

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF AUGUST 25, 2014

MEMBERS PRESENT: Brian Sullivan, Chairperson
Ron Close
Bob Gilmore
Patty Horgan
Wes Streeter
Michael Swartz
Earl Ward

MEMBERS ABSENT: Tim Kundiger, Vice Chairperson
Dave Holloman

OTHERS PRESENT: Jim Askins, 2401 Knollview, Pittsburg
Greg Clawson, 215 W. Park, Pittsburg
Brian Coomes, PEC, 104 S Pine, Pittsburg
Francis DeMott, 1002 E Jefferson, Pittsburg
Sally Starkweather, 622 E. Jackson, Pittsburg
Ralph Patterson, 619 E. Jackson, Pittsburg
Bill Wiedower, 319 President Clinton AVE, Little Rock, AR
Troy Graham, Director of Planning and Community Services
Andrea Holtzman, Public Works Administrative Assistant

The Pittsburg Planning and Zoning Commission met on Monday, August 25, 2014, at 6:00 p.m., in the Municipal Court Room of the Law Enforcement Center. Chairperson, Brian Sullivan led the flag salute and called the meeting to order at 6:00 p.m. with seven (7) members present.

The first order of business was approval of the minutes of the meeting of July 28, 2014. Bob Gilmore recommended a correction to paragraph 2 on page 1 that should state Mr. Minton's letter indicated his feelings regarding Broadway are that it should be restricted to retail. In this regard, Earl Ward moved, seconded by Patty Horgan, that the minutes be approved with the requested changes. Motion carried unanimously.

The first order of business under Presentation of Requests and Petitions was a review of a site plan submitted by Heiple+Weidower Architects on behalf of Hammond Jones Development for the construction of an apartment complex to be located at 2010 S. Rouse. Bill Weidenhower Mac Jones were present to speak in favor of this request.

Patty Horgan noted there were 273 total parking spaces.

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Mac Jones stated the site plan has a larger turning lane at the fire entrance and currently has 96% parking verses bedrooms.

Bill Weidenhower, the Developer/Owner indicated they try to get to 100% ratio on projects such as this; however some projects are harder than others. He stated they have not had an issue with parking as of yet. He is also looking into an option to provide a shuttle at additional cost. He further stated a large number of students use bikes or walk; not all students have a car. He stated they are rarely at 100% capacity.

Patty Horgan indicated Pittsburg does not have public transportation and the majority of students here do have vehicles.

Troy Graham stated the City currently requires 2 spaces per unit. Currently, this site plan meets the standards. They are required to have 144 spaces and they currently have 273.

Bon Gilmore asked if City Engineers have looked at the storm water plan. Troy Graham indicated they had.

Ron Close indicated there was some concern about drainage off the new event center at PSU.

Mr. Closed asked for some kind of commitment regarding a good neighbor policy to make the solution the best as possible for the City of Pittsburg.

Mr. Weidenhower indicated to lose units doesn't make the project profitable and indicated he is willing to make contingency plans if a problem with parking arises. He stated he will also put stickers on cars and any cars without stickers will get towed.

Bob Gilmore asked if there a landscaping plan. Mr. Weidenhower stated there was. The majority of the landscaping is on the street side and a 6 foot steel fence.

There being no further discussion Ron Close motioned to approve site plan with the contingency of Storm Water and permitted parking not to be under 273 stalls being approved by City Staff. Bob Gilmore seconded the motion and the motion passed unanimously.

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The second order of business under Presentation of Requests and Petitions was a review of a site plan submitted by Miller's Professional Imaging Inc. for the construction of new parking lot and drainage improvements to their facility located at 610 E Jefferson. Jim Askins and Brian Coomes were available to speak on behalf of this request.

Troy Graham reminded the Commission in last meeting this area was rezoned. Miller's also Vacated Madison Street as part of their expansion they are extending their parking lot. There are currently 3 phases to the project planned. Phase 1 is to add parking along Madison Street. Phase 2 will be to update the storm water system and Phase 3 will be a future expansion if necessary. He also stated Miller's will be installing a privacy fence along property line against the alley in Phase 1.

Brian Coomes proposed not to build any retention until phase 2 as no additional impervious space will be added until Phase 2. Today there are houses with grasses lawns. Once the houses are gone the area will be paved and produce more storm water run-off and will require storm water retention. The retention plan will already include Phase 3. Phase1, he hopes to begin as soon as possible after the permit is approved.

Mr. Askins indicated he would like it completed by October. Phase 2 could happen after the first of 2015 or up to 2016. He is looking to have parking for the total number of people that are employed.

Bob Gilmore requested the minutes reflect that Miller's is paying for all the storm water updates.

There being no further discussion, Bob Gilmore moved, seconded by Ron Close, to approve as submitted. Motion carried unanimously.

Under New Business, Mandy Commons, 1909 S. Stilwell, was present to request the City to review and revise City Code to allow chickens to be housed in residential areas was cancelled due to illness and would appear on a future agenda.

Troy Graham reminded the Commission last fall Mandy petitioned for a Conditional Use to house chickens in her yard. This request was denied. Mrs. Commons is requesting to have the ordinance to be changed. He reminded the Commission that any plot of land smaller than 1 acre requires a Conditional Use Permit.

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Mandy Commons stated she has got rid of her chickens. She explained that this summer she has had more health issues with her son now that the chickens are gone. She also indicated she had fleas and an overwhelming amount of flies. She stated if the coops are kept up chickens are very helpful. She indicated the fertilizer and chemical people put on their lawns is what is contaminating the water. Mrs. Commons further indicated dog and cat feces are worse than chicken feces if properly managed. She stated that Lawrence's City Code allows chickens and it has the strictest Codes she has found so far. The Code outlines the coop upkeep and outlines what may/may not be kept. When properly maintained they are just like any other animal.

Patty Horgan stated even if the ordinance is changed not everyone will comply. Dogs are the only animal regulated currently.

Mike Swartz asked how does Lawrence enforce this code.

Troy Graham indicated he was still researching how the code was enforced.

Brian Sullivan felt that revisiting the ordinance is needed.

Earl Ward asked what Frontenac's Ordinance is regarding chickens. Mandy stated Frontenac's just simply state yes chickens are allowed.

Troy Graham indicated he will be doing more research regarding other's City's and how healthily keep chickens on property. He felt that neighbors must be asked approve but he will have to have the City attorney assist with getting something together and this will be reviewed at a later date. Mr. Graham indicated he would like a minimum usable area before chickens/foul can be kept.

There being no further business to be discussed, Mike Swartz moved, seconded by Patty Horgan that the meeting adjourn. Motion carried unanimously and the meeting adjourned at 7:53 p.m.

Respectfully submitted,

Andrea Holtzman
Public Works Administrative Assistant