

**PLANNING COMMISSION MEETING MINUTES
CITY OF COFFEYVILLE, KANSAS
TUESDAY, APRIL 7, 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 5:30 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 Planning Commission meeting of March 3, 2015.

Commissioner Williams motioned and Commissioner Rittenhouse seconded to approve the minutes of the Regular Planning Commission meeting of March 3, 2015.

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

Motion approved.

IV. New Business.

IV.I. Cases

B. HO 2015-01, Sherrell.

Gina Hayes Sherrell, 213 Glenwood, approached the podium to speak on behalf of this case. Ms. Sherrell explained that she wishes to run a bait shop out of the home. It was stated that the driveway has been widened and could fit 5 or 6 cars to accommodate parking. She said that she also owns the lot across the street.

Ms. Sherrell said that there are no set hours for business as of yet but that she would be home all of the time. The shop entrance would be an outside door and there would be a small sign in the front yard. She went on to say that they plan on opening within 2 weeks. There were no formal comments from neighbors.

Chairman Mongan asked if there were any further questions for Ms. Sherrell. 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.

Commissioner Misch motioned and Commissioner Williams seconded to approve HO 2015-01, Sherrell.

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

Motion approved.

A. ZC 2015-02, Mann.

Harold Mann, 128 Woodland Rd. and 1109 W. 8th St., approached the podium to speak on behalf of this case. Mr. Mann explained that he wants to rezone property located at 1102-1110 W 11th St. to C4 from residential. He wants to relocate his insurance office to this location in a small strip-mall that he would have built. Mr. Mann showed sketches of his plans and discussed property and entries. It was explained that he hopes to attract a clothing store or dollar store to help fill the strip mall. He said that he is trying to purchase 1112 W. 11th St. as well.

More discussion of curb cuts was had.

Dennis Jacobs was asked for the staff report. Mr. Jacobs discussed with the Commission and stated that this would be a recommendation from this Commission to the City Commission where the final decision would lie.

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.

Commissioner Williams motioned and Commissioner Misch seconded to approve ZC 2015-02, Mann.

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

Motion approved.

Mr. Jacobs explained further process to Mr. Mann.

IV.II. Reports from Staff.

A. None.

V. Communications.

None.

VI. Old Business.

A. City Commission first reading of ZC 2015-01, Acme Foundry, Inc.

Mr. Jacobs reported that the first reading of the Acme Foundry case had been approved and should have the second reading at the next City Commission meeting.

VII. Additional Business.

A. General Discussion by the Planning Commission Members.

The Commission discussed with Mr. Jacobs the positioning of satellite dishes in citizen's front yards and voiced displeasure with this placement. Short discussion continued.

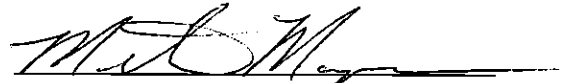
B. Comments from the Public Addressing any Planning or Zoning Issue.

None.

- C. **Date for the next Planning Commission meeting: None currently scheduled.**

VIII. Adjournment.

8-4-2015
Date of Approval


Mike Mongan, Chairman