

**REGULAR MEETING
COFFEYVILLE PLANNING COMMISSION
TUESDAY, MAY 5, 2020**

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

1. **CALL TO ORDER** – Chairman M. Williams called the meeting to order at 5:29 p.m.
2. **ROLL CALL** - Those in attendance were:

	<u>Present</u>	<u>Absent</u>
Eric Jensen	X	
Carla LeLaCheur	X	
Deborah Maples	X	
Jeffrey McCloud	X	
Chris Williams	X	
Max Williams	X	

City Staff Present:

Matt Conger, City Building Official

Angela Cook, Administrative Assistant

3. **MINUTES** - Minutes of the last Planning Commission meeting of January 7, 2020

Commissioner Jensen motioned and Commissioner McCloud seconded to approve the minutes of the Regular Planning Commission meeting of January 7, 2020.

Commissioner Jensen	Aye
Commissioner LeLaCheur	Aye
Commissioner Maples	Aye
Commissioner McCloud	Aye
Commissioner C. Williams	Aye
Commissioner M. Williams	Aye

Motion approved.

4. **OLD BUSINESS** -
 - 4.1 CASES - None
 - 4.2 REPORTS FROM STAFF – None
5. **COMMUNICATIONS** – None
6. **NEW BUSINESS** -

CU 2020-01: U.S. Cellular Tower 2802 W 1st – David Wells, 448622 E 978 Rd, Vian, OK, approached the commission on behalf of US Cellular requesting a Conditional Use Permit for the construction of a tower. The tower would be a 140 foot monopole communications tower that

would increase the LTE, voice and data broadband, and 5G capabilities in this area. Mr. Wells stated that this tower would basically be an oversized steel light pole surrounded by a chain link fenced area of 50'X50'. This tower will be at least 450 feet from the nearest residential area. It will be located 360 feet from 1st Street and will not be lit. This tower will comply with all FAA, state and federal regulations. US Cellular has already have the tower approved by the FAA. There will be room on the tower to share space for 3 other co-users. Commissioner LeLaCheur asked if the city could co-use the tower if they would want to expand internet to rural areas in the future. Mr. Wells stated that it would be possible with a contractual agreement between US Cellular and the City of Coffeyville. Commissioner Max Williams asked if Mr. Wells knew how tall the towers were that are located downtown. Mr. Wells stated that he would guess that they were approximately 225 or 250 feet tall. Commissioner Max Williams stated that he lives close to where the tower will be constructed and has never had troubles with service. Mr. Wells explained to the commission that the network is running slower and slower due to everyone sitting around on their smartphones especially with the current pandemic situation. The construction of the tower would be infrastructure for the city and infrastructure is a good thing. US Cellular has entered a long term lease with the First Church of God in Christ for the next 30 years. Commissioner Chris Williams asked Mr. Wells if he has a tentative start and end date for the construction of the tower. Mr. Wells stated that the timeline will depend on a few things but he would guess that it would be about 30 to 90 days before construction would start and it would take about 4 weeks to construct. He was estimating the end of summer for starting construction.

Commissioner Max Williams asked if anyone would like to speak in favor of this case:

Pastor Melvin Simpson, 2804 Midland Avenue, Coffeyville, approached the podium to address the commission. Mr. Simpson stated that his church works hard on a Harvestfest every year where they give away different things to the youth of Coffeyville. The church also puts on a camp type retreat where they work with the youth as well as helps the youth with school by giving incentives to youth for good grades. The money from the lease with US Cellular will help fund these types of activities. Commissioner Max Williams stated that it sounds like this lease money will be put to good use.

Commissioner Max Williams asked if anyone would like to speak in opposition of this case: there was none.

Commissioner Max Williams asked if there were any other questions for this case: there was none.

Commissioner LeLaCheur motioned and Commissioner McCloud seconded to approve CU 2020-01, US Cellular Tower.

Commissioner LeLaCheur	Aye
Commissioner Maples	Aye
Commissioner McCloud	Aye
Commissioner C. Williams	Aye
Commissioner M. Williams	Aye
Commissioner Jensen	Aye

Motion approved.

BZA 2020-01: U.S. Cellular Tower 2802 W 1st – David Wells, 448622 E 978 Rd, Vian, OK, again approached the commission on behalf of US Cellular this time requesting a variance for the construction of a fence higher than the allotted height. Mr. Wells stated that US Cellular would like to construct a 6 foot high chain link fence with 3 rows of barbed wire above it. This would be for safety purposes.

Commissioner Max Williams asked if anyone would like to speak in favor of this case: there was none.

Commissioner Max Williams asked if anyone would like to speak in opposition of this case: there was none.

Commissioner Max Williams asked if there were any other questions for this case: there was none.

Commissioner Jensen motioned and Commissioner McCloud seconded to approve BZA 2020-01, US Cellular Tower.

Commissioner McCloud	Aye
Commissioner C. Williams	Aye
Commissioner M. Williams	Aye
Commissioner Jensen	Aye
Commissioner LeLaCheur	Aye
Commissioner Maples	Aye

Motion approved.

