

**PLANNING COMMISSION MINUTES
CITY OF COFFEYVILLE, KANSAS
TUESDAY, MAY 1, 2012**

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 5:34 p.m.

II. Roll Call.

Those in attendance in addition to Chairman Mongan were:

<u>Present</u>	<u>Absent</u>
X	Marcus Kastler
X	Doug Misch
X	Terry Rittenhouse

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

III. Minutes.

Minutes of the Regular Planning Commission meeting of March 6, 2012.

Commissioner Misch motioned and Commissioner Rittenhouse seconded to approve the minutes of the Regular Planning Commission meeting of March 6, 2012.

Commissioner Kastler	Aye	Commissioner Mongan	Aye
Commissioner Misch	Aye	Commissioner Rittenhouse	Aye

Motion approved.

IV. New Business.

IV.I. Cases

A. HO 2012-01, O'Connor, 1311 W. 4th St.

Brian O'Connor, 1311 W. 4th St., approached the podium to speak on behalf of the case. He stated that he wishes to run a computer repair business out of his home. Mr. O'Connor went on to say that he will not be selling any parts or products but only repairing computers.

Dennis Jacobs reiterated the limitation of a Home Occupancy permit to Mr. O'Connor.

Chairman Mongan asked if there was anyone else in the audience to speak in favor of the case. There were none.

Chairman Mongan asked if there was anyone in the audience to speak in opposition of the case. There were none.

Commissioner Kastler motioned and Commissioner Misch seconded to approve the HO 2012-01, O'Connor, 1311 W. 4th Street.

Commissioner Kastler	Aye	Commissioner Mongan	Aye
Commissioner Misch	Aye	Commissioner Rittenhouse	Aye

Motion approved.

B. HO 2012-02, Martin, 1613 W. 5th St.

Justin, Martin, 1613 W. 5th St., approached the podium to speak on behalf of this case. Mr. Martin explained that he wishes to run a gun and ammo business out of his home. He stated that there would be no stock stored at his home. He will take the order and then deliver the product as soon as it is received. Mr. Martin also stated that he will have no signage and that his ATF licensing is in process. He said that he intends to move to another building outside of his home as soon as can. A question was raised about the merchandise being dropped off and left when delivered and Mr. Martin explained that it has to be signed for and cannot just be left by the door. He will be doing no gun repair.

Chairman Mongan asked if there was anyone else in the audience to speak in favor of the case. There were none.

Chairman Mongan asked if there was anyone in the audience to speak in opposition of the case. There were none.

Dennis Jacobs gave the staff report and stated that there was no objection from the City for this case.

Commissioner Misch motioned and Commissioner Mongan seconded to approve the HO 2012-02, Martin, 1613 W. 5th Street.

Commissioner Kastler	Nay	Commissioner Mongan	Aye
Commissioner Misch	Aye	Commissioner Rittenhouse	Aye

Motion approved. 1 Nay, 3 Ayes.

C. BZA 2012-02, Kansas Lumber Company, 409 South Walnut St.

Tom Freedle, 402 S. Walnut, approached the podium to speak on behalf of this case. Mr. Freedle explained that he is wishing to put storage sheds as well as a 6 ft. fence on lots located in the 400 block of S. Walnut. Mr. Freedle handed out drawings to the Commissioners and a discussion was had. A variance to zero on the set backs on 5th St. is needed.

Chairman Mongan asked if there was anyone else in the audience to speak in favor of the case. There were none.

Chairman Mongan asked if there was anyone in the audience to speak in opposition of the case. There were none.

Commissioner Misch motioned and Commissioner Mongan seconded to approve the BZA 2012-02, Kansas Lumber Company, 409 S. Walnut St.

Commissioner Kastler	Aye	Commissioner Mongan	Aye
Commissioner Misch	Aye	Commissioner Rittenhouse	Aye

Motion approved.

D. BZA 2012-01, Garden Apartments, 2516 W. 10th St. (also known as 1099 Highland Court).

Dennis Jacobs spoke on behalf of this case. He explained that the apartment complex was built prior to the set back implementation and that the legal counsel for the owner wants a formal approval on the variance. There was a brief discussion.

Commissioner Mongan motioned and Commissioner Kastler seconded to approve the BZA 2012-01, Garden Apartments, 2516 W. 10th St. (also known as 1099 Highland Court).

Commissioner Kastler	Aye	Commissioner Mongan	Aye
Commissioner Misch	Aye	Commissioner Rittenhouse	Aye

Motion approved.

IV.II. Reports from Staff.

A. None.

V. Communications.

Mr. Jacobs and the Commission discussed the maps for properties outside of the City limits that is owned by the City. Mr. Jacobs requested that the Commission bring their maps to the next meeting for further discussion.

VI. Old Business.

A. Update on ZC 2011-06, Coffeyville Resources Nitrogen Fertilizer.

Mr. Jacobs gave the Commission a brief update on the above case. There was a discussion relating to this.

VII. Additional Business.

A. General Discussion by the Planning Commission Members.

None.

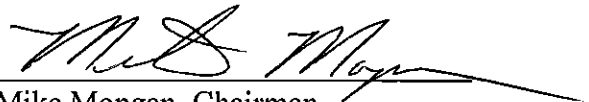
B. Comments from the Public Addressing any Planning or Zoning Issue.

None.

C. Date for the next meeting: June 5, 2012.

VIII. Adjournment.

6-5-12
Date of Approval


Mike Mongan, Chairman