

**PLANNING COMMISSION MEETING MINUTES  
CITY OF COFFEYVILLE, KANSAS  
TUESDAY, MARCH 5, 2019**

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 5:41 p.m.

**II. Roll Call.**

Those in attendance in addition to Chairman Williams were:

| <u>Present</u> | <u>Absent</u> |                 |
|----------------|---------------|-----------------|
|                | X             | Ben Avery       |
|                | 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

Rosemary Sortore, Administrative Secretary

Angela Barnett, Administrative Secretary

**III. Minutes.**

Minutes of the last Planning Commission meeting of January 15, 2019.

**Commissioner Hills motioned and Commissioner Jensen seconded to approve the minutes of the Regular Planning Commission meeting of January 15, 2019.**

|                     |     |                        |     |
|---------------------|-----|------------------------|-----|
| Commissioner Hills  | Aye | Commissioner LeLaCheur | Aye |
| Commissioner Jensen | Aye | Commissioner Williams  | Aye |

Motion approved.

**IV. New Business.**

**IV.1. Cases**

**A. ZC 2019-01, Stephen's Vending.**

Kyle Stephens, 4311 Hastings Lane, approached the podium to speak on behalf of this case. Mr. Stephens explained that he purchased four lots, three of the lots are adjoining with the fourth lot being separated from the other three by a house. Mr. Stephens stated that he is wanting to construct an 80X80 building on two of the newly purchased lots. He currently owns the property that adjoins the three lots. His older property has a 60X80 warehouse, built in 1982, on it. He is planning on using the existing building for product storage and the new building for his vehicles so they can be stored out of the weather. The new building will be built approximately 10 feet from the existing building. It will have overhead doors on the South, East and West sides of the building. Currently 18-wheelers that deliver to his warehouse have troubles backing in to unload product and that the construction of the new building should help resolve these issues.

Chairman Williams asked if there were any further questions for Mr. Stephens. 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.

The staff report was requested at this time. Tyler Strickland stated that staff has no opposition to the request to rezone the property.

**Commissioner Jensen motioned and Commissioner Hills seconded to approve ZC 2019-01, Stephen's Vending.**

|                        |     |                       |     |
|------------------------|-----|-----------------------|-----|
| Commissioner Jensen    | Aye | Commissioner Hills    | Aye |
| Commissioner LeLacheur | Aye | Commissioner Williams | Aye |

Motion approved.

**IV.II. Reports from Staff.**

**A. None.**

**V. Communications.**

Tyler wanted to follow up on a question brought up by Commissioner LeLaCheur at the January 15, 2019 meeting regarding Conditional Use Permits. Tyler stated that he had spoken to Paul the City Attorney and that Conditional Use Permits stay with the property not with the owner. Tyler also stated that specifications, such as expiration date, could be added to the permit.

**VI. Old Business.**

None.

**VII. Additional Business.**

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

None.

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

None.

**C. Date for the next Planning Commission meeting: April 2, 2019**

**VIII. Adjournment.**

Commissioner Williams adjourned the meeting at 5:55 p.m.

6-4-19  
Date of Approval

Max Williams  
Max Williams, Chairman