

# PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF NOVEMBER 23, 2009

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

**MEMBERS ABSENT:** Frank Slapar

**OTHERS PRESENT:** Ralph McGeorge, 2301 N. Rouse, Pittsburg  
Doug Beech, Ankeny, IA (Casey's Representative)  
JoAnne Dyar, Ankeny, IA (Casey's Representative)  
Teresa Lee, W. Des Moines, IA (Casey's Representative)  
Ruth Lemon, 110 E. Carlton, Pittsburg  
Todd Kennemer, Assistant Director of Public Works

The Pittsburg Planning and Zoning Commission met on Monday, November 23, 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 August 24, 2009.** Earl Ward moved, seconded by Mike Creel, that the minutes be approved as submitted. Motion carried unanimously. (NOTE: The September and October meetings were cancelled due to no applications being filed to process).

**The second order of business under Presentation of Requests and Petitions was the review of a site plan submitted by Casey's General Store to allow for the construction of a 3,720 square foot gas station - convenience store with 8 pumps and a 7,524 Square foot overhead canopy at 2912 N. Broadway.** Representatives of the Casey's General Store from Ankeny, IA and West Des Moines, IA were present to represent the site plan review for their proposed new store to be located at the northeast corner of N. Broadway and E. 29<sup>th</sup> Street, site of the old Tower Ballroom/Trapper Jack's Restaurant.

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Mr. Doug Beech, a representative for Casey's, presented the site plans for the project. He also presented photos of the new store they propose to build on the site, which has a larger footprint than their standard prototype stores and eight (8) gas pumps. He stated the hours of operation will be 6 am to 11 pm. There will be no video games in the store in that Casey's does not want to encourage loitering.

Earl Ward asked if Casey's had conducted core drills on the site. Mr. Beech stated they have completed the core drills and the results came up clean.

Todd Kennemer went over the Plan Approval Checklist with the board and made the following comments:

This two (2) acre parcel is located at the NE Corner of 29<sup>th</sup> Street and Broadway. It is the site of the former Tower Ballroom/Trapper Jack's Restaurant. The building was razed about four years ago. The property is to be split into two lots (both approximately one acre in size) and Casey's is purchasing the western lot. This is a good site plan, however, there are a few points that need to be addressed:

1. The entire parcel is already paved, so there will be no additional impervious surfaces created (in fact there will be less impervious surface area when this is completed), however, this plan is redirecting the flow of stormwater off of the site.

At present, the stormwater flows as sheet runoff from west to east. This site plan shows about 70% of the stormwater flowing from east to west and leaving the site as concentrated runoff from the entry drive onto Broadway. There is an existing storm sewer inlet at the point where the stormwater enters Broadway at the NW Corner of this lot. The City Engineering Department recommended Casey's construct a storm sewer inlet on their property near the NW entrance drive (off Broadway) and connect an underground pipe to the existing storm sewer inlet. This will collect the stormwater runoff on site and efficiently direct it to the storm sewer without creating concentrated runoff onto Broadway. Casey's has complied with this request and the new inlet is shown at the NE corner of the property.

The remaining 30% of the stormwater is directed to enter the grassy area on the south side of the store to be absorbed into the ground first. When the ground gets saturated, the excess water can then leave the site as sheet runoff (as it currently does, instead of concentrated runoff). This water then runs east to a storm sewer inlet located about 250' east of Casey's entry drive on 29<sup>th</sup> Street.

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2. 19 parking spaces are required, 32 are shown on the plan.
3. Screening: What is shown on the plan meets the minimum standards, but the reference would be for the dumpster screening to be wooden privacy fence. It was noted that a portion of the dumpster enclosure is encroaching into the easement for the sanitary sewer. Staff has recommended moving the sewer easement and line to the far north corner of the property. This eliminates the encroachment of the dumpster and eliminates wasted space on the remainder of the lot to the east. Casey's is moving the line and the easement per recommendation.

Plant material: What is shown on the plan meets the minimum standards. Staff stated that a tree or two would be a nice addition to the green space at the south and/or north end of the store.

4. Casey's is installing a sidewalk along Broadway to address the issue of pedestrian circulation. At present, the only sidewalk in the area is located on the south side of 29<sup>th</sup> Street. If the City (and KDOT and the US Dept. of Transportation) is encouraging and promoting pedestrian traffic, then the sidewalk is essential.
5. Applicant will need to contact KDOT regarding improvements to be made to the entry drive on Broadway.
6. More information is needed regarding the sign. A separate sign permit can be issued, or, if the specifications and engineer drawings for the sign are submitted with the building plans, it can be included in the building permit.

The proposed location of the standard pylon sign shown at the SW corner of the site is encroaching into the 15' setback requirements and may also be a traffic hazard since it is located pretty close to the traffic lights at 29<sup>th</sup> and Broadway. Staff has recommended relocating the sign to the north side of the property where it can meet the setback requirements and is not close to traffic signals.

7. Lighting needs to be pointed downward towards the parking lot and is not to be a traffic hazard.
8. Misc:
  - Setback requirements are met. Since corner lots have two front yards they can have two side yards (10' minimum side yard). If necessary, the east could be the side yard and the north can be the rear yard.
  - Nearest fire hydrant is located at 29<sup>th</sup> and Locust, about 250' east of Casey's entry drive on 29<sup>th</sup> Street.

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- Pumps and canopy meet the setback requirements per Sec. 29-103.2(c) of the Zoning Regulations.
- All adjoining lots are also zoned CP-2 Planned General Commercial.
- An Erosion and Sediment Control Plan must be submitted with the building plans. (This has been submitted and is attached to the site plans).
- This proposed project is in conformance with the Comprehensive Plan.

The Board was in agreement with the above statements and the Casey's representative was very accepting of the recommendations.

Mike Creel stated that signs are very important to businesses and made the applicant aware of the Board of Zoning Appeals and the variance process should they decide their sign location as shown is what they really want. He also stated that going through the [variance] process does not guarantee that one will be granted.

Joel VanBecelaere moved, seconded by Connie McGeorge, to **approve** the site plan as submitted to include the recommendations of City staff as stated above. Motion carried unanimously.

The next Planning and Zoning Commission meeting is scheduled for December 21, 2009. It was noted that Earl Ward's 2<sup>nd</sup> term on the Commission is due to expire at the end of the year, so the December meeting will be his last meeting.

There being no other business, Connie McGeorge moved, seconded by Joel VanBecelaere, that the meeting adjourn. Motion carried unanimously and the meeting adjourned at 7:45 p.m.

Respectfully submitted,



Todd Kennemer  
Assistant Director of Public Works