

**MINUTES OF THE PLANNING AND ZONING COMMISSION
THE CITY OF PARK CITY, KANSAS
COUNCIL CHAMBERS – 1941 E. 61st STREET NORTH
June 15, 2020**

ROLL CALL

The following members were present: Chairperson Susan Goyette, Gerald Klocke, Kris Lewis, Milo Sweet, Carol Reed and T. Michael Smith. Russ Ewy, Planning Advisor, Melvin Kerr, 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

Carol Reed made a motion to approve the agenda as presented. Gerald Klocke seconded the motion. Motion carried 5-0.

APPROVAL OF THE MINUTES

Gerald Klocke moved to approve the minutes of the of the May 18, 2020 meeting. Kris Lewis seconded the motion. Motion carried 5-0.

REPORTS

None

PUBLIC FORUM

None

NEW BUSINESS

DISCUSS AND CONSIDER Case No. Z-2020-01

Proposed change of zoning district classification from the RR Rural Residential District, the LI Limited Industrial District, the R-1 Single-Family Residential District, and the C-2 Commercial District to the I-1 Light Industrial District.

Susan Goyette opened the hearing at 7:02 read the item then asked if there was anyone there who would like to come forward on the matter. There was no response. Susan then called on the city to present. Russ Ewy stated that this area is comprised of several different properties with various zoning district classifications two of which were recently annexed into the city limits. There is a requirement that within 120 days of being annexed a property must be designated to the zoning district classification of the city. The staff report includes 17 findings of fact. Russ opened the floor to any questions. There were no questions. The city recommends approval with some conditions; any building permits or traffic improvements are the responsibility of the landowner and that the ordinance not be published until the

final plat is recorded. Susan invites the agent for the applicant to speak. Phil Meyer with Baughman Company stated that the property is currently owned by 4 different parties that will be sold to a developer. There were no ex parte communications or further comments. The hearing was closed at 7:19 p.m.

Kris Lewis moved to approve Z 2020-01 with staff recommendations and recommend to City Council. Milo Sweet seconded the motion. Motion carried 5-0.

DISCUSS AND CONSIDER SD PP 2020-02

Broadway Industrial Park Addition; SPA Properties, LLC (Chris Miller), 8801 River Crossing Blvd, #300, Indianapolis, IN 46240. Baughman Company, PA, Agent; Requests Approval of a Preliminary Plat on Land Located on the Northeast corner of 69th St. N, Park City, Sedgwick County, Kansas.

Susan Goyette introduced the item and stated that this is the same property as the first item. Russ Ewy explained that there are a lot of things going on in the preliminary plat that will be cleaned up in the final plat. All traffic access points will be located on Broadway. There will be no access points on 69th St N. The applicant has submitted a drainage plan. The landowner will be responsible for any traffic improvements, utility improvements, and utility relocation that may be required. Michael Smith asked if the developer is proposing one large or several smaller buildings. Phil Meyer states that they are currently planning on one large building.

Milo Sweet moved to approve SD PP 2020-02 with staff recommendations and recommend to City Council. Carol Reed seconded the motion. Motion carried 5-0.

DISCUSS AND CONSIDER SD FP 2020-02

Broadway Industrial Park Addition; SPA Properties, LLC (Chris Miller), 8801 River Crossing Blvd, #300, Indianapolis, IN 46240. Baughman Company, PA, Agent; Requests Approval of a Final Plat on Land Located on the Northeast corner of 69th St. N, Park City, Sedgwick County, Kansas.

Russ Ewy stated that there is a similar staff report. Susan asked about access points. Russ answered that there are four access points that will be located on Broadway. It will be up to the applicant to do any traffic study that may be necessary, and they may need to make some adjustments if needed. They may also have to add some turning lanes. Milo Sweet commented that there is plenty of room and this is a great location for a business.

Gerald Klocke moved to approve SD FP 2020-02 with staff recommendations and recommend to City Council. Kris Lewis seconded the motion. Motion carried 5-0.

DISCUSS AND CONSIDER Text amendment to Park City zoning regulations related to height standards.

Russ Ewy introduced the item and stated that the city is getting multiple calls on repeated issues and when you continually get the same things questioned and also new projects coming on board then it may be time to review the zoning regulations. Currently we have several buildings in the city that exceed the allowable 35' height restriction. The city of Wichita and Newton both have an 80' limit. We are recommending a maximum of 50' for a base height limit in the C-2 Service Business district and an 80' for I-1 Light Industrial district.

Milo Sweet moved that the City Council approve a text amendment changing the height allowance to 50' for the C-2 Service Business District and 80' in the I-1 Light Industrial District. Carol Reed seconded the motion. Motion carried 5-0.

DISCUSS AND CONSIDER Text amendment to Park City zoning regulations related to parking standards.

This was brought to our attention by Code Enforcement that this needs to be clarified and bring better definition to how people can utilize additional parking at their residence. We would like to limit the parking in a front yard to 25% of the front elevation and what materials are to be utilized for the parking surface. Front yard parking with dustless surface in certain older areas of the community. We recommend that the space be delineated with a defined border to ensure that it complies with the minimum parking stall dimensions which are typically 9' x 18' and covered with four inches of a dustless material. The area must be maintained in good condition and free of weeds, dust, potholes, ruts, trash, and other debris in residential areas. This would apply to single family properties built prior to 1981 which are allowed front yard parking. Milo Sweet expressed that he thought that 4" was a bit excessive for a small car to park on. Russ stated that this is well within the scope of what we are trying to impose. Susan asked for a definition of an acceptable border. Russ said stone pavers, railroad ties, landscape timbers would all be acceptable.

Kris Lewis moved that the City Council approve a text amendment changing the zoning regulations related to parking standards. Gerald Klocke seconded the motion. Motion carried 5-0.

ADJOURN

Michael Smith moved to adjourn. Carol Reed seconded the motion. Motion carried 5-0.

Debbie Jerauld, Recording Secretary