

# PLANNING AND ZONING COMMISSION

## MINUTES OF THE MEETING OF APRIL 25, 2011

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

**OTHERS PRESENT:** Tim Bell, 310 Webster, Pittsburg  
Paul Christman, 401 E Centennial, Pittsburg  
Kent Meyers, 1909 S Olive, Pittsburg  
Cindy Risch, 1909 S Olive, Pittsburg  
Vincent VanBecelaere, 1001 S Rouse  
Ruth Lemon, 110 E Carlton, Pittsburg  
Todd Kennemer, Asst. Director of Public Works  
Andrea Turner, Administrative Assistant

The Pittsburg Planning and Zoning Commission met on Monday, April 25, 2011, at 7:00 p.m., in the Municipal Court Room of the Law Enforcement Center. Francis DeMott led the flag salute then Chairperson Connie McGeorge called the meeting to order at 7:00 p.m. with all nine (9) members present.

**The first order of business was the approval of the minutes of the meeting of March 28, 2011 and of the special meeting of April 4, 2011.** Joel VanBecelaere moved, seconded by Frank Slapar, that the minutes of the March 28, 2011 minutes be approved as submitted. Motion carried unanimously. Joel VanBecelaere moved, seconded by Laura Klusener, that the minutes of the April 4, 2011 meeting be approved as submitted. Motion carried unanimously.

**The first order of business under Presentation of Requests and Petitions was a PUBLIC HEARING to consider CASE NO. 11P-03, a request submitted by Westar Energy for a Conditional Use under the provisions of Article 30 of the Pittsburg Zoning Ordinance for the addition of one (1) electrical transmission substation at the existing Westar Energy facilities located at 1900 S. Olive Street.** Chairperson Connie McGeorge opened the **PUBLIC HEARING** by stating the request and then asked the applicant to comment on behalf of said request.

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Cindy Risch and Kent Myers were present to speak on behalf of the request. Cindy Risch explained that due to the growth of Pittsburg, Westar was in need of installing a new transformer to keep up with the electricity demand. She explained they would be adding this new transformer at their existing facility located at 1900 S Olive. Their plan was to build into their existing parking lot, therefore, no additional land would be required.

Ron Close inquired about the size of the current transformers and the size of the proposed transformer. Ms. Risch stated the current transformers are around 20 MBA and believed the proposed transformer would be around 25 MBA. Mr. Close inquired if there were any plans to pull the old transformers in the future. Ms. Risch stated that there are no plans to remove them at this time. She stated that when the time comes the old ones would be replaced but not completely pulled out.

There being no one present to speak in opposition to the request, Chairperson Connie McGeorge closed the **PUBLIC HEARING** to allow for discussion amongst the Commission. The Planning and Zoning Commission then considered the following factors:

1. Character of the neighborhood. Industrial / Multi-family residential
2. Zoning and uses of nearby properties. This property is located on US 69 at the edge of the city limits. Property surrounding this one is zoned RP-3 Planned Medium Density Residential. Property to the east is large wooded lots lying inside the 100-year flood zone. Adjoining the property on the NW and SW are the rights-of-way of the railroad and of US-69. Both rights-of-way are at least 150 feet in width. Adjoining property to the north is occupied by a multi-family apartment building with 12 apartment units. Property on the west side of US-69 contains the City of Pittsburg Wastewater Treatment Plant and a large vacant, wooded area.
3. Suitability of the subject property for the uses to which it is being considered. This is simply an addition to the existing land use. The proposed transformer is separated from residential uses by existing transformers.
4. Length of time the subject property has remained vacant as zoned. NA.
5. The extent to which removal of the restrictions will detrimentally affect the nearby property. None. The use of the land is already established. The additional transformer should have no effect on surrounding properties.

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6. Relative gain to public health, safety, & welfare. HS&W of the public will not be affected.
7. Recommendation of professional staff. APPROVE
8. Conformance to Master Plan. NA

Mr. Kennemer stated that although this property is located inside the 100-year flood plain, it is a utilitarian, non-residential use, and is allowed.

Based on the above findings, Mike Creel moved, seconded by Gary Falcetto, that the Planning and Zoning Commission forward a recommendation to the Governing Body for **APPROVAL** of this Conditional Use request. Motion carried unanimously. This recommendation will be presented to the City Commission for their consideration on Tuesday, May 10, 2011.

**The second order of business under Presentation of Requests and Petitions was the consideration of a request submitted by Joel VanBecelaere of VanBecelaere Machine Shop to vacate the western 12 feet of the North Smelter Street right-of-way, from 5<sup>th</sup> Street to 6<sup>th</sup> Street, adjoining Lots 1 thru 6, Block 9, Pittsburg Town Company 2<sup>nd</sup> Addition to the City of Pittsburg, Crawford County, Kansas. Joel VanBecelaere and Vincent VanBecelaere were present to speak on behalf of this request. Joel VanBecelaere stated his plan was to extend the building to the current fence line. Referring to a map of the area, he provided the location of the fence line and also stated that all the utilities have been located.**

Todd Kennemer stated Kansas Gas Company had contacted him via telephone earlier that day and explained they do have a gas line in the vicinity and are going to require a 10 foot easement be retained for access. He also stated that the location of sewer line shown on the map was incorrect and that the sewer was actually located in the street.

