

CITY PLANNING COMMISSION
Regular Meeting Minutes
Ottawa, Kansas

City Hall – May 11, 2011

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

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 Colbern made a motion to approve the March 30, 2011 study session minutes, and the April 13, 2011 meeting minutes, as amended, seconded by Member Wasko. All present voted yes. (5-0).

Continuation of the rezoning of two properties in the UGA:

Rezone from Franklin County C-2, Highway Commercial District to City C-3, General Commercial District, 2208 E. 15th St.

Rezone from Franklin County I-1, Light Industrial District to City C-3, General Commercial District, 2216 E. 15th St.

Tom Yahl reviewed the reasons for rezoning the properties in the Urban Growth Area.

Tom Yahl reviewed the findings, (power point presentation), with the Planning Commissioners. Mr. Yahl noted that Mr. Zaremba's attorney Mr. Watkins was at the last meeting and stated Mr. Zaremba wanted his property zoned industrial. Since the meeting Mr. Watkins has informed staff that Mr. Zaremba has consented to his properties being rezoned to the C-3 Zoning District.

Chairperson Jackson asked for public comments, there were none.

Chairperson Jackson asked for comments or questions from the commissioners, there were none.

Member Wasko made a motion to accept staff findings as their own, seconded by Member Colbern. The motion was considered and Member Wasko, yes; Member Livingston, yes; Member Colbern, yes; Member Bond, yes; Chairperson Jackson, yes. Motion passed by a 5-0 vote.

Member Bond made a motion to recommend to the City Commission to approve the proposed rezones in the UGA from Franklin County C-2, Highway Commercial District to City C-3, General Commercial District, 2208 E. 15th St.; from Franklin County I-1, Light Industrial District to City C-3, General Commercial District, 2216 E. 15th St., seconded by Member Colbern. The motion was considered and Member Livingston, yes; Member Colbern, yes; Member Bond, yes; Member Wasko, yes; Chairperson Jackson, yes. Motion passed by a 5-0 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, 3063 Labette Road & 3140

Marshall Road; from Franklin County A-2, Transitional Agricultural District, to City A, Agricultural District, 2754 Nebraska Road, 2840 Nebraska Road, 2880 Nebraska Road, 2961 Labette Road, & 3034 Labette Terrace; from Franklin County R-3A, Single Family Residential 3-Acre District to City CS, Countryside District, 2774 Nebraska Road, 2935 Labette Road, & 2941 Labette Road; from Franklin County R-E, Residential Estate District to City A, Agricultural District, 2820 Nebraska Road, 3011 Labette Road, 3018 Labette Terrace, & 3039 Labette Terrace; from Franklin County R-E, Residential Estate District to City CS, Countryside District, 3060 Labette Terrace, 3067 Labette Terrace, & 3072 Labette Terrace.

Chairperson Jackson opened the public hearing.

Tom Yahl reviewed staff findings, and the map (power point presentations) with the Planning Commissioners. Mr. Yahl indicated that this action was not an annexation, it does not change the taxes, and all public services will remain provided by the County.

Chairperson Jackson asked for public comments.

Sheryl Flanner, owner of 2935 and 2941 Labette Road, wanted to know why they were being rezoned to the City's CS District instead of the Agricultural District. Mrs. Flanner also indicated they do have part of the ground. Tom Yahl indicated with smaller lots the City's CS District was the best fit as a new agricultural district would require 40 acres.

Wynndee Lee indicated with the CS District it would give them more flexibility with their property. Mrs. Lee also indicated the county had the property zoned as R-3A, which is a residential zoning similar to the City's CS District.

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 Colbern made a motion to accept staff findings as their own, seconded by Member Wasko. The motion was considered and Member Colbern, yes; Member Bond, yes; Member Wasko, yes; Member Livingston, yes; Chairperson Jackson, yes. Motion passed by a 5-0 vote.

Member Colbern made a motion to recommend to the City Commission to approve the proposed rezones in the UGA from Franklin County A-1, Agricultural District, to City A, Agricultural District, 3063 Labette Road & 3140 Marshall Road; from Franklin County A-2, Transitional Agricultural District, to City A, Agricultural District, 2754 Nebraska Road, 2840 Nebraska Road, 2880 Nebraska Road, 2961 Labette Road, & 3034 Labette Terrace; from Franklin County R-3A, Single Family Residential 3-Acre District to City CS, Countryside District, 2774 Nebraska Road, 2935 Labette Road, & 2941 Labette Road; from Franklin County R-E, Residential Estate District to City A, Agricultural District, 2820 Nebraska Road, 3011 Labette Road, 3018 Labette Terrace, & 3039 Labette Terrace; from Franklin County R-E, Residential Estate District to City CS, Countryside District, 3060 Labette Terrace, 3067 Labette Terrace, & 3072 Labette Terrace, seconded by Member Wasko. The motion was considered and Member Bond, yes; Member Wasko, yes; Member Livingston, yes; Member Colbern, yes; Chairperson Jackson, yes. Motion passed by a 5-0 vote.

Other:

Chairperson Jackson wanted to thank Member York for his years of service and dedication to the Planning Commission as this was his last meeting.

Announcements:

The next regularly scheduled Planning Commission study session is Wednesday, May 25, 2011 at noon and the next regularly scheduled Planning Commission meeting is Wednesday, June 8, 2011 at 7 p.m.

Adjournment:

Member Colbern made a motion to adjourned, seconded by Member Wasko.

Chairperson Jackson adjourned the meeting at 7:15 p.m.

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