

PLANNING AND ZONING COMMISSION

APPROVED MINUTES OF THE MEETING OF JULY 25, 2016

MEMBERS PRESENT: Patty Horgan, Chairperson
Ron Close
Francis DeMott
Tim Kundiger
Laura Klusener

MEMBERS ABSENT: Bob Gilmore, Vice Chairperson
Mike Creel
Dave Holloman
Earl Ward

OTHERS PRESENT: Michael Clotfelter, 3214 NW Arignon Way, Bentonville, AR
Cody Cowan, 816 E. Jefferson, Pittsburg, KS
Matt Wilson, 1820 Central AVE, Hot Springs, AR
Cameron Alden, Director of Public Works
Andrea Holtzman, Administrative Assistant, Public Works

The Pittsburg Planning and Zoning Commission met on Monday, July 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 five (5) members present. Ms. Horgan led the flag salute.

The first order of business was the approval of the minutes from May 23, 2016. Laura Klusener moved seconded by Francis DeMott to approve the minutes as submitted. This motion unanimously.

The first order of business under Presentation of Requests and Petitions was the review of a preliminary plat of the Miller Addition to Pittsburg to be located in the area west of the 2700 block of North Broadway submitted by Ozark Civil Engineering on behalf of Tractor Supply Company.

Cameron Alden explained this area is located west side of Broadway across from Walmart with Arby's being directly to the south. There will be a dedicated Right of Way for a future West 28th Street. A detention pond will be on Tract 3. Tractor Supply Company will be located on Tract 2. Water and sewer will be extended and a gas easement will need to be addressed as this project moves forward.

Mr. Alden introduced Matt Wilson and Michael Clotfelter of Ozark Civil Engineering as representatives for this project. No improvements are expected at this time for North Walnut.

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There being no further questions or discussion from the Commission, Tim Kundiger moved to recommend approval of the preliminary plat plan contingent on the City Staff seeing the changes requested. A final plat will be reviewed at a later date. Francis DeMott seconded the motion and the motion passed unanimously.

The second order of business under Presentation of Requests and Petitions was a review of a site plan submitted by Ozark Civil Engineering on behalf of Tractor Supply Company for the development of a new retail store to be located in along the future West 28th Street.

Cameron Alden indicated the Board of Zoning Appeals will be reviewing variance requests for the building setbacks and the setbacks for the sign. He read through the site plan checklist.

The Commission reviewed the landscape and lighting plan.

There being no further questions or discussion from the Commission, Laura Klusener moved to approve the request with the allowance for staff to make appropriate updates to allow the for the best storm water plan. Ron Close seconded the motion. This motion passed unanimously.

The third order of business under Presentation of Requests and Petitions was review of a site plan submitted by Tri-State Engineering on behalf of Kendall Packaging for an approximate 60,000 square foot expansion to the existing structure located at 1901 East 27th Street Terrace.

Cody Cowan was present to speak in favor of this request. Cameron Alden explained KP is looking to expand their current facility. Mr. Cowan explained there will be an employee fitness center, new office space and loading docks added. An expansion of the current ink room will be completed as well. There will be additional parking installed as well. Currently the parking is at 40 spaces after the expansions there is expected to be 106 spaces.

Mr. Alden indicated a storm water plan came in Friday afternoon and he has not yet had time to review it. At this time Staff is requesting if the Commission approves the site plan they do so contingent on storm water drainage meeting required specifications.

Mr. Cowan indicted he hopes to begin work in approximately 3 weeks with construction on a 10 month schedule.

Mr. Alden read through the site plan check list at this time adding a variance has been requested through Board of Zoning appeals next month.

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There being no further questions or discussion from the Commission, Tim Kundiger moved to approve the request contingent on the approval of the storm water plan by City Staff. Laura Klusener seconded the motion. This motion passed unanimously.

Under Old Business, Cameron Alden mentioned Troy Graham will be consolidating the Planning and Zoning and Board of Zoning Appeals. He also mentioned Mr. Earl Ward has given his resignation due to health reasons.

There being no further business, Ron Close moved and Francis DeMott seconded to adjourn the meeting at 6:15 p.m. This motion passed unanimously.

Respectfully Submitted,

Andrea Holtzman
Administrative Assistant to Public Works