

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

City Hall – August 25, 2010

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

Chairperson Jackson 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.

Bob Bezek stated that Member Bond did not have a conflict of interest on voting on the ORC site plan as stated at the previous meeting as well.

Site Plans:

Ottawa Recreation Center, new building, 705 W. 15th Street.

Tom Yahl reviewed the basic site plan (power point presentation) and the revisions of the landscaping and the changes to the elevations which include a brick veneer.

Chairperson Jackson stated just like he stated at the last meeting, he did not want anyone to get the perception that the Planning Commission was not in favor of the project. The Planning Commission wants to make sure the structure will fit in the neighborhood.

Therron Dieckmann, Director of ORC, introduced Jane Heusesmann, Steve Vokelic both with Gould Evans Associates, Mitch Lambeth, with TransSystems, and Kevin Markley, MarLan Construction who are present to answer any questions the Planning Commissioners might have.

Jeff Curry stated they did add more landscaping as requested. Mr. Curry indicated they did change the bottom of the building to a brick veneer, however he asked the Planning Commissioners to consider allowing the all metal exterior, but with a different color of metal on the bottom than on the top which would offset the building. Mr. Curry indicated the ORC had the money in reserves for the brick veneer, but this would take funds away from other programs and services.

Wynndee Lee indicated she noticed they had a sample of the materials.

Jane Heusesmann, showed the sample with the brick veneer on the bottom, the new color they chose for the metal skin, and what the window shading would look like.

Member Livingston asked if they could add the brick veneer later. Kevin Markley indicated this could be done, but would increase the cost slightly.

Member Colbern asked if they had an example of the two different colors they would use for the different colors of the metal skin. Ms. Heusesmann show an example of what it could look like, but indicated the colors had not been finalized by the ORC Board.

Member Wasko asked if using the two different colors of the metal skin more expensive. Ms. Heusesmann stated it is, but this could be worked in with the original budget.

Member Maxwell asked if the proposal in front of them is the option of the brick veneer or the color combination. He felt they were not here to discuss colors. Ms. Heusesmann stated the proposal submitted to the Planning Commission is to add the brick veneer to the bottom portion of the building. Mr. Curry stated they also wanted the Planning Commission to consider allowing them to use a two color scheme for the metal façade instead of adding the brick veneer.

Bill Seckington, 1441 S. Ash, stated he appreciated the Planning Commission taking in consideration on how the building would look in the neighborhood. Mr. Seckington felt the building should be built to the best of the ability of the owner and he would prefer to see the brick veneer on it.

Elton Murrow, 1443 S. Ash, stated he would prefer the building was not there or all brick but understood cost issues. If going to be built, would prefer it to be built with the brick veneer.

Chairperson Jackson asked if there were any more comments or questions, there were none.

Member Maxwell made a motion to approve the site plan with the brick veneer and with the submission of the required easements and approval of the storm water study by the City Engineer, seconded by Member Wasko. The motion was considered and Member Colbern, yes; Member Wasko, yes; Member Bond, yes; Member Livingston, yes; Member Maxwell, yes; Chairperson Jackson, yes. The motion passed by a 6-0 vote.

KCP&L Show-up Facility, 2529 Eisenhower Ave.

Tom Yahl reviewed the staff memo and site plan (power point presentation) with the Planning Commissioners. Mr. Yahl highlighted the rain garden they are putting in. Member Wasko asked where they would enter the lot, Mr. Yahl indicated on the West side off of Eisenhower Road. Member Colbern asked if the parking area was gravel. Wynndee Lee indicated the parking area west of the office would be a hard surface. Mr. Yahl indicated that staff is recommending approval of the site plan.

Member Colbern asked if there could be some landscaping placed around the office building to hide the skirting. Member Colbern asked if the truck storage was going to be enclosed. Darren Orender, with Bell/Knott & Associates stated its just a canopy with full walls on the north and east sides and the west and south sides are open. Mr. Orender stated the west side of the building would be hidden by the new office building. Mr. Orender also agreed they could add landscaping.

Member Maxwell stated he appreciated the detail they went to on this property as he lives in this area. Mr. Orender stated they felt this was a gateway into Ottawa and wanted to make a statement and hopefully other developments that come into the area would do the same.

Member Wasko asked if they would be willing to add landscaping around the office building. Mr. Orender stated he did not see a problem with that.

Member Livingston made a motion to approve the site plan as presented with the condition of added landscaping around the office building, seconded by Member Colbern. The motion was considered and Member Wasko, yes; Member Bond, yes; Member Livingston, yes; Member Maxwell, yes; Member Colbern, yes; Chairperson Jackson, yes. The motion passed by a 6-0 vote.

Information and Discussion Items:

Review the July 28, 2010 study session meeting minutes: Chairperson Jackson asked if there were

any changes or corrections needed. There were none.

Review the August 11, 2010 meeting minutes: Chairperson Jackson asked if there were any changes or corrections needed. There were none.

Public Hearing Items:

Discuss the proposed rezone in the Urban Growth Area from:

Rezone from Franklin County R3A, Single-Family Residential Estate 3 Acre Tract District to City R-1, Low Density Residential District: 109, 110, 124, 125, 140, 141, 148, 157, 208, 224, 225, 234, 244, 245, 250, 251, & 252 Megan Lane; AND 115, 130, 158, 159, 218, 219, 238, 243, 244, 248, & 254 Kelsey Drive.

Rezone from Franklin County C-2 Highway Commercial District to City C-3 General Commercial District: 2220 and 2324 E. Logan.

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

Wynndee Lee indicated staff had received a few phone calls from property owners thinking they are being annexed into the City. Staff has explained the situation and so far everyone has understood.

Discuss the proposed amendments to the Comprehensive Plan.

Wynndee Lee indicated staff has called the public hearing for comments, however, if the Planning Commission wants to continue the hearing to their next meeting that is not a problem.

Wynndee Lee reviewed summary of changes that were made to bring information current, revised goals sections, made updates in the narratives and updated the maps.

Discussion Items:

Photo Contest

Wynndee Lee reviewed the changes staff made to the rules and regulations, and reminded everyone that October is National Planning Month.

Announcements:

Chairperson Jackson stated the next regular scheduled Planning Commission meeting is September 8, 2010, at 7 p.m. The next regular scheduled Planning Commission study session is September 29, 2010, at noon.

Adjournment:

Chairperson Jackson adjourned the meeting at 12:55 p.m.

Respectfully submitted, Wynndee S. Lee
Planning & Codes Director