

**Louisburg Planning Commission Regular Meeting
6:30P.M. January 29, 2020
City Council Meeting Room
215 South Broadway
AGENDA**

Item 1: ROLL CALL:

Item 2: ADOPTION OF THE AGENDA:

Item 3: APPROVAL OF THE MINUTES:
- Minutes from the December 18, 2019 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 informational purposes only.

Item 5: PUBLIC HEARING BUSINESS ITEMS:
None

Item 6: NON-PUBLIC HEARING BUSINESS ITEMS:
20001-SP (Site-Plan) – Vacant 4.67 Acre Tract of Land. The landowner recently installed a temporary construction building on the property for site security reasons (Parcel ID: 093003001004220).

Item 7: As recommended by the City Council, the Planning Commission will discuss the Sign Regulations and consider the potential to allow feather signs.

Item 8: OLD BUSINESS: Any old business the Commission may wish to discuss
None

Item 9: NEW BUSINESS:
None

Item 10: REPORTS:

Item 11: ADJOURNMENT:



LOUISBURG PLANNING COMMISSION MEETING MINUTES Wednesday December 18, 2019

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: Michelle Olson, Michael Sharp, Brandon Fosbinder, Les Page, and George Bazin
City Administrator: Nathan Law
Staff: Jean Carder
Recording Secretary: Rusty Whitham
Visitors: Lacy Lambeth and Jeff Charpentier

ITEM 1: ROLL CALL

ITEM 2: ADOPTION OF THE AGENDA:

A motion was made by George Bazin to adopt the agenda. The motion was seconded by Michelle Olson. Motion passed 6-0.

ITEM 3: APPROVAL OF THE MINUTES:

A motion was made by Brandon Fosbinder to approve the minutes from the November 20, 2019 minutes. It was seconded by George Bazin. Motion passed 6-0.

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: 19002-Z (Rezoning) – 1 Aquatic Drive (Parcel ID: 1093200000001020) from “R-1” Single-Family Dwelling District to “C-3” General Business District”

Chairperson Andy Sauber opened the discussion for public comment. No public comment was made. Sauber then closed the public comment portion for this discussion.

The Planning Commission discussed each of the “Eight Golden Factors”, and found no issues with each item:

1. The character of the neighborhood
2. The zoning and uses of property nearby
3. The suitability of the property for the uses to which it has been restricted under its existing zoning
4. Extent to which removal of the restrictions will detrimentally affect nearby property
5. Length of time of any vacancy of the property
6. Relative gain to the public health, safety and welfare by destruction of value of the applicant’s property as compared to the hardship on other individual landowners
7. Recommendation of professional staff
8. Conformance with the Comprehensive Plan

After additional discussion Brandon Fosbinder made a motion recommending approval of the rezoning request for the property commonly known as 1 Aquatic Drive from “R-1” to “C-3”. The motion was seconded by Michael Sharp. The motion passed 6-0.

This motion and recommendation will be presented to the City Council on January 21, 2020 for additional consideration.

NON-PUBLIC HEARING BUSINESS ITEMS:

Item 6: 19001-LS (Lot Split) – 303 North Broadway (Parcel ID: 1093004001001040)

Note: Lacy Lambeth is the property owner and was present at this meeting to answer Planning Commission questions if needed.

