

**PLANNING COMMISSION MEETING MINUTES
CITY OF COFFEYVILLE, KANSAS
TUESDAY, JUNE 5, 2018**

The Coffeyville Planning Commission met in Regular Session with Chairman Max Williams presiding.

I. Call to Order.

Chairman Williams called the meeting to order at 5:30 p.m.

II. Roll Call.

Those in attendance in addition to Chairman Williams were:

<u>Present</u>	<u>Absent</u>
X	Lisa Brookover
X	Randall Hills
X	Eric Jensen
X	Carla LeLaCheur
X	Jeffrey McCloud
X	Max Williams

City Staff Present:

Tyler Strickland, City Planner/Architect

Thomas Osborn, City Engineering Dept.

Rosemary Sortore, Administrative Secretary

Thomas Osborn introduced Tyler Strickland to the Commission and stated that he would be the staff responsible for these meetings in the future. Mr. Strickland was welcomed by the Commission.

III. Minutes.

Minutes of the last Planning Commission meeting of February 6, 2018.

Commissioner Hills motioned and Commissioner McCloud seconded to approve the minutes of the Regular Planning Commission meeting of February 6, 2018.

Commissioner Brookover	Aye	Commissioner LeLaCheur	Aye
Commissioner Hills	Aye	Commissioner McCloud	Aye
Commissioner Jensen	Aye	Commissioner Williams	Aye

Motion approved.

IV. New Business.

IV.1. Resignation of Scott Massman

Tyler Strickland explained that Scott Massman had resigned from the Commission and that Carla LeLacheur had been appointed. Commissioner LeLaCheur was welcomed and she stated that she would like her information sent to her office at the address of 1307 W. 11th St., Coffeyville.

IV.II. Cases

A. CU 2018-01, Jon's Tire.

Andrew Meek, Rt. 1 Box 287, Wann, Ok, approached the podium to speak on behalf of this case. Mr. Meek explained that he wants to add sales and service of outdoor power equipment to his current business.

It was asked and discussed rather this was the best way to go about this. It was stated that the Commission can set the time frame on the Conditional Use. A further discussion was had relating to the fact that the building for the equipment is already under construction. The Commission stated that they did not agree with giving permission to start construction prior to the presentation and approval or denial of the case. Mr. Strickland stated that the Engineering Department had met and discussed the case and given permission to proceed with construction to Mr. Meek with the understanding that the case could be denied.

Mr. Meek stated that he would be selling lawn mowers and that the stock would be stored inside of the building currently being built. He also mentioned that they had started selling lawn mowers last year.

Mr. Strickland was asked to provide the staff report. He stated that there was no objection to the case. It was discussed that an actual rezoning of the property can be done in the future.

Chairman Williams asked if there were any further questions for Mr. Meek. There were not.

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

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

Commissioner Hills motioned and Commissioner Jensen seconded to approve CU 2018-01, Jon's Tire.

Commissioner Hills	Aye	Commissioner McCloud	Aye
Commissioner Jensen	Aye	Commissioner Williams	Aye
Commissioner LeLaCheur	Aye	Commissioner Brookover	Aye

Motion approved.

- B. CU 2018-02, Coffeyville PD**
- C. BZA 2018-01, Coffeyville PD**

It was decided to hear both of these cases at the same time since they pertain to the same issue.

Chief Kwin Bromley, Coffeyville Police Department, and Chad Soles, Coffeyville Police Department, approached the podium to speak on behalf of this case. It was explained that a new communications tower had to be erected due to the old one having broken cables. The new tower had to be erected prior to the old one being taken down to ensure no interruption of service. The new tower is located approximately 2000 ft. north of the existing tower in Pfister Park.

It was discussed that this tower serves Coffeyville police, fire and EMS dispatching. It was asked by Commissioner Jensen rather the tower could be tampered with and disabled. Chief Bromley explained that there is a fence around the tower to keep people out but that budget restraints prohibit a larger fence. The fence does have barbed wire at the top. It was suggested to look into razor wire instead.

Mr. Strickland was asked to provide the staff report. He stated that there was no objection to the case and that the tower is a necessity for uninterrupted service to the citizens. A brief discussion relating to other towers in the area was had.

Chairman Williams asked if there were any further questions for Chief Bromley or Mr. Soles. There were not.

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

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

Commissioner LeLaCheur motioned and Commissioner McCloud seconded to approve CU 2018-02, Coffeyville, PD and BZA 2018-01, Coffeyville PD.

Commissioner Jensen	Aye	Commissioner Williams	Aye
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Commissioner LeLaCheur	Aye	Commissioner Brookover	Aye
Commissioner McCloud	Aye	Commissioner Hills	Aye

Motion approved.

D. SUB 2018-01, Cordray

Mike Cordray, 500 Michelle Ln, approached the podium to speak on behalf of this case. He explained that he wishes to split the plat of property that his carwash and storage units currently set on. Mr. Cordray said that he is selling the business but it is to two separate individuals. This will split the lot into two making each person owner of the lot with their business on it.

Mr. Strickland stated that there are maps included in the Commissioner's packets showing the lot and the requested split.

Mr. Strickland was asked to provide the staff report. He stated that there was no objection to the case and it was fairly simple. Some discussion of the zoning in the area was had.

Chairman Williams asked if there were any further questions for Mr. Cordray. There were not.

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

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

Commissioner Hills motioned and Commissioner Brookover seconded to approve SUB 2018-01, Cordray.

Commissioner LeLaCheur	Abs	Commissioner Brookover	Aye
Commissioner McCloud	Aye	Commissioner Hills	Aye
Commissioner Williams	Aye	Commissioner Jensen	Aye

Motion approved. 5 ayes, 1 abstain.

IV.II. Reports from Staff.

A. None.

V. Communications.

None.

VI. Old Business.

None.

VII. Additional Business.

A. General Discussion by the Planning Commission Members.

Commissioner Jensen stated that he was not notified of the February meeting. It was explained that it was in between Dennis Jacobs retiring and Tyler Strickland being hired and that it was just an oversight.

Commissioner LeLaCheur explained that she is encouraging a citizen by the name of Weyrich from Pacific St. to apply for a case at an upcoming meeting.

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

None.

C. Date for the next Planning Commission meeting: July 3, 2018 (No cases pending).

VIII. Adjournment.

8-7-18
Date of Approval

Max Williams
Max Williams, Chairman