

**City of Pittsburg, Kansas**  
**Planning Commission/Board of Zoning Appeals**  
Municipal Court Room, Law Enforcement Center  
February 28, 2022 | 5:30 pm

Members Present: Martin Dickinson, Mike Hanika, Laura Klusener, Kyle Michael,  
Leah Posterick, Michael Wilber  
City Staff: DeAnna Goering, Quentin Holmes, Dexter Neisler

- I. Call to Order
  - a. Meeting called to order at 5:30 PM
  - b. Chairperson Michael led the flag salute
- II. Consider the Following:
  - a. Approval of Minutes
    - i. Consider the approval of the January Meeting Minutes (January 24, 2022)
      1. Motion: Approve January Minutes (Wilber)
        - a. Motion: Seconded (Dickinson)
        - b. Motion: Carried, 6-0-0
- III. Public Hearings
  - a. Case No. 22-02 – City of Pittsburg – Conditional Use Permit – 910 Memorial Drive
    - i. Following Public Hearing, on the motion of Wilber, seconded by Dickinson, the Planning Commission/Board of Zoning Appeals approved the request submitted by the City of Pittsburg to consider a conditional use permit for a communications tower at 910 Memorial Drive.
      1. Motion Carried, 4-1-1 (Oppose: Posertick; Abstain: Hanika)
  - b. Case No. 22-04 – Jose Ribera – Conditional Use Permit – 205 W 20<sup>th</sup>
    - i. Following Public Hearing, on the motion of Michael, seconded by Posterick, the Planning Commission/Board of Zoning Appeals disapproved the request submitted by Jose Ribera to consider a conditional use permit for a church at 205 W 20<sup>th</sup>.
      1. Motion Carried, 6-0-0
  - c. Case No. 22-6 – Comeau Jewelry – Variance – 525 S Broadway
    - i. Following Public Hearing, on the motion of Dickinson, seconded by Michael, the Planning Commission/Board of Zoning Appeals approved the request submitted by Comeau Jewelry for a 6’ alley setback at 525 S Broadway.
      1. Motion Carried, 6-0-0

IV. Site Plans

- a. Case No. 22-05 – Colby 2021, LLC – Site Plan – 4<sup>th</sup> & Rouse
  - i. On the motion of Michael, seconded by Hanika, the Planning Commission/Board of Zoning Appeals approved the site plan submitted by Colby 2021, LLC for property located at 4<sup>th</sup> & Rouse.
    - 1. Motion Carried, 6-0-0
- b. Case No. 22-08 – Comeau Jewelry – Site Plan – 525 S Broadway
  - i. On the motion of Wilber, seconded by Klusener, the Planning Commission/Board of Zoning Appeals approved the site plan submitted by Comeau Jewelry for property located at 525 S Broadway.
    - 1. Motion Carried, 6-0-0
- c. Case No. 22-09 – Mullen – Site Plan – 113 W 5<sup>th</sup>
  - i. On the motion of Klusener, seconded by Dickinson, the Planning Commission/Board of Zoning Appeals approved the site plan submitted by Bruce Mullen and Kyle Mullen for property located at 113 W 5<sup>th</sup>.
    - 1. Motion Carried, 6-0-0
- d. Case No. 22-10 – VIA Real Estate, LLC – Site Plan – 2811 N Broadway
  - i. On the motion of Michael, seconded by Posterick, the Planning Commission/Board of Zoning Appeals approved the site plan submitted by VIA Real Estate, LLC for property located at 2811 N Broadway.

V. Digital Sign Ordinance

- a. Sample digital sign ordinance was given to Board members for review.

VI. Adjournment

- a. Motion: Adjourn the regular meeting of the Planning Commission/Board of Zoning Appeals. (Michael)
  - i. Motion: Seconded (Wilber)
  - ii. Motion: Carried, 6-0-0
- b. Meeting adjourned at 6:24 pm

  
\_\_\_\_\_  
Kyle Michael, Chairperson

ATTEST:

  
\_\_\_\_\_  
DeAnna Goering, Secretary