

REGULAR MEETING
COFFEYVILLE PLANNING COMMISSION
TUESDAY, April 6, 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 March 2, 2021.
Commissioner Faulkner motioned, and Commissioner Maples seconded, to approve the minutes of the Regular Planning Commission meeting of March 2, 2021.

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** – None.

COMMUNICATIONS – None.

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 the School District and Kaw Valley Engineering approached the podium and spoke about the proposed parking lot to be built at the high school. He stated that it was a 52 lot parking lot that is not allowed in R1 but is allowed in C4 with a special use permit. He asked the Commission to allow the conditional use permit for this parking.

Commissioner Williams asked Mr. Kippes if it would be a concrete parking lot.

Kyle Kippes responded that at this point it is planned to be asphalt with curb and gutter. There will be three ADA accessible stalls and a concrete sidewalk. They will follow City requirements for storm water quality.

Commissioner Williams asked Mr. Kippes where the entrance would be.

Kyle Kippes stated that there would be two entrances, one off of 8th and one off of Roosevelt.

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

Commissioner Maples and Commissioner Williams expressed concern about the removal of several large trees.

Kyle Kippes responded that they are trying to save the most Southeastern tree, but the others would have to be removed.

Commissioner Williams expressed concern about the size of the parking lot and the overall aesthetics of such a large lot.

Commissioner Williams asked Mr. Kippes if having two access points to the parking lot, one would serve as an entrance and the other as an exit.

Kyle Kippes stated that both entrances would be dual access and serve as both ingress and egress.

Commissioner Falkner asked Mr. Kippes that if the entire 4 square blocks are currently R1 and if approved, this would rezone the entire 4 blocks to C4, then why has the School Board not considered re-platting the property and rezoning only that corner to C4.

Kyle Kippes stated the School Board has not approached his company to do so, and that since the entire property is currently one plat it would cost several thousand dollars to re-plat the property.

Kyle Kippes then asked Matthew Conger, due to a conversation that occurred before the meeting with concerns of adding additional parking later, if it was possible to approve the conditional use permit with the stipulation that it was only for this 52 stall parking lot in the Southwest corner of the property.

Matthew Conger responded that they could put that in their terms that it would just be for the purpose of that corner of the lot, but that it may have no legal binding to it being that the property is not re-platted like that. However, he was not sure if that would be the case.

Commissioner Maples expressed safety concerns about left turn entrance into the proposed parking lot off of 8th Street.

Commissioner Falkner stated that he would prefer, rather than just having the engineering representative here, that he would like to have both a member of the USD 445 School Board, preferably the Board Chair, and Dr. Corell here. In order for them to speak to why the entire property needs to be C4 rather than just the corner. He said that if they approve C4 there is nothing legally that prohibit the School Board from putting anything on the property that falls within the C4 category. He further stated that he would like to have the whole thing tabled until we can have more people here to speak to why they want to do the whole thing and not just the one corner and to discuss timing and cost. He asked what the cost would be and what the justification for avoiding that cost would be to have the property re-platted.

Commissioner Williams and Commissioner Maples stated that they were shocked and surprised that no members of the School Boards attended.

Kyle Kippes stated that in the matter about rezoning the entire property versus platting, his company was contracted to go about the process of designing and permitting the property. He further stated that his company was not hired to rezone or re-plat the property, it was brought to them to design the parking lot. Unfortunately, the least expensive process to do so is to rezone the property in its entirety. He said that it was not the School Boards choice, it was just the easiest and least expensive process to proceed with the project.

Commissioner Williams stated that it was still the School Board asking for the rezoning and yet no one was here to represent them.

Matthew Conger suggested that he could look to the original plat maps and see if the property is already broken into plats before it was a school.

Commissioner Falkner motioned, and Commissioner Maples seconded, to table Zoning Case 2021-02 and Conditional Use 2021-02, Field Kindley High School.

Commissioner Williams asked Mr. Kippes when the start date of construction would be and if delaying one month would affect construction start date.

Kyle Kippes stated that he believed construction would take place over the summer to be ready for the next school year and that delaying one month should not affect construction start.

Commissioner Williams called for a vote

Commissioner McCloud	Abstained
Commissioner Williams	Aye
Commissioner Maples	Aye
Commissioner Falkner	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.

Carol Mangan 405 Westwood Dr., Coffeyville, Kansas approached the podium and spoke in opposition.

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 5:40 pm.

5-4-21
Date of Approval

Max Williams
Max Williams, Chairman