ZC 2020-01: Rural Redevelopment Group LLC 300 E 4th St. – Shane Lamb, PO Box 678, De Soto, Kansas, came before the commission to ask for his property to be rezoned from C-3 to I-2. Mr. Lamb on behalf of the Rural Redevelopment Group, explained that they are wanting to open a Tire and rubber recycling plant with gasification at their property. In order to install the gasification equipment the property will have to be rezoned. Gasification is the process of melting down tires into oil and steel. There is only one other gasification plant in Kansas located in Great Bend. Commission Max Williams commented on the current building being run down. Mr. Lamb stated that the goal of his company was to fix up the property. Commissioner LeLaCheur asked about the smell of gasification process. Mr. Lamb stated that there is essentially no smell as all with this process. The equipment used is designed to eliminate the odors. Commissioner LeLaCheur asked if this would be a place that local residents could take old tires. Mr. Lamb stated that the plan is to open and accept tires for a fee but the ultimate goal is to be able to accept tires at no or very minimal cost. Mr. Lamb also stated that he would like to eventually do a once a year free drop off for rural areas. Commissioner Maples asked what happens to the final product of the gasification process. Mr. Lamb stated that the hope is to sell the oil to the refinery to turn into kerosene, diesel and gasoline. Commissioner Maples asked if Mr. Lamb had talked to the refinery and he stated that he had not. Mr. Lamb stated that it will take time to get the gasification process up and running and he will speak to the refinery when it gets closer to production time. He also stated that there will be plenty of places to sell the oil if the refinery is not interested however he is anticipating that the refinery will be more than willing to purchase the oil.

Commissioner Max Williams asked if anyone would like to speak in favor of this case:

Tricia Purdon, 101 N Ohio, Coffeyville, approached the commission on behalf of the Montgomery County Action Council (MCAC) to speak in favor of the tire and rubber recycling company. Ms. Purdon stated that the Rural Redevelopment Group is working with to revitalize the building and help clean up Montgomery County.

Commissioner Max Williams asked if anyone would like to speak in opposition of this case: there was none.

Commissioner Max Williams asked if there were any other questions for this case: there was none.

Commissioner Chris Williams motioned and Commissioner LeLaCheur seconded to approve ZC 2020-01, Rural Redevelopment Group.

Commissioner M. Williams	Aye
Commissioner Jensen	Aye
Commissioner LeLaCheur	Aye
Commissioner Maples	Aye
Commissioner McCloud	Aye
Commissioner C. Williams	Aye

Motion approved.

BZA 2020-02: Rural Redevelopment Group 300 E 4th St. – Shane Lamb, PO Box 678, De Soto, Kansas, came before the commission again this time to ask for a variance for the construction of a fence higher than the allotted height. Mr. Lamb stated that he would like to construct an 8 foot chain link fence with rows of barbed wire above it. Mr. Lamb stated that the equipment that will be used to break down and melt the tires will be very dangerous machinery and that construction of this fence would just heighten safety to ensure no one would be able to enter and get injured.

Commissioner Max Williams asked if anyone would like to speak in favor of this case: there was none.

Commissioner Max Williams asked if anyone would like to speak in opposition of this case: there was none.

Commissioner Max Williams asked if there were any other questions for this case: there was none.

Commissioner LeLaCheur motioned and Commissioner McCloud seconded to approve BZA 2020-02, Rural Redevelopment Group.

Commissioner Maples	Aye
Commissioner McCloud	Aye
Commissioner C. Williams	Aye
Commissioner M. Williams	Aye
Commissioner Jensen	Aye
Commissioner LeLaCheur	Aye

Motion approved.

HO-2020-01: Gross 1403 Columbus Ave – Sandra Gross 1403 Columbus Avenue, Coffeyville, approached the commission for a Home Occupation Permit for her B&R Accounting business. Mrs. Gross stated that she is currently renting a building but would like to move the business into her home to lower costs. Mrs. Gross stated that the business is just her and her husband and they only do about 93 tax returns a year so it would just be better for them to work out of their home. Mrs. Gross also state that the have ample parking at their home and they never have more than a client or two the business at a time.

Commissioner Max Williams asked if anyone would like to speak in favor of this case: there was none.

Commissioner Max Williams asked if anyone would like to speak in opposition of this case: there was none.

Commissioner Max Williams asked if there were any other questions for this case: there was none.

Commissioner LeLaCheur motioned and Commissioner McCloud seconded to approve HO 2020-01, Gross.

Commissioner C. Williams	Aye
Commissioner M. Williams	Aye
Commissioner Jensen	Aye
Commissioner LeLaCheur	Aye
Commissioner Maples	Aye
Commissioner McCloud	Aye

Motion approved.

7. ADDITIONAL BUSINESS:

- A.** General Discussion by the Planning Commission Members.
- B.** Comments from the public addressing any planning or zoning issue.

Mary Kirk 1724 Elmwood Dr. – stated she received a letter about mowing and that the mowing has been taken care of. Ms. Kirk state her mower was not running for a short time but has since been fixed. Ms. Kirk also addressed the commission regarding some cars that she has that code enforcement had notified her about. Ms. Kirk stated that she has now covered the cars. Ms. Kirk acquired as to the process of building a 2 or possible 3 car garage at her residence. Matt Conger address the commission to explain that Ms. Kirk's property is surrounded by three streets and that there is no way for her to build a garage and comply with the setbacks. The commission advised Ms. Kirk to get a hold of the engineering department and come up with a plan to bring before the commission for a variance.

Alison Rexwinkle 712 Lincoln St. - came before the commission to inquire whether she should apply for a Home Occupation Permit or fill out a Rezoning application. Mrs. Rexwinkle currently works at Head to Toe as a beautician. Mrs. Rexwinkle stated that she currently owns homes in Coffeyville, South Coffeyville, OK, and Grand Lake, OK. Mrs. Rexwinkle stated that she has decided to move into the house she owns in Coffeyville while she is working then she will go to her home in South Coffeyville, OK when she is not working. The commission advised Mrs. Rexwinkle to apply for a Home Occupation Permit for the Coffeyville residence. This permit will be on the agenda for the meeting in June.

C. Scheduled date for next meeting: NA

8. **ADJOURNMENT** – Commissioner Max Williams adjourned the meeting at 6:33 p.m.

6-2-10
Date of Approval

Max Williams
Max Williams, Chairman