

CITY PLANNING COMMISSION
Regular Meeting Minutes
Ottawa, Kansas

City Hall – September 9, 2009

The City Planning Commission met at 7:00 p.m. on this date with the following members present and participating: Members Davidson, Warren, Jackson, Wasko, Livingston, and Chairperson York. Absent was Member Colbern.

Consent Agenda:

Member Wasko made a motion to approve the July 29, 2009 study session meeting minutes and the August 12, 2009 meeting minutes as typed, seconded by Member Wasko. All present voted yes. (6-0)

Public Comments: There were none.

Public Hearing Items:

Held a public hearing on the proposed amendments to the Lakeside Addition PUD.

Chairperson York opened the public hearing.

Tom Yahl reviewed the proposed amendments with the Planning Commission and stated staff is recommending approval of the amendments.

Jerry Willis, Lawrence, stated he would like to develop the two lots next to the Sienna South apartments into two-family dwellings. Mr. Willis stated the duplexes would be a great buffer between the single-family dwellings and the apartment complex.

Jerry Willis also noted he is requesting a street name change from Lakeside Terrace to Easy Street. Mr. Willis provided photos of several streets with that name, noting the developments surrounding those streets are good quality housing.

Wynndee Lee stated when the Lakeside Addition PUD was originally approved the previous owner stated there would only be single-family units in the project. With the request from Mr. Willis this will allow for all uses in an R-2 Medium Density District for lots four and five and for all uses in an R-1 Low Density District for the rest of the addition. This gives the developer a broader range of uses.

Chairperson York asked if there were any public comments.

Cal Lantis, 416 Pine, and owner of Century 21 Lantis & Associates, stated he is marketing the property and thinks the change to Easy Street will be a good marketing tool. Mr. Lantis also expressed his support for the change of zoning for lots 4 and 5 to R-2.

Chairperson York asked if there were any more public comments, there were none.

Chairperson York asked if staff had received any letters, staff indicated there were none.

Chairperson York closed the public hearing.

Chairperson York asked the planning commissioners if they had any comments or questions, there were none.

Motion was made by Member Jackson to recommend to the City Commission approval of the amendments to the Lakeside Addition PUD, seconded by Member Warren. The motion was considered and Member Davidson, yes; Member Wasko, yes; Member Warren, yes; Member Livingston, yes; Member Jackson, yes; Chairperson York, yes. Motion passed by a 6-0 vote.

Held a public hearing for the proposed preliminary plat for Kent Granger Subdivision.

Chairperson York opened the public hearing.

Tom Yahl reviewed the memo and the plat with the planning commissioners. Items reviewed by Mr. Yahl were the lots, utilities, infrastructure, streets will be 27th Street and Granger Drive and their location, and the flood plain area in the development. Mr. Yahl indicated this conforms with the City's Comprehensive Plan. Mr. Yahl stated staff recommends approval with the condition resolution of pending engineering items.

Phil Hammond, representing Kent Granger, stated they have met with the State and the City concerning the highway and all those issues have been addressed. Mr. Hammond stated with the new flood plain maps coming out those issues have also been addressed and there will be areas the elevations will need to be raised.

Member Warren asked if this will involve bringing in fill. Tom Yahl showed how they could raise the site above flood elevation which is noted on the plat.

Chairperson York asked if staff received any letters, staff indicated there were none.

Chairperson York asked if there were any public comments, there were none.

Chairperson York closed the public hearing.

Chairperson York asked if the planning commissioners had any comments or questions, there were none.

Member Warren made a motion to approve the preliminary plat, seconded by Member Jackson. The motion was considered and Member Wasko, yes; Member Warren, yes; Member Livingston, yes; Member Jackson, yes; Member Davidson, yes; Chairperson York, yes. Motion passed by a 6-0 vote.

Held a public hearing on the proposed rezones in the Urban Growth Area: 511 W. Wilson, 513 W. Wilson, 619 W. Wilson, 701 W. Wilson, 618 W. Wilson, and 805 W. Wilson from County I-1 Light Industrial District to City's I-1 Light Industrial District; 2560 Osborne Terrace from County R-3A Single-Family Residential 3-acre District to City's A Agricultural District; 2545 Osborne Lane from County RE Residential Estate District to City's A Agricultural District; and 3427 Eisenhower Terrace from County RE Residential Estate District to City's R-1 Low Density Residential District.

