

**MINUTES OF THE PLANNING AND ZONING COMMISSION
THE CITY OF PARK CITY, KANSAS
COUNCIL CHAMBERS – 1941 E. 61st STREET NORTH
JANUARY 23, 2023, MEETING**

ROLL CALL

The following members were present: Chairperson Susan Goyette, Gerald Klocke, Kris Lewis, John Oswald, Bob Aldrich, Harry Woodson, and T. Michael Smith. Mayor John Lehnerr, Council liaison, Tom Jones, Russ Ewy, Planning Advisor, and Debbie Jerauld, Recording Secretary were also present as were others interested in the proceedings.

MEETING CALLED TO ORDER

The meeting was called to order at 7:01 p.m. by Susan Goyette.

APPROVAL OF THE AGENDA

Gerald Klocke made a motion to approve the agenda. Bob Aldrich seconded the motion. Motion carried 6-0.

APPROVAL OF THE MINUTES

Kris Lewis made a motion to approve the minutes of the of the September 19, 2022 meeting with corrections. Harry Woodson seconded the motion. Motion carried 5-0. John Oswald abstained.

Susan Goyette made a motion to approve the minutes of the of the December 19, 2022, meeting. Bob Aldrich seconded the motion. Motion carried 2-0. Gerald Klocke, Kris Lewis, John Oswald, Harry Woodson and Michael Smith abstained.

REPORTS

None

PUBLIC FORUM

None

NEW BUSINESS

Z-2022-03: PROPOSED CHANGE OF ZONING DISTRICT CLASSIFICATION FROM THE R-2 SINGLE-FAMILY RESIDENTIAL DISTRICT TO THE C-1 CENTRAL BUSINESS DISTRICT. LOCATED NORTH OF 61ST STREET NORTH BETWEEN KERMAN STREET AND LONGMONT STREET.

The hearing was called to order by Susan Goyette at 7:05 pm. Russ explained that the first 2 items were related. They concern 5 city lots owned by the Park City Assembly of God Church. The co-applicant, O'Reilly's would like to build a store at that location. Staff recommends approval with staff recommendations. Michael asked who would incur the cost of moving the manhole. Russ stated that would be the responsibility of the applicant. Bob asked if they are required to submit a drainage plan. Russ said that one would be required at the time of permitting. Kris asked if the church was going to remain at its current location. Russ stated that it would be staying. Paul Engel with Anderson Engineering thanked staff and stood for questions. Kris asked Mr. Engel about truck access to the store. He said that it should be no problem with the way the approaches are planned. Susan then invited the public to speak. Carol Flower of 6232 Longmont

said that she was glad to hear who was going in but wanted to know how far north the project was planned. She stated that she would like to see a concrete wall built for screening and to help prevent trash from leaving the stores property. She also expressed concerns with how this would affect residential property values in the area. Russ then showed Mrs. Flower where the planned screening wall would be. Bob stated that he lives near an O'Reilly's location, and they are very good neighbors. Kris stated that a business of that type should not have a negative impact on property values. Susan asked the applicant if he cared to rebut, and he said that he felt the concerns had been addressed. The only ex parte communication was a phone call from Carol Flower. The hearing was closed at 7:22 pm. There was discussion concerning lighting and hours of operation. Applicant replied that the lighting would be down cast on the property. The screening wall would be a solid 6' tall masonry wall. Hours of operation are typically 7:00 am – 10:00 pm but some locations vary from that slightly.

Kris Lewis moved to approve the 17 factors as presented. Gerald Klocke seconded. Motion carries 6-0.

Bob Aldrich moved to approve and recommend Z 2022-03 to city council including staff recommendations. Harry Woodson seconded. Motion carries 6-0.

VAC 2022-04 DISCUSS AND CONSIDER A VACATION OF A PORTION OF A UTILITY EASEMENT, PLATTED AS LOTS 1, 2, 3, 4, & 23, BLOCK 3, OWENS' FIRST ADDITION TO SEDGWICK COUNTY, KANSAS. NORTH OF 61ST STREET NORTH BETWEEN KERMAN STREET AND LONGMONT STREET.

