



PLANNING COMMISSION

City Hall, 32905 W. 84th Street
Tuesday, February 23, 2010

MINUTES

1. The meeting was called to order at 7:05 P.M. with Roll Call by Chairman Michael Kroeger.

2. Roll Call:	Crumbaker	Absent	Kroeger	Present
	Hemphill	Present	Krudwig	Present
	Honomichl	Present	Lane	Present
	Winslow	Present		

3. General Business:

A. Approve Planning Commission Agenda.

Motion by Commissioner Honomichl to approve the Agenda; second by Winslow.

All Commissioners approved by "ayes".

Motion carried.

B. Approve Minutes of the January 26, 2009 Planning Commission meeting.

Motion by Commissioner Hemphill to approve the Minutes; second by Winslow.

Commissioners approved by "ayes"; Chairman Kroeger and Commissioner Lane abstained.

Motion carried.

C. Disclosure of conflicts of interest. N/A

D. Disclosure of outside communications regarding Commission business. N/A

4. Call to Public:

Members of the public who wish to address the Planning Commission regarding items not on the agenda may do so at this time. Any presentation is for information purposes only. No action will be taken. There is a four-minute time limit.

No one appeared.

5. Public Hearing:

A. Public hearing to consider the rezoning of the a tract of land located approximately ¼ mile north of Ravenswood Lane from the County RUR Rural zoning district to the "R-0" Residential Suburban District. Planner Bohnsack reviewed her Staff Report to the Commissioners dated February 23, 2010, and incorporated herein. Planner Bohnsack commented that an ownership change required bringing this rezoning

matter before the Commission separate from the other RUR Rural rezonings recently completed.

Discussion between Planner Bohnsack and Commissioner Hemphill regarding the "R-A" zoning classification. The property owner is requesting the "R-0" zoning. Commissioners had no further comments.

Chairman Kroeger opened the public hearing; no one was present and he closed the public hearing.

Motion by Commissioner Honomichl to recommend rezoning of the subject property to the "R-0" zoning district in accordance with the staff report; second by Winslow.

Roll Call:	Crumbaker	Absent	Kroeger	Yes
	Hemphill	Yes	Krudwig	Yes
	Honomichl	Yes	Lane	Yes
	Winslow	Yes		

Motion carried.

- B. Public hearing to consider the rezoning of the a tract of land located ½ mile north and ¼ mile west of 79th & Gardner Road from the County RUR Rural zoning district to the "R-A" Rural Agriculture District. Planner Bohnsack reviewed the Staff Report to the Commissioners dated February 23, 2010, and discussed the ownership concern for this particular piece of property. The City has the right to rezone the property and has recommended the "R-A" Rural Agriculture zoning district. Discussion between Chairman Kroeger and Engineer Brungardt concerning the zoning map legend.

Chairman Kroeger opened the public hearing; no one was present, and he closed the public hearing.

Motion by Commissioner Honomichl to recommend rezoning of the subject parcel to "R-A" Rural Agriculture District in accordance with the staff report and note the change in the zoning legend on page 3 of the staff report; second by Hemphill.

Roll Call:	Crumbaker	Absent	Kroeger	Yes
	Hemphill	Yes	Krudwig	Yes
	Honomichl	Yes	Lane	Yes
	Winslow	Yes		

Motion carried.

6. Old Business: n/a

7. New Business:

- A. Discussion of requested clarification of the regulations concerning the architectural projections that may encroach on the setbacks as allowed in Article 5, Section 10. Planner Bohnsack discussed the concern that was raised by Steve Chick, the City Building Official, regarding some elements listed in the regulations should have limitations upon how far these architectural projections should be allowed to intrude into the setbacks.

Commissioner Honomichl stated a porch is a whole different structure than a bay window, dormers, balconies, etc. Discussion ensued between Commissioners and staff. Commissioner Krudwig stated the language could be revised to 'that if the City is going to allow these structures to encroach into the setback, maybe a maximum distance of 5 ft. but not to exceed 25% of the setback'. Discussion continued on footings in the setback. Commissioners stated they did want to see a deck or porch in a setback. Commissioner Hemphill discussed that steps or stairs could come into the setback. Change the Uniform Building Code language to "adopted building code", and add (10) Decks to paragraph B.

Commissioners discussed whether or not to include a porte-cochere in the list and determined that it would not need to be added. Discussion ensued regarding footings. Commissioner Krudwig recommended a statement that 'All foundations and footings supporting structures shall be located behind the setback line.' Commissioners agreed.

Planner Bohnsack and Engineer Brungardt discussed some site plan information review that will be brought back to the Commissioners for further consideration.

8. Staff Advisory Reports:

- A. Council comments/action on rezoning of Anderson property. This was approved by Council.
- B. Symposium in Lawrence Kansas on March 5 & 6.
- C. KS APA Planning Commissioner's training in Junction City, KS, on Saturday, May 8th. Planner Bohnsack encouraged Commissioners to attend this training.

9. Calendar:

- A. March 4, 2010 City Council tentative Planning Agenda items include: None
- B. March 18, 2010 City Council tentative Planning Agenda items include: Peak Ravenswood and State rezoning issues above
- C. March 23, 2010 Planning Commission tentative agenda items include: TA for projections into setbacks.
- D. Upcoming Business: None

Motion by Commissioner Winslow to adjourn at 8:00 p.m.; second by Honomichl.

All Commissioners approved by "ayes".

Respectfully submitted:

Lana R. McPherson, MMC, City Clerk