

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF JUNE 27, 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: Todd Price, 62 Easy Place Drive, Rogersville, MO
Dan Coleman, 22910 Priscilla Dr., Lebanon, MO
John Stine, 2301 W Parkview, Ozark, MO
Dale Thompson, 501 N Hazel, Cherokee, KS
Randy Woods, 284 N 202nd, Arma, KS
Rene Woods, 284 N 202nd, Arma, KS
Bryan Hanson, 205 W 21st, Pittsburg, KS
Al Brokob, 605 E Antelope, Girard, KS
Matt Brokob, 110 s Williams St, Girard, KS
Ruth Lemon, 110 E Carlton, Pittsburg, KS
Mark Turnbull, 1005 Cedar Lane, Pittsburg, KS
Todd Kennemer, Asst. Director of Public Works
Andrea Turner, Administrative Assistant

The Pittsburg Planning and Zoning Commission met on Monday, June 27, 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 May 23, 2011. Joel VanBecelaere moved, seconded by Frank Slapar, that the minutes 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-04, a request submitted by Bryan Hanson to rezone 221 E. 3rd Street from IP-2 Planned Medium Industrial to CP-4 Planned Central Business District to make the property more conducive to business growth with the adjoining CP-4 Planned Central Business District. Brian Hanson was present to speak on behalf of this request. He stated the reason behind wanting to rezone the property was to simply be zoned the same as the surrounding properties and to allow for future expansion if the need ever arises.

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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. This block is mostly Commercial uses with the existing buildings placed on the property lines. There are also some Residential and some Industrial uses nearby.
2. Zoning and uses of nearby properties. This is a corner lot. Properties on the north and on the west are zoned CP-4. Properties across the street on the south and on the east are zoned IP-2. Property on the north is a grocery store (former Gran Sasso restaurant). Property on the east is a storage building (recently received extensive damage due to a fire). Properties to the south and east (across the streets) are mechanics garages, a storage area, and a vacant lot.
3. Suitability of the subject property for the uses to which it is being considered. The building has been McCarthy's Pub (Commercial purposes) for over 20 years.
4. Length of time the subject property has remained vacant as zoned. N/A.
5. The extent to which removal of the restrictions will detrimentally affect the nearby property. None.
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. The Master Plan shows this area to be Commercial Use.

Based on the above findings, Joel VanBecelaere made a motion, seconded by Mike Creel, that the Planning and Zoning Commission forward a recommendation to the Governing Body for **APPROVAL** of this rezoning request. Motion carried unanimously. This recommendation will be presented to the City Commission for their consideration on July 12, 2011.

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The second order of business under Presentation of Requests and Petitions was a **PUBLIC HEARING** to consider Case No. 11P-05, a request submitted by Joel VanBecelaere to rezone 500 N. Joplin from CP-2 Planned General Commercial to IP-2 Planned Medium Industrial to allow for future growth. Joel VanBecelaere was present to represent this request. He explained that although there are no current plans to expand he wants to rezone before the need arises.

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. The area is a mixture of industrial, commercial, and some residential uses.
2. Zoning and uses of nearby properties. Property on the east is VanBecelaere's Machine Shop and is zoned IP-2. Properties on the west are a machine shop and the Salvation Army store. To the south is a mechanic's garage, beauty shop, glass business, and one of VanBecelaere's parking lots. Properties to the north, although previously zoned industrial and now zoned commercial, are residential. One of the properties on the north is unbuildable (economically speaking) because it was built up years ago with rock and concrete debris.
3. Suitability of the subject property for the uses to which it is being considered. The property has been used on and off for years as storage for excess parts, metal, machinery, etc.
4. Length of time the subject property has remained vacant as zoned. The property is mostly vacant; however, there are a couple of small, older buildings currently on the property. Their use is intermittent.
5. The extent to which removal of the restrictions will detrimentally affect the nearby property. None. This property and the surrounding properties were all zoned industrial before 1991. Many of them continue to be used as they were used pre-1991.
6. Relative gain to public health, safety, & welfare. HS&W of the public will not be affected.
7. Recommendation of professional staff. APPROVE

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8. Conformance to Master Plan. The Master Plan (adopted in 2000) shows the existing land use of this City block at the time it was adopted to also be the future land use...over 50% vacant. It is not reasonable to keep this land vacant. It is reasonable to change the zoning back to industrial zoning because it is contiguous to an active, productive, existing industrial use; and would be the highest and best use of the land.

Based on the above findings, Gary Falcetto made a motion, seconded by Francis DeMott, that the Planning and Zoning Commission forward a recommendation to the Governing Body for **APPROVAL** of this rezoning request. Motion carried unanimously. This recommendation will be presented to the City Commission for their consideration on July 12, 2011.

The third order of business under Presentation of Requests and Petitions was the review of a site plan submitted by John Stine of Williams Construction, Inc. for the construction of an addition to the Casey's General Store at 612 S. Broadway. John Stine of Williams Construction was present to speak on behalf of this request. Mr. Stine stated Casey's wants to add a kitchen and a storage area.

