

**BOARD OF ZONING APPEALS MINUTES
CITY OF COFFEYVILLE, KANSAS
TUESDAY, NOVEMBER 4, 2014**

The Coffeyville Board of Zoning Appeals 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	Steve Cornell
	X	Nelson Christian
X		Randall Hills
X		Doug Misch
X		Terry Rittenhouse
X		Max Williams

City Staff Present:

Dennis Jacobs, City Planner/Architect

Rosemary Sortore, Administrative Secretary

III. Minutes.

Minutes of the last Board of Zoning Appeals meeting of September 16, 2014.

Commissioner Williams motioned and Commissioner Rittenhouse seconded to approve the minutes of the Regular Board of Zoning Appeals meeting of September 16, 2014.

Commissioner Hills	Aye	Commissioner Rittenhouse	Aye
Commissioner Mongan	Aye	Commissioner Williams	Aye
Commissioner Misch	Aye		

Motion approved.

IV. New Business.

IV.I. Cases

A. BZA 2014-03, Benton.

Richard Benton, 307 W. North St., approached the podium to speak on behalf of this case. Mr. Benton explained his wish to build a porch onto the front of his residence. This porch would measure 15 ft. x 10 ft. and have deck flooring. This would require a variance to the front yard setback requirements of the R-1, Single Family Residential District in which the property is located. The Commission followed with a discussion over the drawing and exact location of the porch on the property. A question was raised regarding this structure and if it would block view when backing or pulling onto street. It was explained that this would not block street view.

Chairman Mongan asked if there were any further questions for Mr. Benton. There were not.

Chairman Mongan asked if there was anyone else to speak in favor of this case. There was not.

Chairman Mongan asked if there was anyone to speak against this case. There was not.

Planner Jacobs was asked for his staff report and he explained that the Benton's have purchased the additional lot and that this porch will not over populate the area. He did not see an issue with the construction of this porch.

Commissioner Williams motioned and Commissioner Rittenhouse seconded to approve BZA 2014-03, Benton.

Commissioner Mongan	Aye	Commissioner Williams	Aye
Commissioner Misch	Aye	Commissioner Hills	Aye
Commissioner Rittenhouse	Aye		

Motion approved.

V. Old Business.

None.

VI. Additional Business.

A. General Discussion by the Planning Commission Members.

The Commission asked Planner Jacobs to give a report on the new hotel. He reported that the City Commission had approved the revenue bonds and the sale of bonds should be completed by the end of November. He estimated that ground breaking would be after the first of the year.

Planner Jacobs also gave a report on the new Braums store that is under construction. He stated that it will look in appearance like the new Braums store recently constructed in Independence. The structure will face east and drive-thru will be off of Lewark St.

A brief discussion was had regarding the old Blockbuster building as well as an office complex.

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

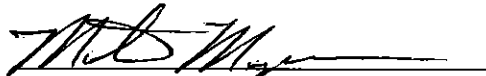
None.

C. Date for the next Planning Commission meeting: December 2, 2014.

VIII. Adjournment.

3-3-15

Date of Approval


Mike Mongan, Chairman