

**PLANNING COMMISSION MINUTES  
CITY OF COFFEYVILLE, KANSAS  
TUESDAY, FEBRUARY 5, 2013**

The Coffeyville City Planning Commission met in Regular Session with Chairman Mike Mongan presiding.

**I. Call to Order.**

Chairman Mongan called the meeting to order at 5:30 p.m.

Chairman Mongan welcomed new member John Shively to the Commission.

**II. Roll Call.**

Those in attendance in addition to Chairman Mongan were:

| <u>Present</u> | <u>Absent</u>     |
|----------------|-------------------|
| X              | Marcus Kastler    |
| X              | Josh Mecom        |
| X              | Doug Misch        |
| X              | Terry Rittenhouse |
| X              | John Shively      |

City Staff Present:  
Dennis Jacobs, City Planner/Architect  
Rosemary Sortore, Administrative Secretary

**III. Minutes.**

Minutes of the Regular Planning Commission meeting of December 4, 2012.

**Commissioner Rittenhouse motioned and Commissioner Kastler seconded to approve the minutes of the Regular Planning Commission meeting of December 4, 2012.**

|                      |     |                          |     |
|----------------------|-----|--------------------------|-----|
| Commissioner Kastler | Aye | Commissioner Mongan      | Aye |
| Commissioner Mecom   | Aye | Commissioner Rittenhouse | Aye |
| Commissioner Misch   | Aye | Commissioner Shively     | Aye |

Motion approved.

It was discussed and decided to postpone officer election until next meeting.

Dennis Jacobs updated the Commission on past cases. He announced that the Bryan case, 1512 W. 2<sup>nd</sup> St., has been approved by the City Commission.

**IV. New Business.**

**IV.I. Cases**

**A. None.**

**IV.II. Reports from Staff.**

**A. Update from Zoning Re-Codification. Mr. Ralph Ochsner of the firm Ochsner, Hare & Hare will present and discuss status of re-codification.**

Ralph Ochsner was present and spoke about the zoning re-codification. He explained his companies process in coming to the point they are currently at. Mr. Ochsner handed out a document to the Commissioners for their review.

There was discussion relating to several topics including the dissolving of the Board of Zoning Appeals and combining with the Planning Commission, variance definition, RV Park standard definitions, primary structure communication tower definition, special exceptions. Mr. Ochsner also discussed RV park rental pad surface changes and special use exceptions.

Convenient store code language was discussed and agreed that it needs updated. It was decided that the 5 employee limitation should be changed.

Mr. Ochsner stated that he would take the existing document and strike out what is proposed to delete and use a different color font for proposed additions. He would then return that document to Dennis Jacobs for distribution. It was discussed that there would be a public hearing over this document in the future.

**V. Communications.**

**None.**

**VI. Old Business.**

**A. None.**

**VII. Additional Business.**

**A. General Discussion by the Planning Commission Members.**

**B. Comments from the Public Addressing any Planning or Zoning Issue.**

None.

**C. Date for the next meeting: Not currently scheduled.**

**VIII. Adjournment.**

March 5, 2013  
Date of Approval

Mike Mongan  
Mike Mongan, Chairman