

**MINUTES OF THE BOARD OF ZONING APPEALS
THE CITY OF PARK CITY, KANSAS
COUNCIL CHAMBERS – 1941 E. 61st STREET NORTH
March 20, 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 7:11 p.m. by Susan Goyette.

APPROVAL OF THE AGENDA

n/a

APPROVAL OF THE MINUTES

Kris Lewis made a motion to approve the minutes for the January 23, 2023, meeting. Gerald Klocke seconded. Motion carries 6-0.

REPORTS

None

PUBLIC FORUM

None

NEW BUSINESS

BZA-CU-2022-03 - DISCUSS AND CONSIDER APPROVAL OF A CONDITIONAL USE PERMIT FOR AN ACCESSORY STRUCTURE, LOCATED SOUTH OF 53RD ST. NORTH AND WEST OF LAKEWOOD HILLS BLVD. (5343 LAKEWOOD HILLS BLVD.).

Russ Ewy introduced the item. The homeowner would like to build a 3000 sq. ft. building to be used as an indoor basketball court and a few other rooms. Russ explained that he is familiar with the owner who is a former coach, and the building will be for private use. The agent for the owner, Dustin Baalman, who is the contractor that is also building the home for the owners, was present. Mr. Baalman said that the large area to the west of the proposed building on the map provided is a septic field. There will be a swimming pool west of the house and this building will also serve as a pool house/recreation building. There will be a large overhead door that opens to the pool side. The building will be built to match the coloring of the new home currently under construction. There was a meeting scheduled on site with the HOA to address any issues that they might have.

Kris Lewis made a motion to approve BZA CU-2022-03 with staff recommendations. Bob Aldrich seconded. Motion carries 6-0.

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

ADJOURN

**MINUTES OF THE PLANNING AND ZONING COMMISSION
THE CITY OF PARK CITY, KANSAS
COUNCIL CHAMBERS – 1941 E. 61st STREET NORTH
MARCH 20, 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. 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 7:00 p.m. by Susan Goyette.

APPROVAL OF THE AGENDA

Harry Woodson made a motion to approve the agenda. Kris Lewis seconded the motion. Motion carried 6-0.

APPROVAL OF THE MINUTES

Kris Lewis made a motion to approve the minutes of the January 23, 2023 meeting. Gerald Klocke seconded the motion. Motion carried 6-0.

REPORTS

None

PUBLIC FORUM

None

NEW BUSINESS

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

Russ explained that this is 8 1/2 acres with 31 lots zoned R-3 Multiple Family Residential. It could be mixed use of single and multi-family housing. Kris asked if Longmont St. will connect to Beaumont. Russ said that the streets will most likely be completed in conjunction with other developments in the area where the downtown development will be located.

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

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

Michael Smith moved to adjourn the meeting. Kris Lewis seconded. Motion carries 6-0.