

CITY PLANNING COMMISSION
Regular Meeting Minutes
Ottawa, Kansas

City Hall – July 13, 2011

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

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 Wasko made a motion to approve the June 1, 2011 study session minutes as amended, and the June 8, 2011 meeting minutes, seconded by Member Bond. All present voted yes. (4-0).

Held a public hearing on the proposed vacation of street right-of-way for Twelfth Street, 10 feet on each side between S. Main Street and S. Cedar Street.

Chairperson Jackson opened the public hearing.

Tom Yahl reviewed the memo, and the map (power point presentations) with the Planning Commissioners. Mr. Yahl stated that the subdivision regulations require that the Planning Commission determine that: (a) due and legal notice has been given, staff called the required public hearing and notified the affected property owners; (b) no private rights will be injured or endangered, the vacation will not impact adjacent property owners or private utility providers; and the public will suffer no loss or inconvenience, the reduced width will comply with current standards for right-of-way width. However, sidewalk is constructed along the north side of the right-of-way between Cedar and Hickory Street, and this area should be retained as a pedestrian easement.

Tom Yahl stated staff is recommending approval of the proposed vacation of street right-of-way but retaining the area between Hickory Street and Cedar Street on the north side of Twelfth Street as a pedestrian and utility easement and the other areas as a utility easement.

Chairperson Jackson asked if staff had received any comments from the property owners. Tom Yahl indicated he had received some calls, but no one had any concerns.

Chairperson Jackson asked for public comments.

Glen Jones, 1204 S. Hickory stated he was in favor of the vacation request.

Chairperson Jackson asked if there were any more public comments, there were none.

Chairperson Jackson closed the public hearing.

Chairperson Jackson asked if the Planning Commissioners had any questions or comments, there were none.

Member Wasko stated it has been determined that all regulations to vacate the right-of-way have been met and she would make the motion to recommend to the City Commission to approve the proposed vacation of the right-of-way for Twelfth Street, 10 feet on each side between S. Main Street and S. Cedar Street and retain the area between Hickory Street and Cedar Street on the north side of Twelfth Street as a pedestrian and utility easement and the rest of the area as a utility easement, seconded by Member Bond. The motion was considered and Member Maxwell yes; Member Wasko, yes; Member Bond, yes; Chairperson Jackson, yes. Motion passed by a 4-0 vote.

Held a public hearing on the proposed rezones in the Urban Growth Area from Franklin County A-1, Agricultural District, to City A, Agricultural District, 2755 Jackson Road, 2189 US-59 Highway, 2225 US-59 Highway, 2800 Rock Creek Road, and 2225 Montana Road; from Franklin County A-2, Transitional Agricultural District, to City A, Agricultural District, 2153 US-59 Highway; from Franklin County A-2, Transitional Agricultural District, to City R-1, Low Density Residential District, 2710 Rock Creek Road; from Franklin County R-3A, Single Family Residential 3-Acre District to City CS, Countryside District, 2165 US-59 Highway, and 2848 Rock Creek Road; from Franklin County R-3A, Single Family Residential 3-Acre District to City R-1, Low Density Residential District, 2704 Rock Creek Road; from Franklin County R-E, Residential Estate District to City CS, Countryside District, 2249 US-59 Highway.

Chairperson Jackson opened the public hearing.

Tom Yahl reviewed UGA rezoning action.

Tom Yahl reviewed the findings and map (power point presentation) with the Planning Commissioners. Mr. Yahl indicated staff recommends approval.

Chairperson Jackson asked Mr. Yahl to go through the properties that were being rezoned and explain what they are currently zoned by Franklin County and what the City zoning would be.

Chairperson Jackson asked if there were any public comments, there were none.

Chairperson Jackson closed the public hearing.

Chairperson Jackson asked if the Planning Commissioners had any questions or comments, there were none.

Member Bond made a motion to accept staff findings as their own, seconded by Member Maxwell. The motion was considered and Member Wasko, yes; Member Bond, yes; Member Maxwell, yes; Chairperson Jackson, yes. Motion passed by a 4-0 vote.

Member Wasko made a motion to recommend to the City Commission to approve the proposed rezones in the Urban Growth Area from Franklin County A-1, Agricultural District, to City A, Agricultural District, 2755 Jackson Road, 2189 US-59 Highway, 2225 US-59 Highway, 2800 Rock Creek Road, and 2225 Montana Road; from Franklin County A-2, Transitional Agricultural District, to City A, Agricultural District, 2153 US-59 Highway; from Franklin County A-2, Transitional Agricultural District, to City R-1, Low Density Residential District, 2710 Rock

Creek Road; from Franklin County R-3A, Single Family Residential 3-Acre District to City CS, Countryside District, 2165 US-59 Highway, and 2848 Rock Creek Road; from Franklin County R-3A, Single Family Residential 3-Acre District to City R-1, Low Density Residential District, 2704 Rock Creek Road; from Franklin County R-E, Residential Estate District to City CS, Countryside District, 2249 US-59 Highway, seconded by Member Bond. The motion was considered and Member Wasko, yes; Member Bond, yes; Member Maxwell, yes; Chairperson Jackson, yes. Motion passed by a 4-0 vote.

Announcements:

The next regularly scheduled Planning Commission study session is Wednesday, July 27, 2011 at noon and the next regularly scheduled Planning Commission meeting is Wednesday, August 10, 2011 at 7 p.m.

Adjournment:

Member Wasko made a motion to adjourn, seconded by Member Bond.

Chairperson Jackson adjourned the meeting at 7:20 p.m.

Respectfully submitted, Wynndee Lee, AICP
Director of Planning & Codes Department