

**PLANNING COMMISSION MINUTES
CITY OF COFFEYVILLE, KANSAS
TUESDAY, NOVEMBER 6, 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 5:32 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 June 5, 2012.

Commissioner Mecom motioned and Commissioner Maxson seconded to approve the minutes of the Regular Planning Commission meeting of June 5, 2012.

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

Motion approved.

IV. New Business.

IV.I. Cases

A. CU 2012-01, Jones, 1201 S. Willow St.

Ethel Jones, 102 W. 2nd St, Coffeyville, approached the podium to speak on behalf of this case. Ms. Jones stated that she and her husband owns the property at 1201 S. Willow and that it is currently a daycare but that will be closing. She went on to explain that they wish to open and operate a flea market and variety store.

Commissioner Kastler asked how this flea market would stand out from others already in town. Ms. Jones stated that there are not that many operating now and she just wants to create an area where people can rent a spot and sell personal items. Commissioner Kastler also inquired as to rather the building upkeep was still in good order. Ms. Jones explained that it is and it had to be due to a daycare having to pass inspections by the state.

Commissioner Mongan stated that he would not want to see a bunch of items stored outside. A discussion was had pertaining to this. Ms. Jones said that this business would reflect their standards as does their other businesses. She and her husband also own and operate Bella Rose Apartments. A discussion about security for outside items was had and it was explained that getting the inside up and running was more of an issue for the Jones right now.

Commissioner Kastler asked if there would be sufficient parking. Ms. Jones stated that there would be.

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 discussions were had relating to the current zoning. It was asked of the Jones who would be operating the business. Ms. Jones explained that it would be them and their son. Mr. Jacobs explained to the Commission that if the ownership changes the CU would not transfer with it.

Commissioner Misch motioned and Commissioner Mongan seconded to approve CU 2012-01, Jones, 1201 S. Willow Street.

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

Motion approved.

IV.II. Reports from Staff.

- A. Dennis Jacobs gave the Commission a copy of communication he received relating to the recodification. He went on to explain that the new City Manager, Gary Bradley, is looking at making some adjustments to this procedure. Mr. Jacobs said that he would keep the Commission updated on future developments.

V. Communications.

None.

VI. Old Business.

- A. None.

VII. Additional Business.

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

A brief discussion was had relating to the Big Chief RV Park.

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

None.

- C. **Date for the next meeting: December 4, 2012.**

VIII. Adjournment.

Date of Approval

Mike Mongan, Chairman