

OFFICIAL MINUTES  
OF THE MEETING OF THE  
PLANNING COMMISSION/BOARD OF ZONING APPEALS  
CITY OF PITTSBURG, KANSAS  
July 22, 2019

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A Regular Session of the Planning Commission/Board of Zoning Appeals was held at 5:30 p.m. on Monday, March 25, 2019, in the Pittsburg Law Enforcement Center, 201 N Pine, with the following members present: Mike Creel, Francis DeMott, Bob Gilmore, Laura Klusener, Kyle Michael, and Mike Wilber. Leah Posterick was absent.

APPROVAL OF MINUTES – June 24, 2019 - On motion of Gilmore, seconded by Creel, the Planning Commission/Board of Zoning Appeals approved the June 24, 2019, Planning Commission/Board of Zoning Appeals Meeting Minutes as submitted. Motion carried.

CASE NUMBER 19-02 – PUBLIC HEARING – A REQUEST SUBMITTED BY FIRST CHURCH OF THE NAZARENE FOR A CONDITIONAL USE TO ALLOW THE LOT LOCATED AT 804 EAST QUINCY TO BE USED AS AN EXTENSION OF THE EXISTING CHURCH PROPERTY LOCATED AT 816 EAST QUINCY – Due to a conflict of interest, Chairperson Mike Wilber, recused himself and Laura Klusener presided over Case No. 19-02, 19-03 and 19-04. Beth Wells, was present to speak on behalf of the request.

There being no one to speak against the request, Vice- Chairperson, Laura closed the Public Hearing.

On motion of Creel, seconded by DeMott, the Planning Commission/Board of Zoning Appeals voted to approve the Conditional Use as submitted. Motion passed unanimously.

CASE NUMBER 19-03 – PUBLIC HEARING – A REQUEST SUBMITTED BY FIRST CHURCH OF THE NAZARENE FOR A CONDITIONAL USE TO ALLOW THE LOT LOCATED AT 814 EAST QUINCY TO BE USED AS AN EXTENSION OF THE EXISTING CHURCH PROPERTY LOCATED AT 816 EAST QUINCY – Beth Wells was present to speak on behalf of the request.

There being no one to speak against the request, Vice-Chairperson, Laura Klusener closed the Public Hearing.

On motion of Gilmore, seconded by Michael, the Planning Commission/Board of Zoning Appeals voted to approve the Conditional Use as submitted. Motion passed unanimously.

CASE NUMBER 19-04 – PUBLIC HEARING – A REQUEST SUBMITTED BY FIRST CHURCH OF THE NAZARENE FOR A CONDITIONAL USE TO ALLOW THE LOT LOCATED AT 814 EAST QUINCY TO BE USED AS A TEMPORARY PARKING LOT AND SAID LOT TO BE ROCK FOR A PERIOD NOT TO EXCEED 12 MONTHS – Beth Wells was present to speak on behalf of the request.

On motion of Bob Gilmore, seconded by Francis DeMott, the Planning Commission/Board of Zoning Appeals voted to approve the Conditional Use as submitted. Motion passed unanimously.

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Holly Viets, 1305 S. Stilwell was present to speak against the request. She cited noise with car doors slamming and parking issues in the neighborhood. She has requested expansions to the east or the south where there is plenty of land for expansions. She also indicated the Quincy Street is only a two-lane road and not big enough for 500 people. She does not want a parking lot outside her back yard. She indicated damage to property with patrons of the coffee house pulling into her yard. If there is a standard against no rock parking lot who will take care of the run-off for the year.

Creel indicated a fence might assist with dampening the noise.

Klusener indicated a parking lot would relieve some of the parking on the street.

Age Daugherty, College Pastor of Pitt-Naz, Director of The Homestead, open until 9:00 pm during the week. There are signs on the property indicating no after-hours parking.

There being no one else to speak against the project, Vice-Chairperson, Laura Klusener closed the Public Hearing.

On motion of Gilmore, seconded by Michael, the subject be tabled for a month to allow the neighborhood and the church to communicate and come together with a positive feedback. Motion passed unanimously.

DeMott indicated an evergreen barrier and fencing could assist with a sound barrier and a light barrier.

The Homestead opens again in August.

CASE NUMBER 19-05 – PUBLIC HEARING – A REQUEST SUBMITTED BY PITTSBURG HIGHLANDS LP FOR PITTSBURG HIGHLANDS LP FOR A VARIANCE IN R-1C, SINGLE FAMILY RESIDENTIAL, 30 FOOT FRONT YARD SETBACK TO ALLOW 20 SINGLE FAMILY RESIDENTIAL STRUCTURES TO HAVE A 27 FOOT FRONT YARD SETBACK ON THE LOTS LOCATED AT 3101 THROUGH 3120 WILD RED ROAD – Mark Warner of Crockett Engineering was present to speak on behalf of the request. After the contractor completed the work there was 3 feet difference in the.

William Strength, 1515 Hampton, was concerned about the checks and balances during the inspections. He is concerned the Silverback project will be completed the same way.

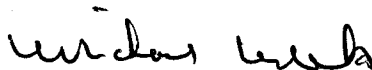
There being no one else to speak against the request, Chairperson Mike Wilber, closed the Public Hearing.

On motion of Gilmore, seconded by Creel, the Planning Commission/Board of Zoning Appeals voted to approve the request for Variance as submitted. Motion passed unanimously.

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ADJOURNMENT: On motion of Wilber, seconded by DeMott, the Planning Commission/Board of Zoning Appeals adjourned the meeting at 5:45 p.m. Motion carried.



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Mike Wilber, Chairperson

ATTEST:



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Andrea Holtzman, Secretary