

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

City Hall – March 30, 2011

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

Information and Discussion Items:

Review the February 23, 2011 study session meeting minutes: Chairperson Jackson asked if there were any changes or corrections needed. There were none.

Review the March 9, 2011 meeting minutes: Chairperson Jackson asked if there were any changes or corrections needed. There were none.

Public Hearing Items:

Discuss the proposed amendment to Permitted Uses in Article 5, Agricultural District, Section 5-2 in the Zoning Ordinance.

Tom Yahl reviewed the change with the Planning Commissioners. Mr. Yahl indicated that staff noticed that the City's Agricultural District did not permit churches. Franklin County's zoning regulations do allow them and as this set of rezoning include two active religious institutions staff is proposing the change to provide better consistency.

Member York asked if this amendment wasn't passed, should the existing structures burn down, they would not be allowed to rebuild, correct? Tom Yahl indicated that is correct, but the amendment would allow building or rebuilding.

Tom Yahl also indicated this would reduce concerns of what the City's Agricultural District allows and would make it closer to what the County's Agricultural District allows.

Member Bond asked if the wording is consistent with the county's language. Tom Yahl indicated the language is consistent with how it is worded in the City's Zoning Ordinance.

Member York asked if the building codes were different for the city than the county. Wynndee Lee indicated the city and county have adopted the same building codes.

Discuss the proposed rezones in the Urban Growth Area:

Rezone from Franklin County A-1, Agricultural District to City A, Agricultural District, 1500 E. 15th St., 3085 Marshall Road, and 3125 Marshall Road.

Rezone from Franklin County A-2, Transitional Agriculture District to City A, Agricultural District, 2749 Montana Road, and 2789 Montana Road.

Rezone from Franklin County I-1, Light Industrial District to City A, Agricultural District, 1307 E. 15th St., 2150 E. 15th St., 2201 E. 15th St., 2203 E. 15th St., and 3095 Marshall Road.

Rezone from Franklin County R-3A, Single-Family Residential 3-Acre District to City A, Agricultural District, 3087 Marshall Road.

Rezone from Franklin County C-2, Highway Commercial District to City C-3, General Commercial District, 2200 E. 15th St., and 2208 E. 15th St.

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

Rezone from Franklin County R-E, Residential Estate District to City A, Agricultural District, 1324 E. 15th St., 1386 E. 15th St., and 1500 E. 15th St.

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 why the quarry property was not being rezoned I-1. Tom Yahl indicated that the city's agricultural district allows for quarry's as a conditional use. The county A-2 district allows them as a special use. Further the city's FLU map doesn't support industrial, no does the infrastructure exist for that in case of a change in use.

Tom Yahl indicated he had spoken with Mr. Scrivner, Mr. Schooley, Pastor for the Agape Church, and Jeff Carner, and all of them consented to the zoning change.

Discussion Items:

Wynndee Lee introduced Sam Davis, the intern working with the City's Planning Department, to the Planning Commission. Wynndee Lee also stated that Sam helped with these findings and is working on other projects.

Announcements:

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

Adjournment:

Chairperson Jackson adjourned the meeting at 12:35 p.m.

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