Ron Close moved, seconded by Mike Creel, that the Planning and Zoning Commission forward a recommendation to the Governing Body for **APPROVAL** of the vacation request. Motion passed unanimously. This will be presented to the City Commission during a **PUBLIC HEARING** on Tuesday, May 10, 2011.

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**The third order of business under Presentation of Requests and Petitions was the review of a site plan submitted by Joel VanBecelaere of VanBecelaere Machine Shop for the expansion of the existing facility located at 504 N Grand. Joel VanBecelaere and Vince VanBecelaere were present to answer any questions regarding the site plan. Joel VanBecelaere stated that the plan was to tear down a small building that was currently located on the property and to build an outside storage unit in its place.**

Ron Close inquired if Mr. VanBecelaere owns the property all the way to Joplin and if there were any future plans to request completely shutting down Grand Street. Vince VanBecelaere stated that was not the plan. They would own the majority of the property but they would have several different things going on in that area.

There being no further discussion, Francis DeMott moved, seconded by Mike Creel, to **APPROVE** the site plan. Motion passed unanimously.

**The fourth order of business under Presentation of Requests and Petitions was the review of site plan submitted by Ryan Moore of Community National Bank to construct an addition to their existing facility located at 401 E Centennial. Paul Christman was present to answer any questions regarding the site plan. Mr. Christman explained that the bank wished to expand the existing facility and, therefore, need to redo their drive thru facilities.**

Mr. Kennemer stated he had spoken with PEC in regards to the storm water and drainage control issues and indicated that these issues have been addressed on the bank's plan. He stated the fence that currently exists would be removed while the work was being done and then would be replaced once the work was complete.

Frank Slapar inquired if there was a new plan for the parking area on Centennial. He stated that it was difficult to see oncoming traffic when people want to make a right turn when the light was red. Mr. Kennemer stated there were no plans to change the existing parking lot.

There being no further discussion, Laura Klusener moved, seconded by Mike Creel, to **APPROVE** the site plan. Motion passed unanimously.

**UNDER NEW BUSINESS**, Todd Kennemer introduced Tim Bell, a City Building Inspector that does gardening as a hobby. Mr. Bell was present to help answer questions regarding the types of plants the Commissioners were wanting and to help answer questions regarding what might work best for the City of Pittsburg for landscaping.

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Mr. Bell inquired if it was the Commission's goal to have plants that were sustainable or aesthetically pleasing. He stated that it would be best if the Commission required the majority of their landscaping done in the water retention areas, this way the irrigation would not be as expensive and the landscaping could be almost self-sustainable.

Mr. Kennemer provided additional example pictures of landscaping. He stated he does not want something that would look nice initially but then in a few years would become overgrown and overcrowded. He would like to have an ordinance adopted that would be more for the long term.

Ron Close stated he would like to see something pleasing to the eye but that would keep in mind all safety issues for visibility for traffic and public safety. He felt that each landscaping proposal would have to be reviewed on a case by case basis.

Mr. VanBecelaere inquired if the Commission could require that a percentage of the property be reserved for landscaping, but gives the applicant's guidelines to follow and allow them some freedom to choose the landscaping that would work best for them as a company. Mr. Bell agreed that limiting landscaping to a certain percentage would be good.

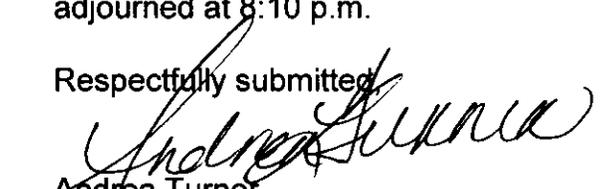
Mr. Kennemer stated that he believed landscaping ordinance should be linked to stormwater, run off and parking plans.

Mr. VanBecelaere stated he would like to set a flat percentage of the property for landscaping then have guidelines for the owners to follow.

After general discussion, Mr. Kennemer stated that he would prepare a plan requiring a proposed percentage of each property set aside for landscaping and try to work the landscaping ordinance into a stormwater and parking plan along with guidelines for the owners to work within for a long term solution and would present this at the next meeting.

There being no further business to be discussed, Joel VanBecelaere moved, seconded by Ron Close that the meeting adjourn. Motion carried unanimously and the meeting adjourned at 8:10 p.m.

Respectfully submitted,

  
Andrea Turner

Administrative Assistant