PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF APRIL 28, 2014

MEMBERS PRESENT: Brian Sullivan, Chairperson
Tim Kundiger, Vice Chairperson
Ron Close
Bob Gilmore
Dave Holloman
Patty Horgan
Wes Streeter
Earl Ward

MEMBERS ABSENT: Michael Swartz

OTHERS PRESENT: Ron Fiscus, 333 N. Washington AVE #337, Minneapolis, MN
David Robinson, 104 S Pine, Pittsburg
Troy Graham, Assistant Director of Public Works
Andrea Holtzman, Public Works Administrative Assistant

The Pittsburg Planning and Zoning Commission met on Monday, April 28, 2014 at 6:00 p.m., in the Municipal Court Room of the Law Enforcement Center. Vice Chairperson Mr. Kundiger called the meeting to order at 6:00 p.m. with six (6) members present as the Chairperson; Brian Sullivan arrived a little late. Tim Kundiger led the flag salute.

The first order of business was the approval of the minutes of the meeting of March 28, 2014. In this regard, Bob Gilmore moved, seconded by Patty Horgan, that the minutes be approved as submitted. Motion carried unanimously.

The first order of business under Presentation of Requests and Petitions was consideration of a request submitted by Cheryl Eastep, to re-plat of Lots 125 and 126, Nesch Addition, located in the 1700 Block of North Walnut. .

David Robinson was present to speak in favor of this request. Troy Graham explained that Ms. Eastep will be going before Board of Zoning Appeals next week for the variances required to separate the lots for future sales of the property.

Earl Ward clarified there would be no change in the lot configuration and Mr. Graham agreed.

David Robinson explained that the setbacks on the replat are according to the current zoning regulations therefore if any of the existing buildings were ever demolished the variances being sought in BZA would disappear and the new constructions would need to conform to current zoning ordinances.

The Commission having no further comment, Tim Kundiger moved, seconded by Wes Streeter, that the Planning and Zoning Commission forward a recommendation to the Governing Body for **approval,** of the replatting request with the condition an the variances being sought are approved. Motion carried unanimously. This recommendation will be presented to the City Commission for their consideration during a **PUBLIC HEARING** on May 13th, 2014.

The second order of business under Presentation of Requests and Petitions was the review of a site plan submitted by Ronald Fiscus of Alliant Engineering on behalf of Rib Crib BBQ for the construction of a new restaurant building to be located at 2909 North Broadway

Ronald Fiscus explained that Rib Crib is interested in coming to Pittsburg. He added the Rib Crib will be sharing the property with a company not yet known. There will be a shared parking lot and Rib Crib will be the dominate presence on the property.

Mr. Ward asked if the fire hydrant location will support all the buildings on the area lots. Mr. Graham indicated that was the case.

Mr. Ward felt the drive way layout may cause a bottle neck. Mr. Fiscus explained since this will be a set down restaurant the traffic will not be constant and as such he felt the layout is adequate. He also shared a concern with adding another access point onto 29th Street. Mr. Kundiger explained the drive in question is feet wider than required. Mr. Gilmore explained the drives already exist at the property.

Mr Graham explained the drainage will drain through the existing storm drain.

Mr. Ward asked if the drive way would be curbed. Mr. Fiscus explained that would be the case.

Ron Close asked if the company that owns Rib Crib will be keeping the property maintained until another consumer builds on the property. Mr. Fiscus indicated that is the plan. He indicated Rib Crib would be on the east end of the property and the other consumer would be on the west end of the property.

Mr. Close asked when construction would begin if the plan is approved. Mr. Fiscus explained that he felt it could take 4-6 weeks before construction would begin with an 8-10 month construction process.

Patty Horgan asked if the parking space number required included employee parking. Mr. Fiscus stated it would.

Mr. Ward asked if the lighting had been reviewed. Mr. Graham stated City Staff have reviewed the plan and felt the plan was very comprehensive.

Mr. Ward asked how signage was being addressed. Mr. Fiscus explained the existing pole sign would be used and then there would be signage on building.

Under Old Business, Troy Graham explained that he has been doing research on the Zoning Ordinances regarding RP-3 and RP-4 properties as well as the animal ordinances.

Mr. Gilmore stated the duplexes and triplexes that are using alley entrances for parking the alley needs to be paved.

Patty Horgan explained that 6:00 p.m. meeting times are really difficult in the summer time. There was brief discussion and most of the other Commissioners like the 6:00 p.m. time.

Mr. Ward asked if the City still advertised in the yards requesting rezoning or conditional uses. Mr. Graham stated he had never heard of that and would look into it.

There being no further discussion, Wes Streeter moved, seconded by Earl Ward to approve the plan as presented. This motion passed unanimously.

There being no further business to be discussed, Brian Sullivan moved, seconded by Earl Ward that the meeting adjourn. Motion carried unanimously and the meeting adjourned at 6:46 p.m.

Respectfully submitted,

Andrea Holtzman
Public Works Administrative Assistant