



LOUISBURG PLANNING COMMISSION MEETING MINUTES WEDNESDAY JULY 26, 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, Les Page, Rick Phillips, Nate Apple, Chad Rowe, and Thorvald McKiernan (Arrived 6:46)
City Administrator: Nathan Law
Recording Secretary: Rusty Whitham

ITEM 1: ROLL CALL

ITEM 2: ADOPTION OF THE AGENDA:

A motion was made by Nate Apple to adopt the agenda. The motion was seconded by Rick Phillips. Motion passed 6-0. Thorvald McKiernan had not yet arrived at the meeting.

ITEM 3: APPROVAL OF THE MINUTES:

A motion was made by Nate Apple to approve the minutes from the June 28, 2017 meeting. The motion was seconded by Anne Smith. Motion passed 4-0-2. Chad Rowe and Les Page abstained. Thorvald McKiernan had not yet arrived at the meeting.

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

Nathan Law mentioned that the City Council is open to adopting current Building Codes. Law stated that he was told by Janet McRae (Miami County Economic Director) that the Greater Kansas City Home Builders Association is interested in working with local municipalities to update their building codes. Their objective is to have all the municipalities in Miami County using the same version of building code. Municipalities using the same codes would be beneficial to the home builders. Law mentioned this to the City Council and they suggested that the Planning Commission table any further discussions concerning updating our building codes until the City Administrator has an opportunity to reach out to the Greater Kansas City Home Builders Association. There were no objections to tabling this discussion for a later date.

Item 7: A discussion concerning the city's requirement to place rebar in concrete.

Nate Apple provided examples where rebar set at 24" on center is needed. Apple suggested that the city should keep the 24" on center requirement for residential projects. However, on commercial projects rebar requirements should be at the discretion of an engineer with all requirements listed on the submitted plans. Apple suggested that some municipalities in the greater Kansas City area don't require rebar in sidewalks or residential/commercial approaches.

Apple recommends not changing the requirement for rebar on residential projects. Rebar set at 24" on centers is needed for residential projects. Apple also suggested requiring rebar in city all sidewalks, approaches and right-of-ways. However, requiring rebar on commercial parking lots and driveways is not needed.

Les Page mentioned that the approach and driveway leading into the Shell Gas Station at 1500 West Amity was a mess for a long time. Page also provided other examples of detreating commercial driveways.

Thorvald McKiernan asked why would we want different standard for commercial concrete and residential concrete.

Page asked if the city is asking for a recommendation from the Planning Commission concerning reinforcing requirements in concrete. Nathan Law replied with yes.

Les Page asked why we are considering changing our concrete reinforcing requirements. Nathan Law answered to ensure that we standardize our inspection requirements. It was stated that our commercial concrete requirements are unclear while our residential concrete requirements are very specific. It was also mentioned that a couple of commercial parking lots in town have been poured over the weekend without inspection.

Nate Apple recommended that all approaches should be at least 8" thick. Apple and Page suggested that staff gather additional information from local municipalities and see what their commercial concrete standards are. Apple also suggested that staff contact a professional concrete trade organization to determine local and national concrete standards.

All agreed that additional informational is needed and that this issue be tabled until the data has been compiled.

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 Thorvald McKiearnan to adjourn the meeting. Second was made by Rick Phillips. The motion passed 7-0. Meeting adjourned at 7:10 p.m.

Submitted by Rusty Whitham