit application submitted by Bettis Asphalt Construction, Inc.

The proposed action is a request to rezone approximately 4.67 acres from an I-1 (Light Industrial) Zoning District to an I-2 (Heavy Industrial) Zoning District and to rezone approximately 7.96 acres from a C-2 (Highway Commercial) Zoning District to an I-2 (Heavy Industrial) Zoning District and a Special Use Permit for the operation of an Asphalt Plant Site. Said properties are located near the intersection of Fifteenth Street and I-35 Highway, on the South side of Fifteenth Street and West of I-35 Highway, in the West Half (W ½) of the Northeast Quarter (NE ¼) of Section 7, Township 17S, Range 20E, in Franklin County, Kansas. A complete legal description of the real property affected by the proposed actions are available for public inspection in the Franklin County Planning and Building Department located at 1428 S. Main, Suite #5, Ottawa, Kansas.

After this hearing the Franklin County Planning Commission will make its report and recommendations to the Board of County Commissioners of Franklin County, Kansas for their final determination.

Sincerely,

Handwritten signature of Larry D. Walrod.
Larry D. Walrod
Planning Director