

OFFICIAL MINUTES
OF THE MEETING OF THE
PLANNING COMMISSION/BOARD OF ZONING APPEALS
CITY OF PITTSBURG, KANSAS
June 22, 2020

A Regular Session of the Planning Commission/Board of Zoning Appeals was held at 5:30 p.m. on Monday, June 22, 2020, in the Pittsburg Law Enforcement Center, 201 N Pine, with the following members present: Chairperson - Laura Klusener, Mike Creel, Derek Heikes, Leah Posterick, and Kyle Michael. Francis DeMott and Mike Wilber were absent.

APPROVAL OF MINUTES – February 24, 2020 – On motion of Posterick, seconded by Heikes, the Planning Commission/Board of Zoning Appeals approved the February 24, 2020, Planning Commission/Board of Zoning Appeals Meeting Minutes. Motion carried.

CASE NUMBER 20-06 – A PUBLIC HEARING TO CONSIDER A REQUEST, SUBMITTED BY JOE NEWLIN OF PITTSBURG, KANSAS, FOR A CONDITIONAL USE UNDER THE PROVISIONS OF ARTICLE 30-104.9 OF THE PITTSBURG ZONING ORDINANCE TO ALLOW A CONTRACTOR SHOP AND/OR YARD, INCLUDING CONSTRUCTION EQUIPMENT AND/OR MATERIAL STORAGE AREA TO BE LOCATED AT 1200 EAST 20TH STREET.

Joe Newlin, 401 Thomas, was present to speak on behalf of the request. Dexter Neisler indicated the area is located in R-1B and is surrounded to the north by an area that has no zone and if the unzoned area would be zoned it would come in as an R-1A. The area is also in a flood plain. Joe indicated he would like to construct a 12 ft x 12 ft building to store supplies. However, due to the floodplain area he is not able to build on the property. Mr. Newlin explained there should be no more traffic generated than already exists in the area.

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

Mike Creel announced that he will need to abstain from voting on the case as he has property that joins next to the property in question.

On motion of Heikes, seconded by Posterick, the Planning Commission/Board of Zoning Appeals voted to deny the request for a Conditional Use to the Governing Body. Motion to deny the request passed unanimously. This request will go before the Governing Body on July 14, 2020.

CASE NO. 20-07 – A PUBLIC HEARING TO CONSIDER A REQUEST SUBMITTED BY RANDI WICKHAM OF PITTSBURG, KANSAS, FOR A CONDITIONAL USE UNDER THE PROVISIONS OF ARTICLE 30-104.22 OF THE PITTSBURG ZONING ORDINANCE TO ALLOW A KENNEL TO BE LOCATED AT 601 NORTH GEORGIA.

Randi Wickham, 601 N. Georgia was present to speak on behalf of the request. She is not planning to construct anything new as she currently has dog houses for the dogs at the residence. She wants to house and rehabilitate the dogs then find homes for them. She currently has 10 chihuahua-mix dogs. She has plans to rehome all of them. Ms. Wickham indicated in the last 20 years she has re-homed close to 25 dogs. She indicated she has not been able to get the shot records from the Vet as they are closed to all but emergencies due to Covid-19. Ms. Wickham indicated she is looking to home 2 dogs within the next 6 months.

Amanda Keen, 601 N. Georgia was present to speak in favor of the request. She indicated she has held a certification as a trainer for the past 20 years. She indicated she is in favor of the request as she has seen a lot of progress with the dogs and would like to keep helping the animals.

OFFICIAL MINUTES
OF THE MEETING OF THE
PLANNING COMMISSION/BOARD OF ZONING APPEALS
CITY OF PITTSBURG, KANSAS
June 22, 2020

There was a letter in the packet from a neighbor, Cindy Adamson who spoke in favor of the request.

Penny and Larry VanBeceleare were present to speak against the request. Mr. VanBeceleare owns the house at the intersection of 7th and Georgia. Mr. VanBeceleare had several questions regarding the amount of people and animals in the house. He indicated there were recently tents in the front yard. At this time, he is not aware of any issues with his tenants.

Jason Denney, City Animal Control Officer, indicated he had someone call him to report the number of dogs. The caller doesn't live in the area. The dogs are in good condition. The number of dogs was in violation of current Codes and the dogs do not have a current license through City Hall. Mr. Denney indicated he would recommend putting a restriction on the total number of dogs allowed at the residence at one time.

Mike Adams, 701 West Adams Suite A, asked if the request is approved, does the State regulate the facility.

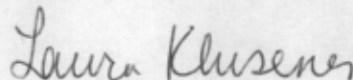
Mr. Denney explained, for the local kennel license there is no State regulation, however, if she registered with a State as a rescue, the State does regulate.

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

On motion of Creel, seconded by Michael, the Planning Commission/Board of Zoning Appeals voted to deny the request for Conditional Use and have the number of dogs down to 4 by December 31, 2020. Motion passed unanimously.

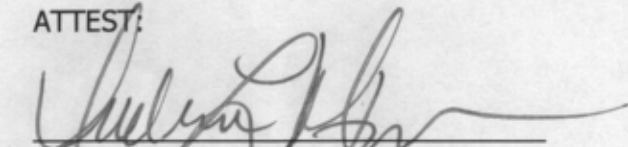
Under New Business, Dexter Neisler handed out a draft of an ordinance intended to update the current sign ordinance. He requested the Commission members review the draft and be ready to discuss it at the next available meeting.

ADJOURNMENT: On motion of Heikes, seconded by Creel, the Planning Commission/Board of Zoning Appeals adjourned the meeting at 6:30 p.m. Motion carried.



Laura Klusener, Chairperson

ATTEST:



Andrea Holtzman, Secretary