

**REGULAR MEETING**  
**COFFEYVILLE PLANNING COMMISSION**  
**TUESDAY, June 1, 2021**

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

1. **CALL TO ORDER** – Commissioner McCloud 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              |               |
| Pam Jones       | x              |               |
| Joleen Swindell | x              |               |

*City Staff Present:*

Matthew Conger, City Building Official  
Beth Shinkle, Administrative Assistant  
Thomas Osborn, Director of Engineering Services  
Mark Hall, City Manager  
Paul Kritz, City Attorney

3. **MINUTES** - Minutes of the last Planning Commission meeting of May 4, 2021.  
**Commissioner McCloud approved the minutes as presented of the Regular Planning Commission meeting of May 4, 2021.**
4. **OLD BUSINESS** -
  - 4.1 **CASES** – None.
  - 4.2 **REPORTS FROM STAFF** – None.
5. **COMMUNICATIONS** – None.
6. **NEW BUSINESS** -

**Zoning Case 2021-03-CRRM**

***Sterling Vance, 400 N. Linden, Coffeyville, Kansas***; representing CVR Energy approached the podium accompanied by a modified presentation from the previous meeting he attended. Mr. Vance stated that these modifications are a resolution for the concerns the community voiced and the agreement made during the Memorandum of Understanding (MOU) with the City. He stated that he would go through the highlights of changes made

during the MOU. The community had requested that the boundary limit of real estate that CRRM is trying to acquire be to 4<sup>th</sup> Street down from "3<sup>rd</sup> ½ Street," they have done this.

Moving on, he referred to a slide that has an outline of the property that CRRM owns and what the build site looks like. They have made modifications to street vacations, but the building site has remained the same. Mr. Vance presented the updated plan and the changes that have been made. These changes are as follows. The entrance for visitor parking and the warehouse has been relocated from 3<sup>rd</sup> Street to 2<sup>nd</sup> and Sunflower, to eliminate large truck traffic in the residential area. They rescinded their request for vacating 1<sup>st</sup> Street and Cedar Street in addition to adjacent streets along Harmon Park. In negotiation with the City, they have reached a solution of closing the streets rather than vacating them.

He further presented alleyway improvements that they would be making. There are two alley sections that they will need to make improvements to. These sections are between 1<sup>st</sup> and 2<sup>nd</sup> Street, as well as between Cedar and Sycamore.

Mr. Vance then referred to a slide that illustrated the entrances and exits for employees and contractors. He stated that these access point would all be off of 1<sup>st</sup> Street. The exception to this is the visitor and warehouse access point which is located at 2<sup>nd</sup> and Sunflower.

Next on the presentation was City improvements. Mr. Vance stated that there are several utility improvements that the project will provide. Mostly sanitary sewer, potable water, storm water, and reduction in street maintenance.

*Commissioner Falkner* asked about the 7 foot fence.

*Sterling Vance* stated that it would be a 7 foot chain-link fence surrounding the entire property with privacy slats put in place in any location that the neighboring property requested them. He also stated that they will not be putting barbed wire along the top.

*Commissioner Falkner* asked who would be responsible to replace the privacy slats should they become weathered or damaged.

*Sterling Vance* responded that it would be the responsibility of CRRM to maintain them.

*Commissioner Jones* asked Mr. Vance who would be paying for the infrastructure in the area of the warehouse and if those would be capped off and left or if they would be removed.

*Sterling Vance* referred back to the presentation and stated that there would be a great deal of removal and some that will be abandoned in place, because they are very deep. They will be removing and replacing a significant portion to meet the needs of the new building.

*Commissioner Jones* asked if there would be a cost to the City.

*Sterling Vance* responded that there would not be a cost to the City.

*Commissioner Falkner* asked if any lines that are buried will be high pressure water lines.

*Sterling Vance* stated that there would be no high pressure water lines.

*Commissioner Jones* asked about gas lines.

*Sterling Vance* stated that there would be some gas line relocation, but that they would be removing anything that has been abandoned in place from the old residential hookups and installing new lines to meet the needs of the new building.

***Pastor Walker, 414 E. 2<sup>nd</sup> Street, Coffeyville, Kansas***; representing Sardis First Missionary Baptist Church approached the podium and stated that Cedar Street is currently being used by the refinery and that the street is destroyed and in severe disrepair. He asked if the street would be repaired as part of this project.