Susan opened the hearing at 7:29 pm. Russ explained that the existing easements were for the residential lots that were platted in the past. Staff recommends approval including a small easement for a sewer manhole. No public comment or ex parte communications. Hearing was closed at 7:32 pm.

Kris Lewis moved to approve and recommend VAC 2022-04 to city council including staff recommendations. Bob Aldrich seconded. Motion carries 6-0.

VAC 2022-03: DISCUSS AND CONSIDER APPROVAL OF THE VACATION OF PLATTOR'S TEXT FOR RESERVE A, PARK CITY VILLAGE 3RD ADDITION, PARK CITY, SEDGWICK COUNTY, KANSAS.

Susan opened the hearing at 7:34 pm. The owner of the property would like to build additional senior housing. There was some discussion regarding the current senior housing. There were no conditions, public comment, or ex parte communications. Hearing was closed at 7:40 pm.

Bob Aldrich moved to approve and recommend VAC 2022-03 to city council. Harry Woodson seconded. Motion carries 6-0.

Z-2022-02 - DISCUSS AND CONSIDER APPROVAL OF A PROPOSED CHANGE OF ZONING DISTRICT CLASSIFICATION FROM THE LI LIMITED INDUSTRIAL DISTRICT (SEDGWICK COUNTY) TO THE I-1 LIGHT INDUSTRIAL DISTRICT, LOCATED SOUTH OF 61ST STREET NORTH AND APPROXIMATELY 1,700 FEET EAST OF SENECA STREET.

Susan opened the hearing at 7:42 pm. Russ explained that this and the next item were to be heard at our December meeting, but we did not have enough members present for a quorum. The property was zoned as limited industrial with Sedgwick County. After being annexed into Park City we are required to establish the zoning for our district. There are currently 2 companies wanting to build on the property. Staff recommends approval. Bob Aldrich asked if the MABCD had any input on this case. Russ said there was an agreement between them and Park City to annex the property. Bob asked if it was in the flood plain. City engineer Kirk Miller said that the property owners would be required to have a drainage plan in place and a plan to tie into the Valley Center floodway. There were no public comment or ex parte communication. The hearing was closed at 7:52 pm.

Harry Woodson moved to approve the 17 factors as presented. Kris Lewis seconded. Motion carries 6-0.

Kris Lewis moved to approve and recommend Z 2022-02 to city council including staff recommendations. Michael Smith seconded. Motion carries 6-0.

There was discussion as to why work had started on the property.

SD FP 2022-04: DISCUSS AND CONSIDER APPROVAL OF THE “AIR CAPITOL INDUSTRIAL PARK 5TH ADDITION” - A FINAL PLAT FOR PROPERTY LOCATED SOUTH OF 61ST STREET NORTH AND APPROXIMATELY 1,700 FEET EAST OF SENECA STREET.

Russ added that we will have access control from Biggs St to the east 200'. The company wanting to build on lot 1 would like an approach on 61st St N at the NE corner of their property.

Kris Lewis moved to approve and recommend SD FP 2022-04 to city council including staff recommendations. Harry Woodson seconded. Motion carries 5-1.

SD PP 2023-01: DISCUSS AND CONSIDER APPROVAL OF THE “PRAIRIE HILLS 4TH ADDITION” - A PRELIMINARY PLAT FOR PROPERTY LOCATED ONE-QUARTER MILE SOUTH OF 61ST STREET NORTH AND EAST OF HYDRAULIC AVENUE.

Russ introduced the item and stated that it is currently zoned R-3. There is open communications with Everygy for required easements.

Kris Lewis moved to approve the SD PP 2023-01 with staff recommendations. Bob Aldrich seconded. Motion carries 6-0.

