

PLANNING AND ZONING COMMISSION

APPROVED MINUTES OF THE MEETING OF JUNE 29, 2015

MEMBERS PRESENT: Tim Kundiger, Chairperson
Dave Holloman, Vice Chairperson
Francis DeMott
Bob Gilmore
Patty Horgan
Michael Swartz
Earl Ward

MEMBERS ABSENT: Ron Close
Brian Sullivan

OTHERS PRESENT: Blake Benson, 301 W Jefferson, Pittsburg, KS
Brian Coomes, 104 S Pine, Pittsburg, KS
Bruce Remsburg, 104 S Pine, Pittsburg, KS
Greg Schwerdt, 2231 SW Wanamaker, Topeka, KS
Nancy Seitz, 3501 SW Fairlawn, Topeka, KS
Bill Beasley, Director of Public Works
Andrea Holtzman, Administrative Assistant, Public Works

The Pittsburg Planning and Zoning Commission met on Monday, June 29, 2015, at 6:00 p.m., in the Municipal Court Room of the Law Enforcement Center. Chairperson, Tim Kundiger, called the meeting to order at 6:00 p.m. with six (6) members present. Mr. Kundiger led the flag salute.

The first order of business was approval of the minutes of the meeting of May 18, 2015. In this regard, Bob Gilmore moved, seconded by Michael Swartz, that the minutes be approved as submitted. Motion carried unanimously.

The first order of business was the review of a site plan submitted by Professional Engineering Consultants (PEC) on behalf of Kansas Crossing Real Estate, L.C. for the development of a hotel, restaurant, event center and lottery gaming facility to be located on the northwest corner of the intersection of US 69 Highway with US 400 Highway.

Bill Beasley explained Kansas Crossing was in the final group of candidates to be selected to receive a Southeast Kansas Casino license. He explained if this license is approved this project would be constructed in phases. Tonight's request is for the approval of the rough grading, foundation and slab. The rest of the plan will be presented in August. The drainage structures in parking lot are not shown in this plan but grading and elevations will not change. PEC is representing the Kansas Crossing.

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Bruce Remsberg was present to represent the request. Mr. Remsberg explained plans are to begin work around July 15, 2015. Temporary access road will be used during construction. Staging areas will be graveled so as to decrease mud being tracked onto the highway. Sedimentation basins would be installed to comply with KDHE requirements to assist in erosion control. Mr. Remsberg indicated they received word that KDHE approved this plan as of that afternoon. All the construction will be done outside of the flood plain area. Mr. Remsberg explained a final entrance will be in a different location, all work performed on U.S. 69 to provide for the new entrance would be paid for by the developer; however, a KDOT permit and a traffic impact study are required.

Mike Swartz asked what the difference was between the elevation of the road and the elevation of the building. Brian Coomes, PEC, explained once the project is complete the building will be several feet higher than the highway.

Patty Horgan asked if there were mines under the proposed site. Mr. Remsburg indicated there were none.

Francis DeMott asked if the water drained from the site crossing under the highway to the east to the water wat north of the existing used car lot. Mr. Remsberg confirmed this as correct.

Mr. Beasley indicated that the finished project will have a hotel, event center and casino. Trees along the north and west side will remain. The construction entrance will be removed when the construction is completed. He went through the site plan check list. This facility will have City water and City sewer services. He explained these systems are still being designed, but it was anticipated a lift station will be installed and water main installed for the sanitary sewer. The water main would be installed from the City.

There being no further questions from the Commission, Mr. Kundiger asked if there was anyone present to speak against the request. There being no one to speak against the request, Mr. Kundiger closed the Public comment portion of the review.

There being no further discussion, Bob Gilmore moved, seconded by Francis DeMott to approve the request as submitted. Motion passed unanimously.

The second order of business was the review of a site plan also submitted by Professional Engineering Consultants (PEC) on behalf of Colton's Steak House and Grill for the construction of a new restaurant to be located at northwest corner of the intersection of Parkview Drive and Atkinson Road, currently addressed as 4001 Parkview Drive, Pittsburg, KS.

Mr. Beasley explained Bruce Remsberg was present to represent the request. Mr. Bealsey stated the area is zoned as CP-2 and will have 156 off street parking spaces. Drainage will remain the same as it is currently and the entrance will be widened to create a 3 lane entrance/exit.

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Bruce Remsberg explained the owner is hoping to hire 75-100 people. However the owner has indicated he won't move ahead until the entrance is approved by KDOT. The current asphalt between the 2 lots will be replaced with grass to assist with drainage. The developer also submitted landscaping plan. The building will be approximately 7000 square feet. The current building will be demolished and a new building will be constructed. The new building will seat approximately 300 people.

There was some discussion regarding the entrance regarding traffic safety. Mr. Remsberg indicated KDOT will be the final approval on the entrance.

Beasley asked if there could be a sidewalk connecting the hotels and the proposed site. Blake Benson indicated the Chamber was going to be working with several areas to get sidewalks into the area.

There being no further questions or comments Beasley went through the checklist and landscaping plan.

There being no further questions or discussion, Francis DeMott moved to approve the site plan pending KDOT approval of the entrance. Mike Swartz seconded this motion. The motion passed unanimously.

Under Old Business the final copy of the by-laws which, were approved in the May meeting, were distributed. These by-laws will be posted on the website.

Under New Business, Bill Beasley indicated there could be a short form plat coming before the Commission in the July meeting.

There being no further business, Francis DeMott moved, seconded by Bob Gilmore to adjourn at 7:15 p.m. This motion passed unanimously.

Respectfully Submitted,

Andrea Holtzman
Administrative Assist to Public Works