

REGULAR MEETING
COFFEYVILLE PLANNING COMMISSION
TUESDAY, September 7, 2021

The Coffeyville Planning Commission met in Regular Session, with Commissioner Jeffery McCloud presiding.

1. **CALL TO ORDER** – Chairman Williams called the meeting to order at 5:33 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	
Pam Jones	x	
Joleen Swindell	x	

City Staff Present:

Matthew Conger, City Building Official
Beth Shinkle, Administrative Assistant

3. **MINUTES** - Minutes of the last Planning Commission meeting of June 1, 2021.
Commissioner Falkner motioned, and Commissioner McCloud seconded, to approve the minutes of the Regular Planning Commission meeting of June 1, 2021.

Commissioner Williams	Abstain
Commissioner Falkner	Aye
Commissioner Maples	Aye
Commissioner McCloud	Aye
Commissioner Jones	Aye
Commissioner Swindell	Aye

4. **OLD BUSINESS** -
 - 4.1 **CASES** – None.
 - 4.2 **REPORTS FROM STAFF** – None.
5. **COMMUNICATIONS** – BZA Case 2021-03 Mr. Bouman called this morning (September 7th, 2021) and stated that he and his wife were both very sick, so they would not be in attendance. Matthew Conger stated that he would speak on his behalf.
6. **NEW BUSINESS** -

Zoning Case 2021-04-Antel

Douglas Antel, 412 N. Willow, Coffeyville, Kansas; approached the podium and stated that he has been a resident of Coffeyville for over 27 years and he continues to invest time and money into making Coffeyville a better place. He has several rentals properties here in town that he continually maintains and update to help provide better housing for other residents. He has recently purchased more lots on his street from an individual. These lots required a large amount of demolition and clean-up (*Mr. Antle presented photos to the Commissioners*). He would now like to turn one of the larger lots into a four (4) stall RV Park.

Commissioner Willaims asked if Mr. Antle owned any of the adjacent lots to the proposed RV Park.

Douglas Antle stated that he owns 408, 412 and 410 N. Willow. He lives across the street from the proposed RV Park, and he would be able to keep an eye on it. He further stated that he plans to put a security light and security cameras on the property, as well as a fence around it.

Commissioner Jones asked who would own the RVs and if Mr. Antle would be providing RVs that were permanent to the property.

Douglas Antle responded that individuals would be bringing in their own RVs. He also stated that he was not doing this purely for profit, but to help better the community.

Commissioner Jones asked Mr. Antle if he would have utility poles installed, as well as sewer and water provided.

Douglas Antle stated that yes, utilities would be installed, he already has contractors lined up to install all utilities, as well as a surveyor coming to mark the property. He further stated that when CVR comes in, there is a lack of available RV spaces for others visiting town.

Commissioner Jones and Commissioner Maples asked if people would be coming and going in RVs, as opposed to permanent mobile home residences.

Douglas Antle responded that yes, people would be coming and going, these spaces are for RVs only and not mobile homes.

Commissioner Jones asked if there would be enough room to back a trailer in with the fence and everything in place.

Douglas Antle stated that there would be plenty of room, he is a semi driver and he has backed a 54 foot trailer into the lot.

Commissioner Williams stated that there is a problem with the ordinance for a mobile home park.

Commissioner Falkner stated that the size of Mr. Antle's lot is 22,400 sqft. The City's zoning requirement for a mobile home park has a minimum lot size of 2.5 acres, that's 43,560 sqft. Commissioner Falkner further stated that he doesn't have a problem with it moving forward to the City Commission, but wanted to recommend a variance be attached to remedy the square footage requirements.

Travis Davis, 409 N. Willow, Coffeyville, Kansas; approached the podium and stated that he lives right next to the proposed RV park. He stated that since he has lived there, that lot has been an eyesore for a long time. Since Mr. Antle has purchased the lot, he has done a great job getting the lot cleaned up. He stated that Mr. Antle has also made numerous other improvements to the neighborhood and has made their street look a lot better in the 3 years that Travis has lived there. He further stated that he believes the RV Park will be a great addition to the neighborhood and the City alike.

