

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF AUGUST 27, 2012

MEMBERS PRESENT: Laura Klusener, Chairperson
Ron Close, Vice Chairperson
Francis DeMott
Gary Falchetto
Tim Kundiger
Connie McGeorge
Brian Sullivan

MEMBERS ABSENT: Mike Creel
Joel VanBecelaere

OTHERS PRESENT: Ralph McGeorge, 2301 N Rouse, Pittsburg
Danny Arck, 2505 E 16th St., Pittsburg
Jeff and Penny Wood, 1017 S 260th Ave., Pittsburg
Tony Vietti, 1027 E 520th Ave., Pittsburg
William A. Beasley, Director of Public Works
Andrea Holtzman, Administrative Assistant to Public Works

The Pittsburg Planning and Zoning Commission met on Monday, August 27, 2012, at 7:00 p.m., in the Municipal Court Room of the Law Enforcement Center. Tim Kundiger led the flag salute. Chairperson Laura Klusener 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 July 23, 2012. Connie McGeorge moved, seconded by Gary Falchetto, 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 a request submitted by Vietti Auto Body, 315 E. 4th Street, to vacate the unimproved utility access alley located adjacent to Lots 22, 21, 20 and the south 5 feet of Lot 19 in Block 24 in the Original Town of Pittsburg, Crawford County, Kansas. Chairperson Laura Klusener opened the request by stating the request and then asked the applicant to comment on behalf of said request. Jeff Wood was present to speak on behalf of the request. Mr. Wood stated he would not be building over the alley but in fact would be enlarging the alley. He stated he was requesting the alley be vacated so that he would then own and maintain the entire area. Mr. Wood further stated he and a couple other area businesses would still be using the alley for their business traffic.

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Connie McGeorge inquired if the City would still maintain an easement for the alley. Bill Beasley stated the City would retain an easement for utility purposes.

Ron Close inquired how the alley would be maintained. Mr. Beasley stated the alley was more of an access road than an alley and would be maintained by the owner. Mr. Wood added that he and his company currently maintain the road.

Tim Kundiger inquired about the current zoning of the property. Mr. Beasley stated the zoning for the area is CP-4 Planned Central Business.

There being no one present to speak in opposition to the request, Chairperson Laura Klusener closed the review of the request to allow for discussion amongst the Commission.

Ron Close moved, seconded by Connie McGeorge, that the Planning and Zoning Commission forward a recommendation to the Governing Body for **approval** of the vacation request. Motion carried unanimously. This recommendation will be presented to the City Commission for their consideration during a **PUBLIC HEARING** on October 9, 2012.

The second order of business under Presentation of Requests and Petitions was the review of a site plan submitted by Tri-State Engineering on behalf of Masonite International for the construction of an addition to current facility located at 605 E. Jefferson. Dan Arck of Tri-State Engineering stated the expansion would include the addition of a 20,000 square foot warehouse to support Masonite's glass division. He then provided photos of the surrounding area.

In reviewing the Plan Approval Checklist, Mr. Beasley explained the sanitary sewer and the electric would need to be relocated before construction begins, there would be no signage and lighting would be on all four sides.

There being no further discussion, Gary Falcetto moved, seconded by Francis DeMott, that the site plan be **approved** as submitted. Motion carried unanimously.

Under Other Business, Mr. Beasley informed the Commission that there are currently two positions vacant on the Planning and Zoning Commission. He stated that a list of individuals interested in serving on the Commission has been prepared and the City Commission would be appointing two new members from this list at their September 11th meeting.

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Under Old Business, Mr. Beasley announced that Parkview Mobile Home Community has decided to use the empty lots available currently to accommodate the RV parking instead of expanding at this time.

Also under Old Business, Mr. Beasley stated minor revisions have been made to the landscape Ordinance and it is now in to the final stages. A Public Hearing to review this Ordinance has been scheduled for September 24th with a recommendation of either approval or disapproval being presented to the City Commission at their October 9th meeting.

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

Respectfully submitted,

Andrea Holtzman
Administrative Assistant