

CITY PLANNING COMMISSION
Regular Meeting Minutes
Ottawa, Kansas

City Hall – January 12, 2011

The City Planning Commission met at 7:00 p.m. on this date with the following members present and participating: Members Colbern, Bond, York, Wasko, Livingston, Maxwell, and Chairperson Jackson.

Chairperson Jackson asked the Planning Commission Members to make a declaration of any conflict of interest or of any Ex parte or outside communication that might influence their ability to hear all sides on any item on the agenda so they might come to a fair decision. There were none.

Public Comments: There were none.

Consent Agenda:

Member York made a motion to approve the October 27, 2010 study session minutes, and the November 10, 2010 meeting minutes, seconded by Member Wasko. All present voted yes. (7-0).

Held a public hearing to consider the proposed request by Mac Fasteners Inc., to vacate a portion of the drainage easement located on the property they own at 1110 Enterprise.

Chairperson Jackson opened the public hearing.

Tom Yahl reviewed the memo and discussed the nature of the request associated with Mac Fasteners building plan.

Member York asked why the easement was in the triangular shape. Wynndee Lee stated it was likely due to grading.

Chairperson Jackson closed the public hearing.

Member Colbern made a motion to recommend to the City Commission to approve the request by Mac Fasteners to vacate a portion of the drainage easement located on their property at 1110 Enterprise, seconded by Member York. The motion was considered and Member Bond, yes; Member York, yes; Member Maxwell, yes; Member Wasko, yes; Member Livingston, yes; Member Colbern, yes; Chairperson Jackson, yes. Motion passed by a 7-0 vote.

Site Plan, Mac Fasteners, 110 Enterprise.

Tom Yahl reviewed the site plan and memo, (power point presentation), noting location of the building, parking, drives, storm water detention area and building elevations. Mr. Yahl indicated staff is recommending approval with conditions.

CL Maurer, Landplan Engineer, and Jerry Thompson, Loyd Builders were present to answer any questions on the plan.

Member York asked about lighting and noise, as the site is adjacent to residential uses. Mr. Thompson indicated there will be no new use or additional noise from the site, as the owner will move machinery from the existing building into the new building.

Member York asked about the elevations and the black square shown on the site plan. Mr. Thompson indicated the black square is an air exchange.

Member Livingston made a motion to approve the site plan for Mac Fasteners with the following conditions: 1. Approval of the storm water study; 2. Approval of the easement vacation; 3. Submission of the required drainage easement; 4. Agreement related to sidewalk improvements and connection location, seconded by Member York. The motion was considered and Member Colbern, yes; Member Bond, yes; Member York, yes; Member Maxwell, yes; Member Livingston, yes; Member Wasko, yes; Chairperson Jackson, yes. Motion passed by a 7-0 vote.

Held a public hearing to consider the proposed amendments to Article 19, Floodplain Management of the Zoning Regulations.

Chairperson Jackson opened the public hearing.

Tom Yahl reviewed the amendment, noting new floodplain maps to become effective May 3, 2011.

Chairperson Jackson closed the public hearing.

Member Colbern made a motion to recommend to the City Commission to approve the proposed amendments to Article 19, Floodplain Management of the Zoning Regulations, seconded by Member Wasko. The motion was considered and Member Colbern, yes; Member Bond, yes; Member York, yes; Member Maxwell, yes; Member Livingston, yes; Member Wasko, yes; Chairperson Jackson, yes. Motion passed by a 7-0 vote.