Tammy Steel, 312 W. New, Coffeyville, Kansas; approached the podium and stated that she has known Mr. Antle for many years, and he is a great asset to Coffeyville. He has worked really hard to help make his neighborhood and Coffeyville look better. She stated that she believed a small RV Park would be wonderful in the area. She has had family come to visit, and all of the other parks have been full due to the Fair and Rodeo being in town. She believes that this new park would be an asset for Coffeyville and help with the RV space availability in town during large events.

Matthew Conger stated that Engineering and Code Enforcement departments have worked with Mr. Antle the last few years, he has made great improvements to the neighborhood. He stated that he believes Mr. Antle is going to continue to make improvements. Mr. Antle has taken matters into his own hands to get bighted structures removed without cost to the City.

Commissioner Falkner motioned, and Commissioner McCloud seconded, to approve Zoning Case 2021-04-Antle with an attached variance to waive the acreage requirement for this case.

Commissioner Maples	Aye
Commissioner McCloud	Aye
Commissioner Jones	Aye
Commissioner Swindell	Aye
Commissioner Williams	Aye
Commissioner Falkner	Aye

Motion approved.

Conditional Use Case 2021-04-KGGF

Kaleb Potter, 306 W. 8th Street, Coffeyville, Kansas; representing KGGF Radio Station approached the podium and stated that the Commissioners should have copies of submitted drawings. He explained that what they are trying to accomplish is eliminate a "hop" that was previously created in their broadcasting transmission to the other stations that they operate. This would improve reliability for the broadcasting of the other stations.

Commissioner Williams asked if there is currently a tower there now.

Kaleb Potter responded that there is currently a tower there, it is between 60 and 80 ft. and has been at that location for a very long time.

Commissioner Williams asked how tall the new tower would be.

Kaleb Potter explained that they were requesting a 195 ft. tower. The reason for this height, is not only to serve as a way to eliminate the “hop” in transmission, but this height would meet the size regulations that are in place from state to local level, should a cellphone carrier come along and want to collocate with this tower. Colocations of towers are beneficial, so that another tower wouldn’t need to be built. The tower KGGF plans to build could host a potential of three to four different carriers, that could potentially save extra towers being built in the future.

Commissioner Jones asked if there was another location where the tower could potentially be built.

Kaleb Potter responded that there was not, another location would only be creating a new “hop”, and the goal is to remove the “hop” to increase transmission reliability.

Commissioner Falkner asked if this would be a self-supporting structure or if it would need guides.

Kaleb Potter responded that it was a self-supporting structure. He further explained that Kansas has more regulations regarding wind and snow load than some other states, and that they would have to meet those state regulations in addition to any City regulations.

Matthew Conger stated that this is just for the Conditional Use permit and that they would still have to go through the permitting process for building the specific tower for this location.

Commissioner Maples asked if the equipment at the office location would be hardwired into the new tower.

Kaleb Potter stated that yes, the equipment would be hardwired in. That is why the tower must be located at their office location. He also stated that the current tower would be torn down as soon as the new one is completed.

Commissioner Falkner asked Matthew Conger if the adjacent properties were notified and if he had received any negative feedback from those property owners.

Matthew Conger responded that yes, those properties were notified. Legal notice was sent to all property owners within 200 feet of the proposed tower. He further stated that he had not received any phone calls about the matter.

Commissioner Falkner motioned, and Commissioner McCloud seconded, to approve Conditional Use Case 2021-04-KGGF.

Commissioner McCloud	Aye
Commissioner Jones	Nay
Commissioner Swindell	Aye
Commissioner Williams	Aye
Commissioner Falkner	Aye
Commissioner Maples	Nay

Motion approved.

