

OFFICIAL MINUTES
OF THE MEETING OF THE
PLANNING COMMISSION/BOARD OF ZONING APPEALS
CITY OF PITTSBURG, KANSAS
February 22, 2021

A Regular Session of The Planning Commission/Board of Zoning Appeals was held at 5:30 p.m. on Monday, February 22, 2021, in the Pittsburg Law Enforcement Center, 201 North Pine, with the following members present: Chairperson Mike Creel, Vice Chairperson Kyle Michael, Martin Dickinson, Laura Klusener, Leah Posterick and Mike Wilber. Mike Creel led the flag salute.

APPROVAL OF MINUTES – On motion of Leah Posterick, seconded by Mike Wilber, The Planning Commission/Board of Zoning Appeals approved the minutes of the January 5, 2021, meeting. Motion carried

PUBLIC HEARING – CASE NO. 21-02, – 3P DEVELOPMENT GROUP, LLC – CHANGE IN ZONING FROM R1-A, SINGLE FAMILY RESIDENTIAL TO PUD, PLANNED UNIT DEVELOPMENT – Following public hearing, on motion of Derek Heikes, seconded by Kyle Michael, The Planning Commission/Zoning Board of Appeals approved the request submitted by 3P Development Group, LLC, of Bryant, Arkansas, to change the zoning of the property located approximately between the 1600 and 1700 Blocks on the south side of East 4th Street from R-A1, Single Family Residential to PUD, Planned Unit Development. Motion carried.

Dexter Neisler, Zoning Administrator, provided the following criteria information.

Character of the neighborhood. The property is currently undeveloped and zoned R-1A, Single Family residential district.

Zoning and uses of nearby properties. Zoning in the immediate surrounding area is zoned R-1A, Single Family Residential.

Suitability of the subject property for the uses to which it is being considered. Zoning in the immediate surrounding area is zoned R-1A, Single Family Residential.

Length of time the subject property has remained vacant as zoned. The area has been vacant since it was annexed into the City Limits.

The extent to which removal of the restrictions will detrimentally affect the nearby property. Rezoning the property should not have a detrimental effect to the area.

Relative gain to public health, safety, & welfare. Health, safety, & welfare should not be adversely affected by the rezoning of the property.

Staff Recommendation: Approve.

Phillip Lewis, of Lewis Engineering in Bryant, Arkansas, spoke about the project. The development is a 55 plus retirement community consisting of 29 villas. Lewis stated that the homes will be leased, and that the homes will be grouped close together to create a community feel. Lewis also stated that Phase 1 will include both front loading garages and rear loading garages. Lewis indicated that in future phases that they will be moving towards an amenity building and other amenities.

Ron Scripsick, 911 Tanglewoods Lane, spoke regarding the project. Scripsick stated that Phase 1 of this project will consume about 15 acres of land and that Phase 1 will consist only of rentals.

Mike Creel asked what the rent will be in the development.

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Ron Scripsick responding to Creel's question, stated that the prices for the rentals would be around \$1800 a month.

William Strenth, 1515 Hampton Road, stated that he was not for or against the project but that he had questions regarding it. Strenth asked if there would be variances in place regarding setbacks in the development. Strength also asked if a traffic study has been completed for the area of 4th Street where the development will be located.

Phillip Lewis responding to the questions posed by Strenth regarding the traffic study and setbacks, stated that there is an ongoing traffic study.

Derrick Heikes asked if the project will generate tax revenue for the City.

Dexter Neisler responded to Heikes' question and said that this would generate tax revenue.

PUBLIC HEARING – CASE NO. 21-03 – 3P DEVELOPMENT GROUP, LLC – APPROVAL OF PRELIMINARY PLAT – Following public hearing, on motion of Dickinson, seconded by Wilber, The Planning Commission/Zoning Board of Appeals approved the Preliminary Plat submitted by 3P Development Group, LLC, of Bryant, Arkansas, under the provisions of Article 2 of the Pittsburg Subdivision Regulations. Motion carried.

Martin Dickinson had a question regarding fire safety in the development.

ADJOURNMENT – On motion of Posterick, seconded by Michael, the Planning Commission/Board of Zoning Appeals adjourned the meeting at appr 5:55 p.m. Motion carried.

MEETING RECONVENED TO CONDUCT PUBLIC HEARING – The Planning Commission/Zoning Board of Appeals reconvened the meeting to allow for the public hearing.

No one spoke during the public hearing.

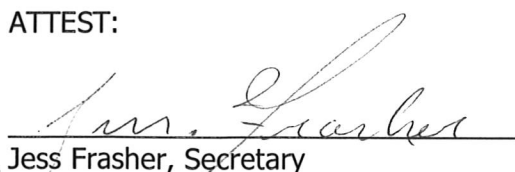
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Pete Earles of Earles Engineering introduced himself as the city's contract engineer.

ADJOURNMENT: On motion of Klusener, Seconded by Posterick, The Planning Commission/Zoning Board of Appeals adjourned at approximately 6:00 P.M.


Mike Creel, Chairperson

ATTEST:


Jess Frasher, Secretary