

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF JULY 27, 2015

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

MEMBERS ABSENT: Michael Swartz

OTHERS PRESENT: Bruce Remsburg, 104 S Pine, Pittsburg, KS
Dale Thompson, 501 N Hazel, Cherokee, KS
Jarrod Mendicki, 303 Memorial Drive, Pittsburg, KS
Marshall Stewman, 518 17th ST STE 1575, Denver, CO 80202
Krysta Houtchens, 518 17th ST STE 1575, Denver, CO 80202
Betty Ward, #5 Twin Lakes CT, Pittsburg, KS
David Robinson, 104 S Pine, Pittsburg, KS
Jeff Lovell, 902 W 4th, Pittsburg, KS
Todd Ewing, 1306 S Catalpa, Pittsburg, KS
Randal Leimer, 202 E Centennial, Pittsburg, KS
Robert Jackson, 202 E Centennial, Pittsburg, KS
Cameron Alden, Director of Public Works
Bill Beasley, Director of Public Works
Andrea Holtzman, Administrative Assistant, Public Works

The Pittsburg Planning and Zoning Commission met on Monday, July 27, 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 eight (8) members present. Tim Kundiger led the flag salute.

The first order of business was approval of the minutes of the meeting of June 29, 2015. 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 the review of a short form plat of the land located on the southwest corner of the intersection of Centennial and Broadway Street. Included with the plat request is a document entitled Declaration of Covenants, Conditions, Restrictions and Easements. This document will set the regulations allowing additional easement and access as the land is developed.

Bill Beasley stated that Bob Jackson, owner of Meadowbrook West Property and David Robinson with PEC were present to speak on behalf of the request. Bill Beasley indicated the requesters would like to show minimal easements at this time to allow for flexibility in what goes onto the property. He also stated the Declaration of Covenants, Conditions, Restrictions and Easements will provide for needed easements when buildings are constructed. Bill indicated there will be a water line easement running along the southern portion of the property in order to service the new Kansas Crossing Casino. This main will cross U.S. Highway 69 and will run in the west right-of-way line to the casino property.

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There being no one to speak in favor or against the request, the Public Input section of the meeting was closed to allow for discussion amongst the Commission.

Bill Beasley went through the Short Form Plat Checklist.

There being no further questions or discussion, Patty Horgan moved to approve the plat as submitted. Francis DeMott seconded this motion. The motion passed unanimously.

The second order of business under Presentation of Requests and Petitions was the review of a site plan submitted by Entitlement and Engineering Solutions on behalf of DaVita for a Dialysis Center to be located in the Northeast corner of Centennial and Rouse.

Bill Beasley introduced Krysta Houtchens, Entitlement and Engineering Solutions, Inc. and Marshall Stewman, with Davita Health Care Solutions as representatives. The building will be a Dialysis Facility of approximately 16,000 square feet. Krysta Houtchens explained there will be two access drives, one off Rouse and the second off Centennial Drive.

Bill Beasley explained the two entrances will allow for a delivery truck as well.

There was some discussion regarding the entrance on Rouse. There are no regulations requiring access to be granted by an adjoining land owner with another drive; therefore, the developers felt the plan submitted was the best for the area at this time.

Marshall Stewman explained the two entrances are required in order to get the patients in and out easier for ambulances that transport patients and the delivery truck into the area. The deliveries are done during the evening hours while the offices are closed to avoid patient traffic.

Bill Beasley explained there will be a traffic signal being installed at the intersection of Centennial and Rouse. This is projected to be completed this summer. He also indicated the landscaping plan met commercial requirements.

There being no one to speak against the request, the Public Input section of the meeting was closed for discussion amongst the Commission. Several Commissioners expressed their concerns about adding another entrance along Roust Street. They felt the street would become congested with all the development occurring in the area.

There being no further questions or discussion, Bob Gilmore moved to approve the site plan as submitted. Francis DeMott seconded this motion. The motion passed with a 5-3 vote with Dave Holloman, Earl Ward and Tim Kundiger all voting no.

The third order of business under Presentation of Requests and Petitions was the review of a site plan submitted Dale Thompson on behalf of Neptune Radiator and Car Wash located at 902 West 4th Street for an addition to the current primary structure.

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Dale Thompson and Jeff Lovell were both present to speak in favor of the request. There will be an overhead door on the east side. This addition will be another work bay. The new addition will have plumbing for heat and electricity. The exterior will be the same as the existing building. This will allow for the vehicles to be worked on inside the building.

There being no one to speak against the request the public input section of the meeting was closed to allow for discussion amongst the Commission. During the discussion one Commissioner expressed his concern with the lack of parking, pointing out the vehicles parked too deep to the street on the east side. Mr. Lovell indicated these were cars to be repaired and the new addition would help get them in the building.

There being no further questions or discussion, Ron Close moved to approve the site plan as submitted Francis DeMott seconded this motion. The motion passed 7 to 1 with Tim Kundiger voting no.

Under New Business, Bill Beasley introduced the new City Engineer, Cameron Alden. Cameron will be replacing Bill when he retires in September.

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

Respectfully Submitted,

Andrea Holtzman
Administrative Assist to Public Works