In reviewing the Plan Approval Checklist, Todd Kennemer stated the site plan meets all the requirements. He stated this planned expansion would take up approximately 5 of their current parking spaces, however, even with these 5 spaces gone they still will meet the requirement for parking spaces.

Ron Close asked if the 5 foot sidewalk would still be present. Mr. Stine assured the Commission it would still be there.

Laura Klusener asked if the screening requirements would still be in effect. Mr. Kennemer stated it would be.

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 a site plan submitted by Dale Thompson for an addition to the existing facility located at 402 N. Smith (Randy's Auto). Dale Thompson was present to speak in behalf of this request. He stated Randy's Auto is interested in expanding their current building. Their business is growing and they need to add onto their facility.

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In reviewing the Plan Approval Checklist, Mr. Kennemer stated he would prefer not to have a traditional fence for screening but would rather have bushes and plants so as to help with the water run off of the property.

Ron Close asked if there would be any additional signage and if lighting was going to be added. Mr. Thompson stated the lighting and the signage would remain the same.

Joel VanBecelaere asked if the fence could be raised off the ground a little to enable to water to drain. Mr. Kennemer stated this would be fine. Mike Creel stated he felt that bushes and plants would be more cost effective for the business.

There being no further discussion, Mike Creel moved, seconded by Joel VanBecelaere, to **APPROVE** the site plan pending the screening is completed. Motion passed unanimously.

The fifth order of business under Presentation of Requests and Petitions was the review of a site plan submitted by Matt Brokob for the construction of a new apartment complex located at 2003, 2005, 2007 and 2009 S. Broadway. Matt Brokob was present to represent this request. He stated his company wants to build apartment buildings at all three addresses. He stated there will be three total buildings with a total of twelve efficiency 1 bedroom units. One unit will be ADA approved and will slightly larger than the rest.

Joel VanBecelaere asked if there is a lighting plan for the units. Mr. Brokob stated the back parking lot would be lit with secondary poles for security. The front will have lights on the buildings.

Ron Close asked if they would be using the existing driveways off Broadway Street. Mr. Brokob stated KDOT wanted them to close three driveways from Broadway. The alley behind the buildings would be paved for parking and there would be parking available in both the front and the back of the complex.

Joel VanBecelaere asked if one trash receptacle would be sufficient. Mr. Brokob stated he would make sure there was one receptacle on each end.

Mr. VanBecelaere asked if there was going to be any landscaping. Mr. Brokob stated he had plans to put in some small shrubs.

Gary Falcetto asked about the anticipated starting date for this project. Mr. Brokob stated he would like to begin as soon as he gets the approval.

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Brian Sullivan asked what the plan was for the exterior. Mr. Brokob stated vinyl siding would make up the exterior with vinyl windows as well.

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

The sixth order of business under Presentation of Requests and Petitions was the review of a site plan submitted by Mike Carpino to locate a Used Car Lot at 2420 S. Broadway. Mike Carpino was present to represent this request. He stated he wants to add a 26' x 26' building onto the existing building located at 2420 S. Broadway. The current facility is the office and the addition will be used as a wash bay. He plans to have three to four employees at a time at this facility.

In reviewing the Plan Approval Checklist, Mr. Kennemer stated KDOT is requesting two of the entrances be closed. He is recommending the two entrances at the south of the property be abandoned. The north entrance can be expanded up to forty (40) feet. Mr. Kennemer stated this plan meets all the requirements with the exception it needs to have a trash dumpster.

Mr. Carpino stated that the south entrances are going to be closed and the north entrance would remain, which will be a two-way drive. He stated he would have the parking lot concreted instead of asphalted. Mr. Carpino also stated there would be a new sign on the corner that would be animated and lit similar to the sign at the mall.

Francis DeMott asked roughly how many cars are expected to be on the lot at one time. Mr. Carpino stated there could possibly be as many as 30 at a time.

Mr. Carpino stated there would be a six foot privacy fence between his property and the hotel.

Joel VanBecelaere reminded Mr. Carpino that the sign cannot be placed inside the sight triangle for traffic.

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

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UNDER OLD BUSINESS, Todd Kennemer brought a rough draft proposal for a landscaping ordinance. He restricted it to new commercial property only at this time with the exception of the downtown area. Mr. Kennemer briefly ran over a few key points and asked if the Commission had anything they needed to add or take out.

Ron Close requested there be something mentioned about if a tree dies the stump be removed.

Laura Klusener stated she would like to have something written about if a property is less than eighty (80) feet.

Mr. VanBecelaere asked if corner lots were considered to have two front yards. Mr. Kennemer stated that yes that is the case.

There being no further discussion Laura Klusener moved, seconded by Joel VanBecelaere, that the Commission approve the proposed landscaping ordinance with the revisions discussed. They requested Mr. Kennemer make the necessary changes and then forward the Ordinance to them via email for further review before placing it on a future meeting for **PUBLIC HEARING**.

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

Respectfully submitted,

Andrea Turner
Administrative Assistant