FP 2023-01 DISCUSS AND CONSIDER APPROVAL OF THE FINAL PLAT FOR “SADDLEBROOK 4TH ADDITION” LOCATED ONE-HALF MILE NORTH OF 85TH STREET NORTH AND EAST OF BROADWAY AVENUE.

Russ explained that this was a replat of a final plat. Kirk Miller stated that they wanted to add a street going to the north to connect to future residential development and this was the cleanest way to make the necessary changes.

Kris Lewis moved to approve and recommend SD FP 2023-01 to city council including staff recommendations. Gerald Klocke seconded. Motion carries 6-0.

Gerald Klocke moved to adjourn the meeting and act as the Board of Zoning Appeals. Kris Lewis seconded. Motion carries 6-0.

NEW BUSINESS

DISCUSS AND CONSIDER APPROVAL OF TEXT AMENDMENTS TO THE CITY OF PARK CITY'S ZONING REGULATIONS TO CREATE DESIGN STANDARDS FOR NON-RESIDENTIAL DEVELOPMENT; TO ADD “RETAIL” AS A PERMITTED USE IN THE I-1 LIGHT INDUSTRIAL DISTRICT; TO ALLOW A FRONT PORCH TO EXTEND UP TO 8 FEET INTO THE FRONT SETBACK; AND TO REDUCE THE MINIMUM LOT SIZE IN THE R-3 MULTIPLE-FAMILY RESIDENTIAL DISTRICT.

Susan opened the hearing at 8:34 pm. There was discussion on concerns with the changes and how it would affect potential businesses. This was done to establish a standard to start with and could be revisited with any changes that might be necessary in the future. The hearing was closed at 8:48 pm. There were no ex parte communications or public comments.

Gerald Klocke moved to approve and recommend the text amendments to city council. Kris Lewis seconded. Motion carries 5-1. Bob Aldrich abstained.

Kris Lewis moved to adjourn the meeting. Bob Aldrich seconded. Motion carries 6-0.

**MINUTES OF THE BOARD OF ZONING APPEALS
THE CITY OF PARK CITY, KANSAS
COUNCIL CHAMBERS – 1941 E. 61st STREET NORTH
January 23, 2023**

ROLL CALL

The following members were present: Chairperson Susan Goyette, Gerald Klocke, Kris Lewis, John Oswald, Bob Aldrich, Harry Woodson, and T. Michael Smith. Council liaison, Tom Jones, Russ Ewy, Planning Advisor, and Debbie Jerauld, Recording Secretary were also present as were others interested in the proceedings.

MEETING CALLED TO ORDER

The meeting was called to order at 8:17 p.m. by Susan Goyette.

APPROVAL OF THE AGENDA

n/a

APPROVAL OF THE MINUTES

Harry Woodson made a motion to approve the minutes for the September 19, 2022, meeting. Bob Aldrich seconded. Motion carries 5-0. John Oswald abstained.

REPORTS

None

PUBLIC FORUM

None

NEW BUSINESS

CASE NO. BZA CU-2022-02: DISCUSS AND CONSIDER APPROVAL OF A
CONDITIONAL USE PERMIT AS AN EXCEPTION TO ALLOW A 1,250 SQUARE FOOT
ACCESSORY STRUCTURE TO BE BUILT ON PROPERTY ZONED AS R-1 SINGLE-
FAMILY RESIDENTIAL DISTRICT LOCATED 5046 N. IRVING DRIVE, PARK CITY,
KANSAS.

Russ Ewy introduced the applicant Jack Townsend of 5046 N Irving Dr. Susan asked if this was going to be a business. The applicant responded that it was for his hobby. He plans on as much concrete as he can afford but may use some dustless material as well. The approach will be constructed with concrete or asphalt as per city code.

Harry Woodson made a motion to approve BZA CU-2022-02 with staff recommendations. Michael Smith seconded. Motion carries 6-0.

Kris Lewis moved to adjourn the Board of Zoning Appeals and reconvene the Planning Commission. Michael Smith seconded the motion. Motion carried 6-0.

ADJOURN

Debbie Jerauld, Recording Secretary