Chairperson York opened the public hearing.

Tom Yahl reviewed the findings and the areas to be rezoned with the planning commissioners. Mr. Yahl stated staff recommends approval.

Chairperson York asked about the difference between County's R-3A to City's R-1 Tom Yahl indicated the lot size, but the uses are comparable.

Chairperson York asked if the CS District would be good for this lot. Wynndee Lee indicated staff did not feel there would be a big enough parcel to justify a CS zoning and the City's R-1 is the closest zoning the city has to the R-3A county zoning.

Chairperson York asked if staff received any letters, staff indicated there were none.

Chairperson York asked if staff met with the homeowners in this area. Tom Yahl stated letters were sent to each of the homeowners along with the questions and answers about rezoning and did not hear from any of the homeowners. Wynndee Lee indicated staff does not routinely schedule meetings with the homeowners unless they request one.

Chairperson York asked the planning commissioners if they had any questions, there were none.

Chairperson York asked for public comments.

Brad Shoemaker, 3441 Eisenhower Terrace, wanted to know why the city is rezoning these properties. Wynndee Lee stated the city and county entered into an interlocal agreement and this was one of the conditions of the agreement was to rezone those in the area to a city zoning.

Member Davidson responded stating he was keeping a close eye on the rezones as a representative outside of the city limits.

Charles Cowdin, 217 S. Oak, talked about the flood plain and the building in that area.

Chairperson York closed the public hearing.

Chairperson York asked the planning commissioners if there was any discussion, there was none.

Member Davidson made a motion to approve staff findings, as their own, seconded by Member Jackson. The motion was considered and Member Jackson, yes; Member Davidson, yes; Member Wasko, yes; Member Warren, yes; Member Livingston, yes; Chairperson York, yes. Motion passed by a 6-0 vote.

Member Jackson made a motion to recommend to the City Commission to approve the proposed rezones in the Urban Growth Area from Franklin County I-1 Light Industrial District to City I-1 Light Industrial District generally located at 511 W. Wilson, 513 W. Wilson, 618 W. Wilson, 619 W. Wilson, 701 W. Wilson, and 805 W. Wilson; from Franklin County RE Residential Estate District to City A Agricultural District generally located at 2545 Osborne Lane; from Franklin County R-3A Single-Family Residential District to City A Agricultural District generally located at 2560 Osborne Terrace; from Franklin County RE Residential Estate District to City R-1 Low Density Residential District generally located at 3427

Eisenhower Terrace, seconded by Member Wasko. The motion was considered and Member Davidson, yes; Member Wasko, yes; Member Warren, yes; Member Livingston, yes; Member Jackson, yes; Chairperson York, yes. Motion passed by a 6-0 vote.

Held a public hearing on the proposed K-68 Corridor Plan from I-35 to State Line.

Chairperson York opened the public hearing.

Wynndee Lee did an overview of the process of developing the plan. Mrs. Lee indicated this will cause changes to the City's Comprehensive Plan, Future Land Use Map, and the Zoning and Subdivision Regulations.

Chairperson York asked for comments from the planning commissioners, there were none.

Chairperson York indicated staff has recommended continuing the public hearing to their next meeting to see if there are any changes brought up during the open forum meeting scheduled for Thursday, September 10th.

Member Livingston made a motion to continue the public hearing to their September 30th meeting, seconded by Member Warren. The motion was considered and all present voted yes. (6-0).

Other Items:

Wynndee Lee indicated that an article was put in the paper about the photo contest and information was given to the planning commissioners about the photo contest.

Member Davidson stated he would like to see staff put on the agenda in the near future a review of the zoning at 9th and South Main Streets.

Member Jackson stated he wanted to know where staff was concerning payday loan business. Wynndee Lee indicated she has been working on it.

Chairperson York asked if staff could give them an update on current projects at the next meeting.

Announcements:

Chairperson York stated the next regularly scheduled Planning Commission study session is Wednesday, September 30, 2009 at noon and the next regularly scheduled Planning Commission meeting is Wednesday, October 14, 2009 at 7 p.m.

Adjournment:

Chairperson York adjourned the meeting at 8:25 p.m.

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