

OFFICIAL MINUTES  
OF THE MEETING OF THE  
PLANNING COMMISSION/BOARD OF ZONING APPEALS  
CITY OF PITTSBURG, KANSAS  
January 27, 2020

---

A Regular Session of the Planning Commission/Board of Zoning Appeals was held at 5:30 p.m. on Monday, January 27, 2020, in the Pittsburg Law Enforcement Center, 201 N Pine, with the following members present: Laura Klusener, Leah Posterick, Kyle Michael and Mike Wilber. Mike Creel, Francis DeMott and Derek Heikes were absent.

The meeting was called to order at 5:33 p.m. by the 2019 Chairperson, Mike Wilber. Mr. Wilber led the flag salute.

Mike Wilber announced Derek Heikes as the new member to the Planning Commission/Board of Zoning Appeals.

APPOINTMENT OF NEW CHAIRPERSON AND VICE CHAIRPERSON TO SERVE THE 2020 TERM – On motion of Wilber, seconded by Posterick, Klusener was nominated as the Chairperson. Motion passed unanimously. On motion of Wilber, seconded by Posterick, Michael was nominated as the Vice Chairperson. Motion passed unanimously. Klusener presided over the remainder of the meeting.

APPROVAL OF MINUTES – December 16, 2019 – On motion of Posterick, seconded by Wilber, the Planning Commission/Board of Zoning Appeals approved the December 16, 2019, Planning Commission/Board of Zoning Appeals Meeting Minutes. Motion carried.

CASE NUMBER 20-01 – REVIEW OF A SITE PLAN SUBMITTED BY DR. JACQUELINE YOUTSOS FOR THE CONSTRUCTION OF A MEDICAL DOCTOR'S OFFICE TO BE LOCATED ON THE PARCEL IMMEDIATELY EAST OF THE NEW STREET, SILVERBACK WAY, AND DIRECTLY NORTH OF SUMMERFILED APARTMENT COMPLEX.

Cameron Alden indicated the parcel is currently being reviewed to be annexed into the City.

No one was present to speak on behalf of the request. The City recommended approval of the plan.

On motion of Wilber, seconded by Posterick, contingent on the addition of the trash enclosure being added to the plans, the Planning Commission/Board of Zoning Appeals voted to approve the site plan as submitted. Motion passed unanimously.

CASE NO. 20-02 – A PUBLIC HEARING TO REVIEW A REQUEST FOR A SHORT FORM PLAT UNDER THE PROVISIONS OF ARTICLE 2-105 OF THE PITTSBURG SUBDIVISION REGULATIONS TO ALLOW THE SHORT FORM PLAT OF THE PROPERTY LOCATED IMMEDIATELY WEST OF COUNTRYSIDE SELF STORAGE, EAST OF NORTH WATER STREET ON THE SOUTH SIDE OF EAST 4<sup>TH</sup> STREET.

Brett Mason was present to speak on behalf of the request.

Leroy Castagno was present to speak against the request. He indicated he had concerns if the area was going to become low income housing.

There being no one else to speak for or against the request, Chairperson, Laura Klusener closed the Public Hearing.

---

OFFICIAL MINUTES  
OF THE MEETING OF THE  
PLANNING COMMISSION/BOARD OF ZONING APPEALS  
CITY OF PITTSBURG, KANSAS  
January 27, 2020

On motion of Wilber, seconded by Posterick, the Planning Commission/Board of Zoning Appeals voted to recommend approval of the Short Form Plat to the Governing Body. Motion passed unanimously. This request will go before the Governing Body on February 11, 2020.

CASE NO. 20-03 – A PUBLIC HEARING TO REVIEW A REQUEST SUBMITTED BY BRETT MASON ON BEHALF OF RED-WOOD DEVELOPMENT OF JOPLIN, MISSOURI, TO REZONE THE PROPERTY LOCATED IMMEDIATELY WEST OF COUNTRYSIDE SELF STORAGE, EAST OF NORTH WATER STREET ON THE SOUTH SIDE OF EAST 4<sup>TH</sup> STREET FROM R1-A, SINGLE FAMILY RESIDENTIAL DISTRICT TO RP-4 PLANNED APARTMENT HOUSE DISTRICT.

Brett Mason with Red-Wood Development, was present to speak on behalf of the request.

Quentin Holmes, Director of Community Development and Housing, spoke and explained the zoning change citing any property rezoned is originally R-1A. The area is mixed used with undeveloped land around it.

Mr. Mason indicated the area would be a multi-family complex with 2-3 bedroom apartments around 1200-1300 square foot housing. The first phase will be 48 units and will include a club house. The area is currently part of the RHID program.

Mr. Rick Schroeder, President of Red-Wood Development, spoke in favor of the request.

Mr. Castagno indicated the people don't want to be close to a development like this.

There being no one else to speak for or against the request, Chairperson, Laura Klusener closed the Public Hearing.

On motion of Posterick, seconded by Wilber, the Planning Commission/Board of Zoning Appeals voted to recommend approval of the change in zoning to the Governing Body. Motion passed unanimously. This request will go before the Governing Body on February 11, 2020.

ADJOURNMENT: On motion of Wilber, seconded by Michael, the Planning Commission/Board of Zoning Appeals adjourned the meeting at 5:55 p.m. Motion carried.

  
\_\_\_\_\_  
Laura Klusener, Chairperson

ATTEST:

  
\_\_\_\_\_  
Andrea Holtzman, Secretary