

# PLANNING AND ZONING COMMISSION

## MINUTES OF THE MEETING OF APRIL 25, 2016

**MEMBERS PRESENT:** Patty Horgan, Chairperson  
Ron Close  
Mike Creel  
Francis DeMott  
Dave Holloman  
Tim Kundiger  
Earl Ward

**MEMBERS ABSENT:** Bob Gilmore, Vice Chairperson  
Michael Swartz (Resigned)

**OTHERS PRESENT:** Sandra Barnes, 604 E. 29th ST, Pittsburg, KS  
Cody Cowan, 1055 S. 210th ST, Pittsburg, KS  
Felicia Lamb, 601 E. 29th ST, Pittsburg, KS  
Terry Taylor, 609 E. 29th ST, Pittsburg, KS  
Betty Ward, #5 Twin Lakes CT., Pittsburg, KS  
Cameron Alden, Director of Public Works  
Troy Graham, City Planner  
Becky Gray, Director of Community Development and Housing  
Andrea Holtzman, Administrative Assistant, Public Works

The Pittsburg Planning and Zoning Commission met on Monday, April 25, 2016, at 5:30 p.m., in the Municipal Court Room of the Law Enforcement Center. Chairperson, Patty Horgan called the meeting to order at 5:30 p.m. with seven (7) members present. Francis DeMott entered the meeting later. Tim Kundiger led the flag salute.

The first order of business was the approval of the minutes from March 28, 2016. Mike Creel moved seconded by Ron Close to approve the minutes as submitted. This motion passed unanimously.

The first order of business under Presentation of Requests and Petitions was a Public Hearing to consider Case No. 16P-03, a request submitted by Skip Motsenbocker on behalf of Pointe Royale Development, Inc., Springfield, Missouri, to rezone property located in the 500 Block of East 29<sup>th</sup> Street and in the 600 Block of East 30<sup>th</sup> Street from R-1C, Single Family Residential District, to RP-3, Planned Medium Density Residential District, to allow single level senior community to be constructed on the property. Becky Gray was present to speak on behalf of the applicant since no one from their office was available to attend the meeting.

Troy Graham explained the property is located west of the CHCSEK. It is surrounded with multifamily to the west, commercial to the north and east and single family to the south. The applicant wishes to rezone the area for future development of senior housing. The future hope of the applicant is to construct a multi-family layout for seniors. There are two phases to the project. Tonight the focus is on Phase One of the project.

Chairperson, Patty Horgan, opened the floor to anyone in favor of the changes. There being no one present to speak in favor of the request, Chairperson Horgan opened the floor to anyone in opposition.

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Sandra Barnes, 602 E. 29<sup>th</sup> Street, indicated she felt 29<sup>th</sup> Street was not fit for a lot of traffic. She didn't feel future development in the area is beneficial to the current residents in the area. She asked if future developments would be utilizing 29<sup>th</sup> Street.

Troy Graham explained all his information indicated 30<sup>th</sup> Street would be utilized.

Ms. Barnes asked if fencing would be around the development.

Mr. Graham indicated fences would depend on what would be constructed on it. There are also landscape regulations that can assist with maintaining buffers to surrounding neighbors.

Terry Taylor, 609 E. 29<sup>th</sup> Street, she shared her concern was that if 29<sup>th</sup> Street is reconstructed she won't have a front yard. She asked if the future development would be a nursing home or assisted living.

Mr. Graham explained the development would be a homes for senior citizens who wish to downsize and not have such a large home or yard to maintain.

Ms. Barnes asked if this would be low income housing.

Becky Gray explained the goal is assist the moderate income seniors and using the low income tax credits to construct it.

Felicia Lamb, 601 E. 29<sup>th</sup> Street, she explained she was concerned the change would negatively affect her property values. She feels the current condition of 29<sup>th</sup> Street was not conducive to more development in the area.

Mr. Graham explained no one could speak directly on the effects of the property values and property tax values other than the County Appraiser.

Mrs. Gray explained that if the tax credits were to be used the grant would outline specifically seniors.

There being no one else to speak in opposition Chairperson Horgan closed the Public Hearing.

Mr. Graham explained the Master Plan shows the area in question as a higher density residential area.

Mr. Graham explained that based on the credentials the City looks at for rezoning the property, staff is recommending approval of the rezoning request.

There being no further questions or discussion from the Commission, Tim Kundiger moved to approve the request to rezone. Mike Creel seconded the motion. This motion passed with six affirmative votes. Francis DeMott requested to abstain from voting due to being late to the meeting and not hearing the entirety of the request.

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Under Old Business, Mr. Graham explained the possible future updates to the Zoning Ordinance. The first of which was the addition of Article 41 covering the "PUD" or Planned Unit Developments. The "PUD" will allow for more flexibility for future developments within the City which include property densities, setbacks, mixed use, etc. The developer will put together a plan and present it to the Planning and Zoning Commission which lays out all the future items within the development. Mr. Graham explained that this would be discussed at the May meeting.

The next update that Mr. Graham explained was an update to Article 23 Plan Approval Guidelines. This update was needed to cover the new additions which were needed to be put in place for the new "PUD" article within the Zoning Ordinance. Mr. Graham also explained that additions were made to this article to address the frequency of site plan approval or updates once a site plan has been approved. The changes to this article would require that a developer revisit the site plan at a Planning and Zoning meeting if a building permit had not been issued within a year of Planning and Zoning Commission approval.

The last item Mr. Graham addressed was an update to Article 30, Conditional Use regulations. Within this article, there is section that addresses fencing but does not address fencing construction materials. Mr. Graham explained that this leaves a lot of grey area which would allow many types of fences which could be detrimental to neighborhoods. The updates would address approved fencing materials much like other cities currently utilize.

There being no further business, Earl Ward moved and Tim Kundiger seconded to adjourn the meeting at 6:33 p.m. This motion passed unanimously.

Respectfully Submitted,

Andrea Holtzman  
Administrative Assistant to Public Works