

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

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

APPROVAL OF MINUTES – JUNE 22, 2020 – On motion of Wilber, seconded by Posterick, the Planning Commission/Board of Zoning Appeals approved the June 22, 2020, Planning Commission/Board of Zoning Appeals Meeting Minutes. Motion carried.

CASE NUMBER 20-08 – A SITE PLAN SUBMITTED BY JEFF LAUBACH, PE ON BEHALF OF CASEY'S GENERAL STORE FOR THE CONSTRUCTION OF A NEW COMMERCIAL STORE AND CAR WAS TO BE LOCATED AT 2520 SOUTH BROADWAY.

Jeff Laubach, P.E. was present to speak in favor of the site plan.

On motion of Creel, seconded by DeMott, the Planning Commission/Board of Zoning Appeals voted unanimously to approve the site plan as submitted.

CASE NO. 20-09 – A PUBLIC HEARING TO CONSIDER A REQUEST, SUBMITTED BY JASON WESCO ON BEHALF OF COMMUNITY HEALTH CENTER OF SOUTHEAST KANSAS, INC., FOR A CHANGE IN ZONING OF THE PROPERTY LOCATED AT 601 EAST 30TH STREET FROM RP-3, PLANNED MEDIUM DENSITY RESIDENTIAL, TO CP-0, PLANNED COMMERCIAL OFFICE DISTRICT.

Sam Hayes of Community Health Center of Southeast Kansas (CHCSEK), was present to speak in favor of the request. The hope is to create a Medical Residency Program and educational facility.

Dexter Neisler indicated CHCSEK will be coming back with a complete site plan at a later date and Mr. Hayes shared a draft plan at this time.

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

On motion of Wilber, seconded by Creel, the Planning Commission/Board of Zoning Appeals voted to recommend the Governing Body approve the request to change the zoning from RP-3, Planned Medium Density Residential, to CP-0, Planned Commercial Office District. Motion passed unanimously. This request will go before the Governing Body during their regularly scheduled meeting on August 11, 2020.

CASE NO. 20-10 – A PUBLIC HEARING TO CONSIDER A PRELIMINARY AND FINAL PLAT SUBMITTED BY BART ARNETT ON BEHALF OF TURNKEY DEVELOPMENT, LLC, UNDER THE PROVISIONS OF ARTICLE 2 OF THE PITTSBURG SUBDIVISION REGULATIONS TO ALLOW THE PRELIMINARY AND FINAL PLAT OF THE PROPERTY LOCATED IMMEDIATELY WEST OF FREE KING HIGHWAY, NORTH OF THE WATER TREATMENT PLANT AND SOUTH OF REMINGTON SQUARE, BETWEEN EAST QUINCY STREET AND EAST 4TH STREET.

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Bart Arnett and Nate Stahl were both present to speak in favor of the plats. Mr. Arnett addressed the plans for house and lot sizes, estimated future costs of the homes built as well as road location and construction.

There being no one else to speak in favor of the request, the floor was opened to anyone wishing to speak in opposition to the request.

William Strenth, 1515 Hampton, shared several items he had concerns about on the plats as they are being presented.

Michael Marietta, #4 Deer Run Lane, indicated he has concerns about the potential traffic to Deer Run Lane, citing street is in disrepair and needs updating.

Ron Seglie, #1 Deer Run Lane, indicated a concern with the drainage. He also mentioned Deer Run Lane is in disrepair and needs updated.

Mike Zafuta, #8 Deer Run Lane, indicated he is not opposed to the development however he would like to have an opportunity to speak with the developers to discuss a plan that will benefit the current residents and the development.

Jared and Jessica Michael, 2207 Porter Lane, cited concerns about traffic from the High School, the water from the drainage as their property tends to flood easily and the street near the intersection of Free King Highway and Quincy is falling apart.

Nate Stahl indicated the reason behind the push to get the plats passed is because the project has qualified for the RHID program.

Cameron indicated there is 50 foot of the right-of-way and an additional 20 foot of utility right-of-way. Drainage will be collected in the detention pond as indicated in the plat and Quincy, Free King Highway and Deer Run Lane are being looked at by Staff for future improvements.

Quentin Holmes explained briefly what the RHID program is and why the City qualifies for the program.

With no one else to speak against the project, Chairperson Laura Klusener closed the Public Hearing.

Francis DeMott indicated Deer Run Lane needs to be addressed to improve the street to accommodate the increase in traffic and the Restrictive Covenants needs to be submitted.

Laura Kluesener also indicated she is concerned about traffic on Free King Highway.

On motion of Creel, seconded by Heikes, the Planning Commission/Board of Zoning Appeals voted to recommend the Governing Body approve the Preliminary Plat. Motion passed unanimously. This case will go before the Governing Body during their regularly scheduled meeting on July 28, 2020.

On motion of Creel, seconded by Heikes, the Planning Commission/Board of Zoning Appeals voted to recommend the Governing Body approve the Final Plat. Motion passed unanimously.

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This case will go before the Governing Body during their regularly scheduled meeting on July 28, 2020.

Dexter Neisler reminded the Board to be looking over the sign ordinances he handed out at the last meeting and be ready to discuss them during the next available meeting.

ADJOURNMENT: On motion of Wilber, seconded by Creel, the Planning Commission/Board of Zoning Appeals adjourned the meeting at 6:53 p.m. Motion carried.



Laura Klusener, Chairperson

ATTEST:



Andrea Holtzman, Secretary