

**MINUTES OF THE PLANNING AND ZONING COMMISSION
THE CITY OF PARK CITY, KANSAS
COUNCIL CHAMBERS – 1941 E. 61st STREET NORTH
JANUARY 25, 2021**

ROLL CALL

The following members were present: Chairperson Susan Goyette, Gerald Klocke,, Kris Lewis, Milo Sweet, and T. Michael Smith. Russ Ewy, Planning Advisor, Tom Jones Council Representative, 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 7:01 p.m. by Susan Goyette.

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES

Milo Sweet moved to approve the minutes of the of the December 21, 2020 regular meeting. Kris Lewis seconded the motion. Motion carried 4-0.

REPORTS

None

PUBLIC FORUM

None

OLD BUSINESS

- 1. CASE NO. Z 2020-04. GOLDEN PLAINS CREDIT UNION, P.O. BOX 459, GARDEN CITY, KANSAS 67846, CARLOS ROBLES, 2055 N MOSLEY STREET, WICHITA, KANSAS 67214, APPLICANTS, RANDY JOHNSTON, AGENT, 150 N MARKET STREET, WICHITA, KS 67202; REQUEST A VCHANGE OF ZONING CLASSIFICATION FROM THE C-2, SERVICE BUSINESS DISTRICT TO I-1 LIGHT INDUSTRIAL DISTRICT ON PROPERTY LEGALLY DESCRIBED AS LOTS 3-7, BLOCK 2, WALLYWORLD SUBDIVISION, PARK CITY, SEDGWICK COUNTY, KANSAS. ACTION: RECOMMEND CITY COUNCIL APPROVE/ DISAPPROVE**

Susan reconvened the hearing at 7:03 pm for Z 2020-04. Russ Ewy said that there were property owners near the property that had concerns, so this was continued to the January meeting to answer questions and address those concerns. Carlos Robles, the prospective buyer of the property came forward to answer any questions. He said that he owns 2 trucking companies that stage 18 trucks on the property. Some of the trucks are for local delivery. The other trucks are over the road and are only on the property on the weekends. He addressed the problems with the lights of the trucks being directed to the west. When they are permanently set up on the property, they plan on the trucks parking so that their headlights are directed to the north and south and avoid pointing them towards the residential area. Susan asked Mr. Robles about the lot already being used before it

was rezoned and purchased. Mr. Robles said that he worked with the property owner on a six-month lease agreement and then will purchase the property when the lease expired. Mr. Robles stated that the local trucks haul grain during the week and the over the road trucks haul dry goods. There are no refrigerated units. Some of the trucks start as early as 3:00 a.m. and the rest at 6:00 a.m. In the future he plans on building a shop where maintenance can be performed inside as not to disturb the neighbors. Susan asked about a fence. Mr. Robles understood that there must be a fence between his property and the residential area to the southeast. Susan asked about parking in the grassy area. Mr. Robles said that he would not allow anyone to park in the grass as heavy trucks may get stuck in the mud.

Johnny Farmer, 5339 N Broadway has concerns with the noise and bright headlights at all hours of the day and night. He has seen three different company names on the trucks parking in the lot directly across the street from his house. The headlights are often directed to the west right into his home. Kris Lewis asked Mr. Farmer how long he had lived in his home. Mr. Farmer said since 1983 and that the area was annexed into Park City in 90s. Kris asked what his plans were if this was approved, and he stated that he is retired and not financially able to move at this time.

Kevin Barry, 5258 N Broadway is asking for a green space between his property to the south and the property in question. Mr. Barry asked Mr. Robles if it would be possible to have his drivers park their trucks with their lights pointing away from the residential area. Mr. Robles responded that once he owns the property that would be possible. Mr. Robles company names are Roble's Transport and Roble's Trucking. He has plans to put a fence around the property once it is purchased. He would like to build a small shop to do repair work in to help with the outside noise. Once the I-1 zoning is approved he plans on making the improvements to the property. Kris asked if the green space and the direction the trucks park can be included in the protective overlay. Russ said that we could add those conditions. Milo Sweet asked about the parking surface. Russ answered that he could use concrete, millings or dustless material for the parking area with a minimum of 4-6" base of rock. The hearing was closed at 7:45 p.m.

Gerald Klocke made a motion to accept the 17 findings of fact. Milo Sweet seconded. Motion carried 4-0.

Milo Sweet made a motion to approve Z 2020-04 to include the conditions of the protective overlay. Kris Lewis seconded. Motion carried 4-0.

NEW BUSINESS

- 2. CASE NO. SD PP 2021-01. BROADWAY INDUSTRIAL PARK 2ND ADDITION, L & P PROPERTIES, LLC, 5841 N PROSPECT RD, PARK CITY, KS 67204, PHIL MEYER, L.A., BAUGHMAN COMPANY, PA, AGENT, 315 ELLIS, WICHITA, KS 68211; REQUESTS APPROVAL OF A PRELIMINARY PLAT ON LAND LOCATED EAST OF BROADWAY AVENUE BETWEEN 69TH STREET N. AND 77TH ST. N., GENERAL LOCATION: 7400 N. BROADWAY, PARK CITY, SEDGWICK COUNTY, KANSAS. ACTION: RECOMMEND CITY COUNCIL APPROVE.**

Susan introduced SD PP 2021-01. Susan asked if the existing buildings will be removed. Russ stated that the preliminary plat will show everything that is there now, and the final plat will show what they intend to do with the property. This property was approved for I-1 zoning at the last meeting. There is a large drainage area along the west side of the property. There will have to be a 100' building set back to the north. There is a private easement to the southeast that will be vacated. Phil Meyer from Baughman Company said that there are no immediate plans for the property. The 100' building setback to the north is no problem but if the zoning were changed on the property to the north they would ask to vacate that setback at that time.

Kris Lewis made a motion to approve SD PP 2021-01. Gerald Klocke seconded. Motion carried 4-0.

- 3. CASE NO. SD FP 2021-01 BROADWAY INDUSTRIAL PARK 2ND ADDITION, L & P PROPERTIES, LLC, 5841 N PROSPECT RD, PARK CITY, KS 67204, PHIL MEYER, L.A., BAUGHMAN COMPANY, PA, AGENT, 315 ELLIS, WICHITA, KS 68211; REQUESTS APPROVAL OF A FINAL PLAT ON LAND LOCATED EAST OF BROADWAY AVENUE BETWEEN 69TH STREET N. AND 77TH ST. N., GENERAL LOCATION: 7400 N. BROADWAY, PARK CITY, SEDGWICK COUNTY, KANSAS. ACTION: RECOMMEND CITY COUNCIL APPROVE/ DISAPPROVE.**

Kris Lewis made a motion to approve SD FP 2021-01. Milo Sweet seconded. Motion carried 4-0.

Michael Smith moved to adjourn the meeting. Gerald Klocke seconded. Motion carries 4-0.