

**MINUTES OF THE PLANNING AND ZONING COMMISSION
THE CITY OF PARK CITY, KANSAS
COUNCIL CHAMBERS – 1941 E. 61st STREET NORTH
FEBRUARY 28, 2022, SPECIAL MEETING**

ROLL CALL

The following members were present: 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 Kris Lewis.

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES

Gerald Klocke moved to approve the minutes of the of the January 24, 2022, special meeting as corrected. Harry Woodson seconded the motion. Motion carried 4-0.

REPORTS

None

PUBLIC FORUM

None

NEW BUSINESS

**CASE NO. SU-2022-01 AN AMENDMENT TO A SPECIAL USE TO ESTABLISH AN
INDOOR VEHICLE STORAGE USE IN THE C-1 CENTRAL BUSINESS DISTRICT.**

Kris Lewis introduced item and asked Russ Ewy if he had any reports. Russ Ewy explained that there are issues with some of our zoning regulations that need to be addressed at some point in the future. Russ said that that SU 2022-01 was on our agenda last July where at the end of the discussion it was suggested that the screening fence be 8' tall. The height of the fence was of no concern to the residents that came to that meeting. Kris opened the public hearing at 7:08. The applicant, Bob Aldrich explained that he was unable to attend the meeting in July as he experienced a flight delay getting back into town that day. He plans on putting up a nice fence but due to the cost he would like it to be 6' not 8'. There was no public comment. The hearing was closed at 7:11. Michael Smith suggested that we add 6' minimum height.

Harry Woodson made a motion to accept SU 2022-01. Gerald Klocke seconded the motion. Motion carried 4-0.

CASE NO. SU-2022-02. A SPECIAL USE REQUEST TO ESTABLISH A GENERAL MANUFACTURING USE IN THE C-2 SERVICE BUSINESS DISTRICT.

Kris Lewis introduced item two and opened the hearing at 7:15. Russ Ewy explained that there is a business that is wanting to relocate to this area since they work with NIAR located on the south side of 85th Street. They plan to use a portion of the area being considered so a lot split will be done at a later date. They will employ up to 12 employees with no outdoor storage. They are planning on building a 38,000 sq. ft. building. The applicant, Robert Kiser came forward and explained that they do a type of composite work for the aviation industry. It is a family-owned business, and they want the building to look nice. Due to the nature of their business, they must maintain a clean, non-contaminated environment as they are OEM certified.

Bill Killpatrick of 10640 N Seneca who owns a home to the west of the site where his son currently lives has concerns of what would happen if the company decided to leave. Kris explained that we can only address what is being considered at this time and cannot predict what the future may bring and that would have to be addressed at that time if there was an issue. Jerry Cook of 1233 Bearhill Circle asked how tall the building would be. Mr. Kiser answered that they plan for the building to be 16' at the eaves. Kyle Lang of 8916 Red Cedar Lane stated that he would like to see something addressing curb appeal of the business. Mr. Cook asked about roads to be located on the property. Russ explained that any roads on the property would be private not public roads. There were no further questions. The hearing was closed at 7:57. The 17 findings of fact were reviewed.

Milo Sweet made a motion to approve the 17 findings of fact. Harry Woodson seconded the motion. Motion carried 4-0

Kris reviewed the staff recommendations and suggested adding another regarding the lighting.

Michael Smith made a motion to approve SU 2022-02 and recommend to City Council. Milo Sweet seconded the motion. Motion carried 4-0

Michael Smith moved to adjourn the meeting. Milo Sweet seconded. Motion carries 4-0.