

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

**City Hall – August 31, 2011**

The City Planning Commission met at Noon on this date with the following members present and participating to wit: Members Bond, Colbern, Wasko, Maxwell, Boyd, 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 July 27, 2011 study session meeting minutes: Chairperson Jackson asked if there were any changes or corrections needed. There were none.

Review the August 10, 2011 meeting minutes: Chairperson Jackson asked if there were any changes or corrections needed. There were none.

**Public Hearing Items:**

**Discussed the proposed amendment to Article 8, Countryside Addition, Section 8-2 Permitted Uses to allow “Churches and other similar places of worship” as a permitted use.**

Tom Yahl reviewed the memo (power point presentation) with the Planning Commissioners. Mr. Yahl indicated the amendment was based on a request from a representative of the property at 2264 US-59 Highway owned by the Church of Christ. Mr. Yahl stated staff is recommending approval.

Chairperson Jackson asked if there were any other zoning district that needed to be changed to allow this as a permitted use. Tom Yahl stated no as he has reviewed them all.

Member Bond indicated that the language was very vague and asked if it was appropriate. Wynndee Lee indicated the language was the same as in the other residential uses allowing churches.

Tom Yahl read the definition of a church in the zoning regulations.

**Discussed the continuation of the public hearing for the proposed rezone in the UGA from Franklin County R-E Residential Estate District, to City CS, Countryside District at 2264 US-59 Highway.**

Tom Yahl as noted with the previous action this is the property continued to the September meeting so staff could make the recommendation for the amendment to this district to allow churches as a permitted use. Mr. Yahl stated staff would provide findings on this item before the meeting. Mr. Yahl stated staff is recommending approval.

**Discussed the proposed rezones in the Urban Growth Area:**

**Rezone from Franklin County A-1, Agricultural District, to City A, Agricultural District,** 2360 Montana Road, 2439 US-59 Highway, 2620 Montana Road, 2690 Montana Road, 2895 Rock Creek Road.

**Rezone from Franklin County A-2, Transitional Agriculture District, to City A, Agricultural District,** 2730 Kingman Road.

**Rezone from Franklin County R-E, Residential Estate District, to City CS, Countryside District,** 2660 Montana Road, 2710 Montana Road, 2725 Rock Creek Road, 2765 Rock Creek Road.

**Rezone from Franklin County R-E/I-1, Residential Estate/Light Industrial District, to City MU/RC, Mixed Used Residential/Commercial District,** 2194 US-59 Highway.

Tom Yahl reviewed staff findings and the map (power point presentation) with the Planning Commissioners. Mr. Yahl stated he has visited with three of the property owners and their main concern was taxes. Mr. Yahl stated staff is recommending approval.

Chairperson Jackson asked if there were any questions.

Chairperson Jackson asked if the county was okay with the rezones that have been done. Wynndee Lee stated they are sent a packet each month and have the opportunity to make any comments on the recommendations. Mrs. Lee indicated she had not heard anything from them concerning the rezoning classifications.

#### **Discussion Items:**

1. **Photo Contest.** Wynndee Lee asked the Planning Commission if they would like to do the photo contest again this year and were there any changes needed. The Planning Commission indicated they would like to do the photo contest again and stated they would like to see the UGA be available for locations for photos to be submitted.

#### **Announcements:**

Chairperson Jackson stated the next regular scheduled Planning Commission meeting is September 14, 2011, at 7 p.m. The next regular scheduled Planning Commission study session is September 28, 2011, at noon.

#### **Adjournment:**

Chairperson Jackson adjourned the meeting at 12:30 p.m.

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