



## **LOUISBURG PLANNING COMMISSION MEETING MINUTES**

### **Wednesday July 25, 2018**

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, Chad Rowe, Les Page, Brandon Fosbinder, Sandy Harris and George Bazin  
City Administrator: Nathan Law  
Staff: Jean Carder  
Recording Secretary: Rusty Whitham  
City Council: Dave Maddax  
Visitors: None

#### **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 Brandon Fosbinder. Motion passed 7-0.

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

A motion was made by George Bazin to approve the minutes from the May 30, 2018 meeting. The motion was seconded by Nate Apple. Motion passed 5-0. Les Page and Brandon Fosbinder 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: 18001-SUB – (Final Plat) Starbrooke Villas Subdivision Phase III (Parcel ID: 1093200000001310)**

Chairperson Andy Sauber asked if there are any issues or information about this final plat request that needs to be brought to the attention of the Planning Commission. Staff stated that there is no further info to add to the request. The following stipulations were discussed:

- Applicant shall pay Excise tax in the amount of \$.12 per square foot to be assessed, payable at the time of recording final plat. (164,221Sq Ft x \$.12 = \$19,706.52)
- Applicant shall pay Parkland fee of \$200 per unit to be assessed prior to recording of final plat (28 homes x \$200 = \$5,600)
- Applicant shall obtain needed sewer permits from KDHE and provide documents to the City of Louisburg.
- Applicant shall submit “As Built” civil engineering plans for phase III and provide documents to the City of Louisburg.
- Applicant shall submit PDF copy of the Final Plat.
- Applicant shall submit Storm water calculations and a stamped letter from an engineer stating that the storm water system is sufficient to handle all three phases.
- Maintenance Bonds: Permits will not be issued until maintenance bonds are received by the City. The applicant shall provide one of the following to guarantee the improvements against defects in workmanship and materials, and providing for any required repairs for the first two (2) years after the date of acceptance of such improvements. Such guarantee shall be in an amount equal to one hundred percent (100%) of the cost of the improvements, and shall be in the form of one of the following:
  1. *Maintenance bond issued by a bonding company.*
  2. *Cash deposited in escrow from which the applicant would be entitled to any interest income.*

The motion was seconded by Les Page recommending approve Starbrooke Villas Subdivision Phase III final plat with the above mentioned stipulations. The motion was seconded by Brandon Fosbinder. The motion passed 7-0.

This recommendation will be forward to the City Council for further discussion and consideration. The item shall be placed August 6, 2018 City Council meeting agenda.

**Note:** Below are additional stipulations that were agreed upon following this Planning Commission meeting. In a signed letter dated August 8, 2018 Starbrooke Villas, LLC agreed to additional stipulations:

- Street lights in phase I shall be installed and fully operational prior to the issuance of construction permits in phase III.
- Street lights shall be installed in phase III and fully operational prior to the issuance of last two housing permits.

- Gates shall be installed at both access points into the Starbrooke Villas subdivision. Gates shall be installed and fully operational prior to the issuance of last two housing permits.
- A five (5) foot wide sidewalk shall be constructed on the side of any street containing multi-family units and along Harvest Drive using “Granite Mix” concrete. In lieu of the construction of sidewalks on the other side of street containing single-family detached units, the developer shall pay into the sidewalk fund in accordance with City Ordinance 874. The developer shall pay \$12.50 per linear foot of sidewalk.

**Item 7: 18001-LS - Louisburg Bluffs, Crestview Circle, is requesting a lot split of their property. (Parcel ID# 1093003001004000).**

After a brief discussion Sandy Harris made a motion recommending approval of the proposed lot split in Louisburg Bluffs. The motion was seconded by Brandon Fosbinder. The motion passed 6-0-1. George Bazin abstained.

This recommendation will be forward to the City Council for further discussion and consideration. The item shall be placed August 6, 2018 City Council meeting agenda.

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

**Item 8:** None

**NEW BUSINESS:**

**Item 9:** None

**REPORTS:**

**Item 10:** None

**Item 11: ADJOURNMENT:**

A motion was made by Brandon Fosbinder to adjourn the meeting. Second was made by George Bazin. The motion passed 7-0. Meeting adjourned at 6:53 p.m.

**Submitted by Rusty Whitham**