



LOUISBURG PLANNING COMMISSION MEETING MINUTES Wednesday June 30, 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:	Lee Baer, Nate Apple, Michael Sharp, George Bazin, and Rick Phillips
Mayor:	Marty Southard
City Administrator:	Nathan Law
City Council:	Sandy Harris
City Staff:	Jean Carder
Recording Secretary:	Rusty Whitham
Visitors:	None

ITEM 1: ROLL CALL

ITEM 2: ADOPTION OF THE AGENDA:

A motion was made by Michael Sharp to adopt the agenda. The motion was seconded by Lee Baer. The motion passed 6-0.

ITEM 3: APPROVAL OF THE MINUTES:

A motion was made by Nate Apple to approve the minutes from the April 28, 2021 meeting. The motion was seconded by Lee Baer. The motion passed 5-0-1. 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: 21003-SUB (Subdivision) Vintage Park Replat – 298 & 299 Howard Street

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

Lee Baer asked if the City is vacating the street Right-of-Way (ROW) running north to south through the subject property. City Administrator Nathan Law said yes. However, there will be a 50' diameter cul-de-sac located at the south end of the property. Law added that a 15' utility easement has been established between the lots running north to south.

Lee Baer was concerned that the 50' diameter cul-de-sac maybe too small.

A discussion occurred concerning the potential for Howard Street to be extend through assisted living property in the future. It was mentioned that the likelihood for Howard Street extending through that property is extremely doubtful.

Lee Baer asked about easements for a future trail or sidewalk. Administrator Law explained that Staff has looked it and determined that any future trail or sidewalk will most likely be connected to South 2nd Street not Howard Street.

Andy Sauber asked if Howard Street just ends. Administrator Law said yes. Howard Street currently just ends and leads nowhere. Adding a cul-de-sac will allow traffic to turn around. The Fire Marshal has indicated that a 50' diameter cul-de-sac is large enough to turn around a fire truck.

After additional discussion Michael Sharp made a motion to approve the Vintage Park Re-Plat. George Bazin seconded the motion. The motion passed 6-0.

NEW BUSINESS:

Item 6: Annual Review of Chapter two, “Bright Future” Comprehensive Plan, Dated 12/4/17

After a lengthy discussion the Planning Commission decided not to initiate any changes to “Bright Future” Comprehensive Plan.

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

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

After a lengthy discussion the Planning Commission decided to amend the Solar Panel System Design Standards to allow roof mounted panels on the side and front of residential homes. It was also mentioned that solar panel light poles be allowed on commercial properties.

A motion was made by Nate Apple to modify the Solar Panel System Design Standards as stated above. The motion was seconded by Lee Baer. The motion passed 6-0.

Staff agreed to revised Solar Panel System Design Standards and bring it Planning Commission form formal discussion during a public hearing at a later date.

Item 8: ADJOURNMENT:

A motion was made by Michael Sharp to adjourn the meeting. Second was made by George Bazin. The motion passed 6-0. Meeting adjourned at 7:05p.m.

Submitted by Rusty Whitham

