

# Planning Commission/Board Of Zoning Appeals

## Minutes of The Meeting of July 24, 2017

**MEMBERS PRESENT:** Bob Gilmore, Chairperson  
Laura Klusener, Vice Chairperson  
Mike Creel  
Patty Horgan  
Tim Kundiger  
Mike Wilber

**MEMBERS ABSENT:** Francis DeMott

**OTHERS PRESENT:** Steve Birchmeier, 702 S Elm, Pittsburg, KS  
Bill Warlop, 420 W. Atkinson, Pittsburg, KS  
Cameron Alden, Director of Public Works  
Dexter Neisler, Building Official  
Andrea Holtzman, Administrative Support Assistant I

The Pittsburg Planning and Zoning Commission met on Monday, July 24, 2017, at 5:30 p.m., in the Municipal Court Room of the Law Enforcement Center. Chairperson, Bob Gilmore called the meeting to order at 5:40 p.m. with six (6) members present. Chairperson, Bob Gilmore opened the meeting and led the flag salute.

The first order of business was the approval of the minutes for the meeting of June 26, 2017. In this regard, Laura Klusener moved, seconded by Patty Horgan to approve the minutes as submitted.

The first order of business under Presentation of Requests and Petitions was the Review of a rough site plan submitted by Home Center Construction on behalf of Progressive Products, Inc. for the construction of a new building to be located in the Airport Industrial Park identified as Airport Industrial Park West Addition, Lot 1, Acres 31.1, Section 12, Township 30 and Range 24.

Dexter Neisler introduced Steve Birchmeier, P.E. and Bill Warlop of Home Center Construction. Mr. Warlop was present to speak in favor of the request.

Dexter Neisler indicated the site plan meets all the requirements in the site plan check list.

Bill Warlop indicated the new building will be a building used for assembling stages for Apex.

Steve Birchmeier showed the existing contours on the site plan. The water will drain through grass and into the existing drainage creek in the area. If water needs to be held, Mr. Birchmeier indicated he can put in a berm and pipe. There is a 2-3 feet deep ditch in the area, and a culvert will be placed in this ditch to accommodate the new road to the site.

Cameron Alden indicated the City currently owns the property, however, the City is currently working through the sale of the property.

There being no further questions or comments from the Commission, Mike Creel moved to approve the site plan as submitted. This motion was seconded by Mike Wilber and the motion carried unanimously.

Cameron Alden indicated that after discussing case number 17-03, the request for a Conditional Use for a Canine Group Home Shelter, with the City Attorney, it was decided a Public Hearing is required due to the necessity of updating the definition and changing the Ordinance. It was discussed to take some time and review the definitions and Article 30.

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Dexter Neisler indicated the vote from the June 26, 2017 case number 17-03, will need to be resend and reviewed again at a later date. The vote resending will be on the next agenda.

There being no further business, Mike Wilber moved and Patty Horgan seconded to adjourn the meeting at 6:10 p.m. This motion passed unanimously.

Respectfully Submitted,  
Andrea Holtzman  
Administrative Support Assistant I