

OFFICIAL MINUTES  
OF THE MEETING OF THE  
PLANNING COMMISSION/BOARD OF ZONING APPEALS  
CITY OF PITTSBURG, KANSAS  
August 26, 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, August 26, 2019, in the Pittsburg Law Enforcement Center, 201 N Pine, with the following members present: **Francis DeMott, Bob Gilmore, Leah Posterick, Kyle Michael, and Mike Wilber. Mike Creel and Laura Klusener was absent.**

APPROVAL OF MINUTES – July 22, 2019 - On motion of Gilmore, seconded by Michael, the Planning Commission/Board of Zoning Appeals approved the July 22, 2019, Planning Commission/Board of Zoning Appeals Meeting Minutes as submitted. Motion carried.

PUBLIC HEARING – A REQUEST SUBMITTED BY KENDALL R MCPHAIL, ON BEHALF OF PITTSBURG HIGHLANDS, LP, TO VACATE A TRACT OF LAND BEING PART OF LOT 15, PITTSBURG HIGHLANDS, AN ADDITION TO THE CITY OF PITTSBURG, CRAWFORD COUNTY, STATE OF KANSAS, ACCORDING TO THE RECORDED PLAT THEREOF. – Mark Warner was present to speak in favor of the request. Kyle Miller was also present to speak on behalf of the request.

William Strenth, 1525 Hampton, indicated there is a need for some checks and balances on the projects going on as there are several issues that are coming up.

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

Gilmore asked if there was a licensed engineer that staked the property. Kyle Miller indicated the contractor was responsible for making sure the property was staked appropriately.

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

CASE NUMBER 19-04 – PUBLIC HEARING – A TABELED 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.

Due to a conflict of interest Chairperson, Mike Wilber indicated he will be abstaining from voting during this Public Hearing.

Ms. Wells indicated there was a meeting on August 20, 2019 with Holly Veits. As a result of that meeting the church is working toward getting an acceptable barrier to the back portion of Ms. Viets property. There is another meeting scheduled for tomorrow with members of the church and Ms. Viets to finalize the details. The property was recently surveyed and stakes were laid out to mark the property lines.

Shelly Lorenz, spoke on behalf of Ms. Viets. Ms. Lorenz indicated there are no decisions made at this time however, discussions are still underway.

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

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On motion of Gilmore, seconded by DeMott, the Planning Commission/Board of Zoning Appeals voted to approve the Conditional Use with the stipulation that this item is put on the calendar in 12 months. Motion passed unanimously.

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 she believes there is plenty of land. 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.

LED Signs are being requested. Dexter Neisler will reach out and see if there are any representatives from local sign companies available to come talk with the Board regarding LED signs and sign requests.

Gilmore asked if other communities in the area roughly the size of Pittsburg have guidelines for signs and if the League of Municipalities has any regulations. Also, the visibility triangle needs to be reviewed as there needs to be enforcement.

It was decided to have a contractor or two come in next month to discuss what they are seeing from customers. Wilber also indicated he will reach out to a representative from Webb City to see what they are enforcing. Board Members will review Article 27 and this item will be discussed again in September.

Under New Business, Gilmore indicated he would like to see a change in the ordinance that a new subdivision be staked by a surveyor or other qualified individual to try to eliminate any future building over the easement.

Cameron Alden indicated that would need to be a requirement of any new construction. Staff will look into the possibility of updating the ordinances.

ADJOURNMENT: On motion of Gilmore, seconded by DeMott, the Planning Commission/Board of Zoning Appeals adjourned the meeting at 6:03 p.m. Motion carried.

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Mike Wilber, Chairperson

ATTEST:

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Andrea Holtzman, Secretary