

# PLANNING AND ZONING COMMISSION

## MINUTES OF THE MEETING OF JULY 23, 2012

**MEMBERS PRESENT:** Laura Klusener, Chairperson  
Gary Falcetto  
Tim Kundiger  
Connie McGeorge  
Brian Sullivan  
Joel VanBecelaere

**MEMBERS ABSENT:** Ron Close, Vice Chairperson  
Mike Creel  
Francis DeMott

**OTHERS PRESENT:** Rich and Sandy D'Andrea, 3006 N. Michigan, Pittsburg  
Del Klinge, #3 Iris Lane, Pittsburg  
Krista Postai, 3011 N. Michigan, Pittsburg  
Douglas Stuckey, 3011 N. Michigan, Pittsburg  
Sam Hayes, 3011 N. Michigan, Pittsburg  
Sandra Barnes, 604 E. 29<sup>th</sup> Street, Pittsburg  
Romon Vaquiz 101 N. Labette, Frontenac  
Dustin Wilson, 618 E. 546<sup>th</sup> Street, Pittsburg  
Roland Dalrymple, #10 Timberlake Rd., Pittsburg  
Tony Sanchez, 1309 S. College, Pittsburg  
William A. Beasley, Director of Public Works  
Richard L. Horton, City Planner  
Andrea Holtzman, Administrative Assistant to Public Works

The Pittsburg Planning and Zoning Commission met on Monday, July 23, 2012, at 7:00 p.m., in the Municipal Court Room of the Law Enforcement Center. Brian Sullivan led the flag salute. Chairperson Laura Klusener called the meeting to order at 7:00 p.m. with six (6) members present.

**The first order of business was the approval of the minutes of the meeting of June 25, 2012.** Connie McGeorge moved, seconded by Gary Falcetto, that the minutes be approved as submitted. Motion carried unanimously.

**PLANNING AND ZONING COMMISSION  
MINUTES OF JULY 23, 2012  
PAGE TWO**

The first order of business under Presentation of Requests and Petitions was a **PUBLIC HEARING** to consider Case No. 12P-04, a request submitted by Community Health Center of Southeast Kansas to rezone lots to the south and west of 3011 N. Michigan from R-1B Single Family Residential to CP-0 Planned Commercial Office District. Chairperson Laura Klusener opened the **PUBLIC HEARING** by stating the request and then asked the applicant to comment on behalf of said request. In this regard, Sam Hayes indicated he was present to speak on behalf of the request. He explained that Crawford County has donated portions of the land that lies to the south and west of the current Community Health Center of Southeast Kansas (CHCSEK) for the planned purpose of expanding the current facility. Mr. Hayes distributed a handout showing the area to be rezoned and the views looking each direction from the current facility (see attached). He stated the expansion is necessary due to overcrowding at the current facility. Mr. Hayes stated that photos and a rough draft site plan was currently in the works, but were not yet ready for distribution to the Planning and Zoning Commission.

There being no one else to speak in favor of the request, those persons wishing to speak in opposition to the request were given the opportunity to comment as follows:

Sandy D'Andrea, 3006 N. Michigan, stated she owns lots across the street from the current facility on Michigan. She stated the view from her front window is of the parking lot of CHCSEK and that she feels her property has been devalued because of the clinic's presence. Ms. D'Andrea also believes a further expansion will further devalue her property. She stated there is currently no landscaping around the area of the clinic and she does not feel expanding the building and parking lot will add green space.

Richard D'Andrea, 3006 N. Michigan stated he felt CHCSEK has had ample opportunity to landscape and has not yet done so, therefore, he felt the chances of the landscaping now were slim. He also stated the lights from the current parking lot shine directly into their home and the lights are on all day and night every day. He feels more parking will only further add to the problem of the lights shining into their home.

Sandra Barnes, 604 E. 29<sup>th</sup> Street, shared concern about the south side of the proposed site. She stated she lives in an area with small children and pets with little traffic in the area. Ms. Barnes is concerned the addition of the road will disturb the tree line and the hedge rows that serve as screening from the CHCSEK in this area. She is also concerned that the current condition of 29<sup>th</sup> Street is not conducive for two-way traffic and will need work before it can be used as such.

**PLANNING AND ZONING COMMISSION  
MINUTES OF JULY 23, 2012  
PAGE THREE**

There being no one else present to speak in opposition to the request, Chairperson Laura Klusener closed the **PUBLIC HEARING** to allow for discussion amongst the Commission.

Sam Hayes and Krista Postai of CHCSEK took a moment to address the concerns that were brought up. Mr. Hayes stated the trees along the south side of the property will remain. He understands the need for landscaping and these trees will also serve as a screen to continue to shield the area residents from the lights of the facility. Mr. Hayes also stated he will do his best to work with area residents on the landscaping of the facility and screening on the east and south sides of the facility.

