

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

City Hall – December 29, 2010

The City Planning Commission met at Noon on this date with the following members present and participating to wit: Members Colbern, Bond, Wasko, York, and Chairperson Jackson. Members Maxwell and Livingston were 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. There were none.

Non Public Hearing Item:

Schuff Steel, site plan, 2001 N. Davis Ave.

Tom Yahl discussed the plan, (with a power point presentation), noting the building, parking and loading areas, landscaping and storm water detention. It was noted that the site is designed to use storm water Best Management Practices, intended to address storm water quality, in addition to quantity.

Member York asked about the timing of the project and intended production in the facility. Wynndee Lee stated that the site plan was sent through an expedited review so that the owner could meet deadlines set by the federal government, and that construction would likely not begin until late 2011. The designer, Jeff Skidmore, indicated the intended product is wind energy conversion towers.

Member York made a motion to approve the site plan with the following conditions; 1. Approval of corrected storm water study by City Engineer; 2. Submission of traffic impact projection and analysis; 3. Dedication of required easements and right-of-way; 4. Execution of a development agreement for sidewalk improvements with improvement to Davis Avenue, in lieu of installation along Sand Creek Road; 5. Approval of construction plans for required infrastructure improvements; 6. Any remaining site plan details, seconded by Member Colbern. The motion was considered and Member Bond, yes; Member Wasko, yes; Member Colbern, yes; Member York, yes; Chairperson Jackson, yes. Motion passed by a 5-0 vote.

Information and Discussion Items:

Review the October 27, 2010 study session meeting minutes: Chairperson Jackson asked if there were any changes or corrections needed. There were none.

Review the November 10, 2010 meeting minutes: Chairperson Jackson asked if there were any changes or corrections needed. There were none.

Public Hearing Items:

Discuss the proposed amendments to Article 19, Floodplain Management of the Zoning Ordinance.

Tom Yahl reviewed staff memo with the Planning Commissioners noting a new Flood Insurance Rate Map will become effective May 3, 2011.

Discuss the proposed request by Mac Fasteners Inc., to vacate a portion of the drainage easement located on the property they own at 1110 Enterprise.

Tom Yahl reviewed staff memo with the Planning Commissioners noting location of the easement and pending site plan for a new building on the site.

Discuss the proposed rezones in the Urban Growth Area:

Rezone from County A-1, Agricultural District to City A, Agricultural District, 3268, Osborne Terr., 3375 Nebraska Rd., 3380 Nebraska Rd., and 3345 Nebraska Terr., (on the east side of Nebraska Terr.).

Rezone from County A-2, Transitional Agricultural District to City, A, Agricultural District, 3325 Nebraska Rd. and 3255 K-68 Hwy.

Rezone from County RE, Residential Estate District to City A, Agricultural District, 3053 Neosho Rd., 3281 K-68 Hwy., 3293 K-68 Hwy., 3378 Nebraska Rd., and 3345 Nebraska Terr., (on the west side of Nebraska Terr.).

Rezone from County C-2, Highway Commercial District to City C-3, General Commercial District, 3193 K-68 Hwy., 3139 K-68 Hwy., 3125 K-68 Hwy., 3117 K-68 Hwy., and 3312 Nebraska Terr.

Rezone from County I-1, Light Industrial District to City I-1, Light Industrial District, 3332 Nebraska Rd., 3161 K-68 Hwy., and 3183 K-68 Hwy.

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

Discussion Items: None.

Announcements:

Chairperson Jackson stated the next regular scheduled Planning Commission meeting is January 12, 2011, at 7 p.m. The next regular scheduled Planning Commission study session is January 26, 2011, at noon.

Adjournment:

Chairperson Jackson adjourned the meeting at 1:00 p.m.

Respectfully submitted, Tom Yahl, AICP
Planner