



LOUISBURG PLANNING COMMISSION MEETING MINUTES WEDNESDAY June 28, 2017

The Planning Commission of the City of Louisburg, Kansas met at 6:33 p.m. in the City Hall Council Chambers with Chairperson Andy Sauber presiding.

ATTENDANCE:

Commission Members: Anne Smith, Thorvald McKiernan, Brandon Fosbinder, Rick Phillips, and Nate Apple
City Administrator: Nathan Law
Mayor: Marty Southard
Recording Secretary: Rusty Whitham
Visitors: Jeff Skidmore

ITEM 1: ROLL CALL

ITEM 2: ADOPTION OF THE AGENDA:

A motion was made by Brandon Fosbinder to adopt the agenda. The motion was seconded by Anne Smith. Motion passed 6-0.

ITEM 3: APPROVAL OF THE MINUTES:

A motion was made by Anne Smith to approve the minutes from the May 31, 2017 meeting. The motion was seconded by Thorvald McKiernan. Motion passed 5-0-1. Nate Apple 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: None

NON-PUBLIC HEARING BUSINESS ITEMS:

**Item 6: 17001-LS (Lot Split) - 27471 Metcalf Road (Parcel ID: 1092900000006000).
The owner is LTB Farms.**

Nathan Law mentioned that all relevant information was included in the meeting packages and no further relevant facts are available. Nate Apple asked if this property was the old Barker tract of land. Nathan Law replied with yes. Nate Apple then asked why are the three tracts of land irregularly shaped in a zig-zag pattern. Jeff Skidmore from Schlagel & Associates who is representing the current land owners mentioned that goal of this lot split is to divide the property equally into three separate tracts. The two north tracts have roughly 500' North Metcalf road frontage while the south has a little more to compensate for narrowing on the west end of property. The zig-zag follows a natural draw on the property. Skidmore ended by stating that there are no plans at this time to develop any the three tracts being proposed.

Thorvald McKiernan asked if the City has any width and length (minimum lot size) requirements for lot splits. It was mentioned that there are no minimum size requirements on parcels this large. However, if owners do wish to develop the property in the future minimum lot size requirement will be considered.

No further discussion occurred. Thorvald McKiernan made a motion to approve the lot split at 27471 Metcalf Road (Parcel ID: 1092900000006000). This split will divide roughly 150 acres into three separate tracts of land as represented on the submitted survey. Nate Apple seconded this motion. The motion passed 6-0.

This item and Planning Commission recommendation will be forwarded to the City Council for further consideration. The City Council will discuss this lot split during its July 3, 2017 meeting.

Item 7: A discussion with Steve Rice concerning the requirements to build an accessory building within the city. Steve Rice owes a home at 1449 Starbrooke Drive.

Steve Rice was not present at this meeting. After a brief discussion, most Planning Commissioners agreed that if an accessory structure is to be attached to a residential home it must have proper footings, meet minimum setbacks, design standards, and building codes requirements. In addition the home owner shall obtain approval from their applicable Homeowners Association (HOA) as needed. In order for Steven Rice to attach his accessory structure to his house, he needs to install proper footings and obtain a permit. No formal action was taken by the Planning Commission concerning this topic at this time.

Item 8: 17002-SP (Site-Plan) - 106 Crestview Drive, Granny's School House employee parking lot, Parcel ID: 1093003001004030. (This Item Added)

A brief discussion occurred concerning lighting, landscaping and sidewalks for the proposed parking lot on Crestview Drive. Commissioners McKiernan and Apple suggested that the lighting posts located in the parking lot need to have footing that are at least 3-5 feet deep. Also the lighting system requires proper electrical grounded. After this discussion a motion was made by Nate Apple to approve the Parking Lot Site-Plan for Granny's School House on Crestview Drive. The motion was seconded by Rick Phillips. The motion passed 6-0.

Item 9: A discussion concerning the adoption of the most recent International Building Codes. The city currently uses the 2003 International Building Codes.

After a brief discussion most Planning Commissioners agreed that this item requires additional consideration. Staff was directed to contact local municipalities to determine what version of building codes they are using. In Addition, it was suggested that Staff provide the Planning Commission with a copies of the current Building Codes. No formal action was taken by the Planning Commission concerning this topic at this time.

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

Item 10: None

NEW BUSINESS:

Item 11: None

Nate Apple asked if we have any rules against cookie cutter type housing. Apple suggested that the 33 residential homes currently under construction in the Rockville Subdivision look identical. Staff mentioned that there are no rules restricting cookie cutter housing constructed within the city. Nathan Law stated that the developer building the homes in the Rockville Place Subdivision agreed to make minor changes. Law confirmed slight changes to the floor plans and exterior of the homes are being done. Apple stated that we may consider revisiting this issue. Anne Smith also mentioned she heard that people are displeased with cookie cutter appearance of the new houses in the Rockville Place Subdivision.

Anne Smith mentioned that the Summerfield Farms Subdivision Home Owners Association (HOA) is struggling with parking issues on secondary streets particularly South 2nd Street East. The narrow streets do not allow for sufficient space for parking on both sides. Smith is concerned that when people park on both sides of the street there may not be enough room for large emergency vehicles to pass. She stated that there were signs limiting parking to one side of the street at one time, but now they all gone. Smith suggested that the signs were removed about five years ago and doesn't know who took them down or why. Andy Sauber recalled that one side street parking was a compromise with the developer (Jerry Simmons). Limiting parking to one side allowed the Simmons to install narrower street, saving him a lot of money. Andy Sauber asked staff to research the Planning Commission meeting minutes and see if parking was addressed in the Summerfield Farm Subdivision. It was also suggested if the HOA determines that street parking should be limited to one side of the street they need to discuss it with the City Council. It's imperative that the residents in the Summerfield Farms Subdivision speak in one voice through their HOA and formally request parking restrictions to the City Council if needed.

Nate Apple then mentioned that he received a complaint from an individual concerning the early start by contractors on construction sites. He stated that the person he talked to was awoken by a pneumatic nail gun at 5:30am. Apple understood that the city had some kind of ordinance restricting work hours on construction sites in residential areas. Staff stated that there are no rules currently addressing work hours. However, when Ward Development applied for their 33 residential home construction permits in the Rockville Subdivision staff addressed work hours with their general contractor. It was agreed that no work shall begin before 6am and will end by 7pm. Brandon Fosbinder asked will this type of ordinance effect trash trucks and lawn mowing. It was asked of Staff to research how other municipalities and determine how they handle work hours on construction sites to limit noise.

Nate Apple then asked how can we workout the rebar dilemma in concrete. It was explained that the requirements for rebar in concrete maybe unclear. Staff confirmed that they inspect for rebar in sidewalks, basements, garages, approaches, and driveways. Apple suggested that some concrete projects may not require rebar. Nathan Law mentioned that some communities have adopted a non-rebar approach on some concrete applications such as commercial parking lots. Law added that as long as the concrete meets curtain PSI and slump requirements rebar may not be needed. It was mentioned that each community is different when it comes to the requirement for rebar in concrete. Apple also asked if the submitted construction plans supersede city requirements. It was city's suggested that the rebar requirement be reviewed. Staff was also directed to reach out to other municipalities to determine their rebar requirements in concrete.

REPORTS:

Item 12: None

Item 13: 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 7:22 p.m.

Submitted by Rusty Whitham