

**MINUTES OF  
CITY PLANNING COMMISSION STUDY SESSION  
OTTAWA, KANSAS**

**City Hall – January 25, 2012**

The City Planning Commission met at Noon on this date with the following members present and participating to wit: Members Bond, Livingston, Colbern, Wasko, and Chairperson Jackson. Members Boyd and Maxwell were absent.

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.

Member Boyd arrived at 12:04 p.m.

**Final Plat:**

**Final Plat, The Kent Granger Subdivision, 2601 S. US-59 Highway.**

Tom Yahl reviewed staff findings and the map (power point presentation) with the Planning Commissioners. Mr. Yahl indicated the plat needed some minor changes to it and staff is recommending approval with the condition the revised plat is received.

**Member Colbern made a motion to approve the final plat for The Kent Granger Subdivision, located at 2601 S. US-59 Highway with the condition the revised plat is received, seconded by Member Wasko.** The motion was considered and Member Colbern, yes; Member Bond, yes; Member Boyd, yes; Member Wasko, yes; Member Livingston, yes; Chairperson Jackson, yes. Motion passed by 6-0 vote.

**Site Plan:**

**Site Plan, Zarco, 2518 E. Logan, for a truck, refueling site.**

Tom Yahl reviewed staff findings and the site plan (power point presentation) with the Planning Commissioners. Mr. Yahl stated staff is recommending approval with conditions.

Scott Zaremba stated they would be selling bio diesel fuel.

Member Colbern asked if the stormwater would be detained on site. Wynndee Lee indicated it would be detained on site then metered out (for the newly impervious area).

Member Livingston asked if a stormwater study was done. Mr. Zaremba stated yes.

Member Colbern asked if there were going to be new trees on the north side. Mr. Yahl indicated yes.

Member Bond asked if the entrance is a private drive, and who maintains it. Wynndee Lee stated yes and the adjacent owners are responsible for maintaining it.

Member Livingston asked if there is a truck traffic pattern for entering and exiting the site. Mr. Yahl stated yes and showed the traffic pattern on the plan.

**Member Bond made a motion to approve the site plan for Zarco truck refueling site with the following conditions: 1. A development agreement for future installation of a multi-use path along Logan Street; 2. Revision of plan to show required street tree caliper, seconded by Member Colbern.** The motion was considered and Member Bond, yes; Member Boyd, yes; Member Wasko, yes; Member Livingston, yes; Member Colbern, yes; Chairperson Jackson, yes. Motion passed by a 6-0 vote.

### **Vacating an Easement:**

**Consider the proposed request by Mac Fasteners Inc., to vacate a portion of the stormwater easement located on the property they own at 1110 Enterprise.**

Tom Yahl reviewed the memo and site drawing, (power point presentation), with the Planning Commissioners. Mr. Yahl stated staff is recommending approval.

Wynndee Lee reviewed the process for vacating an easement, however due to the urgency of a closing timeline for Mac Fasteners the public hearing will be held at the City Commission meeting on February 1, 2012.

Member Bond asked how the building was built over the easement in the first place. Jerry Thompson, Loyd Builders, indicated he made an error in the placement of the building.

Wynndee Lee indicated the site plan needed minor revision and policy has been to allow projects to continue while staff waited on the revised site plan to help expedite the project. However with this incident that policy may be reviewed in the future.

**Member Livingston made a motion to recommend to the City Commission to approve the proposed vacation of the stormwater easement located at 1110 Enterprise, seconded by Member Colbern.** The motion was considered and Member Bond, yes; Member Boyd, yes; Member Wasko, yes; Member Livingston, yes; Member Colbern, yes; Chairperson Jackson, yes. Motion passed by a 6-0 vote.

### **Information and Discussion Items:**

Review the December 28, 2011 study session meeting minutes: Chairperson Jackson asked if there were any changes or corrections needed. There were none.

Review the January 11, 2012 meeting minutes: Chairperson Jackson asked if there were any changes or corrections needed. There were none.

### **Public Hearing Items:**

**Discuss the proposed amendments to Article 5, Agricultural District, Section 5-2, Article 8, Countryside District, Section 8-2, Article 23, Home Occupations, Section 23-1, and Article 24, Supplemental District, Sections 24-602, 24-701, and 24-705.**

Tom Yahl reviewed the memo and the changes to be made, (power point presentation), with the Planning Commissioners. Mr. Yahl stated staff is recommending approval of the amendments.

Member Bond asked if the number of animals is an issue. Wynndee Lee indicated no, and the county does not regulate the number of animals the property owners can have.

Larry Walrod, Franklin County Planning Director, stated it's not so much the number of animals but the management of the animals.

**Continue the discussion on the public hearing for the proposed rezones in the Urban Growth Area, (Phase 26):**

**Rezone from Franklin County R-3A, Single-Family Residential 3-Acre District, to City CS, Countryside District, 2730, 2641, 2804, 2340, 2550, 2530, 2441, 2740, 2410, 2739, 2450, 2640, 2510, 2715, 2729, 2316, 2341, 2435, 2621, 2720, 2631, 2427, 2719, 2710, 2449, 2411, 2315 Greenwood Dr., 2721, 2736, 2740, 2726, 2716, 2711 Maple Terrace, 2446, 2439, 2440, 2435 Autumn Court.**

Tom Yahl indicated staff did not have anything new to add to this item since last months meeting.

Chairperson Jackson asked if staff sent the homeowners a letter after the meeting. Wynndee Lee stated yes.

Member Boyd asked if any of the homeowners from this area came in with specific issues concerning the uses allowed with the zoning classification. Wynndee Lee stated no one has responded.

**Discuss the proposed rezones in the Urban Growth Area, (Phase 27):**

**Rezone from Franklin County R-3A, Single-Family Residential 3-Acre District, to City CS, Countryside District, 2615 Louisiana Road, 2679 Louisiana Road, 2671 Louisiana Road, 2350 Labette Road, 2326 Labette Road.**

**Rezone from Franklin County R-E, Residential Estate District, to City CS, Countryside District, 2635 Louisiana Road, 2354 Labette Road, 2320 Labette Road, 2663 Louisiana Road, 2641 Louisiana Road, 2344 Labette Road.**

Tom Yahl reviewed staff findings and the map, (power point presentation), with the Planning Commissioners. Mr. Yahl stated staff is recommending approval.

Tom Yahl indicated the Dean Goodell, 2354 Labette Road, asked to have his property changed to the agricultural district. Wynndee Lee stated this might not be necessary with the amendments that are being made.

Member Wasko asked if there was anyone else, Tom Yahl indicated he had also talked to Mr. Ludwick, an owner in this area.

**Discussion Items:**

Chairperson Jackson asked what was on the agenda since the rezones are done. Wynndee Lee stated an overhaul to the comp plan or a master plan for sidewalks and trails.

Chairperson Jackson asked about the stormwater regulations. Wynndee Lee reviewed the process and the adoption of stormwater utility is continuing to develop.

**Announcements:**

Chairperson Jackson stated the next regular scheduled Planning Commission meeting is February 8, 2012, at 7 p.m. The next regular scheduled Planning Commission study session is February 29, 2012, at noon.

**Adjournment:**

Chairperson Jackson adjourned the meeting at 1:00 p.m.

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