

OFFICIAL MINUTES
OF THE MEETING OF THE
PLANNING COMMISSION/BOARD OF ZONING APPEALS
CITY OF PITTSBURG, KANSAS
November 23, 2020

A Regular Session of the Planning Commission/Board of Zoning Appeals was held at 5:30 p.m. on Monday, November 23, 2020, in the Pittsburg Law Enforcement Center, 201 North Pine, with the following members present: Chairperson - Laura Klusener, Mike Creel, Kyle Michael and Leah Posteric. Francis DeMott, Derek Heikes and Mike Wilber were absent. Laura Klusener led the flag salute.

APPROVAL OF MINUTES – October 26, 2020 – On motion of Creel, seconded by Michael, the Planning Commission/Board of Zoning Appeals approved the October 26, 2020, Planning Commission/Board of Zoning Appeals Meeting Minutes. Motion carried.

REVIEW OF CASE NO. 20-16 - A PUBLIC HEARING TO CONSIDER A REQUEST SUBMITTED BY SHARI MENDEZ, TO CHANGE THE ZONING OF THE PROPERTY LOCATED AT 102 EAST 16th STREET FROM R1-C SINGLE FAMILY RESIDENTIAL TO CP-2 PLANNED GENERAL COMMERCIAL DISTRICT.

Shari Mendez was present via phone to speak in favor of the request. The original structure has been demolished and they would like to construct a parking lot for their expanding business.

There being no one else to speak in favor Laura Klusener opened the floor for comments or questions.

John Duncan, 3004 Oakview, indicated he owns a house next to the vacant lot. He wanted to know how close the lot will be to his property, how it will affect the value and future selling of his property and he felt that the kids would be in danger. He asked about water retention.

Posteric asked if a fence was around the back yard. Mr. Duncan felt the question was irrelevant because the kids can still play in the side yard.

Dexter Neisler indicated the Mendez's will be required to supply a buffering between the lot Mr. Duncan's property. Mr. Neisler also indicated he would recommend Dr. Mendez put a fence to the South as well.

20 feet of grass on the east side of the property between the Duncan property and the lot.

Dr. Mendez explained he believed the water would drain toward 16th Street and then toward Broadway.

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

The Board asked Dr. Mendez what type of screening he was planning for. At this time Dr. Mendez was not certain but would be a solid fencing of some type.

On motion of Michael, seconded by Posteric, the Planning Commission/Board of Zoning Appeals voted unanimously to approve the change in zoning as submitted.

REVIEW OF CASE NO. 20-17 - A PUBLIC HEARING TO CONSIDER A REQUEST SUBMITTED BY USD#250 TO CONSIDER A REQUEST FOR CONDITIONAL USE UNDER THE PROVISIONS OF ARTICLE 30 OF THE PITTSBURG ZONING ORDINANCE TO ALLOW A RADIO MONOPOLE TO BE CONSTRUCTED ON A PROPERTY LOCATED IN THE 900 BLOCK OF WEST 4th STREET.

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Jay Byers, Assistant City Manager, Jeff Bair, Information Systems were both present to speak in favor of the request. Jay Byers explained the State is providing funds for broadband access to students in USD #250. Dr. Brad Hansen, Assistant Superintendent for USD #250 was also present to speak for the request.

Dr. Hansen explained this service would be available to approximately 500 students. There have been 6 locations, the water towers, Lakeside Elementary School and Memorial Auditorium, where antennas were placed and the 2 poles being requested tonight would enable broadband to reach all the students in need in the City Limits. Dr. Hansen explained the only devices will be able to access the internet will be USD #250 devices. This is not general access to the internet, it is intended for educational purposes only.

There being no one to speak against the request, Chairperson Lauren Klusener closed the public hearing.

On motion of Creel, seconded by Michael, the Planning Commission/Board of Zoning Appeals voted unanimously to recommend approval of all changes to the Governing Body.

Under Old Business, guest speakers, Chris Harris from CDL and Martin Dickenson from Jayhawk Signs spoke regarding issues they are seeing with signs within the City Limits of Pittsburg.

REVIEW OF CASE NO. 18 - A PUBLIC HEARING TO CONSIDER A REQUEST SUBMITTED BY USD#250 TO CONSIDER A REQUEST FOR CONDITIONAL USE UNDER THE PROVISIONS OF ARTICLE 30 OF THE PITTSBURG ZONING ORDINANCE TO ALLOW A RADIO MONOPOLE TO BE CONSTRUCTED ON A PROPERTY LOCATED IN THE 900 BLOCK OF EAST 6th STREET

Jay Byers explained everything is the same as the previous conditional use request except the location.

There being no one to speak against the request, Chairperson Lauren Klusener closed the public hearing.

On motion of Creel, seconded by Posterick, the Planning Commission/Board of Zoning Appeals voted unanimously to recommend approval of all changes to the Governing Body.

Under Old Business, Dexter Neisler explained he has been meeting with Martin Dickenson and Chris from CDL, after several conversations it has been decided there needs to be more time to review the information to present information per zone. They will continue to work on it and will bring a finished ordinance to the Planning Commission/Board of Zoning Appeals at a later date.

ADJOURNMENT: On motion Posterick, seconded by Michael, the Planning Commission/Board of Zoning Appeals adjourned the meeting at 6:15 p.m. The motion carried.



Laura Klusener, Chairperson

ATTEST:



Andrea Holtzman, Secretary