

**PLANNING COMMISSION MINUTES
CITY OF COFFEYVILLE, KANSAS
TUESDAY, JUNE 5, 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 5:30 p.m.

II. Roll Call.

Those in attendance in addition to Chairman Mongan were:

<u>Present</u>	<u>Absent</u>	
X		Marcus Kastler
X		Tracy Maxson
	X	Josh Mecom
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 May 1, 2012.

Commissioner Misch motioned and Commissioner Maxson seconded to approve the minutes of the Regular Planning Commission meeting of May 1, 2012.

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

Motion approved.

IV. New Business.

IV.I. Cases

A. ZC 2012-01, Claybrook, 805 S. McArthur St.

Jed Claybrook, 1405 Pfister, Coffeyville, approached the podium to speak on behalf of this case. Mr. Claybrook explained that he and his wife wish to start a tea room and antique store in the house on this property. Parking was discussed and it was explained that there could be parking in the southwest portion of the yard. It was explained to Mr. Claybrook that the parking would need to be dust free. The applicant stated that the employees would be his wife, himself and one other employee. The loan for the property had already been pre-approved.

A discussion was had regarding the set back requirements.

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.

Larry Carter, 808 McArthur (his mother's address), approached the podium and stated that he and his mother had concerns about the parking and the fact that McArthur is a narrow street and this would clog it more. Mr. Carter also showed a letter of concern written by his sister and another neighbor. Mr. Carter went on to say that there was worry that if the zoning was changed and the tea room closed or moved that any other kind of business could be opened there.

Dennis Jacobs gave the staff report and discussions were had relating to restrictions for kitchens and bathrooms as well as the neighborhood. It was mentioned that there must be handicapped parking as well as regular parking.

Commissioner Mongan motioned and Commissioner Maxson seconded to deny ZC 2012-01, Claybrook, 805 McArthur Street.

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

Motion to deny was approved. 4 ayes, 1 nay.

IV.II. Reports from Staff.

A. None.

V. Communications.

The only communications were included with ZC 2012-01.

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.

VII. Additional Business.

A. General Discussion by the Planning Commission Members.

None.

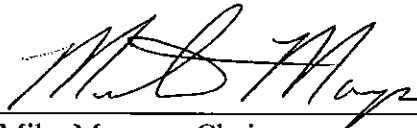
B. Comments from the Public Addressing any Planning or Zoning Issue.

None.

C. Date for the next meeting: No cases scheduled for July.

VIII. Adjournment.

11-6-12
Date of Approval


Mike Mongan, Chairman