

REGULAR MEETING
COFFEYVILLE PLANNING COMMISSION
TUESDAY, OCTOBER 6, 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	
Deborah Maples	x	
Jeffrey McCloud	x	
Chris Williams	x	

City Staff Present:

Matthew Conger, City Building Official

Angela Cook, Administrative Assistant

Charla Brown, Administrative Assistant

3. **MINUTES** - Minutes of the last Planning Commission meeting of September 1, 2020.

Commissioner C. Williams motioned and Commissioner Jensen seconded to approve the minutes, as amended, of the Regular Planning Commission meeting of September 1, 2020.

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

Motion approved.

4. OLD BUSINESS -

4.1 CASES – None

4.2 REPORTS FROM STAFF – Matthew Conger reported that there has been one applicant to apply for a seat on the Planning and Zoning Commission; however, that applicant already serves on another board. The current Board will have to check on whether or not someone can serve on two boards, at the same time.

5. COMMUNICATIONS – No communications at this time.

6. NEW BUSINESS -

Zoning Case 2020-04; BZA Case 2020-09; BZA Case 2020-10: Casey's

Stephen Collins, Engineer for Casey's, approached the podium and stated that there were many benefits to the City of Coffeyville by erecting a new Casey's gas station at the demolition site of Defenders Inn. He stated that there are over 2,200 Casey's stores in over 16 states, creating jobs in those states of 20 – 30 per store. He reports that Casey's is very active in the community, giving back where they can, and of course there would be significant tax revenue for the City of Coffeyville, should they be allowed to build a new store at that site.

Commissioner M. Williams asked where the truck parking would be for the new truck stop, would it be off of 11th and Maple? Stephen Collins answered that this would not be a truck stop, that it would be a regular, small filling station.

Commissioner Jensen asked for confirmation of the address of this location, as it is listed as 104 E 11th? Matthew Conger answered that he has already spoke with the Register of Deeds, and they are going to be correcting the address to 104 W 11th.

Commissioner C. Williams asked if the City is aware of any plans that might affect future transportation projects, like they currently have as an issue with 11th street, if Casey's were to be erected at the Defenders Inn site?

Matthew Conger confirmed that the staff was not aware of any plans, at this time.

Commissioner C. Williams went further to state that he did not want to put the City of Coffeyville in a position that they were paying three times the amount of money for a project because of any such complications, as they are paying out right now, i.e., at 11th and Willow, where the City is having to pay three times the amount of property value because it wasn't written into the variance that we provided to the owner.

Matthew Conger again responded that there is nothing that he is aware of, at this time.

Commissioner C. Williams conveyed a concern, in referring to Note #12 on the plans, that when it came to the shut-off valve, would there be any significant issues with moving that valve, should the City need to, for future projects?

Stephen Collins responded that it would be difficult due to the proximity of the pumps to the shut-off valve, as well as because of regulations imposed, to move the shut-off valve for future projects.

Commissioner Jensen said that he is assuming that the Director for Engineer Services has signed off on these plans?

Matthew Conger responded that yes, the Director has signed off on them.

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

Rick Thompson, Thompson Brothers, 2319 West 8th, Coffeyville, KS, stated that when the local businesses were asked what would be good for Coffeyville, they started looking into either a 24 hour gas station, or 24 hour pharmacy. They were in correspondence with CVS; however, they could not get CVS to respond with any bids. They then looked at Casey's, because at that location, they could provide a big, first-class facility to the town.

Dean Robertson, with the Defenders Inn Group out of Bartlesville, OK, said that this has been a long process, with it being 2 years in December, 2020. A lot of people have looked at the property, and as contact continued, he saw where Casey's would be very positive for Coffeyville.

Commissioner C. Williams asked when the potential start date would be.

Stephen Collins confirmed it would be one year from approval, so possibly next fall.

Commissioner M. Williams asked if anyone would like to speak in opposition of this case: There were none.

Commissioner M. Williams asked if there were any comments from Staff:

Matt Conger stated that with a new Casey's, there would be three total. Which of the three Casey's were they planning on shutting down?

Stephen Collins reported that none of the Casey's would be shut down that he's aware of.

Commissioner C. Williams said that there's no way to answer that question at this time, because there's no way to tell which of the three would be the least profitable, or if one would need to be shut down, due to lack of profit.

Rick Thompson agreed and added that all the Casey's stores are located in separate markets in town, and potentially all three would be able to be supported by Coffeyville.

Commissioner M. Williams asked if there were any other questions for this case: There were none.

Commissioner Jensen motioned and Commissioner C. Williams seconded to approve Zoning Case 2020-04; BZA Case 2020-09; BZA Case 2020-10: Casey's.

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

Motion approved.

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: TBD

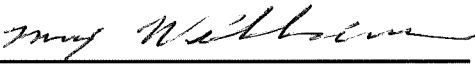
VIII. Adjournment.

A motion was made by Commissioner C. Williams and seconded by Commissioner McCloud to adjourn.

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

Motion approved. Commissioner Williams adjourned the meeting at 5:53 pm.

12-1-20
Date of Approval


Max Williams, Chairman