

CITY PLANNING COMMISSION
Regular Meeting Minutes
Ottawa, Kansas

City Hall – March 9, 2011

The City Planning Commission met at 7:00 p.m. on this date with the following members present and participating: Members Bond, York, Livingston, and Vice-Chairperson Colbern. Members Wasko, Maxwell and Chairperson Jackson were absent.

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.

Public Comments: There were none.

Consent Agenda:

Member York made a motion to approve the January 26, 2011 study session minutes, and the February 9, 2011 meeting minutes, seconded by Member Bond. All present voted yes. (4-0).

Franklin County Juvenile Detention Center Site Plan, 226 S. Beech Street.

Tom Yahl reviewed staff memo, (power point presentation) with the Planning Commission. Mr. Yahl noting they will be utilizing the existing building, the third parking on the north side will be removed, the landscape plan had been revised and the City Engineer has approved the project. Mr. Yahl indicated staff is recommending approval with the condition that sidewalks are installed.

Tom Yahl indicated that Matt Murphy with Treanor Architects, the engineer on the project and Lisa Johnson with Franklin County Administrator were present to answer any questions.

Member York had concerns about how they were going to plant trees due to the utility poles. Mr. Murphy indicated the trees are short ornamentals and would be planted west of the utility poles.

Member York asked why the new parking lot was going to be concrete as the existing parking lots are asphalt and are in need of repair. Mr. Murphy stated concrete is being used for the new parking lot because of the truck traffic.

Lisa Johnson indicated they will be installing sidewalks in conjunction with the City.

Member York indicated he felt there should be a formal agreement between the county and city.

Vice-Chairperson Colbern stated he would like to see a 24 month time frame be placed as a condition for installing the sidewalks.

There was discussion on the lighting, landscaping and if any green building practices will be utilized.

Member Livingston asked if the façade of the existing building would remain the same. Mr. Murphy indicated it would not be changed.

Vice-Chairperson Colbern asked how to condition the sidewalk requirement. Member York indicated a sunset that would expire in 2 years. Mr. Yahl indicated he did not see a problem with a 2 year deadline.

Member Livingston made a motion to approve the site plan with the following condition: Coordinate with City staff on sidewalk improvements and installation of sidewalk within 24 months of site plan approval, seconded by Member York. The motion was considered and Member Livingston, yes; Member Bond, yes; Member York, yes; Vice-Chairperson Colbern, yes. Motion passed by a 4-0 vote.

Shops at Princeton revision to Site Plan, 2200 Princeton Circle Drive.

Tom Yahl reviewed the staff memo, (power point presentation), with the Planning Commissioners. Mr. Yahl stated the original site plan was approved in February of 2010, however the façade of the building has changed which requires Planning Commission approval.

Vice-Chairperson Colbern asked why the project was utilizing a chain link fence.

Kyle Trendel, Devore & Associates, stated the fence would be a galvanized chain link fence, a 30 foot awning structure, a new slope canopy, metal structured roof and trucks will be able to drive through the gate for easy access.

Vice-Chairperson Colbern asked if there would be any gravel used for the surface area. Mr. Trendel indicated it would be a hard surface.

Member York stated the plans look as though the slopes are downward and that a drain is needed. Mr. Trendel stated they are trying to slope the water away from Country Mart.

Member York asked why both the fences are not the same height. Mr. Trendel indicated the outer fence is 16 feet in height. Member York asked if other types of fences were considered. Mr. Trendel indicated the fence needed to be visible and accessible. Matt Brown, McLiney Lumber, indicated that the chain link fence can be vinyl coated.

Member Bond asked how the fence would hold up if trucks back into them. Mr. Brown indicated ballards will be put in place to prevent this.

Vice-Chairperson Colbern asked if there was an agreement with Country Mart. Mr. Trendel indicated there would be an agreement with Country Mart as they want this area secured.

Member York asked if they had any concerns about product on the backside against the Prairie Spirit Rail Trail, Mr. Trendel indicated no.

Vice-Chairperson Colbern suggested that there be a motion on the type of fence used. Mr. Trendel indicated they could match the color of the fence to the color of the awning.

Bob Bezek, City Attorney, suggested requiring legal authority for the use of Country Mart's property.

Member Livingston made a motion to approve the site plan with the following conditions: 1. Coordinate with adjacent property owner on installation of the fence across the common property line; 2. The fence is to be vinyl coated with a color to match the façade elements, seconded by Member Bond. The motion was considered and Member Livingston, yes; Member

Bond, yes; Member York, yes; Vice-Chairperson Colbern, yes. Motion passed by a 4-0 vote.

Held a public hearing the proposed rezones in the Urban Growth Area: from Franklin County I-1, Light Industrial District to City I-1, Light Industrial District, 3106 K-68 Highway, 3118 K-68 Highway, 3231 Nebraska Road, 3230 Nebraska Road, 3280 Nebraska Road; from Franklin County R-E, Residential Estate District to City A, Agricultural District, 3154 Nebraska Road, 3140 Nebraska Road, 3080 Neosho Road, 3096 Neosho Road, 3090 Neosho Road; Rezone from Franklin County R-3A District to City R-1, Low Density Residential District, 3196 Nebraska Road.

Vice-Chairperson Colbern opened the public hearing.

Tom Yahl reviewed staff findings, and the map (power point presentations) with the Planning Commission. Mr. Yahl indicated that this action was not an annexation, it does not change the taxes, and all public services will remain provided by the County.

Vice-Chairperson Colbern asked for public comments.

Freon Hollinger, 3090 Neosho Road, asked questions concerning the rezoning, staff responded.

Member Bond made a motion to accept staff findings as their own, seconded by Vice-Chairperson Colbern. The motion was considered and Member Livingston, yes; Member Bond, yes; Member York, yes; Vice-Chairperson Colbern, yes. Motion passed by a 4-0 vote.

Member York made a motion to recommend to the City Commission to approve the proposed rezones in the UGA from Franklin County I-1, Light Industrial District to City I-1, Light Industrial District, 3106 K-68 Highway, 3118 K-68 Highway, 3231 Nebraska Road, 3230 Nebraska Road, 3280 Nebraska Road; from Franklin County R-E, Residential Estate District to City A, Agricultural District, 3154 Nebraska Road, 3140 Nebraska Road, 3080 Neosho Road, 3096 Nebraska Road, 3090 Neosho Road; from Franklin County R-3A District to City R-1, Low Density Residential District, 3196 Neosho Road, seconded by Vice-Chairperson Colbern. The motion was considered and Member Livingston, yes; Member Bond, yes; Member York, yes; Vice-Chairperson Colbern, yes. Motion passed by a 4-0 vote.

Announcements:

The next regularly scheduled Planning Commission study session is Wednesday, March 30, 2011 at noon and the next regularly scheduled Planning Commission meeting is Wednesday, April 13, 2011 at 7 p.m.

Adjournment:

Vice-Chairperson Colbern adjourned the meeting at 7:52 p.m.

Respectfully submitted, Tom Yahl, AICP
Planner