

November 7, 2012 Planning Commission Minutes

The Eudora Planning Commission met in regular session on Wednesday evening, November 7, 2012 in the Eudora Municipal Building. Five members were present: Chairman Kurt von Achen, Vice Chairman Richard Campbell, Grant Martin, Johnny Stewart and new member, Tim Pringle who replaces Ken Adkinson who resigned. Mr. Pringle had been sworn in at the city office. Glenn Bartlett and Jason Hoover were absent.

Also present were City Administrator John Harrenstein, Economic Development Director Collin Bielser, Consultant Scott Michie of Scott A. Michie Planning Services, City Superintendent Mike Hutto, Intern Barack Matite and Reporter John Schulz.

Chairman von Achen called the meeting to order at 7:00 pm, the pledge of allegiance was recited and the minutes of the October 3, 2012 meeting were approved as circulated. The chairman invited Administrator Harrenstein to give his report.

Harrenstein said the results of the November 6th city election will shift the Mayor /Council form of government with the Commission/Manager form. He said the Governing Body will continue to have five members, but a Mayor will no longer be an elected position. Harrenstein said two members terms ~~expire in April, 2013 and they will continue to sit until the election. Then the five members will choose~~ one person to act as Mayor and to preside over their meetings.

Grant Martin said he is being asked quite a few questions about the caution lights out at the schools on County Road 1061. Superintendent Hutto said the timer was on back order and was not shipped but should be here soon. He explained how the lights work, and Martin asked if there was a possibility they could also be installed at the Meadowlark Development? Hutto said he would have an engineer look into it; that it sounded like a good idea, if the city engineer approves.

Intern Matite had prepared the Building Inspector's report. It showed 25 building permits issued in October for a valuation of \$2,614,610. Matite said the high value was mainly due to the new Public Safety Building application, as most of the rest were for remodeling single-family homes. \$880 was received in fees for October.

There was no one present to offer public comment, so Chairman von Achen opened the discussion for the only item on the agenda: the proposed conditional use permit for sand excavation and extraction for a Penny sand pit on approximately 434 acres located on the NE corner of North 1500 Road and East 1850 Road.

von Achen complimented the commission on their showing at the joint Eudora Planning Commission/Lawrence-Douglas County Planning Commission meeting at the Lawrence City Hall on Monday night, October 22. He said a quorum was present, we participated in the meeting, we made a motion against allowing the CPU, and I think we got pretty nice respect from their commission. "I was pleased," he said.

And tonight, he added, our administrator was able to get the hearing before the Douglas County Commission postponed since we couldn't be there. Now the meeting before the county commission will be November 28, he said.

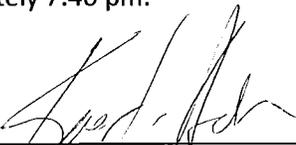
Harrenstein said he was sorry the Eudora Council meeting that Monday night kept him from attending the joint meeting but that he is meeting with the applicants on the 12th. Harrenstein said he would like to see a complete financial guarantee that would cover any upgrade of our plant that would be needed if Eudora's water quality changed due to the pit.

Comments from those who had attended the joint meeting included the belief that the developer's analysis used information that was too old to warrant their conclusions and that more information is needed about how the water would flow from the bottom of the pit which is to go down to bedrock. It is believed that the soil at the bottom will not filter water like the sand table does now as water moves toward Eudora's wells. Eudora's Planning Commission would really like to defer this decision until current studies are done.

Chairman von Achen remarked that the fact that the vote on the Lawrence-Douglas County Planning Commission in favor of the permit was only 4-3 and not 7-0 might be a good sign, but he believes that what influenced the decision in the former sand pit application closer to the Eudora wells was the belief that a big flood might cut through the sand pit and change the river's course and by-pass the Kaw River bridge.

The chairman's final comment was: "It seems to me they ought to put some money on the table."

Grant Martin moved to adjourn, Johnny Stewart seconded the motion and the meeting adjourned at approximately 7:40 pm.

Signed: 
Chairman Kurt von Achen

Signed: 
Marjorie Gronniger, Secretary