

# PLANNING AND ZONING COMMISSION

## MINUTES OF THE MEETING OF FEBRUARY 23, 2009

**MEMBERS PRESENT:** Roland Dalrymple, Chairperson  
Joel VanBecelaere, Vice Chairperson  
Mike Creel  
Francis DeMott  
Gary Falchetto  
Laura Klusener  
Connie McGeorge  
Frank Slapar  
Earl Ward

**OTHERS PRESENT:** Bruce Remsberg, PEC, 902 S. Broadway, Pittsburg  
Carlyss E. Bollinger, Subway, 1103 S. Broadway, Pittsburg  
Todd Kennemer, Assistant Director of Public Works

The Pittsburg Planning and Zoning Commission met on Monday, February 23, 2009, at 7:00 p.m., in the City Hall Commission Room. Chairperson Mike Creel called the meeting to order at 7:00 p.m. with nine (9) members present. Connie McGeorge led the flag salute.

**The first order of business was the election of a Chairperson and a Vice Chairperson to serve the 2009 term.** Francis DeMott nominated Roland Dalrymple as Chairperson. This nomination was seconded by Mike Creel and Roland Dalrymple was elected by acclamation. Earl Ward nominated Joel VanBecelaere as Vice Chairperson. This nomination was seconded by Mike Creel and Joel VanBecelaere was elected by acclamation.

**The second order of business was the approval of the minutes of the meeting of November 24, 2008 and the special meeting of January 5, 2009.** Mike Creel moved, seconded by Laura Klusener, that the minutes be approved as submitted. Motion carried unanimously.

**The first order of business under Presentation of Requests and Petitions was the review of a site plan submitted by Winter Architects on behalf of Subway Sandwich Shop for the construction of a new building at 1103 South Broadway.** Bruce Remsberg with PEC was present on behalf of Winter Architects. Winter Architects, out of Wichita, is the primary designer of the project and PEC's involvement was the original survey of the property. The property is located at the southeast corner of Broadway and Madison. Dr. Kazmierski's office building was at the corner until just recently when the building was demolished. The existing Subway is in the area. The proposed building will be constructed on the north side of the site and once constructed the existing building will be demolished.

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There currently are two drives into Subway. The proposed site will have only one entrance off Broadway and will be moved a little further north to provide separation between it and the Taco Bell drive. Winter Architect has contacted KDOT and has received approval for the proposed drive location. The drainage will remain as it currently exists with water draining from west to east back to the alley where it splits and goes both north and south. There will be about a 2% increase in the runoff from pre-existing to post development. The site also provides for the ability to restrict the runoff somewhat at the trash container location. Interior seating will be expanded from 30 people at the existing Subway to 72 in the proposed building. A pole sign will be located at the northwest corner of the lot.

In reviewing the Plan Approval Checklist, Todd Kennemer stated the site plan meets all the requirements. In this regard, Mike Creel moved, seconded by Francis DeMott, that the site plan be **approved** as submitted. Motion carried unanimously.

**Under Other Business, was the review of the flood zone regulations.** Todd Kennemer stated that periodically FEMA updates its National Flood Insurance Program (NFIP) floodplain management regulations and floodplain maps. Municipal jurisdictions that participate in the NFIP program (such as Pittsburg) are required to update their regulations and maps to stay in line with the most current FEMA regulations. The last updates were completed and adopted in June 1995. The City has completed the most recent updating process and is ready to adopt the new regulations and maps. The new regulations and maps must be adopted before the effective date of April 16, 2009 to remain eligible to participate in the NFIP program. The new maps are now in a digital format and are more detailed than the 1995 map. There are a few changes to the base flood elevations in the City, however, they are insignificant and have no effect on the current status of the structures and/or properties on which they are located. The new regulations are basically the same as the current regulations with a few modifications. The most significant changes are:

1. Inclusion of the duties of the Floodplain Administrator. These duties are already implemented and have been for several years.
2. Finished floor elevation of lowest floor in a floodplain is raised from 12 inches above base flood elevation to 18 inches above base flood elevation. This applies to new construction and substantial improvements.
3. The cumulative value of improvements to existing structures in the floodplain is now in effect. Previously, improvements could be made on existing structures in the floodplain provided the improvement was less than 50% of the structure's value. Several "piecemeal" improvements were made in order to circumvent this requirement. The cumulative value requirement puts a stop to this practice.

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4. Accessory buildings in floodplains will no longer be covered by flood insurance and will not receive any disaster relief assistance from any federal agency for their repair or restoration.
5. A section to allow amendments to the floodplain regulations has been added.

Upon completion of the review, Earl Ward moved, seconded by Laura Klusener, that the Planning and Zoning Commission forward a recommendation to the City Commission for adoption of the new flood zone regulations. Motion carried unanimously.

**Under Old Business, was the continuation of the review of the proposed changes to the Zoning Ordinance.** After the review, Mr. Kennemer stated that he would put the final product together and bring it back to the Planning and Zoning Commission for review and approval.

The next Planning and Zoning Commission meeting will be March 23, 2009.

There being no other business, Connie McGeorge moved, seconded by Joel VanBecelaere, that the meeting adjourn. Motion carried unanimously and the meeting adjourned at 8:50 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Todd Kennemer". The signature is written in a cursive, flowing style.

Todd Kennemer  
Assistant Director of Public Works

**COMPLETE MEETING AVAILABLE ON CD**