HO Case 2021-01-Watts

Elena Watts, 1817 W. 8th Street, Coffeyville, Kansas; approached the podium and stated that while she works full time for the school district, she also does hair part time. She has been doing hair for 11 years and has a good client base. She further explained that the current salon she is working out of will be moving to an out of state location later this year and she has chosen to part ways, so that she will have more time to spend with her family by not commuting. Ms. Watts stated that she would like to open an in home salon in order to keep her client base and continuing spending more time with her family. She stated that she has checked with the Kansas Board of Cosmetology guidelines, and she believes the sunroom in her home would serve as the perfect location for her proposed salon. Ms. Watts further explained that she has sufficient parking and her clients would have the capability to turn around and not have to back out onto 8th Street.

Commissioner Falkner asked staff if there would be any issues with the amount of parking space as pertains to any regulations.

Matthew Conger responded that they have looked at the property and does not believe any special measures would need to be taken, and that there is sufficient parking space available.

Commissioner Maples motioned, and Commissioner Jones seconded, to approve HO Case 2021-01-Watts.

Commissioner Jones	Aye
Commissioner Swindell	Aye
Commissioner Williams	Aye
Commissioner Falkner	Aye
Commissioner Maples	Aye
Commissioner McCloud	Aye

Motion approved.

Matthew Conger asked the Commission if they would like to hear BZA Case 2021-04-Flippin before BZA Case 2021-03-Bouman as the Boumans were not present and he would be speaking for them. The Commission agreed.

BZA Case 2021-04-Flippin

Melissa Flippin, 15063 Brown Rd., Cherryvale, Kansas; approached the podium and stated that she owns 11.3 acres on highway 169. Ms. Flippin explained that the property used to get baled every year, but they have been told they can no longer do that, and since the property floods from the runoff of the new home additions, they are not capable of mowing the entire property regularly. She stated that she would like for something to be done so that she does not have to mow the entire property, as it has previously led to fines being incurred.

Commissioner Jones asked why exactly they had incurred fines.

Melissa Flippin responded that it was for the grass not being mowed.

Matthew Conger stated that he believed the City had mowed it. He further explained that this variance is for 4, 5, 6, 7, 8, and 9 only. The property owner would continue to maintain the remaining lots. This variance would only require that they mow 10 feet off the street along those specific lots.

Commissioner Jones asked if the Commission could take steps to get the property rezoned as agricultural.

Matthew Conger responded that they could recommend it, but he would have to speak with the City Attorney and find out if it could get pushed for rezone at the next City Commission meeting.

There was discussion of how to go about rezoning the property. The Commissioners agreed that City staff should look into the best way to go about having it zoned to agricultural.

Commissioner Jones motioned, and Commissioner McCloud seconded, to approve BZA Case 2021-04-Flippin.

Commissioner Swindell	Aye
Commissioner Williams	Aye
Commissioner Falkner	Aye
Commissioner Maples	Aye
Commissioner McCloud	Aye
Commissioner Jones	Aye

Motion approved.

BZA Case 2021-03-Bouman

Matthew Conger stated that the Boumans are new to town, they both work for the refinery and recently transferred here. They have a strange driveway, and are requesting a variance to widen the driveway to 27 feet, which is 7 feet wider than the current ordinance allows.

Commissioner Swindell asked how close to the property line could the driveway be placed.

Matthew Conger responded that a driveway can be placed on the property line. Mr. Conger has spoken to the concrete contractor that the Boumans have contacted about completing the project, and has determined that the contractor has proper placement for the driveway.

Commissioner Maples motioned, and Commissioner Jones seconded, to approve BZA Case 2021-03-Bouman.

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

Commissioner Swindell

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: October 5th, 2021

8. Adjournment.

Chairman Williams adjourned the meeting at 6:37 pm.

10-5-21
Date of Approval

Max Williams
Max Williams, Chairman