

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF SEPTEMBER 24, 2012

MEMBERS PRESENT: Laura Klusener, Chairperson
Ron Close, Vice Chairperson
Francis DeMott
Gary Falchetto
Dave Holloman
Tim Kundiger
Connie McGeorge
Wes Streeter

MEMBERS ABSENT: Brian Sullivan

OTHERS PRESENT: Jim Bishop, 1512 Woodland Dr., Pittsburg
John Jemison, PO Box 1416, Pittsburg
Rick Schroedor, 3609 E. 20th Street, Pittsburg
Mark Turnbull, Director of Economic Development
William A. Beasley, Director of Public Works
Andrea Holtzman, Administrative Assistant to Public Works

The Pittsburg Planning and Zoning Commission met on Monday, September 24, 2012, at 7:00 p.m., in the Municipal Court Room of the Law Enforcement Center. Gary Falchetto led the flag salute. Chairperson Laura Klusener called the meeting to order at 7:00 p.m. with eight (8) members present.

The first order of business was the introduction of Dave Holloman and Wes Streeter as the two new members of Planning and Zoning Commission.

The second order of business was the approval of the minutes of the meeting of August 27, 2012. Francis DeMott 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 the review of a site plan submitted by Redwood Development for the expansion of their current facility located at 2620 N. Walnut. Rick Schroeder was present to speak behalf of the site plan and provided the following information. This expansion is the last phase of the development for his company. The expansion will consist of 36 new living units for the elderly, a community building and a storm shelter that will house all the residents at the facility not just the new ones.

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Ron Close inquired if there would be any other expansions after this particular project. Mr. Schroeder stated they were actually hoping to include two 4-plexes with this project, however, the plans have not yet been completed. Once the plans are completed, they will be submitted to the City for approval.

Gary Falchetto inquired about the square footage of the units. Mr. Schroeder stated the 1-bedroom units would be 700 square feet and the 2-bedroom units would be 850 square feet. All units will have 1 bath, washer/dryer hook ups, and appliances.

Ron Close inquired if the property was zoned CP-2. Mr. Beasley stated the property was actually zoned RP-3, but the properties behind it are all zoned CP-2.

Francis DeMott inquired if the cul-de-sac in this area would eventually be opened up as a through street leading into the area hosting Home Depot. Mr. Beasley stated that eventually the City would like to provide access to these areas.

Ron Closed inquired if screening would be required. Mr. Beasley stated that since the area is residential and the properties behind it are commercial and already established, the residential areas would not be required to have screening unless they wish to do so.

Francis DeMott inquired about the construction time frame for this project. Mr. Schroeder stated he believed the project would take approximately 7-8 months.

In reviewing the Plan Approval Checklist, Mr. Beasley stated the site plans meets all criteria for site plan approval with the exception the location of the water line was not shown on the plan.

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

The second order of business under Presentation of Requests and Petitions was the review of a site plan submitted by Tri-State Engineering for the construction of two new buildings at 2410 and 2416 N. Broadway. John Jemison, of Tri-State Engineering, stated the plan is to remove the old video store currently located at the corner of 25th and Broadway and to build a new building that will house a Goodwill store directly north of the bowling alley and another building by the former US Cellular building.

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Tim Kundiger inquired how semis and large trucks would access the dock area. Referring to the site plan, Mr. Jemison stated there would be an entrance off of 25th Street and further explained the proposed radius for the semis and delivery trucks.

Laura Klusener inquired if there were any plans for the second building. Mr. Jemison stated he was unaware if anyone has contracted to inhabit that building yet.

Ron Closed inquired about the elevation of the property and if there were plans to raise the site noting that the fall from one end of the property to other was substantial. Mr. Jemison stated they would raise the floor elevation, as shown on the floor plan. He stated there would also be a water detention area that would remain green space in the area north of the bowling alley, which is where the water currently flows.

Mr. Close then inquired if the detention area met current regulations. Mr. Beasley stated that according to the report from Triad with regard to the water retention area, it does meet current regulations.

Mr. Jemison stated that some of the parking lot on the south side of the property would also be removed and converted to green space.

Dave Holloman inquired if the area of the proposed building would be asphalt. Mr. Jemison stated they plan to tear out all of the asphalt and relay it. He stated Goodwill is proposing an entrance off of Broadway and two entrances off of 25th Street.

Mr. Close inquired if the new driveway on 25th Street would be in line with the new Sears store. Mr. Jemison stated the new driveway would almost be in line with the Sears store entrance, however, it would not be quite as wide.

In reviewing the Plan Approval Checklist, Mr. Beasley stated the site plan did not show easements, site utilities or light specifications although the light poles are shown.

There being no further discussion, Francis DeMott moved, seconded by Connie McGeorge, that the site plan be **approved** with the stipulation the utility easement verifications be given to the City as soon as possible. Motion carried unanimously.

The third order of business under Presentation of Requests and Petitions was a PUBLIC HEARING to review an Ordinance establishing minimum landscaping standards in commercial zoning districts.

There being no one present to speak in favor of or against the proposed Ordinance, Laura Klusener closed the Public Hearing.

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Mr. Beasley handed out an informational sheet that would assist with the cost of possible landscaping greenery (see attached). He stated this should aid in the drainage and provide better curb appeal. He stated the minimum standards would apply only to areas zoned as commercial and would not apply to areas zoned industrial or residential.

Mr. Close inquired how the City would police the maintenance of the landscaping in the Ordinance. Mr. Beasley stated the Ordinance stipulates that plants need to be replanted within 60 days, weather permitting, or 30 days of the next planting season. He stated the City would rely heavily upon citizens reporting anything that is not in compliance with the Ordinance. Mr. Beasley stated that once a complaint has been reported, the City would then work with the property owner to get the property up to code.

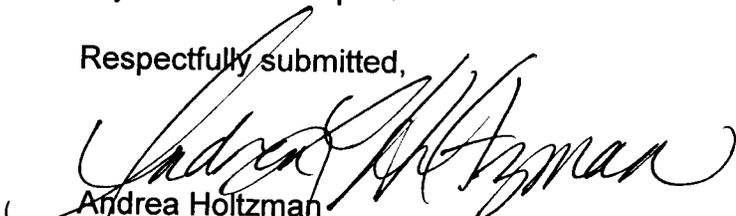
Wes Streeter inquired if the new standards would apply to only new construction or if existing construction would need to comply as well. Mr. Beasley stated the Ordinance would only cover new parking areas and separations between residential and commercial areas and would not apply to new buildings or remodels. He stated if a building undergoes a remodel, this Ordinance would not apply unless they put in a new parking area.

Mr. Close stated he did not want to see this Ordinance cause issues with visibility. Mr. Beasley agreed and urged the Planning and Zoning Commission to be mindful of that when they approve cases. He stated they should also make sure that utilities are not planted over as well.

There being no further discussion Gary Falcetto moved, seconded by Francis DeMott, that the Planning and Zoning Commission forward a recommendation to the Governing Body for **approval** of the proposed Ordinance. This recommendation will be presented to the City Commission for their consideration on Tuesday, October 9th.

There being no further business to be discussed, Ron Close moved, seconded by Francis DeMott, that the meeting adjourn. Motion carried unanimously and the meeting adjourned at 8:10 p.m.

Respectfully submitted,


Andrea Holtzman
Administrative Assistant