

CITY PLANNING COMMISSION
Regular Meeting Minutes
Ottawa, Kansas

City Hall – October 12, 2011

The City Planning Commission met at 7:00 p.m. on this date with the following members present and participating: Members Bond, Colbern, Wasko, Livingston, Boyd, and Chairperson Jackson. Absent was Member Maxwell.

Recognized winners of the Photo Contest:

Chairperson Jackson recognized Pete Wolken as the winner in the 19 & over group for his photo titled “Cabin” and presented him with a certificate and a prize of \$75.00. Chairperson Jackson recognized Samantha Lee as the winner in the 18 & under group for her photo titled “Goppert Reflection” and presented her with a certificate and a prize of \$50.00. Chairperson Jackson recognized Dennis Nowatzke as the winner in the employee group for his photo titled “Fireworks at OU Homecoming” and presented him with a certificate and a prize of a certificate for four hours of paid leave. Chairperson Jackson noted that Jan Smith won the Mayor’s Choice award which would be presented to her at the October 19th City Commission meeting.

Declaration:

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.

Member Boyd stated he would abstain from the first agenda item as his law firm represents the owners of 2194 US-59 Highway.

Public Comments: There were none.

Consent Agenda:

Member Colbern made a motion to approve the August 31, 2011 study session minutes, and the September 14, 2011 meeting minutes, seconded by Member Wasko. All present voted yes. (6-0).

Public Hearing Items:

Continued the public hearing for the proposed rezone in the UGA from Franklin County R-E/I-1 Residential Estate/Light Industrial District, to City MU/RC, Mixed Use Residential/Commercial District at 2194 US-59 Highway.

Member Boyd recused himself and left the room.

Wynndee Lee indicated the owners have suggested they are planning on doing a lot split and submitting two applications for rezoning. Mrs. Lee stated staff had not received the applications and suggested this item be continued to the planning commission’s next meeting.

Member Bond made a motion to continue the public hearing to their November 9, 2011 meeting, seconded by Member Colbern. The motion was considered and Member Livingston, yes;

Member Colbern, yes; Member Bond, yes; Member Wasko, yes; Chairperson Jackson, yes. The motion passed by a 5-0 vote.

Member Boyd returned to the bench.

Held a public hearing on the proposed rezones in the Urban Growth Area from Franklin County C-2, Highway Commercial District, to City A, Agricultural District, 2551 Kingman Road; from Franklin County C-2, Highway Commercial District, to City C-3, General Commercial District, 2515 Eisenhower Road and 2520 Eisenhower Road; from Franklin County C-2/PD, Highway Commercial/Planned Development Overlay District, to City C-3, General Commercial District, 2597 US-59 Highway, 2599 US-59 Highway, 2571 US-59 Highway; from Franklin County C-2/PD, Highway Commercial/Planned Development Overlay District, to City R-1, Low Density Residential District, 2573 US-59 Highway; from Franklin County R-3A, Single Family Residential 3-Acre District to City P, Public Use District, 2545 US-59 Highway; from Franklin County I-1 Light Industrial District, to City I-1, Light Industrial District, 2646 S. Princeton, 2598 US-59 Highway, 2526 US-59 Highway, 2619 Kingman Road.

Chairperson Jackson opened the public hearing.

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

Chairperson Jackson asked for public comments.

Dennis Woolman, 2477 Nebraska Road, owner of the properties at 2619 Kingman Road and 2526 US-59 Highway stated he wanted his properties to stay zoned industrial and since the city is proposing to rezone his properties industrial he has no problem with the rezone. Mr. Woolman also made comments related to maintenance of Kingman Road.

Chairperson Jackson asked if there were any other public comments, there were none.

Chairperson Jackson closed the public hearing.

Chairperson Jackson asked if the Planning Commissioners had any questions or comments, there were none.

Member Colbern made a motion to accept staff findings as their own, seconded by Member Wasko. The motion was considered and Member Bond, yes; Member Boyd, yes; Member Wasko, yes; Member Livingston, yes; Member Colbern, yes; Chairperson Jackson, yes. Motion passed by a 6-0 vote.

Member Wasko made a motion to recommend to the City Commission to approve the proposed rezones in the Urban Growth Area and in the City Limits from Franklin County C-2, Highway Commercial District, to City A, Agricultural District, 2551 Kingman Road; from Franklin County C-2, Highway Commercial District, to City C-3, General Commercial District, 2515 Eisenhower Road and 2520 Eisenhower Road; from Franklin County C-2/PD, Highway Commercial/Planned Development Overlay District, to City C-3, General Commercial District, 2597 US-59 Highway, 2599 US-59 Highway, 2571 US-59 Highway; from Franklin County C-2/PD, Highway Commercial/Planned Development Overlay District, to City R-1, Low Density Residential District, 2573 US-59 Highway; from Franklin County R-3A, Single Family Residential 3-Acre District to City P, Public Use District, 2545 US-59 Highway; from Franklin

County I-1 Light Industrial District, to City I-1, Light Industrial District, 2646 S. Princeton, 2598 US-59 Highway, 2526 US-59 Highway, 2619 Kingman Road, seconded by Member Bond. The motion was considered and Member Boyd, yes; Member Wasko, yes; Member Livingston, yes; Member Colbern, yes; Member Bond, yes; Chairperson Jackson, yes. Motion passed by a 6-0 vote. **NOTE:** The above public hearing was rescheduled due to the public hearing notice not being published. The official public hearing was held on November 9, 2011.

Other Items:

Wynndee Lee stated the Board of Zoning Appeals only has five members and noted we have an appeal coming up and realized that one member could not vote due to conflict and possibly two members absent so there may not be enough members to have a quorum. Therefore staff would like for the planning commission to appoint an alternate to the Board of Zoning Appeals, in that circumstance.

Member Bond made a motion to appoint Member Wasko to the Board of Zoning Appeals as an alternate, seconded by Member Colbern. The motion was considered and Member Boyd, yes; Member Bond, yes; Member Livingston, yes; Member Colbern, yes; Member Wasko, abstained; Chairperson Jackson, yes. Motion passed by a 5-0-1 vote.

Chairperson Jackson stated that October is National Planning Month and wanted to thank the planning staff for all their hard work and he felt this was the best planning department the city has ever had.

Member Colbern wanted to thank staff for all its hard work done on the photo contest.

Chairperson Jackson asked how much longer it would be before the rezones in the UGA were completed. Wynndee Lee indicated about 3 more months. Chairperson Jackson asked about having a joint meeting with the county. Wynndee indicated she would check into this.

Announcements:

The next regularly scheduled Planning Commission study session is Wednesday, October 26, 2011 at noon and the next regularly scheduled Planning Commission meeting is Wednesday, November 9, 2011 at 7 p.m.

Adjournment:

Member Wasko made a motion to adjourn; Chairperson Jackson adjourned the meeting at 7:35 p.m.

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