



LOUISBURG PLANNING COMMISSION MEETING MINUTES **Wednesday August 25, 2021**

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

ATTENDANCE:

Commission Members:	George Bazin, Rick Phillips, Michael Sharp, McKenzie Phillips, Les Page, and Danny Quinn (Departed meeting at 6:59pm)
City Administrator:	Nathan Law
City Council:	Sandy Harris, Donna Cook, Steve Town
City Staff:	Jean Carder
Recording Secretary:	Rusty Whitham
Visitors:	Mike Smith, Allen and Virginia Grove, William Koechner, Patricia Braden, Adrienne Lane, Drew Seibert, Deborah Keltner, Dawn Shelton, Traci Story

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 Les Page. The motion passed 7-0.

ITEM 3: APPROVAL OF THE MINUTES:

A motion was made by George Bazin to approve the minutes from the July 28, 2021 meeting. The motion was seconded by Rick Phillips. The motion passed 3-0-4. McKenzie Phillips, Les Page, Danny Quinn, and Michael Sharp 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: 21001-DXA - Deannexation of 0.27 acres located at 6302 West 295th Street from the City of Louisburg to Miami County as authorized by the provisions of: K.S.A. 12-504.

Vice Chairperson Lee Baer began this discussion by opening this item up to public comment. No public comment was made. The public comment portion of this discussion was then closed.

After a brief discussion McKenzie Phillips made a motion recommending approval of this deannexation request as presented to the Planning Commission. George Bazin seconded the motion. The motion passed 7-0.

This item with Planning Commission recommendation will be presented to the City Council for further consideration on September 7, 2021.

Item 6: 21001-Z (Rezone) – 2.70 Acres tract of vacant land located on North 16th Street from “R-1” Single-Family Residential District to “C-3” General Business District (Parcel ID: 1093001001002000)

Vice Chairperson Lee Baer began this discussion by opening this item up to public comment.

Mike Smith (306 North 15th Street) submitted a petition consisting of 41 signatures stating that this rezoning request and subsequent Special Use permit request will adversely affect adjacent property owners. Smith also provided comments opposing the proposed rezoning request.

The following residents also provided comments opposing the proposed rezoning request:

Allen Grove (8040 West 271st Street)
Winston Koechner (304 North 15th Street)
Patricia Braden (207 North 16th Street)
Adrienne Lane (208 North 15th Street)
Deborah Keltner (1507 North Broadway)
Virginia Grove (8040 West 271st Street)
Dawn Shelton (North 16th Street)

Drew Seibert (Zoning Applicant and Owner of Wildcat Storage) addressed the concerns of the adjacent property owners. He also explained the reasoning why he feels that the 2.20-acre vacant lot is an ideal location to expand his existing storage facility abutting this property

Traci Story (302 North 15th Street) asked Seibert if he has already purchased the property. Seibert said no. He explained that the sale of the property is contingent upon this rezoning request and Special Use Permit approval.

A lengthy discussion occurred between Drew Seibert, the Planning Commission and adjacent property owners. After the discussion Vice Chairperson Lee Baer closed the public comment portion of the hearing.

The Planning Commission then discussed the “Eight Golden Factors”.

After additional discussion Les Page made a motion to deny the request to rezone the subject property from “R-1” to “C-3”. Rick Phillips seconded the motion. The motion passed 7-0.

No further action was taken by the Planning Commission.

Item 7: 21004-SUP (Special Use Permit) – Storage and Warehousing on a 2.70 Acre tract of vacant land located on North 16th (Parcel ID: 1093001001002000)

This item was not discussed because the rezoning of this property was not approved as previously discussed in item 6.

Item 8: 21001-TXA (Text Amendment) - Section 622, “Solar Panel System Design Standards” to Article 6 of the City of Louisburg Supplementary District Regulations.

Vice Chairperson Lee Baer began this discussion by opening this item up to public comment. No public comment was made. The public comment portion of this discussion was then closed.

Lee Baer mentioned that the terms “Solar Panel” and “Solar Collector” is used in the presented standards. He asked if the two terms are the same. Staff said yes. Staff said they will clarify the terms when presented to City Council.

George Bazin and Lee Baer summarized the proposed changes to the “Solar Panel System Design Standards”:

1. Roof mounted Solar Panels will be allowed on the front of residential homes.
2. Solar Panels will be allowed on light poles.

Staff mentioned that the term “Other Zoning Districts” was added to page 4 to further clarify where solar panels are allowed.

After a brief discussion McKenzie Phillips made a motion recommending approval the changes to “Solar Panel System Design Standards” as presented to the Planning Commission. George Bazin seconded the motion. The motion passed 7-0.

This item with Planning Commission recommendation will be presented to the City Council for further consideration on September 7, 2021.

NON-PUBLIC HEARING BUSINESS ITEMS:

NEW BUSINESS:

Item 9: None

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

Item 10: Les Page mentioned that he has noticed a lot of signs as he travels through town. He asked if we are not enforcing standards outlined in the Zoning Regulations. Page mentioned that there are a lot of flag signs throughout the city. Page stated if we can’t enforce the standards, we need to get rid of them. Staff mentioned that this item will be added on next month’s agenda so that it can be discussed further.

Michael Sharp mentioned that he counted seven flag signs currently displayed.

George Bazin mentioned that we would like to readdress a discussion that occurred during the last Planning Commission meeting (August 25, 2021) concerning screening of equipment. Bazin would like to discuss further the screening requirements for ground accessory items such generators and dumpsters. Staff said this item will be added to a future meeting for discussion.

Item 11: ADJOURNMENT:

A motion was made by McKenzie Phillips to adjourn the meeting. Second was made by Michael Sharp. The motion passed 7-0. Meeting adjourned at 7:51p.m.

Submitted by Rusty Whitham