

REGULAR MEETING
COFFEYVILLE PLANNING COMMISSION
TUESDAY, March 2, 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
Charla Brown, Director of Housing

3. **MINUTES** - Minutes of the last Planning Commission meeting of December 1, 2020.
Commissioner Williams motioned, and Commissioner McCloud seconded, to approve the minutes of the Regular Planning Commission meeting of December 1, 2020.

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

Motion approved.

4. **OLD BUSINESS** -
 - 4.1 **CASES** – None.
 - 4.2 **REPORTS FROM STAFF** – Matthew Conger introduced Beth Shinkle as the new Secretary for Planning and Zoning.
5. **COMMUNICATIONS** – None.

6. **NEW BUSINESS -**

Zoning Case 2021-01 Holy Name Catholic Church

and

Conditional Use 2021-01 Holy Name Catholic Church

Mark Muller, 177 8000 Road, Coffeyville, Kansas, approached the podium and spoke about the lots on 401 and 403 Maple Street. He stated that there were abandoned houses on both lots. On 401 Maple, the small apartment that had been rented, was gutted; and, on 403 Maple, the foundation was gone. He said that both of the houses had been purchased, and were demoed in December, 2020. He stated that the goal was to put a parking lot on them in the Spring of 2021 and he requested to lay gravel over the lots instead of back-filling with dirt. He said that both lots are deeded to Holy Name Catholic Church. His plan is to lay a 12,000 square foot parking lot, with existing entrance/exits on 4th and Willow Streets with proper set backs, and leave a corner for a future sign.

Scott Gordon, 3542 CR 1250, Coffeyville Kansas, approached the podium as a representative of the Building and Finance Council of Holy Name Catholic Church. Mr. Gordon said that he was there to show support for the parking lot, and that the lots are already looking like a big improvement compared to before.

Commissioner Williams asked Mr. Gordon if there were two, or three lots.

Mark Muller confirmed that there were two big lots, 401 and 403 Maple. He said that he is not going to put parking on the entirety of the two lots; rather, the lots would be 2/3 parking, and 1/3 grass.

Tom Franklin, 510 West 1st Street, Coffeyville, Kansas, approached the podium as a representative of the Holy Name Catholic Church Building Committee, and said that he was there in full support of the parking lot.

Commissioner Williams asked if there was anyone present who wanted to speak in opposition. No opposition. Commissioner Williams then opened the floor up for discussion.

Commissioner Falkner voiced concern for the safety of the church members crossing the street. He recommends that a crosswalk be put in, and prominently painted, on the 403 Maple lot so that people are far removed from the corner on 4th street. He further went on to say that the curb needed to be cut for handicap access.

Commissioner Williams asked if the City is responsible for that.

Matthew Conger responded that he would look into who would be responsible.

Scott Gordon re-approached the podium and said that there is a stop sign on the corner of 4th and Willow, and that the stop sign should help alleviate speed for safety of the people crossing the street.

Commissioner Williams asked if there were any comments from Staff. *Matthew Conger* responded that Staff has nothing to report.

Commissioner Williams asked if there were any other questions for this case. No questions.

Commissioner Falkner motioned, and Commissioner Maples seconded, to approve Zoning Case 2021-01 and Conditional Use 2021-01, Holy Name Catholic Church.

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

Motion approved.

7. Additional Business.

A. General Discussion by the Planning Commission Members.

Commissioner Falkner inquired as to the legal process that was started by the City Attorney on Cortez and Buckeye Street, and asked if this is an issue for the City?

Matt Conger replied that the individual has been cited, and he has already plead *Guilty* in Court and paid his fines. Matt confirmed that he had a conversation with that individual today, as he has moved brick in for his driveway that had previously been denied due to it being an ordinance violation.

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

None.

C. Date for the next Planning Commission meeting: TBD.

8. Adjournment.

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

Commissioner McCloud	Aye
Commissioner M. Williams	Aye
Commissioner Maples	Aye
Commissioner Falkner	Aye

Motion approved. Commissioner Williams adjourned the meeting at 5:41 pm.

4-6-21
Date of Approval


Max Williams, Chairman