

**MINUTES OF THE PLANNING AND ZONING COMMISSION  
THE CITY OF PARK CITY, KANSAS  
COUNCIL CHAMBERS – 1941 E. 61<sup>ST</sup> STREET NORTH  
JANUARY 24, 2022, SPECIAL MEETING**

**ROLL CALL**

The following members were present: Chairperson Susan Goyette, Gerald Klocke, Kris Lewis, Milo Sweet, Harry Woodson and T. Michael Smith. Russ Ewy, Planning Advisor, and Debbie Jerauld, Recording Secretary was also present as were others interested in the proceedings.

**MEETING CALLED TO ORDER**

The meeting was called to order at 7:00 p.m. by Susan Goyette.

**APPROVAL OF THE AGENDA**

Milo Sweet made a motion to approve the agenda. Harry Woodson seconded the motion. Motion carried 4-0.

**APPROVAL OF THE MINUTES**

Gerald Klocke moved to approve the minutes of the of the December 20, 2021, meeting with corrections. Harry Woodson seconded the motion. Motion carried 4-0.

**REPORTS**

None

**PUBLIC FORUM**

None

**NEW BUSINESS**

CASE NO. VAC-2021-01 A PETITION HAS BEEN FILED IN THE OFFICE OF THE CITY CLERK OF PARK CITY, KANSAS, BY GRAND RIVER, LLC PRAYING FOR THE VACATION AND REESTABLISHMENT OF THE PLATTOR'S TEXT FOR RESERVES A AND B, LOCATED SOUTH OF 77<sup>TH</sup> STREET NORTH AND EAST OF I-135 HIGHWAY.

Susan Goyette introduced item one and opened the hearing at 7:03. Russ Ewy explained that they were asking for some changes to the face of the existing plat which lays out the public dedications to reserve A & B drainage feature conveying the stream and floodway. One purpose of the reserve text is to designate their uses. In this case Reserve A & B are adjacent to parking lots. The owner would like to expand the parking into Reserve B. We are just wanting to add this text to the uses allowed in the verbiage on the plat. Gerald asks if this would affect the flood control. Russ replied that the flood maps have been revised since the original plat and the there is now a narrower path for the drainage. Kris asked if this would just affect the northern portion. Russ replied that at this time they are just wanting to expand the parking on the northern most portion. We are only wanting to amend the text on the plat. Joe Deneke of MKEC

Engineering explained that the owner wants to expand the existing parking lot to the west. There was no public comment. The hearing was closed at 7:14.

Kris Lewis made a motion to accept VAC 2021-01. Gerald Klocke seconded the motion. Motion carried 5-0.

CASE NO. Z-2021-04: PROPOSED CHANGE OF ZONING DISTRICT CLASSIFICATION FROM THE C-1 CENTRAL BUSINESS DISTRICT TO THE C-2 SERVICE BUSINESS DISTRICT, LOCATED NORTH OF 61<sup>ST</sup> STREET NORTH AND WEST OF HYDRAULIC AVENUE (1660 E. 61<sup>ST</sup> STREET NORTH).

Susan Goyette introduced item two and opened the hearing at 7:16. Russ Ewy explained that they were asking for a zone change from C-1 Central Business district to C-2 Service Business district behind the strip mall. Steve Neitzel, the son of the owner of the property stated that there is a small metal shop behind what used to be the hardware store that an individual wants to use as a body shop to restore antique tractors. He plans on storing everything inside the building. There were no further questions. The hearing was closed at 7:22. The 17 findings of fact were reviewed.

Kris Lewis made a motion to approve the 17 findings of fact. Harry Woodson seconded the motion. Motion carried 5-0

Harry Woodson made a motion to approve Z 2021-04 and recommend to City Council. Kris Lewis seconded the motion. Motion carried 5-0

CASE NO. SU-2021-02: SPECIAL USE REQUEST TO ESTABLISH A BOARDING SCHOOL DORMITORY USE IN THE C-2 SERVICE BUSINESS DISTRICT. LOCATED SOUTH OF 53<sup>RD</sup> STREET NORTH AND WEST OF I-135 HIGHWAY, PARK CITY, KANSAS (915 E. 53<sup>RD</sup> STREET NORTH).

Susan Goyette introduced item three. Russ explained that this change is necessary due to how our zoning regulations are written. The owner of the property would like to use this property as a church, school, and boarding facility of unrelated persons. They plan to have a maximum of 178 boarded students and a minimum of 1 staff resident. Michael asked the date the case was filed and how far away it is from the business to the west that sells alcohol. Russ replied that the case was filed on 12/22/21 and that business is located within the 200' and staff and the city attorney are looking into that issue. The church usage is what is the concern with that not the special use that we were there to consider. Brad Teter, engineer and agent for the applicant and Robert Rotola of 1938 N Brunswick Cir with the church were present. Mr. Rotola said that they currently are operating a dorm in the 21<sup>st</sup> & Rock Road area. They have an onsite director and 5 other adults who live at the facility. They are the Word of Life Church non-denominational and a pre-K through 12<sup>th</sup> grade Christian school. They have outgrown their current location and are moving to Park City. Susan asked if they are regulated by the state. Mr. Rotola replied that are regulated by the Kansas Department of Education as to their curriculum. They plan to keep the current kitchen and have a major remodeling plan for the classrooms and dorm rooms. Susan asked about the exterior doors on the rooms. He replied that they will be on a key card system and will have security. Kris asked about the pool. They plan on keeping the pool with designated use hours with a lifeguard on duty.

Greg Lee of 5160 N Newton Circle was present. He lives behind the facility and asked who these students would be. Mr. Rotola responded that they are international students that are given a chance to come to America to attend the school on a visa. Mr. Lee asked what they would be doing after school hours. Mr. Rotola replied that they have a bus system that they transport to various locations, and they will be allowed some outside time. They plan on a playground and walking trail around the pond. They will have multiple children per room and will have security on site. There were no further questions and no written communications. The hearing was closed at 7:47.

Gerald Klocke made a motion to approve the 17 findings of fact. Kris Lewis seconded the motion. Motion carried 5-0

Michael Smith made a motion to approve SU 2021-02 with staff recommendations and recommend to City Council. Milo Sweet seconded the motion. Motion carried 5-0

Michael Smith moved to adjourn the meeting. Kris Lewis seconded. Motion carries 5-0.