

**MINUTES OF
CITY PLANNING COMMISSION STUDY SESSION
OTTAWA, KANSAS**

City Hall – June 30, 2010

The City Planning Commission met at Noon on this date with the following members present and participating to wit: Members York, Colbern, Davidson, Bond, Wasko. Absent were Chairperson Jackson and Member Livingston.

Vice-Chairperson Colbern 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. There were none.

Information and Discussion Items:

Review the May 26, 2010 study session meeting minutes: Vice-Chairperson Colbern asked if there were any changes or corrections needed. There were none.

Review the June 9, 2010 meeting minutes: Vice-Chairperson Colbern asked if there were any changes or corrections needed. There were none.

Review the June 24, 2010 called study session minutes: Vice-Chairperson Colbern asked if there were any changes or corrections needed. There were none.

Public Hearing Items:

Discuss the 2010 CIP.

Ton Yahl stated staff did not have any further information on this item. Mr. Yahl indicated that Scott Bird, Finance Director would be at the next meeting and make a presentation. Mr. Yahl also informed the Planning Commissioner that the Ottawa Herald would be publishing a press release on the CIP before the next meeting.

Discuss the proposed rezone in the Urban Growth Area from: Franklin County A, Agricultural District to City P, Public District, located at 2129 E. Wilson; Franklin County A-1, Agricultural District to City A, Agricultural District, located at 3088 Sand Creek Road; Franklin County A-2, Transitional Agriculture District to City A, Agricultural District, located at 2731 Sand Creek Road and 2779 Reno Road; Franklin County R3-A, Residential Three Acre District to City A, Agricultural District, located at 3098 Pawnee Road; Franklin County R-E, Residential Estate District to City CS, Countryside District, located at 2880 Riley Road, 2990 Sand Creek Road, and 3077 Pawnee Road; Franklin County R3-A, Residential Three Acre District to City R-1, Low Density Residential District, located at 3897 US 59 Highway and 241 N. Cherry; Franklin County C-2, Highway Commercial District to City C-3, General Commercial District, located at 2515 E. Logan; Franklin County R-E, Residential Estate District, to City I-2 Heavy Industrial District, located at 3645 Montana Road.

Tom Yahl reviewed the staff findings and the map (power point) with the Planning Commissioners. Mr. Yahl stated staff is recommending approval of the rezones.

Tom Yahl stated he has been in contact with some of the effected property owners, including Midland Railroad, Ames Construction, Underwood, and Harrod.

Member York asked if any of the properties have non-conforming uses once they are rezoned. Tom Yahl indicated no.

Member Davidson asked if the zoning change to the City's C-3 Zoning District is similar to what the county has it currently zoned. Tom Yahl stated yes and indicated the city's zoning classification is not as restrictive as the county's zoning.

Discuss the proposed Special Use Permit to operate a construction and demolition landfill in a Franklin County A-1 Agricultural Zoning District, located at 3268 Osborne Terrace.

Tom Yahl reviewed the staff findings and the site map (power point) with the Planning Commissioners.

Member Davidson asked if the landfill could go north of their current location. Larry Walrod, Franklin County Planning Director stated no as the property is primarily in the flood plain.

Tom Yahl reviewed how the traffic would flow from one site to the other.

Tom Yahl stated staff is recommending approval with the following condition:

- Submission and approval of KDHE permits, per K.A.R. 28-29-325.

Tom Yahl stated he has had contact with owners in the area who have expressed concerns about this being allowed in this area.

Wynndee Lee asked Mr. Walrod if he knew how high the final elevation would be and how it will affect the flow of the water. Mr. Walrod stated this would be looked at and will be taken in consideration before state approval.

Mr. Walrod indicated they are not for sure how much time they have left for using the current site for construction and demolition debris. This is the reason for moving forward with the special use permit at this time. Mr. Walrod also stated that the equipment will be stored on the current site.

Member Davidson asked what is the plan for the current debris site. Mr. Walrod stated he is not sure what the long term plan is for the site.

Mr. Walrod stated this is the first step of many to get this approved, he assumes it will take at least a year to get full approval from the state.

Wynndee Lee stated Mr. Walrod will be present at the July 14th meeting to answer any questions.

Wynndee Lee asked if the hedge row to the south is on the property owned by Franklin County or is it shared with the adjacent land owner. Mr. Walrod stated he was not for sure, but he would check it out since they have had the property surveyed. Mrs. Lee indicated this would be a good thing to know especially if the hedge row is shared or on the adjacent property staff would then want a condition that the county would have to add screening just in case the hedge row would be removed.

Vice-Chairperson Colbern asked if there was a house near this site. Tom Yahl indicated there is a house and shed on this property that will be demolished and the next nearest residential structure is at least one-half mile down the road.

Member Bond asked if traffic was going to be an issue at this site. Wynndee Lee indicated there is not a lot of through traffic on this road most of the traffic goes to the landfill. Mr. Walrod stated the county paved the road. Wynndee Lee noted there would be more crossing of the road than there is currently. Mr. Walrod indicated there is not much residential traffic since this is not a high residential area.

Member Bond asked about the dust control on the exit of the old site and the entrance of the new site. Mr. Walrod said it should not be a big problem on the north side but could be a problem on the south side.

Member Davidson asked if a problem occurs with the crossing of the road could they have some kind of signal to warn traffic. Wynndee Lee indicated that it could be possible.

Wynndee Lee asked if the county took in consideration the site triangle when planning the planting of the cedar trees. Mr. Walrod indicated he would check into it.

Member Davidson stated he thought it would be a good idea to pave the apron on each side of the road on the new exit and entrance.

Discuss the proposed Post-Construction Storm Water Best Management Practices Manual.

Wynndee Lee indicated this was a manual with examples for storm water management. Mrs. Lee stated these are examples like the ones the planning commissioners saw when they did the tour in Lenexa, such as the rain gardens and natural area with native

Member York asked if there was a manual they could review. Wynndee Lee stated she had a manual they could review.

Wynndee Lee stated this is similar to the other items such as the Master Transportation Plan, staff has asked the Planning Commission to consider and make recommendation to the City Commission to approve. Mrs. Lee indicated staff would then be able to make recommendation for those who wanted to provide alternative storm water controls.

Discussion Items:

Wynndee Lee stated there will be a dedication of the rain garden constructed in Kanza Park. Member York asked if staff could email the dedication time to the Planning Commissioners and staff agreed.

Wynndee Lee informed the Planning Commissioners that the City Commission placed the rezone for the property on North Main on their agenda for July 7th. Mrs. Lee stated they City Commission has postponed the pay day loan item as they wanted more information.

Announcements:

Vice-Chairperson Colbern stated the next regular scheduled Planning Commission meeting is July 14, 2010, at 7 p.m. The next regular scheduled Planning Commission study session is July 28, 2010,

at noon.

Member Davidson announced his resignation from the planning commission as he has accepted a full time teaching position with the Garnett school district. Vice-Chairperson Colbern thanked him for his service.

Adjournment:

Vice-Chairperson Colbern adjourned the meeting at 1:00 p.m.

Respectfully submitted, Wynndee S. Lee
Planning & Codes Director