

OFFICIAL MINUTES
OF THE SPECIAL MEETING OF THE
PLANNING COMMISSION/BOARD OF ZONING APPEALS
CITY OF PITTSBURG, KANSAS
March 25, 2021

A Special Session of The Planning Commission/Board of Zoning Appeals was held at 5:30 p.m. on Thursday, March 25, 2021, in the Pittsburg Law Enforcement Center, 201 North Pine, with the following members present: Vice Chairperson Kyle Michael, Martin Dickinson, Laura Klusener, Leah Posterick. Chairperson Mike Creel, Derek Heikes, and Mike Wilber were not present. Kyle Michael led the flag salute.

PUBLIC HEARING – CASE NO. 21-03 – 3P DEVELOPMENT GROUP, LLC – APPROVAL OF A PRELIMINARY PLAT – Following Public Hearing, on motion of Dickinson, seconded by Michael, The Planning Commission/Board of Zoning 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. Absent: Creel, Heikes, and Wilber.

Quentin Holmes, Director of Housing and Community Development, explained the reason that this special meeting had been called.

Dexter Peterson, Washing DC, with 3P Development Group, LLC, discussed the development Villas at Creekside and reviewed the different phases that would compose the development. Peterson stated that this development will include worry-free high-end amenities, and that the targeted clientele are people who are interested in relocating back to Pittsburg. Peterson stated that no steps will be in the villas and that the villas will be combination of different layouts. Peterson stated they conducted a survey which indicated this would be a viable project and that they expect breaking ground to begin in April. Peterson stated that construction will begin as soon as infrastructure will allow. Peterson discussed some of the benefits of this project, which included an increase in population within the City Limits, an increase in tax revenue, 36 full time jobs and local contractor opportunities. Peterson stated that marketing for this development will be nationwide.

Holmes discussed and reviewed the checklist for the preliminary plat.

PUBLIC HEARING – CASE NO. 21-06 – 3P DEVELOPMENT GROUP, LLC – APPROVAL OF A FINAL PLAT – Following Public Hearing, on motion of Klusener seconded by Posterick, The Planning Commission/Board of Zoning Appeals approved the Final Plat submitted by 3P Development Group, LLC, of Bryant, Arkansas, under the provisions of Article 2 of the Pittsburg Subdivision Regulations. Motion carried. Absent: Creel, Heikes, and Wilber.

Holmes discussed and reviewed the Final Plat checklist.

Klusener asked about drainage for Phase One.

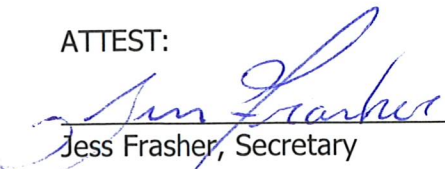
Garret Rich of Bryant, Arkansas, responding to the question posed by Klusener said that ponds would be constructed to allow for drainage and to prevent flooding.

ADJOURNMENT – On motion of Dickinson seconded by Posterick, The Planning Commission/Board of Zoning Appeals adjourned the meeting at 5:46 p.m. Motion carried. Absent: Creel, Heikes, and Wilber.



Mike Creel, Chairperson

ATTEST:



Jess Frasher, Secretary