

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF JANUARY 25, 2015

MEMBERS PRESENT: Patty Horgan, Chairperson
Bob Gilmore, Vice Chairperson
Ron Close
Mike Creel
Tim Kundiger
Earl Ward

MEMBERS ABSENT: Dave Holloman
Francis DeMott
Michael Swartz

OTHERS PRESENT: Bill Warlop, 302 Oakcrest, Frontenac, KS
John & Michelle Harrison, 404 Villa Drive, Pittsburg, KS
Ryan Moore, 601 West Leighton, Frontenac, KS
Troy Graham, Assistant Director of Public Works
Andrea Holtzman, Administrative Assistant, Public Works

The Pittsburg Planning and Zoning Commission met on Monday, January 25, 2016, at 6:00 p.m., in the Municipal Court Room of the Law Enforcement Center. Chairperson, Tim Kundiger called the meeting to order at 6:00 p.m. with seven (7) members present. Mr. Kundiger led the flag salute.

The first order of business was the election of a new Chair and Vice Chairperson to serve the 2016 term. In this regard, Ron Close moved Patty Horgan to serve as Chair and Bob Gilmore as Vice Chair. Earl Ward seconded this motion and the motion passed unanimously.

The second order of business was approval of the minutes of the meeting of September 28, 2015. In this regard, Bob Gilmore moved, seconded by Earl Ward that the minutes be approved as submitted. This motion carried unanimously.

The first order of business under Presentation of Requests and Petitions was the review of a site plan submitted by Home Center Construction on behalf of John Harris of In The Garden for the construction of a new retail space and green house to be located at 818 East 4th Street. Troy Graham explained there will be a couple of small greenhouses constructed on this property. There will be a fence constructed in the area to keep the property secure. Due to the business cycle of the company they would likely begin construction in the next few weeks. The existing buildings will remain on the property and be used for storage. A new pole sign will be installed for advertisement.

Mr. Graham read the site plan check list.

There was no lighting shown on the plan however Staff has been in contact with the contractor and wall packs will be used for lighting.

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There being no further questions or discussion from the Commission, Mike Creel moved to approval of the site plan as submitted. Ron Close seconded the motion. This motion passed unanimously.

Under Old Business, was the discussion on updates to the Zoning Regulations. Troy Graham explained one of the changes requested on the parking regulations were making the apartment regulation for 2 spaces per dwelling unit or 1.5 for efficiency unit move to 3 units or more have 1 space per bedroom and 1 space per 8 units for visitor.

Another update within the parking regulations would to change the retail or personal service establishment from 1 space per 200 square foot of retail floor area to 1 space per 250 square foot of retail floor area.

After a brief discussion it was decided to have Troy Graham also look into the duplex parking in the RP-3, Planned Medium Density Residential and the RP-4, Planned Apartment House zoned regulations.

Under the landscaping ordinance the current ordinance only covers CP-1, CP-2 and CP-3 zoned properties. The Commission requested RP-3 and RP-4 be reviewed to include some kind of landscaping ordinance.

The sign ordinance was also reviewed. Currently there are no regulations for LED signs. These type signs are becoming more popular. Currently only CP-2, CP-3 and CP-4 zones allow this type of sign. Mr. Graham would like to expand this to all Commercial zoned areas.

It was also mentioned to set time limits on site plans being reviewed and when ground breaks. It was decided to have Troy review this regulations in addition to the previous ordinances discussed.

It was asked if the Board of Zoning Appeals and Planning and Zoning Commission could be joined into one. It was the consensus of the Commission that it would be easier on the public. Mr. Graham will be looking into the possibility of combining these two groups into one Commission.

There was also some discussion on making an attendance policy. There were no real decisions regarding this.

Under New Business, the Commission reviewed the Tentative Board of Zoning Appeals Meeting Schedule for 2016-2017. Ron close moved to move the meeting to 5:30 pm. Earl Ward seconded and the motion passed unanimously.

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There being no further business, Ron close moved and Bob Gilmore seconded to adjourn at 7:15 p.m. This motion passed unanimously.

Respectfully Submitted,

Andrea Holtzman
Administrative Assistant to Public Works