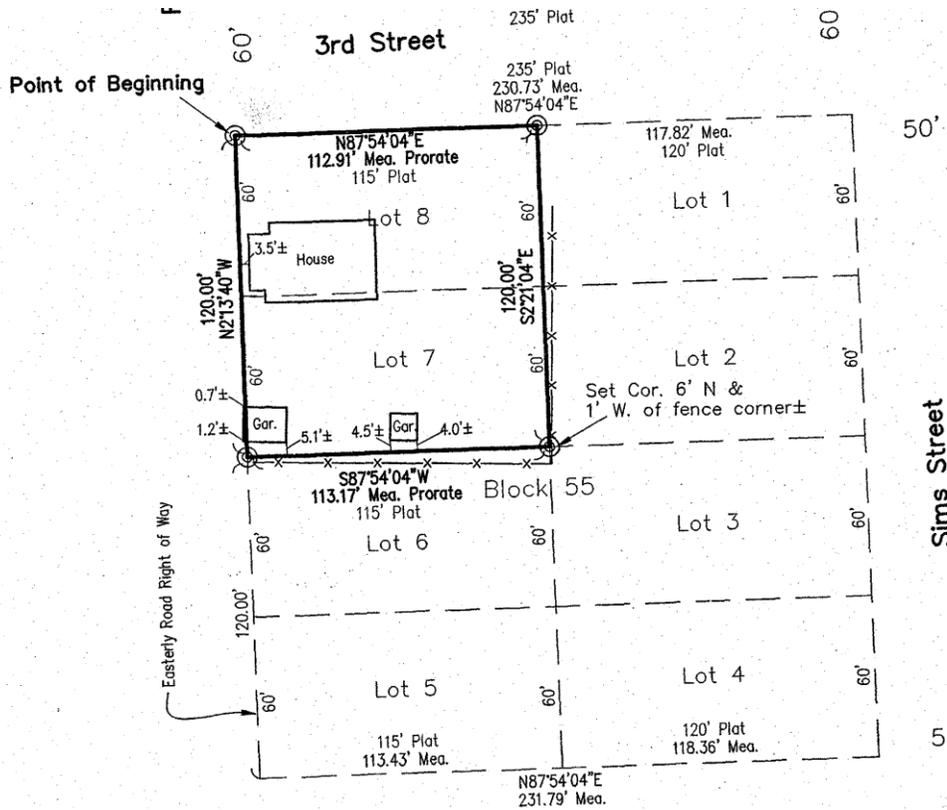
The Planning Commission discussed each of the required items on the Lot Split Checklist located in Article 17 of the Procedures Manual. It was the opinion of the Planning Commission this lot split request meets all the requirements.

After a brief discussion Michael Sharp made a motion to recommend approval of the Lot Split request at 303 North Broadway. The motion was seconded by Michelle Olson. The motion passed 6-0.

This motion and recommendation will be presented to the City Council on January 6, 2020 for additional consideration.

Item 7: Discussion with property owner concerning a potential Lot Split of a vacant lot located at 807 South 3rd Street (Parcel ID: 1093101024002000)

Jeff Charpentier (Property Owner) mentioned that he is considering an option to build two homes on this property. Charpentier explained that the previous owner had the two smaller lots meagered into a single lot on August 24, 2015. This merger was done to facilitate the construction of an accessory building on the property. It was stated that the accessory building was never built. Charpentier asked since nothing was ever constructed would Planning Commission be open to reverting the property back to its original sized two lots (7&8). These lots were established prior to October 7, 1992.



Returning the lots to the original configuration would allow the owner to construct two smaller homes with reduced setbacks on the property. Reference excepts form the 2010 Zoning Regulations:

Section 502, paragraph D.3

“Whenever 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 640 square feet of living space on the first floor.”

Section 502, paragraph F.2

“Wherever a lot prior to October 7, 1992, has a width of seventy-five (75) feet or less, the side yard on each side of the building may be reduced to a width of not less than ten (10) percent of the width of the lot, but in no instance shall it be less than three (3) feet.”

Staff explained that this reconfiguration could be done administratively without a public hearing.

After addition discussion it was the consensus of the Planning Commission to allow the property owner to reverse the “Lot Merger” that was accomplished on August 24, 2015. This reversal will establish the original lots (7&8) that was in place prior to October 7, 1992. The property owner will be allowed to construct two smaller homes with reduced setbacks as outlined in Section 502 of the Zoning Regulations.

Jeff Charpentier then mentioned that he is also considering constructing a two family (duplex) residential home on the property. Charpentier asked the Planning Commission if they would be open to rezoning the property from its current “R-1” Single-Family Residential District to “R-2” Two-Family Residential District. This zoning change would allow the owner to build a duplex on the property.

Staff explained that a rezoning requires a public hearing.

The character of the neighborhood was discussed. It was mentioned that a duplex may not be compatible in the neighborhood.

Les Page stated that he would not be in favor of rezoning the property.

After addition discussion it was the consensus of the Planning Commission that rezoning this property to the “R-2” Two-Family Residential District may not be advisable.

No further discussion occurred concerning this issue.

OLD BUSINESS:

Item 8: None

NEW BUSINESS:

Item 9: None

REPORTS:

Item 10: None

Item 11: ADJOURNMENT:

A motion was made by George Bazin to adjourn the meeting. Second was made by Les Page. The motion passed 6-0. Meeting adjourned at 6:57 p.m.

Submitted by Rusty Whitham