Held a public hearing on the proposed rezones in the Urban Growth Area from County A-1, Agricultural District to City A, Agricultural District, 3268, Osborne Terr., 3375 Nebraska Rd., 3380 Nebraska Rd., and 3345 Nebraska Terr., (on the east side of Nebraska Terr.); from County A-2, Transitional Agricultural District to City, A, Agricultural District, 3325 Nebraska Rd. and 3255 K-68 Hwy.; from County RE, Residential Estate District to City A, Agricultural District, 3053 Neosho Rd., 3281 K-68 Hwy., 3293 K-68 Hwy., 3378 Nebraska Rd., and 3345 Nebraska Terr., (on the west side of Nebraska Terr.); from County C-2, Highway Commercial District to City C-3, General Commercial District, 3193 K-68 Hwy., 3139 K-68 Hwy., 3125 K-68 Hwy., 3117 K-68 Hwy., and 3312 Nebraska Terr.; from County I-1, Light Industrial District to City I-1, Light Industrial District, 3332 Nebraska Rd., 3161 K-68 Hwy., and 3183 K-68 Hwy.

Chairperson Jackson opened the public hearing.

Tom Yahl reviewed staff findings, and the map (power point presentations) with the Planning Commission. Mr. Yahl noting that findings for 3053 Neosho Road were provided as this parcel was omitted from the public hearing on October 13, 2010. Mr. Yahl indicated staff is recommending approval.

John Todd, 2355 K-68 Highway indicating he wanted it to be in the record that he was opposed to the action. Mr. Todd indicated he was provided conflicting information on his current zoning and would like any action delayed until he was able to review the correct information, particularly related to

building setbacks. Mr. Todd stated he had concerns that there may be ulterior motives to the rezoning action.

Member York asked if there had been any communication with other property owners. Wynndee Lee indicated she had spoken with Mrs. Jackson and Tom Yahl indicated he spoke with Stonehouse Rentals, both of which indicated they did not oppose the rezoning.

Member Bond asked that Mr. Todd's address be removed from the recommendation to allow time to clarify the existing zoning and provide the correct information.

Chairperson Jackson closed the public hearing, however the public hearing for the property at 3255 K-68 Highway owned by Mr. Todd was continued to the February 9, 2011 meeting.

Chairperson Jackson asked for a motion.

Member York made a motion to accept staff findings, excluding the findings on 3255 K-68 Highway, as their own, seconded by Member Maxwell. The motion was considered and Member Wasko, yes; Member Livingston, yes; Member Colbern, yes; Member Bond, yes; Member York, yes; Member Maxwell, yes; Chairperson Jackson, yes. Motion passed by a 7-0 vote.

Member York made a motion to recommend to the City Commission to approve the proposed rezones in the UGA from County A-1, Agricultural District to City A, Agricultural District, 3268, Osborne Terr., 3375 Nebraska Rd., 3380 Nebraska Rd., and 3345 Nebraska Terr., (on the east side of Nebraska Terr.); from County A-2, Transitional Agricultural District to City, A, Agricultural District, 3325 Nebraska Rd.; from County RE, Residential Estate District to City A, Agricultural District, 3053 Neosho Rd., 3281 K-68 Hwy., 3293 K-68 Hwy., 3378 Nebraska Rd., and 3345 Nebraska Terr., (on the west side of Nebraska Terr.); from County C-2, Highway Commercial District to City C-3, General Commercial District, 3193 K-68 Hwy., 3139 K-68 Hwy., 3125 K-68 Hwy., 3117 K-68 Hwy., and 3312 Nebraska Terr.; from County I-1, Light Industrial District to City I-1, Light Industrial District, 3332 Nebraska Rd., 3161 K-68 Hwy., and 3183 K-68 Hwy., seconded by Member Colbern. The motion was considered and Member Livingston, yes; Member Colbern, yes; Member Bond, yes; Member York, yes; Member Maxwell, yes; Member Wasko, yes; Chairperson Jackson, yes. Motion passed by a 7-0 vote.

Announcements:

The next regularly scheduled Planning Commission study session is Wednesday, January 26, 2011 at noon and the next regularly scheduled Planning Commission meeting is Wednesday, February 9, 2011 at 7 p.m.

Adjournment:

Chairperson Jackson asked for a motion to adjourn. Member Colbern made a motion to adjourn, seconded by Member Wasko. Chairperson Jackson adjourned the meeting at 7:42 p.m.

Respectfully submitted, Tom Yahl, AICP
Planner