

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF JULY 22, 2013

MEMBERS PRESENT: Ron Close, Vice Chairperson
Dave Holloman
Patty Horgan
Connie McGeorge
Wes Streeter
Brian Sullivan

MEMBERS ABSENT: Francis DeMott
Tim Kundiger
Michael Swartz

OTHERS PRESENT: Fredia Padilla, 711 W. 6th St, Pittsburg
Pastor Sandy and Juanita Stallings, 1505 Randall Dr., Pittsburg
Kara Redlon, 411 S. Elm St., Pittsburg
Jason Walker, 411 S. Elm St., Pittsburg
Troy Graham, Assistant Director of Public Works
Andrea Holtzman, Administrative Assistant of Public Works

The Pittsburg Planning and Zoning Commission met on Monday, July 22, 2013, at 7:00 p.m., in the Municipal Court Room of the Law Enforcement Center. Chairperson Ron Close called the meeting to order at 7:00 p.m. with six (6) members present.

The first order of business under Presentation of Requests and Petitions was a PUBLIC HEARING to consider Case No. 13P-3, a request submitted by Liberty Baptist Church, for a Conditional Use under the provisions of Article 30 of the Pittsburg Zoning Ordinance to allow a new church to be constructed in the 2300 block of North Rouse. Pastor Sandy Stallings, 1505 Randall Drive was present to speak in favor of the request.

Troy Graham stated the request is for the 2300 block of North Rouse and there has not been a formal address given to the property at this time. There was no site plan at this time as Pastor Stallings wished to make sure they would be granted the Conditional Use before spending money on the site plan. Mr. Graham indicated the property is surrounded by industrial zoned property on all sides except the south side which is residential.

Ron Close asked if the church owned the land.

Pastor Stallings indicated they did not own the property at this time but it is under contract and contingent on the Conditional Use being granted or denied. He added the church sold their original building located at 3101 North Joplin in order to better accommodate their small congregation.

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Connie McGeorge indicated she felt it would be a good buffer between the residential and industrial areas in the location.

There being no one present to speak in opposition to the request, Chairperson Ron Close closed the **PUBLIC HEARING** to allow for discussion amongst the Commission. There being no discussion, the Planning and Zoning Commission then considered the following factors:

1. Character of the neighborhood.

This area is located on North Rouse Street in an area which is a mix of Industrial and Residential properties.

2. Zoning and uses of nearby properties.

Properties directly East and South of this lot are zoned Single Family Residential (R-1B and R-1C) while the properties North of it are zoned Medium and Heavy Industrial (IP-2 and IP-3).

3. Suitability of the subject property for the uses to which it is being considered.

The properties surrounding this lot are mostly vacant and have not been developed other than the residential areas south of it. Like many other churches in Pittsburg, it will be located next to residential areas.

4. Length of time the subject property has remained vacant as zoned.

Property is currently vacant and has been estimated to be vacant for more than 20 years.

5. The extent to which removal of the restrictions will detrimentally affect the nearby property.

The effect should be minimal with this conditional use with most of the properties around it vacant and undeveloped. Granting of conditional use could allow others to apply for the same type of usage in other similar areas.

6. Relative gain to public health, safety, & welfare.

Health, Safety, & Welfare should not be affected.

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7. Recommendation of professional staff.

APPROVE

8. Conformance to Master Plan.

While the future use of this property was originally zoned for IP-2 Medium Industrial, the Master Plan is a continually changing document and the allowance of a conditional use does not change the zoning of this area.

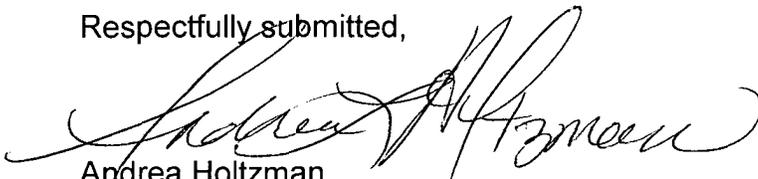
Based on the above findings, Connie McGeorge moved, seconded by Wes Streeter, that the Planning and Zoning Commission forward a recommendation to the Governing Body for **APPROVAL** of this Conditional Use request. Motion carried unanimously. This recommendation will be presented to the City Commission for their consideration on Tuesday, August 13, 2013.

Under Old Business, Troy Graham reminded the Commission of the Downtown Overlay Zoning Proposal that was handed out a few months prior. He indicated the proposal was still being worked on but it should be presented to the Commission soon.

Under New Business, Dave Holloman stated that based on the last meeting it might be a good idea to look at the zoning throughout the City and make sure that new structures being erected area fitting with the growth and direction of the City.

There being no further business to be discussed, Connie McGeorge moved, seconded by Brian Sullivan that the meeting adjourn. Motion carried unanimously and the meeting adjourned at 8:20 p.m.

Respectfully submitted,



Andrea Holtzman
Administrative Assistant