



## LOUISBURG PLANNING COMMISSION MEETING MINUTES

### Wednesday June 24, 2020

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: Nate Apple, George Bazin, Michelle Olson, and Rick Phillips  
City Council: Thorvald McKiernan  
City Administrator: Nathan Law  
Staff: Jean Carder  
Recording Secretary: Rusty Whitham  
Visitors: James Auth

#### **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 Nate Apple. The motion passed 5-0.

#### **ITEM 3: APPROVAL OF THE MINUTES:**

A motion was made by Nate Apple to approve the minutes from the May 27, 2020 minutes. The motion was seconded by Michelle Olson. The Motion passed 4-0-1. Rick Phillips 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:** Discussion with a homeowner at 705 North 5<sup>th</sup> Street concerning a request for a gravel driveway.

Andy Sauber explained the property owner wishes to construct a 24'x36' accessory building approximately 400' from the street and 100' from his south property line. The property consists of 5.84 acres currently zoned within the "R-1" Single-Family Dwelling District. The property owner requests to install a gravel driveway. Sauber mentioned that there is a requirement within Zoning Regulations to install a hard surface driveway when constructing an accessory building. Reference below passages from the 2010 Zoning Regulations:

Reference Section 602.B.4 of the City Zoning Regulations:

*"Detached accessory garages or carports shall not exceed a three-car capacity or floor dimensions of thirty-six (36) feet by twenty-four (24) feet and the side walls of said buildings shall not exceed ten (10) feet in height. All accessory garages or carports are subject to design standards and require construction of a hard surface driveway."*

Reference Section 703.E of the City Zoning Regulations:

*"Surfacing. All off-street parking and loading areas, including driveways and aisles, shall be graded and paved with asphalt, concrete or asphaltic concrete. If a use of business expands which has an off-street parking area that is not surfaced with asphalt, concrete, or asphaltic concrete, the entire off-street parking area must be brought into compliance with the surfacing requirements of this sub-section. If an existing legally nonconforming off-street parking surface"*

James Auth (Property Owner) clarified that he does not want to install any driveway leading to his proposed accessory building. However, if required he will construct a gravel driveway if the Planning Commission wishes to have one installed. Auth stated installing a 400' hard surfaced driveway consisting of asphalt or concrete will turn an \$8,000 project into a \$30,000 project instantly.

Auth went on by saying his property is larger than most and the proposed accessory building will not be seen by anyone. His property is secluded, and the proposed building will be screened by trees. Auth understands the hard surface requirement is necessary when accessory buildings are easily seen. Auth's accessory building would not be seen by the public and hard surfacing a driveway would be unnecessary in his opinion.

Andy Sauber asked if there would be a full-sized garage door on the proposed accessory building. Auth explained as of this time he only needs a door large enough to accommodate a 48" zero turn mower.

Sauber then asked Staff what the accessory building door stipulation is for a hard-surfaced driveway. Reference below passages from the 2010 Zoning Regulations:

Reference Section 602.B.3 of the City Zoning Regulations:

*"Detached accessory storage buildings with a gross floor area greater than one hundred fifty (150) square feet require a building permit, must be constructed in accordance with the current building code, and are subject to design standards. Sidewalls of said buildings shall not exceed ten (10) feet in height. Any such accessory building that contains an 8-foot wide by 7-foot tall or greater garage door opening, or that exceeds three hundred (300) square feet in gross floor area, shall require construction of a hard surface driveway."*

Sauber asked Auth why he was constructing the building so far back on the property. Auth replied by saying he does not want the building seen.

Nate Apple said, it would be nice if we could figure out a way to allow this. This may be a special circumstance; this is a large tract of secluded land within the city.

Apple asked if the elevation slopes towards the pond. Auth replied with yes. Auth suggests the property falls approximately 5' to 6' from the house to the pond.

Michelle Olson mentioned this request would not impede anyone else.

Council Member Thorvald McKiernan suggested there may be an exception for properties zoned within "A-L" Agriculture Zoning District.

George Bazin suggested asphalt millings as a possible middle ground.

Other possible solutions were mentioned. After additional discussion it was the consensus of the Planning Commission to direct Staff to research and determine if there is a way to accommodate the property owner's request to either not install a driveway or install a gravel driveway to his proposed accessory building.

No further discussion occurred concerning this topic.

**Item 7:** Review and potentially approve the Planning Commission Meeting and Submittal calendar June 2020 thru December 2021.

George Bazin mentioned the calendar indicates that meetings start at 7pm. Staff said the calendar will be corrected to reflect meeting start time as 6:30pm.

After a brief discussion Rick Phillips made a motion to approve the calendar June 2020 thru December 2021. Michelle Olson seconded the motion. The motion passed 5-0.

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

**Item 8:** None

**Item 9: REPORTS:** None

**Item 10: ADJOURNMENT:**

A motion was made by Michelle Olson to adjourn the meeting. Second was made by Rick Phillips. The motion passed 5-0. Meeting adjourned at 6:48p.m.

**Submitted by Rusty Whitham**

