

# PLANNING AND ZONING COMMISSION

## MINUTES OF THE MEETING OF AUGUST 24, 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:** Jim Askins, 2401 Knollview, Pittsburg, KS  
Brian Coomes, 104 S Pine, Pittsburg, KS  
Troy Graham, Crawford County  
Shane Kannarr, 1511 Woodland Terrace, Pittsburg, KS  
Bruce Remsburg, 104 S Pine, Pittsburg, KS  
Greg Schwerdt, 2231 SW Wanamaker, Topeka, KS  
Nancy Seitz, 3501 SW Fairlawn, Topeka, KS  
Craig Wilbert, 695 E 630th AVE, Franklin, 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, August 24, 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 seven (7) members present. Tim Kundiger led the flag salute.

The first order of business was approval of the minutes of the meeting of July 27, 2015. In this regard, Bob Gilmore moved, seconded by Patty Horgan that the minutes be approved with necessary changes. Motion carried unanimously.

The first order of business under Presentation of Requests and Petitions was the review of a site plan submitted by Professional Engineering Consultants (PEC) on behalf of Kansas Crossing for the construction of a hotel, casino and restaurant to be located at 1275 South US 69 HWY, Pittsburg, KS.

Bruce Remsburg of PEC presented a site plan submitted by Kansas Crossing for a casino, hotel, event center, and parking lot at their location along 69 highway. Mr. Remsburg explained the entrance is still awaiting KDOT studies which will determine the size and location of the entrance and there will be a 4 lane road entering the facility. The parking lot will be northeast and south of the building and will include a 20 stall RV parking lot. There will be 3 entrances to the facility. Water will enter through a 6 inch water line from the north and loop around the building. Storm sewers are designed for a 10 year event. Landscaping plans have been submitted as well as a lighting plan to the City for review.

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Mr. Beasley went through the Site Plan Checklist. There being no further questions or discussion, Tim Kundiger moved to approve the site plan contingent on the sign and setbacks being approved. Bob Gilmore 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 Professional Engineering Consultants (PEC) on behalf of Miller's Professional Imaging (MPI) for the construction of approximately 32,000 square foot addition to be located at 610 E. Jefferson Street, Pittsburg, KS.

Bill Beasley explained Miller's Professional Imaging is looking at expanding the production facility. Jim Askins and Brian Coomes were preset to speak in favor of this site plan. Mr. Askins explained approximately 120 vehicles will be using the new lot. The storm sewer relocation has been completed. The expansion is to house newer larger equipment. The new construction will not add any impervious space.

Bill Beasley reviewed the site plan check list. There being no further questions or discussion, Patty Horgan moved to approve the site plan as submitted. Dave Holloman seconded this motion. The motion passed unanimously.

The third order of business under Presentation of Requests and Petitions was the review of the fence being placed on Miller's Professional Imaging property screening the surrounding residential area. Mr. Askins requested fence be allowed to be placed on Jackson Street. The trees will be left as well as the green space with the fence being placed along the east property line.

There being no further questions Francis DeMott moved, seconded by Earl Ward. This motion passed unanimously.

The fourth order of business under Presentation of Requests and Petitions was the review of a site plan submitted Kannarr Eye Care for the construction of an approximately 35 x 60 foot addition to the existing facility currently addressed as 2521 N Broadway, Pittsburg, KS.

Jim Askins explained more space is needed at this facility as they grow and add a third doctor. The new portion of the building will match the existing structure.

Bill Beasley reviewed the site plan check list.

There being no further questions Bob Gilmore moved, seconded by Mike Swartz. This motion passed unanimously.

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The fifth order of business under Presentation of Requests and Petitions was the review of a site plan submitted by Craw-Kan Telecommunications for the construction of a new telecommunications building to be located on the southeast corner of 5<sup>th</sup> and Elm Street.

Bill Beasley explained the City has several fiber companies locating in town. Craw-Kan is one of those companies. This structure is going to be a non-maned structure. A reconstructed building will be placed on a foundation and the equipment will be housed in this structure.

Craig Wilbert explained the structure will not have windows or water. No one will actually work at the structure. There will be a separate structure for the generator. There will be no heat but air conditioning all year to keep the equipment cool.

Bill Beasley reviewed the site plan check list. There was some discussion regarding the zoning of the property. Mr. Beasley will be reviewing the information and if there are landscaping requirements for this structure.

There being no further questions Tim Kundiger moved, seconded by Francis DeMott based on the information found on zoning citing a variance may be required. This motion passed unanimously.

There being no further business, Francis DeMott moved, seconded by Dave Holloman to adjourn at 7:45 p.m. This motion passed unanimously.

Respectfully Submitted,

Andrea Holtzman  
Administrative Assist to Public Works