

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF JULY 25, 2011

MEMBERS PRESENT: Connie McGeorge, Chairperson
Laura Klusener, Vice Chairperson
Mike Creel
Gary Falchetto
Frank Slapar
Brian Sullivan
Joel VanBecelaere

MEMBERS ABSENT: Ron Close
Francis DeMott

OTHERS PRESENT: Don Brown, 1116 W 1st, Pittsburg, KS
Teka Brown, 1116 W 1st, Pittsburg, KS
Karl Kraner 2501 N Walnut, Pittsburg, KS
Greg Blancho, 707 N Free King HWY, Pittsburg, KS
Ruth Lemon, 110 E Carlton, Pittsburg, KS 66762
Sam Hayes, PO Box 1416, Pittsburg, KS 66762
Megan Mann, 810 S Locust Apt A, Pittsburg, KS
Todd Kennemer, Asst. Director of Public Works
Andrea Turner, Administrative Assistant

The Pittsburg Planning and Zoning Commission met on Monday, July 25, 2011, at 7:00 p.m., in the Municipal Court Room of the Law Enforcement Center. Chairperson Connie McGeorge called the meeting to order at 7:00 p.m. with seven (7) members present.

The first order of business was the approval of the minutes of the meeting of June 27, 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-06, a request submitted by Karl Kraner to rezone 2501 N. Walnut from CP-2 Planned General Commercial to RP-3 Planned Medium Density Residential to make the property more conducive to building a residence on the property. Karl Kraner was present to speak on behalf of this request. He stated he has intentions of building a residence on the property, therefore, he wishes to have the property rezoned.

**PLANNING AND ZONING COMMISSION
MINUTES OF JULY 25, 2011
PAGE TWO**

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 property is located at the far north end of Walnut Street. To the north and west are vacant large lots. Directly adjoining on the south is large residential lots (acreage type lots). Apartments lie directly to the east.
2. Zoning and uses of nearby properties. Adjoining properties on the north and west are zoned CP-2 Planned General Commercial. Properties on the south are zoned R-1C Single-Family Residential. Property on the east is zoned RP-3 Planned Medium Density Residential and contains apartments.
3. Suitability of the subject property for the uses to which it is being considered. Suitable for residential construction.
4. Length of time the subject property has remained vacant as zoned. Property is vacant and contains no development.
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 is to be residential use.

Based on the above findings, Gary Falcetto moved, 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 Tuesday, August 9, 2011.

**PLANNING AND ZONING COMMISSION
MINUTES OF JULY 25, 2011
PAGE THREE**

The second order of business under Presentation of Requests and Petitions was the consideration of a request submitted by Habitat for Humanity to vacate the north 96 feet of the 15 foot wide utility easement between Lots 14 and 15, Block 2, North Joplin Heights Addition to the City of Pittsburg, Crawford County, Kansas. Todd Kennemer explained that Habitat for Humanity wants to build two new homes at this location and the easement is right in the middle of the proposed building site. He explained there are no utilities in this easement and all utility companies have been notified. He recommends approval.

There being no further discussion, Laura Klusener moved, seconded by Mike Creel, that the Planning and Zoning Commission forward a recommendation to the Governing Body for **approval** of this vacation request. This recommendation will be presented to the City Commission for their consideration during a **PUBLIC HEARING** scheduled for Tuesday, July 26, 2011

The third order of business under Presentation of Requests and Petitions was the review of site plan submitted by Tri-State Building for the construction of a new restaurant facility located at 1106 S. Broadway. Sam Hayes with Tri-State Building was present to speak on behalf of this request as well as Megan Mann. Mr. Hayes explained that they are planning on demolishing the current structures at 1106 S. Broadway. The water retention plan for the new facility would stay basically the same as the previous structure. Landscaping is currently proposed to be grass, however, if required they can add to that. The parking is adequate for the size of the proposed structure. Mr. Hayes also stated that he has a verbal agreement from KDOT to move the entrance roughly 27 feet to the south of the current position.

Gary Falchetto inquired about the hours of operation. Megan Mann stated she anticipated they would be open from 10:00 a.m. until 10:00 p.m. Sunday through Wednesday and from 10:00 a.m. until 3:00 p.m. Thursday through Saturday.

Joel VanBecelaere inquired if there would be any screening required for this site plan. Mr. Kennemer stated that screening is required along the residentially zoned areas.

Joel VanBecelaere inquired if landscaping had been discussed. Mr. Hayes stated he is checking into the survey of the property to find out if the existing trees are still alive or if they need to be removed. Joel VanBecelaere stated he thought this would be a good idea and requested Mr. Hayes and Mr. Kennemer work together to incorporate landscaping into the plan.

**PLANNING AND ZONING COMMISSION
MINUTES OF JULY 25, 2011
PAGE FOUR**

There being no further discussion, Mike Creel moved, seconded by Joel VanBecelaere, 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 Conrad Machine Shop for an addition to the existing facility located at 1627 E. 27th Street Terrace. Greg Blancho was present to speak on behalf of this request. He stated Conrad Machine Shop is interested in expanding their current building. Their business is growing and they need to add onto their facility.

In reviewing the Plan Approval Checklist, Mr. Kennemer stated he recommends waiving the pavement requirement for the parking lot due to this being located in an industrial zone. He added this site plan meets all the requirements.

There being no further discussion, Joel VanBecelaere moved, seconded by Mike Creel, to **APPROVE** the site plan with the waiver of the pavement requirement. Motion passed unanimously.

UNDER OLD BUSINESS, Todd Kennemer stated he is waiting on Henry Menghini to review the proposed landscaping ordinance and get information back to him. When Henry completes his review, the Ordinance will be placed on a future agenda for **PUBLIC HEARING.**

There being no further business to be discussed, Laura Klusener moved, seconded by Gary Falcetto, that the meeting adjourn. Motion carried unanimously and the meeting adjourned at 7:35 p.m.

Respectfully submitted,

Andrea Turner
Administrative Assistant