

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF FEBRUARY 24, 2014

MEMBERS PRESENT: Ron Close, Chairperson
Bob Gilmore
Patty Horgan
Tim Kundiger
Wes Streeter
Earl Ward

MEMBERS ABSENT: Dave Holloman
Brian Sullivan
Mike Swartz

OTHERS PRESENT: Earl Hacker, 9153 W 133rd, Overland Park, KS
Betty Ward, #5 Twin Lakes Court, Pittsburg
Troy Graham, Assistant Director of Public Works
Andrea Holtzman, Public Works Administrative Assistant

The Pittsburg Planning and Zoning Commission met on Monday, February 24, 2014 at 6:00 p.m., in the Municipal Court Room of the Law Enforcement Center. Chairperson Ron Close called the meeting to order at 6:00 p.m. with six (6) members present. Earl Ward led the flag salute.

The first order of business was the introduction of Bob Gilmore and Earl Ward as the newest members of the Planning and Zoning Commission.

The second order of business was the election of a new Chairperson and Vice Chairperson to serve the 2014 Term. In this regard, Bob Gilmore moved, seconded by Wes Streeter, that Brian Sullivan serve as Chairperson. This motion passed unanimously and Brian Sullivan was elected by acclamation. Wes Streeter then moved, seconded by Patty Horgan, that Tim Kundiger serve as Vice Chairperson. This motion passed unanimously and Tim Kundiger was elected by acclamation. In the absence of the newly elected Chairperson, Vice Chairperson Tim Kundiger presided over the meeting.

The third order of business was the approval of the minutes of the meeting of December 16, 2013. In this regard, Patty Horgan moved, seconded by Wes Streeter, that the minutes be approved as submitted. Motion carried unanimously.

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The first order of business under Presentation of Requests and Petitions was the review of a site plan submitted by Blackstone Environmental on behalf of McDonald's for the construction of a new facility located at 3008 N Broadway.

Earl Hacker, a representative from Blackstone Environmental, was present to speak behalf of the request. Mr. Hacker stated the existing restaurant would be torn down; however, the existing approaches would remain. He stated a new six (6) inch fire line would also be installed.

Ron Close inquired if there would be any changes to the parking lot. Mr. Hacker stated that perimeter parking would remain; however, parking in the front of the building would not be permitted. Mr. Close then inquired about the plans for landscaping. Mr. Hacker stated there would be some existing trees and bushes, but any other decorative landscaping would be the owner's responsibility. Troy Graham added that with the existing developed trees, the requirements of the Landscape Ordinance would be met. However, he stated that due to the area behind the existing site being undeveloped residential property, it was discussed as to whether a landscape buffer should be required. After some discussion, it was decided that McDonald's should be responsible to provide the buffer if the site in question was ever developed.

Mr. Close inquired if the existing sign would also be replaced. Mr. Hacker stated the sign would remain at its current location and that no updates are planned at this time.

Earl Ward inquired about ownership of the area of land located behind the lot to the north and if there were plans for it to be developed. Mr. Hacker stated that the current owner of McDonald's also owns that portion of property and there were no plans for development at this time.

Bob Gilmore inquired if there was an erosion control plan to protect the surrounding area to prevent dirt from getting onto the street. Mr. Hacker responded that there was an erosion control plan on file.

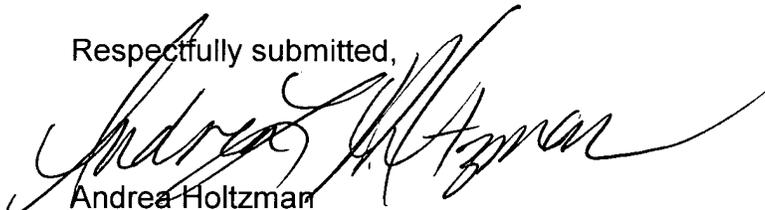
There being no further discussion, Wes Streeter moved, seconded by Ron Close, that the site plan be **approved** as submitted with the contingency that McDonald's leave a buffer between their property and the residential area. Motion carried unanimously.

Mr. Close inquired when construction would begin on this project. Mr. Hacker stated that hopefully permits would be picked up tomorrow and work could begin this week. Construction is anticipated to take an estimated 90 days.

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There being no further business to be discussed, Ron Close moved, seconded by Patty Horgan, that the meeting adjourn. Motion carried unanimously and the meeting adjourned at 6:32 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Andrea Holtzman", written in a cursive style.

Andrea Holtzman
Public Works Administrative Assistant