



LOUISBURG PLANNING COMMISSION MEETING MINUTES WEDNESDAY MAY 31, 2017

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: Anne Smith, Gus Strughen, Thorvald McKiernan, Les Page, and Brandon Fosbinder Arrived (6:33pm)
City Staff; Jean Carder
City Administrator: Nathan Law
Recording Secretary: Rusty Whitham
Visitors: Ken Rau, Frank Blancarte

ITEM 1: ROLL CALL

ITEM 2: ADOPTION OF THE AGENDA:

A motion was made by Les Page to adopt the agenda. The motion was seconded by Thorvald McKiernan. Motion passed 5-0. Brandon Fosbinder not present at this time.

ITEM 3: APPROVAL OF THE MINUTES:

A motion was made by Anne Smith to approve the minutes from the April 26, 2017 meeting. The motion was seconded by Thorvald McKiernan. Motion passed 5-0-1. Les Page abstained.

ITEM 4: PUBLIC COMMENTS: Persons who wish to address the Planning Commission regarding items not on the agenda may do so at this time. Speakers will be limited to three (3) minutes. Any presentation is for information purposes only.

None

PUBLIC HEARING BUSINESS ITEMS:

Item 5: 17001-Z Rezoning the property located at 707 South 1st Street from “R-1” to R-3”.

Chairperson Andy Sauber asked staff if there is any additional information that was not included or needs changed in the packages that the Planning Commission should be aware of. City Administrator Nathan Law replied with no. Law mentioned that this area is currently zoned residential and this rezoning request from R-1 to R-3 is not a significant departure from its original zoning classification.

Law went on to explain that the Future Land Use Plan (Dated December 2009) designates this property for commercial use. However, the Down Town Revitalization Plan (Dated January 2014) designates the Farmers Market area as more of a Mixed Use district. The vacant lot located at 707 South 1st Street is only one block removed from the Farmers Market area and rezoning this property to R-3 is not that far-out of line with the city's objectives outlined in this plan. A Mixed Use District is a combination of commercial and higher density residential properties.

The Applicant, Ken Rau, explained that he wishes to build a 3-plex residential home on the property. Rau mentioned that the proposed 3-plex will be used as a rental property. Rau added that he owns the property directly south of 707 South 1st Street and he is able to adjust the property lines 30 feet to the south to meet setback requirements for his 3-plex. Les Page asked if the applicant moves the property line 30 feet will both properties meet minimum lot size requirement. Rau replied with yes.

After reviewing the submitted hand drawn site-plan, Andy Sauber asked if the building will run north to south. Ken Rau replied yes.

Les Page mentioned that he noticed in the staff report the minimum square footage requirement per apartment unit is 1060 square foot. Rau mentioned that his construction plans will meet the minimum square footage requirement outlined in the Zoning Regulations. Rau also confirmed that two off-street parking stalls will be provided on the property per rental unit.

Chairperson Andy Sauber opened this item up for public discussion. Frank Blancarte who is the property owner of 104 South Sims, asked who will be responsible for this 3-plex so they don't end up looking like the rental units located on North 10th Street. Blancarte is mostly concerned about street parking. He mentioned that the public street isn't wide enough to support a lot of parking. Sauber replied that the owner is responsible to ensure that the property and the building are maintained in accordance with city requirements. Thorvald McKiernan mentioned that there are minimum distance requirements for parking along the street and that the police department will issue citations when needed to avoid congestion. Sauber added that each rental unit will have two designated off-street parking stalls and that should alleviate most of the parking concerns.

Frank Blancarte asked when will construction start. Ken Rau mentioned that he would like to get the foundations poured before it freezes this winter and finished building in the spring of 2018.

No further public comment was made. Chairperson Andy Sauber closed the public discussion portion of this meeting.

Thorvald McKiernan asked if adjusting the property line is adjusted to facilitate minimum setback requirements changes this lot so that it's no longer eligible for minimum 1060 square footage requirements in Section 504, paragraph D.4 of the City Zoning Regulations. McKiernan then suggested if it does the minimum square footage should be 1200 square feet per rental unit.

“Wherever a parcel prior to October 7, 1992, is a lot of record, the minimum single-family dwelling size shall be 960 square feet for a single level dwelling and a split level house; or 1,060 square feet of living space for a multi-level dwelling, which shall have a minimum of 500 square feet of living space on the first floor.”

Staff stated that they will look into question posed by McKiernan and get back with the Planning Commission.

NOTE: *After the meeting Staff confirmed that adjusting the property lines will affect the minimum square footage requirement per rental unit. If any of the property lines are adjusted the lot shall no longer be eligible for the considerations outlined in Section 504, paragraph D.4 of the City Zoning Regulations. This parcel will have a new effective date that will reflect the date when the property line adjustment took occurred. The minimum required square footage per rental unit shall be 1200 square feet. Ken Rau was contacted and understood the new square footage requirement.*

Les Page asked staff if they were satisfied with the proposed off-street parking plan. Nathan Law replied with yes. Law explained further by mentioning that as long as the owner ensures that he doesn't encroach on any right-of-ways or easements we should be fine with the off-street parking plan.

Les Page mentioned that he is concerned about the city's Future Land Use Plan. Nathan Law stated that the city is presently undergoing a Comprehensive Plan review and the Future Land Use Plan may go through updates as well. Page wanted to ensure that everyone understands that as time goes by the properties surrounding 707 South 1st Street may be sold. Most of these properties currently have homes on them and as those lots are sold some of them may be replaced with commercial business as indicated in the Future Land Use Plan. This is something we all need to be aware of and especially the current property owners.

No further discussion occurred. Commissioner Anne Smith made a motion to recommend rezoning the vacant lot located at 707 South 1st Street. This property will be rezoned from R-1 Single-Family Dwelling District to R-3 Multi-Family Residential District. Thorvald McKiernan seconded the motion. The motion passed 6-0.

This motion with recommendation will be forwarded to the City Council after the 14 day mandatory petition period has ended. This item will be on the June 19, 2017 agenda for the City Council to discuss and make final determination.

NON-PUBLIC HEARING BUSINESS ITEMS:

Item 6: None

OLD BUSINESS: Any old business the Commission may wish to discuss

Item 8: None

NEW BUSINESS:

Item 9: None

REPORTS:

Item 10: None

Item 11: ADJOURNMENT:

A motion was made by Anne Smith to adjourn the meeting. Second was made by Thorvald McKiernan. The motion passed 6-0. Meeting adjourned at 7:12 p.m.

Submitted by Rusty Whitham