

**MINUTES OF THE PLANNING AND ZONING COMMISSION  
THE CITY OF PARK CITY, KANSAS  
COUNCIL CHAMBERS – 1941 E. 61<sup>ST</sup> STREET NORTH  
JUNE 19, 2023, MEETING**

**ROLL CALL**

The following members were present: Chairperson Susan Goyette, Gerald Klocke, Kris Lewis, John Oswald, Harry Woodson, and Michael Smith. Council liaison, Tom Jones, Russ Ewy, Zoning Administrator, 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 7:02 p.m. by Susan Goyette.

**APPROVAL OF THE AGENDA**

Gerald Klocke made a motion to approve the agenda. Kris Lewis seconded the motion. Motion carried 5-0.

**APPROVAL OF THE MINUTES**

Kris Lewis made a motion to approve the minutes of the May 15, 2023, meeting with corrections. John Oswald seconded the motion. Motion carried 4-0-2. Gerald Klocke and Michael Smith abstained.

**REPORTS**

None

**PUBLIC FORUM**

None

**NEW BUSINESS**

VAC-2023-01: DISCUSS AND CONSIDER APPROVAL OF THE VACATION OF A SANITARY SEWER EASEMENT WITHIN A PORTION OF I-135 ARENA ADDITION, LOCATED APPROXIMATELY ONE-HALF MILE NORTH OF 77TH STREET NORTH AND EAST OF NORTH BROADWAY AVENUE.

Susan introduced VAC 2023.01 and opened a hearing at 7:03 p.m. Russ Ewy explained that a sewer service line was relocated after the process of building a new commercial building. There were no ex parte communications and no public comments. The hearing was closed at 7:06 p.m.

Kris Lewis moved to approve and recommend VAC 2023-01 to the city council. Gerald Klocke seconded. Motion carries 5-0.

Z-2023-03 - DISCUSS AND CONSIDER APPROVAL OF A PROPOSED CHANGE OF ZONING DISTRICT CLASSIFICATION FROM THE C-1 CENTRAL BUSINESS DISTRICT TO THE R-2 SINGLE-FAMILY RESIDENTIAL DISTRICT, LOCATED SOUTH OF 61ST STREET NORTH BETWEEN JUDSON DRIVE AND E. PARKVIEW DRIVE (1515 E 61ST ST N).

Susan introduced Z 2023-03 and opened a hearing at 7:08 p.m. Russ Ewy explained that the zoning was changed in 2007 to C-1 Central Business district and used as an office. The new owners of the property would like to down zone to R-2 Single Family Residential district to use the property as a rental residence. Harry asked why this was being considered as this zoning was changed years ago to commercial for future development. Russ stated that at this time he felt that this was no longer a good location to encourage use.

We now have a new plan and vision for a downtown district where we will welcome commercial development. There was some discussion regarding the large, paved parking area and the retail sign in the front yard. Staff recommends that the sign be removed in a reasonable amount of time by the property owner. There was a homeowner in the notification area that came in and was asking what the owners were trying to do and once it was explained he was fine with the zone change. The hearing was closed at 7:24 p.m.

Kris Lewis made a motion to accept the 17 factors. Michael Smith seconded. Motion carries 5-0.

Kris Lewis moved to approve and recommend Z 2023-03 to the city council subject to R-2 signage requirements within 180 days. Gerald Klocke seconded. Motion carries 4-0.

**SD FP 2023-04: DISCUSS AND CONSIDER APPROVAL OF THE “BRIARBROOK ADDITION”  
- A FINAL PLAT FOR PROPERTY LOCATED APPROXIMATELY ONE-HALF MILE SOUTH  
OF 93RD STREET NORTH AND EAST OF NORTH BROADWAY AVENUE.**

Susan introduced FP 2023-04. Russ explained that we saw the preliminary plat in April. Kris Lewis asked if this was a part of the Saddlebrook addition. Russ answered that it was not.

John Oswald moved to approve and recommend FP 2023-04 to the city council including staff recommendations. Kris Lewis seconded. Motion carries 5-0.

John Oswald moved to adjourn the meeting. Michael Smith seconded. Motion carries 5 -0.