

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF JUNE 22, 2009

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

MEMBERS ABSENT: Laura Klusener

OTHERS PRESENT: Jim Steele, 601 E. 23rd Street, Pittsburg
Janet Steele, 601 E. 23rd Street, Pittsburg
Barbie Adamson, 603 E. 23rd Street, Pittsburg
Gary Wegner, 605 E. 23rd Street, Pittsburg
Todd Kennemer, Assistant Director of Public Works

The Pittsburg Planning and Zoning Commission met on Monday, June 22, 2009, at 7:00 p.m., in the Municipal Courtroom of the Law Enforcement Center, 201 North Pine. Chairperson Roland Dalrymple called the meeting to order at 7:00 p.m. with eight (8) members present.

The first order of business was the approval of the minutes of the meeting of May 18, 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 consideration of a request submitted by Jim Steele, 601 E. 23rd Street, to vacate the east/west alley located adjacent to Lots 1 through 58 in Block 2 of the New York Investment First Addition to the City of Pittsburg, Crawford County, Kansas. Mr. Steele owns the property at the corner of 23rd and Michigan. To the north of his property is an alley. Immediately north of the alley is a strip of land owned by the City that Mr. Steele wishes to purchase a portion of to construct a garage. Since an accessory structure is not allowed as a main structure, it will be necessary for the alley to be vacated and the property combined with the main property. The western half of the alley will be retained as a utility/access easement to allow access to the back of the other properties adjoining this alley. City staff has notified all the utilities regarding this request and they have no objections as long as the western half of the alley is retained as a utility/access easement. Interest has been expressed by the other property owners adjoining this alley to also purchase portions of the land north of the existing alley.

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Those persons wishing to speak on behalf of the request were given the opportunity to comment as follows:

Barbie Adamson, speaking on behalf of her parents (Cronister's) who reside at 603 E. 23rd Street, stated her parents are handicapped and travel by means of a large van. The garage is accessed through the alley to the back of the property. As long as a utility/access easement is retained, the Cronister's do not object to the request. They have also expressed an interest in purchasing the property north of the existing alley that is in line with their property to prevent any possible development north of their property.

Gary Wegner, 605 E. 23rd Street, stated that he does not utilize the alley often, but does on occasion. As long as a utility/access easement is retained, he does not object to the vacation request. He, too, has expressed an interest in purchasing the portion of the property north of the existing alley in line with his property.

There was no one present to speak in opposition to the request.

Mike Creel moved, seconded by Francis DeMott, that the Planning and Zoning Commission forward a recommendation to the Governing Body for **approval** of this request with the condition the western half of the alley be retained as a utility/access easement. Motion carried unanimously. This recommendation will be presented to the Governing Body for their consideration during a **PUBLIC HEARING** on Tuesday, July 14, 2009.

Under Other Business was the review and discussion of a proposed landscape ordinance. Several members of the Planning and Zoning Commission requested City staff to review the possibility of a proposed landscape ordinance to be incorporated into the zoning and site plan review requirements. Mr. Kennemer provided the Commission with sample ordinances adopted by the cities of Oklahoma City, OK and Edmond, OK along with sample photos of what landscaping can do. Following discussion, the Planning and Zoning Commission asked Mr. Kennemer to further study the issue and create a proposed landscape ordinance "customized" to fit the City of Pittsburg.

The next Planning and Zoning Commission meeting is scheduled for July 27, 2009.

There being no other business, the meeting adjourned at 7:15 p.m.

Respectfully submitted,



Todd Kennemer
Assistant Director of Public Works