

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

City Hall – April 27, 2011

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

Information and Discussion Items:

Review the March 30, 2011 study session meeting minutes: Chairperson Jackson asked if there were any changes or corrections needed. There were none.

Review the April 13, 2011 meeting minutes: Chairperson Jackson asked if there were any changes or corrections needed. Member York noted a change needed on page 2.

Public Hearing Items:

Discuss the continuation of the rezoning of two properties in the UGA:

Rezone from Franklin County C-2, Highway Commercial District to City C-3, General Commercial District, 2208 E. 15th St.

Rezone from Franklin County I-1, Light Industrial District to City C-3, General Commercial District, 2216 E. 15th St.

Wynndee Lee stated the request from the owner to rezone his property to I-1 classification would require staff to recall the public hearing as this zoning request is a higher zoning classification than the C-3 recommended by staff. Mrs. Lee indicated the commissioners will need to make a decision on the findings and either make recommendation to approve or deny the rezone request. Wynndee Lee indicated staff will contact the owners attorney and see if the owner is still wanting the I-1 classification or if he is satisfied with the C-3 zoning classification.

Discuss the proposed rezones in the Urban Growth Area:

Rezone from Franklin County A-1, Agricultural District, to City A, Agricultural District, 3063 Labette Road & 3140 Marshall Road.

Rezone from Franklin County A-2, Transitional Agricultural District, to City A, Agricultural District, 2754 Nebraska Road, 2840 Nebraska Road, 2880 Nebraska Road, 2961 Labette Road, & 3034 Labette Terrace.

Rezone from Franklin County R-3A, Single Family Residential 3-Acre District to City CS, Countryside District, 2774 Nebraska Road, 2935 Labette Road, & 2941 Labette Road.

Rezone from Franklin County R-E, Residential Estate District to City A, Agricultural District, 2820 Nebraska Road, 3011 Labette Road, 3018 Labette Terrace, & 3039 Labette Terrace.

Rezone from Franklin County R-E, Residential Estate District to City CS, Countryside District, 3060 Labette Terrace, 3067 Labette Terrace, & 3072 Labette Terrace.

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

Member York asked which had the higher zoning classification the Agricultural or Country Side District. Tom Yahl indicated the Country Side District is a higher classification. Member York asked why not rezone all into the Country Side classification if agricultural uses were allowed. Mr. Yahl stated the tracts being rezoned to Country Side are smaller tracts and have houses on them as the other tracts primarily are used for agricultural.

Tom Yahl indicated he had spoken with Roger Maxwell who is fine with the zoning change and with Gordon Paul who is not ok with being in the UGA.

Wynndee Lee also noted the tracts being zoned Country Side are large enough to be subdivided should the owners want to.

Discussion Items:

None.

Announcements:

Chairperson Jackson stated the next regular scheduled Planning Commission meeting is May 11, 2011, at 7 p.m. The next regular scheduled Planning Commission study session is May 25, 2011, at noon.

Adjournment:

Chairperson Jackson adjourned the meeting at 12:20 p.m.

Respectfully submitted,
Wynndee Lee, AICP, Director of Planning & Codes