Ms. Postai stated the current facility was built by donation only and, as such, was built on a very tight budget. She stated when the clinic first began she had only one doctor and now she has staff that are required to occupy restrooms in order to serve the growing need of the community. This expansion will allow for property exam rooms and offices for the public and staff. Ms. Postai stated she also hopes to add an ADA playground that is accessible for children with special needs, however, at this point the entire plan is still in the planning stages and needs a lot of work.

Chairperson Laura Klusener stated the lighting and screening of the property are items that would be addressed during the site plan review.

There being no further discussion, the Planning and Zoning Commission then considered the following factors.

1. Character of the neighborhood.

The area where this project is proposed will not noticeably change the character of the neighborhood as it currently exists. This is an expansion to an existing building that will blend in nicely and will go largely unnoticed by people living near or driving by the location.

2. Zoning and uses of nearby properties.

- This project is located on the West side of Michigan Street and immediately south of Atkinson Road and adjoins a CP-0 Planned Commercial Office District to its immediate north.
- The area immediately to the east and across Michigan Street is zoned as R-1C Single Family Residential.
- The area immediately south is zoned as R-1C.

**PLANNING AND ZONING COMMISSION  
MINUTES OF JULY 23, 2012  
PAGE FOUR**

3. Suitability of the subject property for the uses to which it is being considered.  
The proposed use for this property matches the other activities that occur in the Community Health Center Complex and consistent with their master development plan that was included in the development some three decades ago when the Joe Saia Complex was envisioned.
4. Length of time the subject property has remained vacant as zoned.  
The property has been vacant for many decades.
5. The extent to which removal of the restrictions will detrimentally affect the nearby property.  
There should be no effect. There is a mixture of single-family, medium density residential and commercial land uses in this immediate area.
6. Relative gain to public health, safety, & welfare.  
The Center provides services that are needed in the community.
7. Staff Comment(s)  
The request for rezoning is reasonable and there are no apparent conflicts with the Zoning Ordinance.
8. Conformance to Master Plan.  
The Comprehensive Plan speaks to goals that encourage the development of businesses and industries that promote economic stability, increase the local tax base, and expand employment opportunities for citizens of the community. This expansion project is compatible with that goal while not detracting from other goals such as those related to housing.

There being no further discussion, Joel VanBecelaere moved, seconded by Connie McGeorge, that the Planning and Zoning Commission forward a recommendation of **APPROVAL** of the rezoning request to the City Commission for their consideration. Motion carried unanimously. This recommendation will be presented to the City Commission for their consideration on August 14, 2012.

**The second order of business under Presentation of Requests and Petitions was a PUBLIC HEARING to consider Case No. 12P-05, a request submitted by Knights of Columbus to rezone the vacant property located between 11<sup>th</sup> Street /12<sup>th</sup> Street and Joplin/Grand from the current "NO ZONE" to CP-0 Planned Commercial Office District.** Chairperson Laura Klusener opened the **PUBLIC HEARING** by stating the request and then asked the applicant to comment on behalf of said request.

**PLANNING AND ZONING COMMISSION  
MINUTES OF JULY 23, 2012  
PAGE FIVE**

In this regard, Roland Dalrymple indicated he was present to speak on behalf of the request. He stated the Knights of Columbus building sustained heavy water and smoke damage when the Beitzinger building burned several months ago and after assessing the damage, the Knights of Columbus decided it would be better to build a new building than try to repair the existing facility. Mr. Dalrymple stated that after an extensive search, the proposed property owned by Watco was decided to be the site of the future Knights of Columbus facility. He stated that after meeting with Watco, the property would be deeded to the Knights of Columbus. Mr. Dalrymple explained the proposed building would be approximately 40' x 60' and that they would be going before the Board of Zoning Appeals to request a 15 foot variance on the setback requirement. He stated the variance is necessary because Watco would still require access to the property in the future in case a railroad spur would be required in that area.

There being no one present to speak in opposition to the request, Chairperson Laura Klusener 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 proposed building will blend in well with other existing uses immediately surrounding it on at least three sides (north, east and west):
- To the immediate northeast of the proposed building sits the Wesley House, which is an outreach of the First United Methodist Church.
- To the immediate west on the west side of Joplin Street is the St. Mary's-Colgan Schools running track.
- To the immediate northwest on the west side of Joplin Street is the Pittsburg Middle School and accessory buildings.
- To the immediate east and stretching beyond Grand Street is vacant railroad land similar to this site.
- To the immediate south are three or four single family homes, one of which faces to the west towards Joplin Street.
- To the immediate north is vacant land that stretches nearly to 13<sup>th</sup> Street.

