

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF SEPTEMBER 23, 2013

MEMBERS PRESENT: Ron Close, Chairperson
Brian Sullivan, Vice Chairperson
Francis DeMott
Dave Holloman
Tim Kundiger
Connie McGeorge
Michael Swartz

MEMBERS ABSENT: Patty Horgan
Wes Streeter

OTHERS PRESENT: Philippe and Mary Teresa Accad, Pittsburg
Bud and Peggy Benelli, 501 E 28th St, Pittsburg
Jay Byers, 201 E 4th St, Pittsburg
Vonnie Corsini, 407 N Broadway, Pittsburg
Sara Henry, 310 W Park, Pittsburg
Joey Hires, 833 S East Ave, Columbus
Dick Horton, 507 Norris, Pittsburg
John Kutz, 4035 Parkview Dr, Pittsburg
John Long, 512 N Broadway, Pittsburg
Ralph McGeorge, 2301 N Rouse, Pittsburg
Dennis and Leah Posterick, 831 E 510th Ave, Pittsburg
Brian Pasteur, 1010 Amber Drive, Pittsburg
Mike Seely, 544 E 23rd, Pittsburg
Terri Steele, 4035 Parkview Dr, Pittsburg
Jeff Wilbert, 611 N Catalpa, Pittsburg
Troy Graham, Assistant Director of Public Works
Andrea Holtzman, Public Works Administrative Assistant

The Pittsburg Planning and Zoning Commission met on Monday, September 23, 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 7:01 p.m. with seven (7) members present. Michael Swartz led the flag salute.

The first order of business was the approval of the minutes of the meeting of August 19, 2013. In this regard, Brian Sullivan moved, seconded by Tim Kundiger, that the minutes be approved as submitted. Motion carried unanimously.

**PLANNING AND ZONING COMMISSION
MINUTES OF SEPTEMBER 23, 2013
PAGE TWO**

The first order of business under Presentation of Requests and Petitions was the review of a final plat of Mt. Carmel Second Addition being a re-plat request for lots 3, 4, 5, 6 and 9 and the cul-de-sac in Mt. Carmel Place located west of intersection of South Rouse and Mt. Carmel Place. Mr. Joey Hiers from Crossland Construction was present to speak in favor of the request. He stated they will use a hammer head entrance and exit where the current cul-de-sac is located.

Troy Graham reviewed the short form plat check list. He indicated the short form checklist was used because there was a minimum of lots involved in the re-platting. He explained that once all the approvals are validated a final copy will be signed and submitted to the County. He also indicated all the local utilities have been notified and they all have signed off the re-plat as ok.

Ron Close asked if there will be any impact on the drainage since they will be using more asphalt. Troy Graham answered by stating that the site plan that was viewed last month for updates to Pinnamonti Wellness Center showed the drainage would collect in the southwest corner and then drain into the existing ditch area running east and west.

Dave Holloman asked if the current cul-de-sac curbing would be ground out and smoothed out to join the new parking lot. Mr. Graham and Mr. Hiers both indicated that the cul-de-sac area would be removed and joined in with the new parking lot.

Dave Holloman asked if the City was paying for these updates or if it was the property owner? Mr. Graham stated the owners are financing the re-plat and updates.

After a brief discussion among the Commission, Francis DeMott moved, seconded by Connie McGeorge, to recommend to the Governing Body approval of the vacation request. This recommendation will be presented to the Governing Body for their consideration during a Public Hearing scheduled for October 8, 2013. Motion carried unanimously.

Tim Kundiger requested in the future when people come before the Planning and Zoning Commission more than once for the same item if the previously submitted items could be added to the packet so the Commission can compare the two items.

Under Old Business, Jay Byers presented the proposed Ordinance for the Downtown Overlay District to the Planning and Zoning Commission for review. He explained again that the Downtown Overlay District would extend from 14th Street to Euclid and from elm o pine and covers both sides of the road.

**PLANNING AND ZONING COMMISSION
MINUTES OF SEPTEMBER 23, 2013
PAGE THREE**

Mr. Graham indicated this will be brought before Planning Zoning Commission for Public Hearing next month during the October meeting. He also stated that even though this will be an overlay all new buildings will still be required to meet the CP-4 zoning requirements.

Mr. Close asked how the overlay boundaries were chosen. Mr. Byers explained that several open meetings for business owners in the downtown area were conducted and in these meetings over the course of several months the aforementioned boundaries were decided on by the owners of these businesses.

At this time, Mr. Close asked if there was anyone in the audience that would like to say something.

Brian Pasteur, representing 311 Club, stated that he is in favor of the overlay but would like to see it extend further east to include his property as well.

John Kutz of 4035 Parkview Drive in Frontenac referred to archived photographs of the Pittsburg Downtown area and stated there were goods and merchandise outside on sidewalks and the City seemed more active. He indicated he felt the overlay would assist in bringing more activity to the downtown area.

Dave Holloman encouraged everyone at the meeting to bring their opinions either in writing to the City or to the next meeting during the Public Hearing.

Sara Henry, representing the Stilwell Hotel, shared that as far as she knows none of the residents of the Stilwell Hotel have complained of downtown noise. She indicated they are all very excited and anticipating the possible change. She stated she has received a lot of positive feedback regarding the positive vitality of recent events in the downtown area and she feels events in the downtown area make Pittsburg welcoming and unique.

Phillipe and Mary Accad, representing Philippe's at 111 N. Pine, also gave positive feedback regarding the proposed ordinance siting they are anticipating the high energy they feel will be brought to the business district if the overlay is approved.

Tim Kundiger stated that he has spoken with several business owners that are unaware of any meetings that are being held to discuss the downtown overlay or any other changes that are being made downtown.

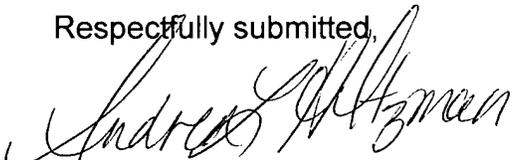
**PLANNING AND ZONING COMMISSION
MINUTES OF SEPTEMBER 23, 2013
PAGE FOUR**

Jeff Wilbert explained that the intention is to give every business owner and property owner in the downtown area an opportunity to be involved and give input. Mr. Wilbert asked Mr. Kundiger if they could communicate regarding who might be being missed in communications so Mr. Wilbert may contact them and invite them into what has been going on as he does not wish to exclude anyone.

Ron Close stated that the Commission would review the ordinance and submit any comments to the City for the Public Hearing next month.

There being no further business to be discussed, Francis DeMott moved, seconded by Connie McGeorge that the meeting adjourn. Motion carried unanimously and the meeting adjourned at 8:00 p.m.

Respectfully submitted,



Andrea Holtzman
Administrative Assistant