*Mark Hall and Thomas Osborn* stated that Cedar is not part of the CRRM project, so it will rest on the City to repair and maintain in the future.

**Commissioner Falkner motioned, and Commissioner Swindell seconded, to approve Zoning Case 2021-03-CRRM.**

|                       |     |
|-----------------------|-----|
| Commissioner McCloud  | Aye |
| Commissioner Jones    | Aye |
| Commissioner Swindell | Aye |
| Commissioner Falkner  | Aye |

**Motion approved.**

#### **Conditional Use Case 2021-03-CRRM**

*Matthew Conger* stated that the Conditional Use is solely for the warehouse to operate in the C-4 Zoning. They have to have a Conditional Use to have the warehouse there as part of our zoning ordinance.

*Commissioner Jones* asked Mr. Vance if anything corrosive or explosive would be stored in the warehouse.

*Sterling Vance* responded that nothing of that nature would be stored in the warehouse. Only parts, filter, gaskets, and other similar items would be stored there.

***Chiquita Clemons, 412 E. 4<sup>th</sup> Street, Coffeyville, Kansas***; approached the podium and asked that since the buffer zone has been moved to 4<sup>th</sup> Street, what happens to those who live on 4<sup>th</sup> Street and do not wish to sell. She also asked if they would they be forced out of their homes.

*Sterling Vance* responded that you do not have to sell. He further stated that there would be no forcing anyone out of their homes.

*Chiquita Clemons* stated that there is a house next door to her that CVR has purchased and the doors and windows have been taken out. She asked why it has not yet been torn down.

*Thomas Osborn* responded that removing doors and windows is part of the demolition process to keep people from living inside of abandoned properties.

**Commissioner Falkner motioned, and Commissioner Jones seconded, to approve Conditional Use Case 2021-03-CRRM.**

|                       |     |
|-----------------------|-----|
| Commissioner McCloud  | Aye |
| Commissioner Jones    | Aye |
| Commissioner Swindell | Aye |
| Commissioner Falkner  | Aye |

**Motion approved.**

**BZA Case 2021-01 CRRM**

*Matthew Conger* stated this is a variance for the 7 foot chain-link fence to go on the property. Per our ordinance, 6 feet is the maximum height and they are asking for an additional foot of height.

*Commissioner Falkner* asked Mr. Vance if the additional height was something they put in or if it was requested by the community.

*Sterling Vance* responded that the security parameters the refinery has are required by Homeland Security, these parameters state that they must have a 7 foot fence with 3 strands of barbed wire on top. They have listened to the community and worked to remove the 3 strands of barbed wire. However, the 7 foot requirement remains.

**Commissioner Falkner motioned, and Commissioner McCloud seconded, to approve BZA Case 2021-01 CRRM.**

|                       |     |
|-----------------------|-----|
| Commissioner McCloud  | Aye |
| Commissioner Jones    | Aye |
| Commissioner Swindell | Aye |
| Commissioner Falkner  | Aye |

**Motion approved.**

**BZA Case 2021-02 CRRM**

*Matthew Conger* stated that this is a variance for driveways. Per our ordinance, the maximum width of a driveway for commercial use is 40 feet, and they will be over that limit on 3 of their driveways.

**Commissioner Falkner motioned, and Commissioner Jones seconded, to approve BZA Case 2021-02 CRRM.**

|                       |     |
|-----------------------|-----|
| Commissioner McCloud  | Aye |
| Commissioner Jones    | Aye |
| Commissioner Swindell | Aye |

Commissioner Falkner

Aye

**Motion approved.**

**Street Vacations (X-6)**

*Matthew Conger* stated that this is for the 6 roads and alleyways to be vacated. This will just be a recommendation to the City Commission.

**Commissioner McCloud motioned, and Commissioner Falkner seconded, to recommend approval of Street Vacations (X-6).**

Commissioner McCloud

Aye

Commissioner Jones

Aye

Commissioner Swindell

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.**

***Craig Starnes, 505 E. 5<sup>th</sup> Street, Coffeyville, Kansas***; approached the podium and asked if they would be going back that far.

*Sterling Vance* responded that it will only go to the North side of 4<sup>th</sup> Street.

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

**8. Adjournment.**

Commissioner McCloud adjourned the meeting at 5:55 pm.

9-7-21  
**Date of Approval**

*Jeffery T. McCloud*  
~~Max Williams, Chairman~~  
*Jeffery McCloud, Commissioner*