2. Zoning and uses of nearby properties.

- This project sits between Joplin Street and Grand Street and 11<sup>th</sup> and 12<sup>th</sup> streets.
- Immediately north of the project is an R-1C Single Family Residential zone.
- Immediately south of the project is an R-2 Two-Family Residential zone.
- Immediately west of the project is a CP-2 Planned General Commercial zone.
- Immediately east of the project is a R-2 Two-Family Residential zone

**PLANNING AND ZONING COMMISSION  
MINUTES OF JULY 23, 2012  
PAGE SIX**

3. Suitability of the subject property for the uses to which it is being considered.  
The proposed use for this property matches nearly all of the other activities that occur in the neighborhood.
4. Length of time the subject property has remained vacant as zoned.  
The property has been vacant for many decades.
5. The extent to which removal of the restrictions will detrimentally affect the nearby property.  
There are three or four single-family homes to the immediate south that should not be affected by this project as it faces to the north.
5. Relative gain to public health, safety, & welfare.  
The Center provides services that are needed in the community.
7. Staff Comment (s)  
The request for rezoning is reasonable and there are no apparent conflicts with the Zoning Ordinance.
8. Conformance to Master Plan.  
The Comprehensive Plan speaks to the importance of community facilities provided by others. One statement in the Plan is that the effect and contribution of those facilities is so great that for the most part they constitute a major basis for judgment about the quality of the community and the living environment within.

There being no further discussion, Gary Falcetto moved, seconded by Connie McGeorge, that the Planning and Zoning Commission forward a recommendation of **APPROVAL** of the rezoning request to the City Commission for their consideration. Motion carried unanimously. This recommendation will be presented to the City Commission for their consideration on August 14, 2012.

**The third order of business under Presentation of Requests and Petitions was the review of a site plan submitted by Knights of Columbus for the construction of a new building and parking lot to be placed on the vacant lot located between 11<sup>th</sup> Street/12<sup>th</sup> Street and Joplin/Grand.** Mr. Dalrymple was present to speak on behalf of the proposed site plan.

**PLANNING AND ZONING COMMISSION  
MINUTES OF JULY 23, 2012  
PAGE SEVEN**

Mr. Dalrymple stated that only a rough draft site plan was available at this time, as they didn't want to get into the planning of the building too far if the property wasn't going to be able to be rezoned. He briefly reiterated the building would be approximately 40' x 60' and that they would be going before the Board of Zoning Appeals to request a 15 foot variance on the setback to allow the building to be placed 15 feet from the property line on the northwest corner of the property.

After looking over the site plan the Commission decided to table this until Mr. Dalrymple was able to gather more information and get a final site plan drawn up and stamped.

Under Old Business, Mr. Horton provided a draft of the landscape ordinance. He briefly went through some wording changes with the Commission and explained he was hopeful to get it approved by the City Attorney very soon. Mr. Horton stated it would then need to be placed on the agenda for consideration by the Planning and Zoning Commission and a notification published in the paper stating intent of this ordinance change. He stated once the Planning and Zoning Commission approves the ordinance, it will then go before the Governing Body to seek approval.

Under New Business, Mr. Horton introduced Del Klinge and his wife, #3 Iris Lane, who currently manages the Parkview Community Mobile Home Park. He stated they are interested in providing long term RV parking. Mr. Horton stated there is a need for this service and although the City has an RV park they do not have facilities for long term parking. He stated due to the original plan of making more lots for mobile home trailers at the park, there are currently 30 spaces that already have electricity and sewer access in the northeast corner of the property. Mr. Horton stated the Klinge's would like to make 5 of these lots into RV spaces. He stated they were present tonight asking for feedback before investing money into the planning of this project and to make sure the project would be allowable before beginning the planning process. A photo of the park was provided to allow the Commission to visualize where Mr. Klinge wanted to place these RV lots. This photo has been attached. The Planning and Zoning Commission indicated that considering the area was already equipped for such a use it should not be a problem. They encouraged Mr. Klinge to proceed with the planning.

**PLANNING AND ZONING COMMISSION  
MINUTES OF JULY 23, 2012  
PAGE EIGHT**

There being no further business to be discussed, Connie McGeorge moved, seconded by Joel VanBecelaere, that the meeting adjourn. Motion carried unanimously and the meeting adjourned at 8:30 p.m.

Respectfully submitted,

Andrea Holtzman  
Administrative Assistant

Attachments: Directional photos from CHCSEK  
Aerial photo of proposed site  
Proposed Project  
Proposed Site Plan  
Proposed Overall Floor Plan  
Proposed Overall Floor Plan Area A  
Proposed Overall Floor Plan Area B  
Aerial Photo of the proposed RV park