

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF MARCH 23, 2009

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

OTHERS PRESENT: George Washington, 1009 East 4th Street, Pittsburg
Stuart Owsley, 816 East Jefferson, Pittsburg
Ruth Lemon, 110 East Carlton, Pittsburg
Todd Kennemer, Assistant Director of Public Works

The Pittsburg Planning and Zoning Commission met on Monday, March 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. Joel VanBecelaere led the flag salute.

The first order of business was the approval of the minutes of the meeting of February 23, 2009. Connie McGeorge moved, seconded by Earl Ward, 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 Stuart Owsley on behalf of Washington Electronics for the construction of a 90' x 60' building addition to the existing 50' x 40' building located at 1009 West 4th Street. Mr. Washington proposes to construct a 60' x 90' addition onto the west side of the existing building. The building will have two truck bays on the west end, a work area in the middle, and a couple of offices, conference room and tech area in the east end. The two buildings will be connected with a walk door/hallway. The existing parking lot has hard surface and the plans are to hard surface the proposed new parking. All utilities will be extended to the proposed building. There is an existing 20' drive entrance. A plan has been submitted to KDOT for review to allow a second entrance, however, this plan deviates from their regulations of 135' of separation between the entrances with a separation of only 100'. There are alternate plans should KDOT not approve the second entrance, one to include widening out the existing 20' drive entrance to 36', which would comply with KDOT regulations. Another alternative would be to provide a drive entrance off Smith Street. Since the business will be utilizing the alley for access it will be paved.

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Lighting will consist of two wall packs on both the front and back sides of the building. Drainage will be handled with a shallow detention pond in the grassy area. Water currently drains ½ to the north and ½ to the south. The building will also be constructed with downspouts and a rain liter system. The existing building has a height of 15'-4" and the proposed building will have a height of 16' to allow for the 14' overhead doors.

In reviewing the Plan Approval Checklist, Todd Kennemer advised that the site plan complies with all the regulations, however, stormwater calculations will need to be submitted to City staff for approval to basically size for water detention. In this regard, Gary Falchetto moved, seconded by Connie McGeorge, that the site plan be **approved**. Joel VanBecelaere amended the motion by adding that the site plan be approved subject to stormwater calculations being submitted to City staff for review and approval. Motion carried unanimously.

The next Planning and Zoning Commission meeting will be April 27, 2009.

There being no other business, Mike Creel moved, seconded by Earl Ward, that the meeting adjourn. Motion carried unanimously and the meeting adjourned at 7:24 p.m.

Respectfully submitted,



Todd Kennemer
Assistant Director of Public Works

COMPLETE MEETING AVAILABLE ON CD