

OFFICIAL MINUTES  
OF THE MEETING OF THE  
PLANNING COMMISSION/BOARD OF ZONING APPEALS  
CITY OF PITTSBURG, KANSAS  
October 28, 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, **Chairperson Mike Wilber** presided over the meeting with the following members present: **Mike Creel, Francis DeMott, Bob Gilmore, Leah Posterick, Kyle Michael with Laura Klusener being absent.**

APPROVAL OF MINUTES – August 26, 2019 - On motion of Gilmore, seconded by Michael, the Planning Commission/Board of Zoning Appeals approved the August 26, 2019, Planning Commission/Board of Zoning Appeals Meeting Minutes with the following corrections: the 11<sup>th</sup> paragraph of the first page should reflect Shelly Lorenz's name as Shawnee Lorenz. The second paragraph of the second page needs to be removed. Motion carried.

CASE NUMBER 19-07 - PUBLIC HEARING – A REQUEST TO VACATE THE ALLEY IN THE 100 BLOCK OF SOUTH ELM STREET DESCRIBED AS A PORTION OF THE EAST-WEST ALLEY LYING BETWEEN LOTS 130 AND 131 AND WEST OF THE EAST PROPERTY LINES OF LOTS 134 THRU 135, BLOCK 47 AND LYING EAST OF ADJACENT TO THE PREVIOUSLY VACATED ALLEY BY ORDINANCE G-553 AND THE NORTH SOUTH ALLEY, LYING BETWEEN LOTS 134 AND 135 TO THE WEST AND LOTS 131 AND 132 TO THE EAST ALL IN BLOCK 47 IN THE ORIGINAL CITY OF PITTSBURG, KANSAS. – MARK WARNER WAS PRESENT TO SPEAK IN FAVOR OF THE REQUEST. Rod Zinn was present to speak on behalf of the request.

Chevelle Wickes, 207 East Rose, spoke in favor of the request.

Jason Barrend spoke in favor of the request, citing the alley has historically been used as a parking lot not an alley.

Susan Buckle was present to speak against the request. She voiced concerns about having access to the building behind her house.

Randy Vilela, 111 S Elm Street, was also present to speak against the request. He indicated he has been using the alley for parking during the busy season for his business because Elm Street and Rose Street are both too small for his company to park vehicles.

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

The Planning Commission/Board of Zoning Appeals members held discussions voicing concerns about having the proper turning radius and citing the garage is currently being used to house company materials for Randy Vilela.

On motion of XXX, seconded by XXX, the Planning Commission/Board of Zoning Appeals voted to deny the vacation of the East-West alley but approve the vacation of the North-South alley with easement. Motion passed unanimously.

CASE NUMBER 19-08 – PUBLIC HEARING – A REQUEST TO CONSIDER 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 IN THE 1000 BLOCK OF EAST 10TH STREET. Rod Zinn was present to speak in favor of the request.

William Strenth, 1515 Hampton, spoke against the request citing the plat was not complete as there are improper signatures being requested and the mayor was not listed appropriately.

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Gina Ward, 1017 East 10<sup>th</sup>, was present to express concerns regarding the current condition of parking on East 10<sup>th</sup> Street.

Rod Zinn indicated there is not currently a site plan but there should be off street parking in the back of the property as there will not be room for parking in the front. He believes the plan is to construct three-bedroom duplexes on the property.

Mr. Strenth indicated he believed the presentation is incomplete since there is no site plan.

There being no one 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 recommend approval of the Short Form Plat contingent on the taxes are current, the plat reflect the proper signatures and the alley be improved for parking in the rear. Motion passed unanimously.

Under Old Business, Chris Harris of CDL was present to discuss LED Signs. Mr. Harris brought information from Carthage showing what they are currently enforcing and he shared some issues surrounding the signs.

ADJOURNMENT: On motion of Creel, seconded by Posterick, the Planning Commission/Board of Zoning Appeals adjourned the meeting at 6:45 p.m. Motion carried.

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Mike Wilber, Chairperson

ATTEST:

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Andrea Holtzman, Secretary