

**PLANNING COMMISSION MINUTES
CITY OF COFFEYVILLE, KANSAS
TUESDAY, APRIL 5, 2011**

The Coffeyville City Planning Commission met in Regular Session with Chairman Mike Mongan presiding.

I. Call to Order.

Chairman Mongan called the meeting to order at 5:31 p.m.

II. Roll Call.

Those in attendance in addition to Chairman Mongan were:

Present

Absent

X

Larry Fischer

X

Tracy Maxson

X

Josh Mecom

City Staff Present:

Dennis Jacobs, City Planner/Architect

Rosemary Sortore, Administrative Secretary

III. Minutes.

Minutes of the Regular Planning Commission meetings of March 1, 2011.

Commissioner Fischer motioned and Commissioner Mecom seconded to approve the minutes of the Regular Planning Commission meeting of March 1, 2011.

Commissioner Fischer

Aye

Commissioner Mecom

Aye

Commissioner Maxson

Aye

Commissioner Mongan

Aye

Motion approved.

IV. New Business.

IV.I. Zoning Cases

A. ZC 2011-02, Christmore.

Tammy Chirstmore, 103 Tyler, Coffeyville, approached the podium to speak on behalf of the case. She stated that she wishes to rezone the property at 704 ½ Ellis St. to allow her daughter to operate a photo studio there. She went on to explain that clients would be by

appointment only and the business would be in one side of a duplex unit. Ms. Christmore stated that they wish to keep the other apartments for tenants. The rezoning will be for the whole lot and it is currently zoned R-1.

Chairman Mongan asked Dennis Jacobs for the staff report. Mr. Jacobs explained that a copy of the report was included in the Commissioner's packets. He went on to say that the area of the property is a transitional area since 8th Street, which is commercially zoned, is only ½ a block away. Mr. Jacobs agrees that a photo studio will not have a negative impact on traffic. Mr. Jacobs explained that the Commissioners have a list of allowed uses for the other side of the duplex unit without the owners having to come back before the commission. A discussion followed.

Commissioner Mecom motioned and Commissioner Maxson seconded to approve ZC 2011-02, Christmore.

Commissioner Fischer	Aye	Commissioner Mecom	Aye
Commissioner Maxson	Aye	Commissioner Mongan	Aye

Motion approved.

Mr. Jacobs explained the remaining process to the Christmores.

IV.II. Reports from Staff.

A. Update on Zoning Case: ZC 2011-01, Samples.

Mr. Jacobs explained the first reading of the above case was had at the last City Commission meeting and it was approved with no comments. The second reading would be at the upcoming meeting the following Tuesday.

V. Communications.

None.

VI. Old Business.

None.

VII. Additional Business.

A. General Discussion by the Planning Commission Members.

Commissioner Fischer asked about the annual review of the Comprehensive Master Plan. He stated that he feels the public should be notified about any upcoming reviews. Dennis Jacobs responded that the Commission is obligated to review the Plan during the 2011 calendar year. He went on to state that all media is notified of meetings and the agenda so the public will be aware of any reviews.

A brief discussion was had relating to the property south of the Brown Mansion.

Dennis Jacobs also explained that the local refinery will be gearing up for their annual turn around.

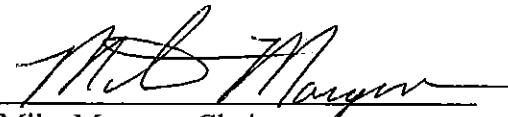
B. Comments from the public addressing any planning or zoning issue.

There were none.

C. Date for the next meeting: June 7, 2010.

VIII. Adjournment.

6-7-11
Date of Approval


Mike Mongan, Chairman