

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF OCTOBER 24, 2011

MEMBERS PRESENT: Connie McGeorge, Chairperson
Laura Klusener, Vice Chairperson
Mike Creel
Francis DeMott
Frank Slapar

MEMBERS ABSENT: Ron Close
Gary Falchetto
Brian Sullivan
Joel VanBecelaere

OTHERS PRESENT: Sam Hayes, PO Box 1416, Pittsburg, KS
Ralph McGeorge, 2301 N Rouse, Pittsburg, KS
Chuck Parsons, 2400 N Broadway, Bolivar, MO
Bill Warlop, 420 W Atkinson Ave, Pittsburg
Todd Kennemer, Asst. Director of Public Works
Andrea Turner, Administrative Assistant

The Pittsburg Planning and Zoning Commission met on Monday, October 24, 2011, at 7:00 p.m., in the Municipal Court Room of the Law Enforcement Center. Mike Creel led the flag salute. Chairperson Connie McGeorge called the meeting to order at 7:25 p.m. with five (5) members present.

The first order of business was the approval of the minutes of the meeting of September 26, 2011. Laura Klusener moved, seconded by Francis DeMott, 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-010, a request submitted by Countryside Christian Church for a Conditional Use under the provisions of Article 30 of the Pittsburg Zoning Ordinance to allow the church to build an addition onto the existing facility located at 1901 E. 4th Street. Chairperson Connie McGeorge opened the **PUBLIC HEARING** by stating the request and then asked the applicant to comment on behalf of said request. Sam Hayes, Tri-State was present to speak on behalf of this request. Mr. Hayes explained Countryside Christian Church wants to add on to the current facility. The addition will go between the old sanctuary building and the new sanctuary building and will be used for extra classroom and office space.

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There being no discussion and no one to speak in opposition to this 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 Church is located on 4th Street, at the south end of a residential area. The north side and east side are residential areas; west side is a gas station / convenience store and a large vacant lot (both located in 500-year floodplain). Properties to the south, on the south side of 4th Street, are the Pittsburg High School and Countryside Storage units.
2. Zoning and uses of nearby properties. The church property is divided into two equal sized parcels; the western half is a parking area and is zoned CP-2 General Commercial. The eastern half, where the church is located, is zoned R2 Two-Family Residential.

Properties to the north and to the east are zoned Residential. North of the church are houses; east of the church is Carrington Place Assisted Living Center.

Adjoining the church's parking lot on the west is Canterbury Road, a Casey's convenience store, and a large vacant lot...the land is zoned CP-2 and is located inside the 500-year flood zone. About ¼ of this area is inside the 100-year flood zone.

Adjoining properties (on the south side of 4th Street) are the Countryside Storage Units, zoned CP-2, and the Pittsburg High School, which is zoned R1-A.

3. Suitability of the subject property for the uses to which it is being considered. The addition is to be on the south side of the church building facing 4th Street. Should have no effect on the neighboring properties.
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.
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. Conforms. Property is shown as quasi-public (church, school, etc.) on the Master Plan.

Based on the above findings, Laura Klusener moved, seconded by Frank Slapar, 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, November 8, 2011.

The second order of business under Presentation of Requests and Petitions was the review of a site plan submitted by Tri-State Building for the construction of an addition to the existing structure located at 1901 E 4th Street. Sam Hayes, Tri-State was present to speak in behalf of this request. Mr. Hayes explained the electric would need to be relocated but all other utilities would be used from existing services.

Todd Kennemer stated there is adequate parking already and parking is based on the number of seats available in the sanctuary only therefore, parking will not be affected. He also stated drainage and runoff should not be affected and no screening will be necessary since the addition will be surrounded by the existing church building on three sides, and by 4th Street on the forth side.

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

The third order of business under Presentation of Requests and Petitions was the review of site plan submitted by Tri-State for the construction of a new structure located at 2603 N Broadway Street. Sam Hayes, Tri-State was present to represent this request. He explained the owner of the above address wants to add a new structure to the lot of 2603 N Broadway. Their intensions are to eventually demolish the existing structure.

Todd Kennemer stated the applicant is scheduled to go before the Board of Zoning Appeals on Monday, November 7, 2011 to get approval for a setback variance for the new building.

There being no further discussion, Francis DeMott moved, seconded by Mike Creel, to **APPROVE** the site plan pending the approval of the setbacks from the Board of Zoning Appeals. Motion passed unanimously.

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The fourth order of business under Presentation of Requests and Petitions was the review of site plan submitted by Chuck Parsons, CP Communications, for the construction of a new structure located at 2308 N Broadway Street. Chuck Parsons was present to represent speak in behalf of this request. Mr. Parsons is the owner of CP Communications and is planning on demolishing the current CP Communications building and building a new building to house the business.

Mike Creel asked what the plans are for the area where the old building will be torn down. He asked if it was going to be parking.

Mr. Parsons stated that for the time being it would be parking however, the eventual plan is to have a larger building and a tenant in that area.

Mr. Kennemer stated that a separate permit is required for signage. This permit will need to be approved through Public Works Department. He also stated that entrances need to be approved by KDOT.

There being no further discussion, Mike Creel moved, seconded by Francis DeMott, to **APPROVE** the site plan pending KDOT's approval of entrances. Motion passed unanimously.

There being no further business to be discussed, Francis DeMott moved, seconded by Laura Klusener that the meeting adjourn. Motion carried unanimously and the meeting adjourned at 7:50 p.m.

Respectfully submitted,

Andrea Turner
Administrative Assistant