

**PLANNING COMMISSION MEETING MINUTES
CITY OF COFFEYVILLE, KANSAS
TUESDAY, MARCH 3, 2015**

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

I. Call to Order.

Chairman Mongan called the meeting to order at 5:45 p.m.

II. Roll Call.

Those in attendance in addition to Chairman Mongan were:

Present

Absent

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 Planning Commission meeting of December 2, 2014.

Commissioner Williams motioned and Commissioner Christian seconded to approve the minutes of the Regular Planning Commission meeting of December 2, 2014.

Commissioner Christian	Aye	Commissioner Mongan	Aye
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Commissioner Hills	Aye	Commissioner Rittenhouse	Aye
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Commissioner Misch	Aye	Commissioner Williams	Aye
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Motion approved.

IV. New Business.

IV.I. Cases

A. ZC 2015-01, Acme Foundry, Inc.

Robert Shepard, 302 Fresno, Coffeyville, approached the podium to speak on behalf of this case. Mr. Shepard explained that Acme Foundry is expanding and because of this will need to rezone several lots from Residential to Industrial. These lots will be used for parking now and will be graveled at this time and then paved. He also stated that there would be proper fencing put up around these areas. These parking areas would be for employees.

Discussion followed regarding Acme and their upcoming expansion and changes.

Mark McCullough, 1318 W. 3rd, Coffeyville, Acme Foundry, stated that the fence would be a 6 ft. chain link type of fence, Dennis Jacobs stated that if the parking property abuts a residential property it must be a privacy type of fence. Mr. McCullough stated that they would do whatever type of fence was needed to be in code.

A brief discussion was had with Tom Tatman, 4586 CR 2475, Coffeyville, President of Acme, about the new factory planned. It will be a Ductile facility and is about a 5 year plan. Mr. Tatman stated that 15th St. will be widened to handle the increase of traffic and that this new foundry would mean an increase in jobs to the community.

Chairman Mongan asked if there were any further questions for Mr. Shepard. 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.

Jose Gonzalez, 1502 S. Willow, Coffeyville, approached the podium. Mr. Gonzalez stated that he owns the property in front of Acme offices and was concerned that this will affect his property. It was discussed about the widening of 15th and that his property should not be affected.

John Vest, 106 Paul, Coffeyville, approached the podium. Mr. Vest said that he owns the property at 303 W. 14th and is planning on doing a complete remodel on it but wishes to have the power line that supplies Acme power rerouted so that it does not go over his house as it impedes his HAM radio use. There was a discussion with the Commission about his. It was decided that Mr. Vest's issue would be with the City and not the Planning Commission.

Chris Applebaugh, 1413 S. Willow, Coffeyville, approached the podium. Mr. Applebaugh is concerned that with putting the parking lots that close to Willow that the neighborhood is going to go further downhill. He stated that the Acme employees are rowdy and noisy when they get off work. Mr. Applebaugh said that he has lived at this address for 46 years and does not wish to see it deteriorate anymore.

Areleous Newton, 1415 Old Willow, Coffeyville, Mr. Newton's concern is that when they widen 15th St. it will affect his entrance to his property. The Commission had more discussion about the street plans.

Fencing was brought back up and a question was raised regarding if the entire block was owned by Acme would it all be fenced. The answer was yes it would all be fenced.

Peggy Miller, 410 W. 14th, Coffeyville, approached the podium. Ms. Miller has concerns about all the trash that the employees drop and throw out and having it blow around the neighborhood. She went on to say that the employees also drive too fast and dangerously and there are children in that area.

Dennis Jacobs was asked to give the Staff Report. Mr. Jacobs discussed this with the Commission. Commissioner Mongan stated that he was somewhat concerned about the zigzag zoning.

Commissioner Williams motioned and Commissioner Rittenhouse seconded to approve ZC 2015-01, Acme Foundry, Inc.

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

Motion approved.

Dennis Jacobs explained further process to applicants. It was explained to the citizens in the audience that they could go before the City Commission and voice their concerns there as well.

IV.II. Reports from Staff.

A. East Coffeyville Redevelopment Plan, appendix F to Comprehensive Plan update.

Dennis Jacobs gave a brief overview relating to this. He stated that the flood area had not been included due to the ongoing issues at that time. The same firm had been re-hired to focus now strictly on the east side. Mr. Jacobs went on to say that the preliminary study has been

submitted and they are waiting on the refinery and Nitrogen Plant to make comments on it. He said that he would bring document to the Planning Commission after they turn in their comments.

V. Communications.

None.

VI. Old Business.

None.

VII. Additional Business.

A. General Discussion by the Planning Commission Members.

The Commission asked Planner Jacobs about codification. Mr. Jacobs stated that the final copy is not done yet.

A discussion was had regarding the new hotel. Mr. Jacobs stated that he was not sure what the hold up was.

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

None.

C. Date for the next Planning Commission meeting: April 7, 2015.

VIII. Adjournment.

4-7-15
Date of Approval


Mike Mongan, Chairman