



LOUISBURG PLANNING COMMISSION MEETING MINUTES

Wednesday January 27, 2021

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: George Bazin, Les Page, Lee Baer (Zoom), Michelle Olson (Zoom), McKenzie Phillips (Zoom) and Nate Apple (Zoom)

City Administrator: Nathan Law

City Council: Donna Cook

City Staff: Jean Carder

Recording Secretary: Rusty Whitham

Visitors: Sean Dennis and Reid Hintz

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 George Bazin. The motion passed 7-0.

ITEM 3: APPROVAL OF THE MINUTES:

A motion was made by George Bazin to approve the minutes from the December 16, 2020 meeting. The motion was seconded by Lee Baer. The motion passed 6-0-1. 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: None

NON-PUBLIC HEARING BUSINESS ITEMS:

NEW BUSINESS:

Item 6: Discussion with Sean Dennis concerning a possible lot merger and construction of a single-family residential dwelling located on Howard Street (South of Vintage Park).

Sean Dennis (Property Owner) stated his plan to construct a single-family home with metal siding has slightly changed. The proposed building will now be constructed with wood siding and have a metal roof.

Chairperson Andy Sauber asked if any commission members have any concerns with the merger of the lots.

Nate Apple asked how many lots will remain after the merger. Sean Dennis explained four lots will be merged into two lots with a 40-foot cul-de-sac located at the end of Howard Street. Lots 1 and 2 will combine and lots 3 and 4 will also merge to form two separate lots.

Sean Dennis stated the sewer main is only 6 foot deep and is located on the S/E corner of what is currently known as lot 4 on the final plat dated September 17, 1997. The main is too shallow to allow gravity feed. Any home constructed on the west lot will require a grinder pump to move sewer approximately 300 feet to the main. Dennis stated he was told by City Staff that a private septic tank would not be allowed.

NOTE: This land does not meet the minimum 3 acres required for a septic system. Reference Chapter XV, paragraph 15-316, item (a) of the City Code:

“(a) The type, capacities, location, and layout of the private sewage disposal system shall comply with all recommendations and requirements of the Water Pollution Control Section of the Kansas State Department of Health. No permit shall be issued for any private sewage disposal system employing subsurface soil absorption facilities where the area of the lot is less than three acres. No septic tank or cesspool shall be permitted to discharge to any public sewer or natural outlet.”



During additional discussion no negative comments were made by the Planning Commission concerning the proposed lot merger. City Staff explained that they will process the merger and will brief the Planning Commission once the merger has been completed and filed with the Register of Deeds.

The discussion ended without a formal vote. This item was presented to the Planning Commission for discussion purposes only.

Item 7: Discussion Reid Hintz concerning solar panel restrictions. Reference Zoning Regulations, Section 622 “Solar Panel System Design Standards.”

Reid Hintz (Risingsun Solar) introduced himself. He stated that he is not here to promote anything to include his company or himself. His goal is to provide non bias information to the Planning Commission concerning solar panels. Hintz started the discussion by stating his credentials in the solar panel industry.

Hintz presented information to the Planning Commission that supports the installation of roof mounted solar panels located on the front and sides of residential homes. Currently, the City does not allow for the installation of roof mounted solar panels on front or sides of residential homes in Zoning Districts R-1, R-2, R-3, and M-P. These restrictions are established in Section 622 “Solar Panel System Design Standards”. These standards were adopted by the City on July 31, 2019. Reference paragraph 1.b of said standards:

“Roof-mounted solar panels shall not be on the front or side roofs in any Residential Zoning Districts.”

Les Page asked if other communities in the area allowing roof mounted panels on the front of residential homes. Hintz said almost all do. The exception is Blue Springs. They do not allow it.

Hintz recommends amending paragraph 1.b of the “Solar Panel System Design Standards” to read:

“Roof-mounted solar panels shall not be on the front or side roofs in any Residential Zoning Districts unless Black-on-Black panels are installed and approved by HOA/City.”

A lengthy discussion occurred. It was the consensus of the Planning Commission that this item needs further consideration. Andy Sauber asked if this discussion could add this item to the February 24, 2021 Planning Commission agenda. Staff said yes.

The discussion ended without a formal vote. This item was presented to the Planning Commission for discussion purposes only.

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

Item 8: None

Additional Discussion:

Lee Baer asked if the City Council has provided further guidance concerning gravel driveways. City Administrator Nathan Law said that no direction given as of this date. Administrator Law then mentioned he anticipates additional information to be provided in the near future.

Lee Baer then stated that it may be prudent for Planning Commission to discuss wayfinding signs again. Baer asked if we could put wayfinding signs on the “things to do list” for the Planning Commission. Administrator Law explained that the Planning Commission has discussed wayfinding briefly in the past and added that the City Council is also interested in additional discussions.

Item 9: ADJOURNMENT:

A motion was made by Les Page to adjourn the meeting. Second was made by George Bazin. The motion passed 7-0. Meeting adjourned at 7:08p.m.

Submitted by Rusty Whitham