April 2, 2014 Planning Commission Meeting Minutes

The Eudora Planning Commission met in regular session on Wednesday evening, April 2, 2014 in the Eudora Municipal Building. Six members were present: Chairman Kurt von Achen, Vice Chairman Richard Campbell, Glenn Bartlett, Jason Hoover, Grant Martin and Tim Pringle. Johnny Stewart was absent.

Also present were Codes Administrator Curt Baumann, Consultant Scott Michie of Scott A. Michie Planning Services, City Manager Mike Press, Director of Public Works Mike Hutto, Dean Grob of Grob Engineering Services LLC, Kendall C. Low of Piper-Wing Architects, Inc. Doug Pickert of Indigo Designs, Inc., Tom and Alberta Pyle and Dr. Peter Bock.

Chairman von Achen called the meeting to order at 7:00 pm, the pledge of allegiance was recited and the minutes of the January 8, 2014 meeting were approved as circulated. There had been no February meeting.

The Chairman invited City Manager Press to give his report. Press responded with the good news that the Supreme Court had decided not to hear the case between the City of Eudora and Rural Water District #4 which means the case is essentially resolved at the appellate level and remanded back to the district court, so the lawsuit is behind us and we can move forward, Press said. The Mayor and I will be meeting with the water district to discuss what might happen next, he added.

The Building Inspector's report showed 14 permits issued in the month of March with a valuation of $22,715 and Codes Administrator Baumann said one housing permit had been issued in February but the address and valuation were not included in the March report.

No one present spoke during the public comment period, so Chairman von Achen, stating that there is no new business and no public hearings on the agenda, called for the one "Old Business" item: Consider a revision of a conditionally approved Site Plan for Holy Family Catholic Church, 820 Birch Street, Eudora, resubmitted by Grob Engineering Services LLC, Lawrence. von Achen asked Consultant Michie for his comments.

Michie had prepared a five page memorandum for the commission's packet, and he proceeded to address the salient points of the memo, first giving changes in the revised plan from the plan in 2013. There were six:

1. Eliminates the front door delivery circle—which creates no new zoning site plan issues.

2. Reduces new paved parking, retaining existing parking on the west end of the site and reducing initial off-street parking improvements in total, based on a scaled-back phasing of sanctuary seating—which staff finds to be in conformance with off-street parking requirements.

3. Eliminates the stairs and retaining wall on the east side of the new building—which creates no new zoning site plan issues.

4. Adds a new elevated walkway between the existing building and the new church building—which creates no new zoning site plan issues.

5. Reconsiders fire code requirements given the finally determined building type in the building code/fire code and, given that the new church will exceed 30' in height for which final requirements must be made conditions of this site plan approval.

6. Provides for future vacation of the n/s utility easement in the west parking lot—for which final approval by the City Commission must be made a condition of this site plan approval.

Michie then highlighted Section 16-409(5) Relevant Site Plan Requirements, and stressed the Preliminary Stormwater Management Plan, curb cuts, off-street parking, landscaping, utility easement vacation, fire code site access, and fire code water supply.

He said a two-chamber stormwater detention system is now proposed which will increase the carrying capacity (and holding capacity) of the storm sewer piping and curb inlets, an enhancement from the originally approved system and no off-site grading is required or proposed.

Two existing curb cuts on Birch Street will remain, the south one to be 20 feet and the north 16 feet and serve as one-way entrance/exit drives to and from a newly resealed and restriped existing angle-parking lot. The 20 foot lane meets fire codes for access for ladder trucks, given the 30 foot height of the new church building. The existing 8 foot curb cut on 8th Street will be replaced by a curb cut to the new east parking lot.

On parking, which had been a problem on the first site plan, the church now anticipates a seating capacity of only 440 so the 147 available parking spaces now meet the city requirements, and the church agrees that if and when the seating is enlarged, they will either provide additional parking on the west side of Birch, which they own, or they will seek a variance from the city code. The ADA handicapped spaces are now adequate and properly marked, Michie said.

Doug Pickert, chairman of the church building committee, addressed the change in seating capacity, explaining that the architects had spaced the pews three feet apart, while the present pews are actually three feet, two inches, and that tiny extra space makes quite a difference in comfortably entering and exiting the seating. The change reduces the number of pews needed which reduced the change in seating numbers.

One tree at the south drive off Birch Street either needs to be removed or trimmed to 14 foot clearance for ladder truck access, Michie said.

AT&T has agreed to the vacation of their lease; the existing sanitary sewer line must become a private line because the new overhead walkway between the two buildings impedes city utility access to the line; therefore the applicant has agreed to cap the line and install a new manhole as required by the city utility standards.

Working with the fire chief, Michie said the applicant redesigned the parking lots to assure conformance with fire code standards for access to taller buildings.

Concerning the fire code water supply requirements, the applicant must conduct water flow testing. The results will determine whether the proposed improvements of a fire hydrant at 8th Street and the proposed 8 inch water line are adequate to meet the fire codes. It is understood that one hydrant in the vicinity is only served by a four inch line. The rest of the items in the memo are just a bit of tweaking, Michie said.

Richard Campbell asked if the flow tests on the water are to be done before construction is begun and the answer was "Yes." Campbell also asked, concerning the applicant agreeing to add more parking in the future, "How do you really make that into a site plan, since there is not really any way to know?" Baumann said that was a good question and he admitted it was a bit unusual, but it depends on their good will and our need to be flexible. The city needs to know they agree to more parking if their seating increases; for example if they add 45 people they will, at the rate of one parking space for every three additional worshipers, need 15 more parking spaces.

Campbell was concerned by a line which read "and making any other sewer requirements as required by city standards." Director Hutto assured him that once the new manhole is added there will be no more requirements.

Campbell's last question was about the width of the north drive in the west parking lot. Michie said he recommends 16 feet since that will better align with the aisle of the angled parking space, and Grob said he has agreed to sacrifice the corner NW parking space to allow for maneuvering in case a fire truck sometime might need to get into that drive.

There were no more questions so von Achen asked the applicants to speak. Both Pickert and Low said they were agreeable to all the conditions spelled out and that they were fine with the stipulations. Grob agreed and since there were no questions for him, von Achen brought the site plan back to the commission for action.

Tim Pringle, saying that he had voted in favor of the first site plan, moved to approve conditionally this plan, provided the following six conditions are met:

1. Meet the fire code requirements given the finally-determined building type in the building code/fire code and given, that the new church will exceed 30' in height.

2. Vacate the n/s utility easement in the west parking lot, to be approved by the City Commission.

3. Approve the parking plan subject to future additional sanctuary seating requiring either added off-street parking, or a variance from the BZA.

4. Approve the landscaping plan subject to removal of the tree at the southwest drive entrance off of Birch Street or trimming it to 14' clearance above fire access parking lot aisle.

5. Approve the screen structure, subject to the applicant specifying material requirements, such as matching screening materials with existing building materials on the principal structure.

6. Conditional approval of the proposed site improvements, subject to conformance with all water supply requirements of the fire code as determined by fire flow testing and related city utility standards.

Richard Campbell seconded the motion and the vote was unanimous in favor, 6-0.

Chairman von Achen remarked that he is much more comfortable with this plan. "I appreciate how hard you all worked on it," he said. Pickert, too, thanked the staff for working with them.

Grant Martin moved to adjourn, seconded by Glenn Bartlett. The meeting adjourned at 7:36 pm.

Signed: _____
Kurt von Achen, Chairman

Signed: _____
Marjorie Gronniger, Secretary