

**REGULAR MEETING
COFFEYVILLE PLANNING COMMISSION
TUESDAY, MAY 4, 2021**

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

1. **CALL TO ORDER** – Chairman Williams called the meeting to order at 5:30 p.m.

2. **ROLL CALL** - Those in attendance were:

	<u>Present</u>	<u>Absent</u>
Max Williams	x	
Deborah Maples	x	
Jeffrey McCloud	x	
Jim Falkner	x	

City Staff Present:

Matthew Conger, City Building Official
Beth Shinkle, Administrative Assistant

3. **MINUTES** - Minutes of the last Planning Commission meeting of April 6, 2021.

Commissioner Maples motioned, and Commissioner McCloud seconded, to approve the minutes of the Regular Planning Commission meeting of April 6, 2021.

Commissioner Williams	Aye
Commissioner Falkner	Aye
Commissioner Maples	Aye
Commissioner McCloud	Aye

Motion approved.

4. **OLD BUSINESS** -

4.1 **CASES** – None.

4.2 **REPORTS FROM STAFF** – None.

COMMUNICATIONS – The Commission was presented with information for next month's meeting concerning CVR.

5. **NEW BUSINESS** -

Zoning Case 2021-02 Field Kindley High School

and

Conditional Use 2021-02 Field Kindley High School

Kyle Kippes, 14700 W 114th Terrace, Lenexa, Kansas; representing Kaw Valley Engineering approached the podium and stated that they have made changes since the last meeting and instead of rezoning the entire school, they are proposing to only rezone the Southwest 10 lots as originally platted. This is from the old vacated 7th Street right away to 8th Street, both sides of the alley and 5 blocks over. This would encompass the proposed parking lot along with the detention basin. The parking lot is still a 52 stall parking lot with 2 ADA accessible stalls.

Commissioner Williams asked which lots exactly they were asking to rezone.

Matthew Conger stated that it would be lots 12 through 21.

Matthew Conger presented a larger map of the proposed parking lot to the Commissioners.

Kyle Kippes stated that this was the original residential plat when the property was platted as 4 residential blocks, when the campus purchased the property they encompassed everything between Roosevelt, 6th Street, 8th Street, and the street on the East. So, they would just rezone those residential lots.

Commissioner Williams asked Mr. Kippes why they have made this change instead of rezoning the entire 4 square blocks they originally requested to rezone.

Kyle Kippes stated that it was originally believed that the entire lot was all platted as one lot, but because those separate lots exist we felt it would appease the Commission to only replat those 10 lots. So, reducing the area that would be rezoned to C4. Then the conditional use permit would only apply to those 10 lots. So, any future parking lots or anything that would require rezoning or conditional use would have to come back before the Commission.

Commissioner Maples asked Mr. Kippes about the purpose of the detention basin.

Kyle Kippes explained detention basins and how they operate.

Commissioner Maples stated that the detention basin wasn't on the map at last month's meeting.

Kyle Kippes stated that the detention basin was on the map, it is a requirement for any impervious surface from the City of Coffeyville.

Craig Correll, 1212 W. 6th Street, Coffeyville, Kansas; representing the School Board approached the podium and presented color renderings of the proposed parking lot to the Commission. He stated that he believed there were some misconceptions of the size and scope of the proposed parking lot. The parking lot is not in front of any part of the school other than the theater. There is a memorial tree that will remain.

Commissioner Williams indicated 2 items to the North on the map and asked their purpose.

Craig Correll responded that they were ADA accessible parking spots. He further stated that the next few spots were visitor parking.

Commissioner Williams and Commissioner Maples asked if the entrance to the High School would be moved.

Craig Correll responded yes, the new entrance would be in the corner of the theater and the main building, but no changes would be made to the exterior of the building.

Commissioner Williams and Commissioner Falkner asked what was driving the need to put in the new parking lot.

Craig Correll stated that the parking lot behind the school is in disrepair and that there are no spots for visitors to park. This new lot will create visitor parking as well as ADA parking.

ADA parking and tree removals were discussed.

Commissioner Falkner asked if they have a projected increase of student drivers that would necessitate these additional parking spaces.

Craig Correll responded that the additional spaces will be for staff and that they would not continue parking behind the building.

Commissioner Williams asked if students would be allowed to park in the new lot.

Craig Correll stated that the student parking will remain across Roosevelt Street.

Commissioner Falkner asked what the existing parking in the back would then be used for.

Craig Correll stated that there are no plans for the section that is furthest East, but the rest of the lot would remain parking for the pool. The school partners with City Rec and the hospital for pool use, so they would keep that pool use parking.

Commissioner Falkner asked about the entrances and exits to the parking lot.

Kyle Kippes stated that both are currently ingress and egress. He stated that Engineering has not indicated that they would like it to be ingress only off of 8th Street, but if they choose to, then the entrance could be reconfigured.

Commissioner Williams stated that for safety reasons he believes it should be entrance only.

Kyle Kippes stated that he can speak with Engineering and if they would like that then the entrance can be reconfigured to a single lane with a projection on it.

Signage was discussed

ADA accessible parking and future gym ADA accommodations were discussed.

Commissioner Williams asked if anyone else in the audience who would like to speak in favor of this proposed zoning change.

Barbara Fouts, 108 N. Parkview, Coffeyville, Kansas; approached the podium and stated that she believes this new parking has to do with the new addition to the school

and has nothing to do with teacher parking. There are plenty of parking spaces and this project is unnecessary.

Commissioner Williams asked if there were any reports from the staff on this proposal.

Matthew Conger stated that there were none and that the school is doing everything the right way.

Commissioner Williams motioned, and Commissioner McCloud seconded, to approve Zoning Case 2021-02 with Conditional Use 2021-02, Field Kindley High School.

Commissioner McCloud	Abstained
Commissioner Williams	Aye
Commissioner Maples	No
Commissioner Falkner	No

Motion dies.

7. 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: June 1, 2021.

8. Adjournment.

A motion was made by Commissioner Falkner, and seconded by Commissioner McCloud, to adjourn.

Commissioner McCloud	Aye
Commissioner Williams	Aye
Commissioner Maples	Aye
Commissioner Falkner	Aye

Motion approved. Commissioner Williams adjourned the meeting at 5:58 pm.

6/1/2021
Date of Approval

Jeffery Z. McCloud
~~Max Williams, Chairman~~
Jeffery McCloud, Commissioner