



## **LOUISBURG PLANNING COMMISSION MEETING MINUTES**

### **Wednesday June 28, 2023**

The Planning Commission of the City of Louisburg, Kansas met at 6:30 p.m. in the City Hall Council Chambers with Chairperson Thorvald McKiernan presiding.

#### **ATTENDANCE:**

Commission Members: Chris Hoffman, Carol Aust, Michelle Olson, and Michael Sharp  
Mayor: Donna Cook  
City Council: TJ Williams and Tiffany Ellison  
City Administrator: Nathan Law  
City Staff: Jean Carder  
Recording Secretary: Robert Lake  
Visitors: Doug Bohi, Brian Smith, and Joel Lejoie.

#### **Item 1: ROLL CALL**

#### **Item 2: PLEDGE OF ALLEGIANCE**

#### **Item 3: ADOPTION OF THE AGENDA:**

Michelle Olson moved to adopt the agenda, motion was seconded by Chris Hoffman, and passed 5-0

#### **Item 4: APPROVAL OF THE MINUTES:**

Michael Sharp moved to approve the minutes from the May 31, 2023 meeting. The motion was seconded by Michelle Olson and passed 5-0.

#### **Item 5: PUBLIC COMMENTS:**

Brian Smith and Joel Lejoie addressed the commission and advised they have plans to purchase the 200-acre plat of land previously known as the Louisburg golf course. They are wanting to develop this land for residential use. In approaching the Planning Commission, they were wanting to get their input as well as let them know of their development plan before they began.

Their plan is to have several different residential lots. Some would be estate size, villas, and townhomes. In developing the residential area, they spoke of utilities and where hook-ups would be for city utilities.

Discussion occurred.

Smith said the biggest challenge would be the sewer system. Smith stated there is a sewer system on the property that could possibly feed all the residents. City Administrator Law said that sewer system is operated through Maim County to serve the existing homes. Chairperson McKiernan asked where the water would come from Smith said there should be water already there. Staff said the property is served by a rural water district.

Lajoie asked the Commission if three-acre lots is the minimum for septic systems. Staff advised that was the minimum for septic through the state of Kansas and Miami County guidelines that was the minimum for septic. Lajoie asked if they were opposed to sand filtration septic systems. Chairperson McKiernan advised he would be opposed to any septic system and would prefer to see the development utilize city utilities.

Smith asked again what the land was zoned as City staff confirmed it is zoned as “R-1” Single-Family Dwelling District.

### **PUBLIC HEARING BUSINESS ITEMS:**

**Item 6: None**

### **NON-PUBLIC HEARING BUSINESS ITEMS:**

#### **NEW BUSINESS**

**Item 7: Annual Review of part 2: Comprehensive Plan/Community Vision and Land Use Safety page 101.**

Chairperson McKiernan asked for this item to be moved and discussed at the July 26, 2023 meeting. All members present agreed.

#### **OLD BUSINESS:**

**Item 8: Scheduled speaker Doug Bohi on behalf of the Louisburg Landing project.**

Doug Bohi approached the Planning Commission and advised he represents the company building the Louisburg Landing project. Bohi said he reached out to city staff to discuss the amount of rock in the area that is making it financially unfeasible to continue with basements. He would like to alter the plan for all units to have basements and allow for some of the plexes to be on slabs. He said staff asked him to come before the Planning Commission with the request. Bohi said he believes that he can get some basements in but may not be able to do all buildings due to the rock.

Carol Aust asked what he would accommodate the loss of space. Bohi said they would do nothing, and that he preferred basements, but the units are good sized units being two and three bedroom and they are not changing footprint of the residence.

Chairperson McKiernan asked when they would begin building, Bohi said within the next two weeks they would begin to dig test holes on the remaining units and see if they can get the basement in. Chairperson McKiernan advised the board did not have any material to review and he does not

feel like that he can give an answer at this time. Bohi said they were not a planned development and just zoned as such for that project. Chairperson McKiernan asked if they had a conditional use permit for the project, and if that was the case, they would need to go back through and review it. Bohi asked what type of review the Planning Commission needed the City Administrator advised that is why we requested Bohi to come speak to the Planning Commission about. Chairperson McKiernan advised he can talk, but they don't have any information in front of them to decide anything.

Bohi asked what the Planning Commission needed to review. Chairperson McKiernan stated a need to review the use permits to see what was required and if they make a change to something that they shouldn't without reviewing documentation. Discussion occurred.

Bohi said he will work with staff regarding what documentation he needs. Chairperson McKiernan advised there could be a special meeting held to discuss this project if needed.

**Item 9: Discussion of wayfinding signs.**

Chairperson McKiernan asked city staff when a good time would be to begin meeting with the subcommittee regarding wayfinding signs. City staff explained certain times and dates for using the conference room. City staff asked if there were any questions regarding the KDOT response. Discussion occurred for location of signage, type of signage, and costs.

**Item 10: Building and Zoning report.**

City staff provided the Planning Commission a compiled report of items. On this list were new residential builds, commercial builds, City projects, engineering projects, current list of lots available in subdivisions and empty businesses throughout the City of Louisburg.

Discussion occurred what could be utilized to obtain more business within the City of Louisburg.

Discussion of the zoning regulations on feathered flags occurred. The regulations states "Each business may display a maximum of two (2) flags per roadside with exception of a multi-tenant complex." The Planning Commission stated the regulations should have stated two (2) flags per business. The Planning Commission advised they will wait to change the wording of this until there is a different text amendment, to add this section as well.

Carol Aust asked about some areas in town if they have been notified that they need to mow their grass and if the two residences on South 16<sup>th</sup> Street had been provided letters. City staff provided information and update on that enforcement actions occurred.

**Item 11: ADJOURNMENT:**

Chris Hoffman moved to adjourn the meeting, seconded by Michelle Olson passed 5-0. The meeting adjourned at 7:29 p.m.

**Submitted by Robert Lake**