

CITY PLANNING COMMISSION
Regular Meeting Minutes
Ottawa, Kansas

City Hall – August 13, 2008

The City Planning Commission met at 7:00 p.m. on this date with the following members present and participating: Members Colbern, Jones, Hatfield, Warren, Jackson, Wasko, and Chairperson York. All members were present.

Chairperson York asked the Planning Commission Members to make a declaration of any conflict of interest or of any Ex parte or outside communication that might influence their ability to hear all sides on any item on the agenda so they might come to a fair decision.

Chairperson York stated he would recuse himself from the Eastgate Site Plan as his employer has an interest in the project.

Consent Agenda:

Member Jackson made a motion to approve the June 25, 2008 study session meeting minutes and the July 9, 2008 meeting minutes, seconded by Member Wasko. All present voted yes. (7-0)

Public Comments: There were none.

Site Plan:

Eastgate Travel Center.

Chairperson York recused himself and left the dais.

Vice-Chairperson Jackson asked staff to make its presentation.

Tom Yahl, reviewed the memo, the site plan drawing, and the changes made on the site plan with the planning commission. Mr. Yahl stated staff recommendation is to approve the site plan.

Member Jones asked if there was a drainage ditch that cuts through the access to the Underwoods property. Darron Ammand stated yes, there is a flume that takes storm water across to the detention pond. Wynndee Lee stated if and when the access road is built, the drainage would be addressed with infrastructure.

Member Hatfield asked if the city was not concerned with the process of constructing a drainage ditch within a dedicated street or corridor. Wynndee Lee indicated no because at this point the access is triggered on the closure on K-68 and there is no indication that in the short term this is going to happen and the city has an agreement with the developer that addresses this dedication when it does happen.

Member Hatfield voiced his continued concerns about the access to the Underwood's property.

Vice-Chairperson Jackson asked for other comments, there were none.

Vice-Chairperson Jackson asked for a motion to approve or deny the site plan.

Member Wasko made a motion to approve the site plan, seconded by Member Colbern. The motion was considered and Member Colbern, yes; Member Jones, yes; Member Hatfield, no; Member Wasko, yes; Member Warren, yes; Vice-Chairperson Jackson, yes. Motion passed by a 5-1 vote.

Public Hearing Items:

Held a public hearing to consider the proposed 2008 Capital Improvement Program.

Chairperson York opened the public hearing.

Scott Bird, Finance Director, made a presentation on the proposed 2008 CIP. Mr. Bird handed out a memo with a graph and list of capital improvement projects attached to it. Mr. Bird reviewed how some projects would be paid off which would allow other projects to be funded. Mr. Bird also reviewed what GO debit is and other revenue sources.

Chairperson York asked for public comments, there were none.

Chairperson York closed the public hearing.

Member Jackson made a motion to recommend to the City Commission to approve the proposed 2008 Capital Improvement Program, seconded by Member Jones. The motion was considered and Member Colbern, yes; Member Jones, yes; Member Jackson, yes; Member Hatfield, yes; Member Wasko, yes; Member Warren, yes; Chairperson York, yes. Motion passed by a 7-0 vote.

Held a public hearing on the proposed amendment to Article 27, Section 27-4, Letter D, General Standards dealing with moving or flashing signs.

Chairperson York opened the public hearing.

Wynndee Lee indicated a moratorium had been approved by the Planning Commission and the City Commission on sign permits dealing with moving or flashing signs.

Wynndee Lee stated staff has been doing research on this and has received several responses from other cities. Discussion followed about what districts other cities allow these signs in, speed at which the sign moves, the brightness of the signs, and what type of signs.

Member Warren asked if there were any studies on accidents these signs have caused. Wynndee Lee indicated she only found references to a study dealing with these types of signs on the interstates which indicated they do not cause any more accidents. Mrs. Lee stated she has not found any studies within cities. Member Warren indicated he would like to see some data, numbers on this if possible.

Chairperson York asked for public comments.

Dean Katt, Superintendent of USD 290, stated last years senior class has donated money to install some type of sign for the high school. These type of signs can be programmed any way you want them to be.

Chairperson York asked where the sign would be located. Mr. Katt stated at 11th & Ash, in the spot where they use to have a sign.

Mallory Mendell, Student Council President and Katie Reusch, Student Council Vice-President, stated there has been \$1500 raised for the sign. The purpose of the sign is to bring the community together and to get them involved in more of the activities besides the sports events. They also mentioned that other schools they have competed at have these types of signs.

Chairperson York asked where these were. They indicated Baldwin and Gardner Edgerton have them.

Member Warren asked if the one in Baldwin was on poles, they indicated yes. Member Warren stated the height of the signs will also be an issue.

Ryan Cobbs, Vice-Principal of Ottawa High School, stated it would be a one color sign, would just have one message and stay for certain period of time, then the next message would come up. Mr. Cobbs stated the sign they are looking at is similar to the one at the Gollier Center. Mr. Cobbs stated Osawatomie and Paola schools have similar signs.

Chairperson York asked if they had concerns about students who multi task while driving and also try to read the sign. Mr. Cobbs stated with the sign being located at a four way stop intersection, he felt it wouldn't be a problem.

Member Warren asked about timing on instillation of the sign. Mr. Cobbs stated the sign could be installed within 30 days of approval.

Member Hatfield asked how big of sign and how far away would you be able to read it. Mr. Cobbs stated the West and South sides of the stop sign would probably not be able to see it. The font size would be large and would be easily seen from the stop sign.

Member Wasko asked if they had talked to the neighbors about the sign. Mr. Cobbs stated no, did not want to do that until they new if the sign would be allowed.

Wynndee Lee asked the Planning Commission what direction they would like staff to take. Chairperson York asked staff to bring them a draft of a sign ordinance.

Member Wasko made a motion to continue the public hearing to their next meeting, seconded by Member Warren. The motion was considered and all present voted yes. (7-0).

Other Items: There were none

Announcements:

Chairperson York stated the next regularly scheduled Planning Commission study session is Wednesday, August 27, 2008 and the next regularly scheduled Planning Commission meeting is Wednesday, September 10, 2008 at 7 p.m.

Adjournment:

Chairperson York adjourned the meeting at 8:30 p.m.

(A recorded tape will remain on file for a period of six months)

Respectfully submitted, Wynndee S. Lee
Director of Planning & Codes Administration