



LOUISBURG PLANNING COMMISSION MEETING MINUTES
Wednesday August 29, 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
George Bazin and Rick Phillips
Staff: Jean Carder
Recording Secretary: Rusty Whitham
Visitors: David Webb, Ryan Deveney, Dr. Rand Bowden

ITEM 1: ROLL CALL

ITEM 2: ADOPTION OF THE AGENDA:

A motion was made by Brandon Fosbinder to adopt the agenda. The motion was seconded by Nate Apple. Motion passed 8-0.

ITEM 3: APPROVAL OF THE MINUTES:

A motion was made by Les Page to approve the minutes from the July 25, 2018 meeting. The motion was seconded by Sandy Harris. Motion passed 8-0.

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: 18002-Z (Rezoning) - 90.77 acres of property located along K68, North of Louisburg Ford (Parcel ID#: 097250000018000) “R-1” Single-Family Dwelling District to “C-S” Highway Service District.

Chairperson Andy Sauber opened the discussion by asking staff if any information that was not included in the meeting packets that needs brought the attention of the Planning Commission. Staff replied by stating that there is no further information available.

David Webb explained that he is the property owner. Webb explained that he was under the impression that his property was zoned commercial many years ago and didn't understand why it wasn't currently zoned commercial. It's Mr. Webb's intention to ensure that his property is zoned within the "C-S" Highway Service District.

Chairperson Sauber then opened this item for public comment. Kolbe Reed stated that his family owns the property adjacent to Mr. Webb's land. Reed asked a question concerning the legal description that was included in the public notice his family received in the mail. He wanted to know what the legal description means. Staff explained that the legal description basically describes in words property location thus identifying property boundaries. The legal description included with the public notice received by mail depicts Webb's property and separates his land from all neighboring properties.

No further public comment was made. Sauber then closed the public comment portion of the hearing.

After a brief discussion Nate Apple made a motion recommending rezoning the subject property from "R-1" Single-Family Dwelling District to "C-S" Highway Service District. The motion was seconded by Les Page. The motion passed 8-0.

This item with Planning Commission recommendation will be forwarded to the City Council for additional discussion and consideration. This item will be presented to the City Council after the mandatory petition period on September 17, 2018.

NON-PUBLIC HEARING BUSINESS ITEMS:

Item 6: 18002-SP – 1250 West Amity, Ironhorse Dental (Parcel ID: 1093003001006020)

Architect Ryan Deveney from STUDIO BUILD presented the Ironhorse Dental site-plan to the Planning Commission. Deveney represented the property Dr. Rand Bowden during this meeting.

Chairperson Sauber read aloud the comments made by staff in their report:

1. Dumpster located on the N/W corner of property encroaches on build line. Staff recommends repositioning or relocating the proposed dumpster. In addition, dumpster shall be enclosed on four sides.
2. Monument sign shall not exceed fifteen (15) feet in height.
3. One awning, canopy or marquee sign or wall sign shall be permitted on that side of a building having frontage on a publicly or privately dedicated road right-of-way. Maximum Gross Surface of all signs shall not exceed four (4) square feet for each lineal foot of street frontage, provided no single sign shall exceed a gross surface area of two hundred (200) square feet.
4. Exterior Lighting shall not be directed towards the sky or illuminate neighboring properties. Also, lighting shall not distract or impede traffic.
5. Landscaping plan shall meet the requirements outlined in the Zoning Regulations and shall be approved by Staff prior to issuance of construction permits. Plan shall include landscaping around base of monument sign.

6. Staff recommends approval of submitted elevation plans. Staff believes that building exterior meets design standards outlined in the Zoning Regulations. All modifications to submitted elevation plans shall be approved by Staff. Planning Commission shall review all significant changes to either the site-plan or elevation plan as needed.

Ryan Deveney stated that he agrees with all the comments. He assured the Planning Commission that he will relocate the dumpster to meet building setback requirements.

After a brief discussion George Bazin made a motion to approve the site-plan as presented by Ryan Deveney. The motion was seconded by Brandon Fosbinder. The motion passed 8-0.

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

Item 7: None

NEW BUSINESS:

Item 8: Nate Apple mentioned that he has become aware of some zoning issues at Hometown Feed & Supply Store located at 204 North Broadway. Staff confirmed that a letter was sent the business owner concerning zoning violations. It was mentioned that the business owner is currently using multiple trailers as permanent storage for retail and supply items. Staff explained that storage trailers do not meet design standards outlined City Zoning Regulations.

Apple asked his fellow commission members if they would be willing to discuss the zoning issues at the Hometown Feed & Supply Store at the next Planning Commission meeting. It was the general concessions of the members that they would open to discussion on the issues. It was recommended that the business owner be present to discuss the issues with the Planning Commission.

No further discussion occurred concerning this topic.

REPORTS:

Item 9: None

Item 10: ADJOURNMENT:

A motion was made by Chad Rowe to adjourn the meeting. Second was made by Les Page. The motion passed 8-0. Meeting adjourned at 7:05 p.m.

Submitted by Rusty Whitham

