

**MINUTES OF THE PLANNING AND ZONING COMMISSION
THE CITY OF PARK CITY, KANSAS
COUNCIL CHAMBERS – 1941 E. 61st STREET NORTH
July 30, 2020 – SPECIAL MEETING**

ROLL CALL

The following members were present: Chairperson Susan Goyette, Gerald Klocke, Milo Sweet, Carol Reed and Harry Woodson. Russ Ewy, Planning Advisor, Melvin Kerr Council Representative, Sean Fox, City Administrator, Dana Walden, Assistant City Administrator, and Debbie Jerauld, Recording Secretary was also present as were others interested in the proceedings. Kris Lewis arrived shortly after the meeting was called to order.

MEETING CALLED TO ORDER

The meeting was called to order at 7:02 p.m. by Susan Goyette.

APPROVAL OF THE AGENDA

Milo Sweet made a motion to approve the agenda as presented. Carol Reed seconded the motion. Motion carried 4-0.

APPROVAL OF THE MINUTES

Gerald Klocke moved to approve the minutes of the of the June 15, 2020 meeting with corrections. Carol Reed seconded the motion. Motion carried 4-0. Harry Woodson abstained.

REPORTS

None

PUBLIC FORUM

None

NEW BUSINESS

DISCUSS AND CONSIDER Case No. Z-2020-02

Proposed change of zoning district classification from the SF-20 Single Family Residential District to the I-1 Light Industrial District.

Susan Goyette opened the public hearing for Z 2020-02 at 7:05. Susan introduced the item and explained that we would hear from the applicant and then the audience on the matter. Susan then called on the city to present. Russ Ewy stated that this case is similar to the zoning case that we had last month. It is a large site for industrial use in an area where there are several quality industrial companies located near 53rd St North and Hydraulic. There is a company proposing to build a warehouse with some manufacturing on the site. There is industrial to the south, residential to the north and agricultural use to the east and west of the property. The usage proposed does reflect uses for the future in our comprehensive develop plan. The sewer system will be extended at the cost of the developer which will extend for future development in the area. The plat has not been filed yet. There are nice rows of trees along the north, east and south sides

of the property that the city feels will provide adequate screening considering the required setbacks and maintenance of the tree rows. This will cause an increase of employment in the area. The city feels that this requested zone change would work in this area. There has been no opposition from the public. The city did receive one phone call from a citizen that wanted to know where the property was located. Staff recommends approval as this will extend public utilities for future growth in the area. There are 5 conditions that staff would like to be considered, they are as follows.

1. The subject property shall be platted prior to obtaining building permits.
2. The City shall withhold the publishing of the zoning ordinance until the plat is recorded.
3. The applicants shall plat a 100-foot building setback along the north, east and south property lines, and a 200-foot building setback along Hydraulic Avenue.
4. The applicants shall plat a 50-foot reserve along the north, east and south property lines to protect the existing tree row as a landscape buffer.
5. The existing tree rows along the north, east and south property lines shall be maintained in a manner sufficient to provide screening for all residentially zoned properties adjacent to the site. In the event these tree rows no longer provide adequate screening, the subject property shall be required to install a combination of deciduous and evergreen landscaping equivalent of one tree per 20 feet.

Phil Meyer, agent for the applicant asked for the zone change for manufacturing /warehouse with the 5 conditions the city is asking for. He feels that this is a proper site. There will be a drainage plan provided. There were no questions.

HOLD PUBLIC HEARING Case No. Z-2020-02

Susan Goyette then asked if there was anyone there who would like to come forward on the matter. Penny Weddle of 2100 E 53rd St. N said that her home is southeast of the property. She wanted to know who was going to build there and had concerns with the lighting that would be on the property. She had concerns with the trees and was glad to hear that they would be maintained. Her son lives in the Village Estates Addition and was not notified, and she wanted to know why. The city stated that the law requires that notification be sent to adjoining property owners within 200' of the property in question within the city limits. Russ Ewy stated that there could be an additional condition added regarding the lighting on the property. Kris Lewis asked about the height of the building and Susan asked about noise. Phil Meyer responded that the lighting had not been discussed. There would be a 100' setback on the north, east and south sides of the property and 200' on the west which should help with the issue of lighting. He did not know the height of the structure at that time, but it would be within what is allowed in the city. Phil has no problem with adding a 6th condition regarding the lighting on the property. He stated that with modern technology they should be able to shield the lighting and control how far it projects. The lighting will be for security purposes. Russ then stated that there will be several hundred feet between any existing structures and the new proposed structure. Russ said that he could add a 6th condition addressing a lighting buffer to address directional lighting and pole height. The parking will be for employees and the lighting for security. Mrs. Weddle asked about noise. Russ stated that the city has a noise ordinance that should apply to any use. There were no ex parte communications other than the 1 phone call. Susan closed the public hearing at 7:37 pm.

Susan stated that she would like to see a condition added to address the lighting on the property. There were no further questions or comments.

Kris Lewis moved to approve Z 2020-02 with staff recommendations and recommend to City Council. Carol Reed seconded the motion. Motion carried 5-0.

ADJOURN

Milo Sweet moved to adjourn. Carol Reed seconded the motion. Motion carried 5-0.

Debbie Jerauld, Recording Secretary