

**REGULAR MEETING
COFFEYVILLE PLANNING COMMISSION
TUESDAY, AUGUST 4, 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 5:30 p.m.
2. **ROLL CALL** - Those in attendance were:

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

City Staff Present:

Matt Conger, City Building Official

Angela Cook, Administrative Assistant

3. **MINUTES** - Minutes of the last Planning Commission meeting of June 2, 2020.

Commissioner Jensen motioned and Commissioner McCloud seconded to approve the minutes of the Regular Planning Commission meeting of June 2, 2020.

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

Motion approved.

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

BZA 2020-04: Fisher – Fred Fisher, representing Taylor Crane and Rigging, approached the podium to address the commission requesting a variance for barbed wire. Mr. Fisher stated that he was working to replace some fence and poles around the property and was seeking a variance in order to reinstall barbed wire on the top of the fence. Mr. Fisher stated that there was an existing fence however there was a jog in the fence and he is simply removing the existing fence and barbed wire to move it out a little farther to square off the fencing.

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 Jensen seconded to approve BZA 2020-04, Fisher.

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

Motion approved.

Zoning Case 2020-02: Ervin– Dale Ervin Jr., Aurora, Colorado, approached the podium to address the commission requesting a zoning change. Mr. Ervin purchased the building at 901 S. Lewark, to use as a warehouse for his company. Mr. Ervin sales retractable awnings for decks and patios. His company has an 11 state distribution territory. Mr. Ervin's father lives in Coffeyville so he thought it would be nice to have a warehouse here. Commissioner Max Williams asked if Mr. Ervin would be manufacturing out of this warehouse. Mr. Ervin stated that there would be no manufacturing, they received the product, cut it to size and ship it out. Commissioner Max Williams asked what he planned to do to the building as far as windows and exterior renovations. Mr. Ervin stated that he didn't plan on doing much other than taking care of some guttering that had fallen down at this point. He wasn't sure what other renovations he would be doing if any. Commissioner Jensen asked if they were allowing walk in sales. Mr. Ervin stated that no there would be no walk in sales. Mr. Ervin explained that while they distribute to 11 different territories, Kansas was not actually one of them. He is not permitted to sale in Kansas, a different guy actually had Kansas as a territory. Commissioner LeLaCheur asked if Mr. Ervin would be hiring any local people. Mr. Ervin stated that he planned on hiring at least two or three and hopefully after it was up and going possible up to a half dozen. Commissioner Max Williams asked what the current zone was. Matt Conger stated that it is currently zoned C3 and they were asking to rezone to C4.

Commissioner Max Williams asked if anyone would like to speak in favor of this case: Dale Ervin Sr. stated that he agrees to the rezoning.

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 Zoning Case 2020-02, Ervin.

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

Motion approved.

CU 2020-02: Ervin - Dale Ervin Jr., Aurora, Colorado, approached the podium to address the commission requesting a Conditional Use Permit. Mr. Ervin would like a Conditional Use Permit in order to use the building at 901 S. Lewark as a warehouse. Commissioner Max Williams asked why there was a need for the Conditional Use Permit. Matt Conger stated that the building being zoned C4 does not allow for a building to be used as a warehouse alone so the Conditional Use Permit would allow it. Matt Conger explained that instead of rezoning the property to an Industrial zone, it made more sense to allow a Conditional Use Permit that would allow Mr. Ervin to use the building as he intended only while he owns the building. This permit would only follow Mr. Ervin and if he sold the building then it would just revert back to a regular C4 zone.

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 Maples motioned and Commissioner Jensen seconded to approve CU 2020-02, Ervin.

Commissioner Jensen	Aye
Commissioner LeLaCheur	Aye
Commissioner Maples	Aye
Commissioner McCloud	Aye
Commissioner C. Williams	Absent
Commissioner M. Williams	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.
- C.** Scheduled date for next meeting: September 1, 2020.

8. **ADJOURNMENT** – Commissioner Max Williams adjourned the meeting at 5:54 p.m.

9-1-20
Date of Approval

Max Williams
Max Williams, Chairman