

LOUISBURG PLANNING COMMISSION MEETING MINUTES WEDNESDAY, APRIL 26

The Planning Commission of the City of Louisburg, Kansas, met at 6:30 p.m. in the City Hall Council Chambers with Chairperson Andy Sauber presiding.

ATTENDANCE:

Commission Members: Nate Apple, Thorvald McKiearnan, Brandon Fosbinder, Rick Phillips,
Anne Smith

Visitors: Sondra and Jim Gilmore and Dan Smith

Staff: Jean Carder, planning assistant

ROLL CALL

ADOPTION OF THE AGENDA

A motion was made by Commissioner Apple and seconded by Commissioner Fosbinder to adopt the agenda. Motion carried 6-0.

APPROVAL OF THE MINUTES

A motion was made by Commissioner McKiearnan and seconded by Commissioner Apple to approve the minutes of the Feb. 22, 2017, and March 9, 2017, meetings. Motion carried 6-0.

PUBLIC COMMENTS

None

PUBLIC HEARING BUSINESS ITEMS

Item 5: 17001-TXA (Text Amendment) – Planning Commission shall consider to amend sections 801, 803, 804 and 806 of Article 8 of the City of Louisburg Sign regulations

Chairperson Sauber said the Planning Commission has discussed the changes to sign regulations for several months and have had the opportunity to review it multiple times. Chairperson Sauber opened the public hearing. There were no comments from the public. The public hearing was closed. There was no further discussion. Commissioner Smith moved and Commissioner McKiearnan seconded to approve the regulations. Motion passed 6-0.

NON-PUBLIC HEARING BUSINESS

Item 6: 17002-SP (Site Plan) 106 Crestview Drive, Granny's School House employee parking lot, Parcel ID: 1093003001004030

Chairperson Sauber qualified that the Planning Commission can't approve this site plan as the applicant does not own the property yet. The applicant would like a general consensus from the Planning Commission if this use would be acceptable before finalizing the purchase of the property. The sale is to close in late May, Sondra Gilmore, applicant, told the Planning Commission.

Chairperson Sauber asked if the Price Chopper driveway indicated on the site plan is the main entryway into the grocery store. Staff confirmed that it was the delivery drive located behind the grocery.

In reviewing the staff report it was determined:

Storm Water runoff - Planning Commission had no issues

Sidewalk – Chairperson Sauber would like to see the 175 ft. sidewalk built. Commissioner Smith thought the sidewalk would be a big improvement to the site.

Landscaping – Discussion occurred about landscaping as none was shown on the site plan. Commission members said they would like to see landscaping indicated on the site plan before it is approved. Mrs. Gilmore said she plans to plant shrubbery, trees and bronze statues of children playing. She plans for the space to be park-like. Commissioner McKiernan thought there were landscaping standards that needed to be followed. He asked that Staff be sure any landscaping standards are addressed. Staff agreed to work with Mrs. Gilmore on this item.

Lighting – Commissioner Apple suggested a light be installed in each of the two islands in the parking lot. Chairperson Sauber reminded the applicant that the lighting should be downcast not allowed to leak overhead. The applicant was agreeable to those suggestions.

The Planning Commission consensus is the site plan would be approved with the modifications discussed in the meeting concerning lighting, landscape and sidewalk.

Review and Approve Meeting Schedule

Commissioner Apple suggested the December 2018 meeting be changed to Thursday, Dec. 27 from Dec. 19, 2018. Commissioner Fosbinder moved and Commissioner Phillips seconded. Motion carried. 6-0.

Old Business

None

New Business

Commissioner Apple reported the USD 416 is interested in purchasing the Diesel Automotive business located on South Metcalf to use as a bus repair facility. He stated that he did not think this would be a change of use for the location.

Commissioner Apple said that he and Chairperson Sauber recalled that the tall pole signs located on the northeast corner of the US 69/K-68 interchange could be changed but could not be rebuilt in the event of something like a tornado. He asked Staff if she remembered that conversation on Planning Commission years ago. Staff replied that she recalled the tornado discussion but not the other. She said she would try to review past Planning Commission minutes to see if she could find reference to that conversation.

Commissioner McKiernan asked if the McDonald's sign located on the southeast corner of that intersection is structurally sound. He said he thinks it sways quite a bit in the wind.

Reports

None

Adjournment

Commissioner Fosbinder moved and Commissioner Phillips seconded to adjourn the meeting at 7:01 p.m. Motion carried 6-0.