

# PLANNING AND ZONING COMMISSION

## MINUTES OF THE SPECIAL MEETING OF APRIL 4, 2011

**MEMBERS PRESENT:** Connie McGeorge, Chairperson  
Laura Klusener, Vice Chairperson  
Ron Close  
Francis DeMott  
Frank Slapar  
Brian Sullivan  
Joel VanBecelaere

**MEMBERS ABSENT:** Mike Creel  
Gary Falcetto

**OTHERS PRESENT:** Ralph McGeorge, 2301 N. Rouse, Pittsburg  
Ruth Lemon, 110 E Carlton, Pittsburg  
Todd Kennemer, Asst. Director of Public Works  
Andrea Turner, Administrative Assistant

The Pittsburg Planning and Zoning Commission met in special session on Monday, April 4, 2011, at 7:00 p.m., in the Municipal Court Room of the Law Enforcement Center. Frank Slapar led the flag salute then Chairperson Connie McGeorge called the meeting to order at 7:00 p.m. with seven (7) members present.

**UNDER OLD BUSINESS was the further discussion and review of the landscaping regulations for new developments.** Todd Kennemer presented more information on the landscaping ordinance being reviewed. In researching such regulations, an ordinance that covering commercial property only was found and presented to the Commission. This ordinance was presented as an example for the new office and retail potential businesses only. Mr. Kennemer explained that this particular ordinance includes a tree requirement but that the Commission could tweak the ordinance to include requirements that would best suit Pittsburg.

Francis DeMott felt that the ordinance needs to be flexible enough that the Commission could look at each individual application and best assess the needs.

Mr. Kennemer presented pictures of local businesses that had islands in their parking lots for landscaping. He felt the best way to make sure businesses were able to meet the requirements of landscaping was to have islands in the parking lots.

Joel VanBecelaere inquired about provisions should a business not meet the parking space requirement whether or not they would have to give up a parking space to put in an island for landscaping.

**PLANNING AND ZONING COMMISSION MEETING  
MINUTES OF APRIL 4, 2011  
PAGE 2**

Ron Close stated he felt that islands should be put around items such as light poles to protect them and, therefore, would not reduce parking. He stated that landscaping could still be done on the island as well.

Mr. Kennemer presented a previously submitted site plan that had included a landscaping plan for review. He stated that the business was still in operation however; the landscaping they proposed was nonexistent. Mr. Kennemer inquired what the Commission felt should be done in situations like this.

Mr. Close stated he felt the business should be considered to be noncompliant and should not pass inspection until such time as the entire plan was completed just as if there were not enough parking spaces constructed.

Referring to the point system discussion brought before the last meeting, Mr. Kennemer asked if grass and shrubbery should be worth more points than trees. Mr. VanBecelaere stated he preferred grass and shrubbery to trees but didn't necessarily feel that grass and shrubbery should be worth more points than trees. He recommended equaling them a little more in the point system.

Mr. Kennemer stated that due to vision obstruction for traffic, regulations on greenery heights would also be necessary. He stated that all shrubbery and grass needs to be eighteen (18) inches high or less and all trees need to have limbs starting at least six feet or higher. Mr. Close responded there needs to be allowances left for different locations as some locations could be nearly impossible for certain types of landscaping due to zoning or location. Mr. VanBecelaere stated that he felt that there should be no landscaping in the right-of-way as there are just too many issues to consider.

Laura Klusener inquired if Todd had spoken to any of the places he received ideas from to determine if the regulation were working for them. Mr. Kennemer explained that he had spoken to Oklahoma City and they have modified their ordinance from the original one that was approved. He stated they have scaled it back a little and lessened the requirements.

Mr. VanBecelaere stated that he felt the point system should be put into play and give the business the choice of how they meet the required points. Ms. Klusener felt that the larger the property the more points should be required.

**PLANNING AND ZONING COMMISSION MEETING  
MINUTES OF APRIL 4, 2011  
PAGE 3**

Mr. Close felt that any landscaping should be pleasing to the eye, but still help with water retention. He also wanted to bring the point value of tree.

Mr. VanBeceleare inquired if there should be a max on the number of trees allowed. Mr. Close felt the ordinance should probably, require so many trees based on square footage if the lot would allow. Mr. Kennemer added the ordinance can be stated in such a way that the Planning and Zoning Commission could use its discretion as to what should be enforced based on the location and size of the property. Mr. Close stated that trees and shrubs should be of equal point value and have a provision for so many trees per square footage with Planning and Zoning Commission able to amend as needed. He also added that he felt the new Dollar General Store could benefit from a new ordinance if one could be put in place soon.

Todd Kennemer stated he would get in contact with PEC to see where they were in the planning and building stages.

The entire Commission agreed this ordinance should be for new Commercial applications only for now. They will look at Industrial and Residential properties at a later date if necessary.

There being no further comments, Mr. Kennemer indicated he would gather additional information and take the information gathered tonight and have a revised plan for the next scheduled meeting on April 25, 2011.

There being no further business to be discussed, Joel VanBecelaere moved, seconded by Ron Close, the meeting adjourn. Motion carried unanimously and the meeting adjourned at 8:30 p.m.

Respectfully submitted,

Andrea Turner  
Administrative Assistant