

Eudora Planning Commission Meeting Minutes

October 4, 2017

Grant Martin, Chair	Present
Glenn Bartlett	Present
Johnny Stewart, Vice	Absent
Jason Hoover	Present
Tim Pringle	Present
Dr. Ryan Rock	Present
Amber Wells	Absent

Additional Attendees:

Barack Matite, City Manager  
Leslie Herring, Assistant to the City Manager  
Curt Baumann, Codes Administrator

Quorum for Planning Commission noted and posted.

Meeting called to order at 7:00 p.m. by Chairman Martin.

The pledge of allegiance was recited.

3. General Business

- a. Meeting minutes from September 6, 2017- **Commissioner Hoover made a motion to approve the meeting minutes as distributed**, Commissioner Rock seconded, all ayes, motion carried 5-0.
  
- b. Reports:
  - a. Codes Administrator – Codes Administrator Curt Baumann updated the Commission that permits have slowed down and that he feels the reroofing permits are wrapping up. Baumann stated he feels that the City may have several new housing starts by years end as he has had a lot of interest in Shadow Ridge phase 5 and in 16<sup>th</sup> Ct. Commissioner Hoover asked where the City was on the RD Johnson project. Baumann said to his knowledge that it has went in front of the City Commission and is moving forward.
  
  - b. City Manager – Assistant to the City manager, Leslie Herring gave an update to the Commission. She stated that the Downtown Grant program has been revamped and will now allow individuals to receive up to \$7500.00, up from the old \$5000.00. Individuals will also be able to apply for a grant after 3 years has passed from the first grant.

Herring also told the Commission that the City is partnering up with IBTS, out of Kansas City to assist the City with inspections in the absence of Codes Administrator Baumann. She added that the City does not believe the partnership will be used much, but that it will allow Baumann to take time off and make sure that inspections move forward for contractors.

Herring said that the IBTS has a structured fee schedule and that the City could pass the fees on to the developers, but the City has chosen not to do that. Herring also said that the City would be looking at revamping the fee schedule to go more to a value based fee approach instead of flat fees in December when the fee schedule is looked at. Commissioner Hoover asked for clarification on the fees because he thought it was stated that the additional fees from IBTS would be passed onto the developers. Herring said that the City would not be passing the additional fees on to the developers.

4. Public Comment Period – None heard

5. Public Hearings – Rezoning request, consider proposed rezoning of property located at 400 W 6<sup>th</sup> Street, from Single Family Residential District (RS) to Industrial (I):

Codes Administrator Baumann stated that The property owner is requesting that his property be rezoned from RS – Single Family Residential to I- Industrial. The property has been zoned Single Family Residential since the City Zoning Map was amended in 2001. Subsequent comprehensive plans and future land use maps have all indicated that the parcel in question conforms to the existing Industrial development that is concentrated in two areas: Intech Business Park and the location around the railroad right-of-way that runs east-west through the northern portion of the planning area. The property owner is requesting that his property be rezoned since the property has always been a commercial or industrial use.

The current use of the property is single-family residential and its surroundings are industrial in nature, (manufacturing, junk yard storage, and railroad easement). Baumann added that he feels the change to Residential was an oversight and should not have happened.

Baumann said that based on relevant Kansas State Statutes, adopted City of Eudora Ordinances and Procedures, and adopted Eudora Comprehensive Plan, staff recommends the approval of the zoning district amendment request for 400 W. 6th Street from to RS – Single-Family Residential to I – Industrial *without* need to amend the City's future land use map.

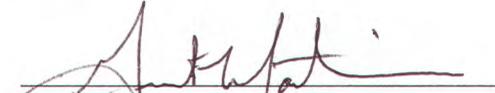
Chairman Martin brought it back to the Commission since no public was present. Chairman Martin asked if there were any questions or comments from the Commission, there were no further concerns. **Commissioner Hoover made a motion to approve rezoning the property from Residential to Industrial without amending the land use map**, Commissioner Rock seconded, all ayes, motion carried 5-0.

6. New Business – None Heard

7. Old Business – None Heard

**Commissioner Bartlett made a motion to adjourn the meeting,** Commissioner Pringle seconded, all ayes, motion carried, 5-0.

Meeting adjourned 7:20 PM.

  
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Grant Martin, Chairman  
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Eric Strimple, Secretary