

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

City Hall – June 29, 2011

The City Planning Commission met at Noon on this date with the following members present and participating to wit: Members Bond, Livingston, Wasko, and Chairperson Jackson. Members Colbern, Maxwell and Boyd 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 June 1, 2011 study session meeting minutes: Chairperson Jackson asked if there were any changes or corrections needed. There were none.

Review the June 8, 2011 meeting minutes: Chairperson Jackson asked if there were any changes or corrections needed. There were none.

Public Hearing Items:

Discuss the proposed vacation of street right-of-way for Twelfth Street, 10 feet on each side between S. Main Street and S. Cedar Street.

Tom Yahl reviewed staff findings and the map (power point presentation) with the Planning Commissioners. Mr. Yahl indicated staff recommends approval of the vacation but retaining the area on the north side of Twelfth Street as a pedestrian easement and the south side as an utility easement.

Wynndee Lee indicated that by retaining the area as a utility easement the property owners would not be impaired from building on it however should there be a need for utility movement the easement would already be there.

Tom Yahl indicated that the area between Hickory Street and Cedar Street on the north side of Twelfth Street will be retained as a pedestrian easement since there is an existing sidewalk.

Member Livingston asked if the applicant could ask for a variance for his project. Tom Yahl indicated no as it is street right-of-way currently where he asked for a fence.

Member Wasko asked if there were any utilities in this area. Tom Yahl stated no.

Member Livingston asked if the area is vacated does this become the owner's property. Wynndee Lee indicated yes, however the property owner has some limitations, but can build fences unlike in an area that is dedicated as street right-of-way.

Discuss the proposed rezones in the UGA.

Rezone from Franklin County A-1, Agricultural District, to City A, Agricultural District, 2755 Jackson Road, 2189 US-59 Highway, 2225 US-59 Highway, 2800 Rock Creek Road, and 2225 Montana Road.

Rezone from Franklin County A-2, Transitional Agricultural District, to City A, Agricultural District, 2153 US-59 Highway.

Rezone from Franklin County A-2, Transitional Agricultural District, to City R-1, Low Density Residential District, 2710 Rock Creek Road.

Rezone from Franklin County R-3A, Single Family Residential 3-Acre District to City CS, Countryside District, 2165 US-59 Highway, and 2848 Rock Creek Road.

Rezone from Franklin County R-3A, Single Family Residential 3-Acre District to City R-1, Low Density Residential District, 2704 Rock Creek Road.

Rezone from Franklin County R-E, Residential Estate District to City CS, Countryside District, 2249 US-59 Highway.

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

Chairperson Jackson asked if the Planning Commissioners had any questions.

Member Wasko asked if any of the owners contacted staff. Tom Yahl indicated that Mrs. Parmely and Mr. Oswald contacted staff for additional information concerning the rezoning.

Discussion Items: None

Announcements:

Chairperson Jackson stated the next regular scheduled Planning Commission meeting is July 13, 2011, at 7 p.m. The next regular scheduled Planning Commission study session is July 27, 2011, at noon.

Adjournment:

Chairperson Jackson adjourned the meeting at 12:40 p.m.

Respectfully submitted,
Tom Yahl, AICP, Planner