

**PLANNING COMMISSION MINUTES
CITY OF COFFEYVILLE, KANSAS
TUESDAY, MARCH 1, 2011**

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

I. Call to Order.

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

II. Roll Call.

Those in attendance in addition to Vice Chairman Mongan were:

<u>Present</u>	<u>Absent</u>
X	Larry Fischer
X	Tracy Maxson
X	Josh Mecom
X	Mike Mongan

City Staff Present:

Dennis Jacobs, City Planner/Architect

Rosemary Sortore, Administrative Secretary

III. Minutes.

There were no formal minutes to approve from the prior meeting of November 2, 2010, as a quorum was not in attendance.

IV. New Business.

IV.I. Zoning Cases

A. ZC 2011-01, Samples

Randall Handshumaker, 214 W. 3rd St., Coffeyville, approached the podium to speak on behalf of this case. He stated that he owned property at 314-316 E. 11th that he wished to rezone from residential to commercial due to currently selling storage sheds that he builds on it. Mr. Handshumaker went on to state that he is looking at a possible restaurant on that location in the next 5 to 10 years. Mr. Handshumaker explained that he would not be able to continue to use it to sell his buildings if it is not rezoned.

There were no questions from Commissioners. Vice Chairman Mongan asked Dennis Jacobs for the staff report.

Mr. Jacobs explained that rezoning 11th street completely to commercial is a long term goal of the city and the City Commission and would be looked upon favorably by the them.

Commissioner Fischer motioned and Commissioner Mecom seconded to approve ZC 2011-01, Samples.

Commissioner Fischer	Aye	Commissioner Mecom	Aye
Commissioner Maxson	Aye	Commissioner Mongan	Aye

Motion approved.

IV.II. Reports from Staff.

A. Airport Minimum Height regulations from the FAA.

Mr. Jacobs explained that there had been an informational meeting held at the airport relating to this subject and went on to explain to the Commissioners the reason for this issue. It was originally thought that the Planning Commission would be involved in this issue but the direction was changed. Mr. Jacobs stated that he could obtain the information for the Commissioners if they so wished. Commissioner Fischer stated that he would like to see a map of the area. Mr. Jacobs said that he would get a diagram to dispense.

V. Communications.

None.

VI. Old Business.

A. Update of City Commission review of Minimum Rental Property Standards Ordinance.

Dennis Jacobs gave a brief update on the above subject and explained that nothing further had been done since the public hearing.

VII. Additional Business.

A. General Discussion by the Planning Commission Members.

This time was used to appoint a new Chairman and Vice Chairman. Mr. Jacobs reminded the Commission that whoever was appointed to Vice

Chairman of the Planning Commission is also a member of the Board of Zoning Appeals.

Nominations opened and Commissioner Fischer nominated Commissioner Mongan. Commissioner Mecom seconded the nomination. Commissioner Mongan nominated Commissioner Fischer and Commissioner Maxson seconded the nomination. A vote was had and Commissioner Mongan was appointed Chairman.

Nominations for Vice Chairman were opened and Commissioner Fischer nominated Commissioner Mecom and commissioner Maxson seconded the nomination. There were no other nominations and Commissioner Mecom was appointed as Vice chairman.

A brief discussion was had regarding blanket zoning.

There was also a discussion relating to conditional use permits and how long the applicant is given to make use of the permit. Mr. Jacobs stated that the permits were good for 2 years.

Mr. Jacobs said that there was currently a case in process for the April 5, 2011, meeting.

A discussion was had about legal non-conforming uses on property. Mr. Jacobs explained that if a property is vacant or abandoned for 6 months or longer and has no utilities the legal non-conforming use becomes null and void. The property would then need to be rezoned or a conditional use permit would need to be obtained.

B. Comments from the public addressing any planning or zoning issue.

There were none.

C. Date for the next meeting: April 5, 2010.

VIII. Adjournment.

Date of Approval

Mike Mongan, Chairman