

October 9, 2014 Planning Commission Meeting Minutes

The Eudora Planning Commission met in regular session on Wednesday evening, October 1, 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 John Stewart. Tim Pringle was absent.

Also present were Codes Administrator Curt Baumann, Consultant Scott Michie of Scott A. Michie Planning Services, City Manager Gary Ortiz, Barack Matite and Allen Belot.

Chairman von Achen called the meeting to order at 7:00 pm, the pledge of allegiance was recited, and the minutes of the July 2, 2014 meeting were approved as circulated. There had been no meeting in August or September.

The chairman invited City Manager Ortiz to speak. Ortiz brought the commission up to date on what has occurred during the summer and future plans of the City Commission. They are working on new entry signs for Eudora with a sign company and local craftsmen. The signs will be affordable, visually appealing and with a curvature that will allow them to be seen from several angles.

The Shadow Ridge Park, a long-time project, is finished he said, and new wrought iron fence has been added. Ortiz said the commission is trying to do things at a higher taste and higher quality level.

The city has collaborated with Roger Wolf, head of Kansas Parks and Wildlife, to improve the boat ramp on the Wakarusa. The state provided the financing and the city crew provided the labor. They stabilized the banks with concrete blocks and people can now fish from the extended ramp. They cleared the banks of rocks and brush and built steps down to the ramp, and a kiosk with a variety of information. There will be a ceremony at a future date to introduce the improvements.

A trail to the west side of the elementary school has been completed. A creek in the Grandview area had to be crossed which took some engineering to make it safe

A sales tax increase is still under consideration he said. It would create a reliable source of revenue for the Parks and Recreation Department which at this time has no dedicated funding. The spring of 2015 could bring a vote by mail ballot.

The City Commission just completed a three-day planning session in September with a facilitator from the Salina area who met individually with commission members and met with staff to plan and direct their vision for the community.

Ortiz also had good news about the downtown area. He said some businesses have relocated and some have come in from out of town. He mentioned bridal events and planning for weddings and special event, even a floral shop and a paper printshop.

John Stewart and Grant Martin had both visited the ramp area and were complimentary about it. Martin mentioned that the kiosk has a map of the river and boat ramps from Tuttle Creek to the

confluence of the Wakarusa and the Kaw here at Eudora. He suggested there be a form to fill out if you are going to fish and to record your catch.

Chairman von Achen added that KU's Studio 804, a course where student architects design and do hands-on building projects, had visited Eudora. He said they were shown the downtown and they suggested a Farmer's Market pavilion for the Pilla Park adjacent to Main Street and across from City Hall.

Codes Administrator Baumann said most of his time is taken up with the new Catholic Church being built by Excel Construction and that their superintendent seems quite knowledgeable. He said 211 building permits have been issued so far this year.

No member of the public was present to speak so the chairman called for the first item on the agenda: A public hearing on an application by Phillip and Brenda Wilson, Eudora, for a zoning map amendment of Lot 1, Wilson-Livingood Addition to the City of Eudora, a recently annexed and platted 1.37 parcel of land on West 20th Street, from RS, Residential Single-family to C-Commercial District. He asked Consultant Michie for his comments.

Since this is the first request for commercial zoning on the south side of West 20th Street, Michie had prepared a comprehensive review of the zoning and long-range plans for both sides of West 20th Street and both sides of White Dog Road, the section of 20th Street east of Church Street.

The Future Land Use Plan shows commercial use only expected for the key arterial intersections of 20th Street and Church Street and Winchester Road, with residential use extending south to the high school, and mixed use on the north side where the parcels extend to K-10 Highway. The plan shows more commercial use expected on the north side of White Dog Road adjacent to Highway 10, with the LMH clinic already in place there. South and east Eudora have the best access to the highway.

However, Michie said, staff found that given modern site-plan standards and procedures, commercial and residential districts are considered more and more compatible with each other. Today proper site planning and buffering practices diminish the need to "separate" one from the other through zoning lines.

Michie said that this is a valid commercial application and now the commission is in a good position to discuss whether you want West 20th Street to be a business corridor or would you encourage mixed use development? Mixed uses seem to be the preferred pattern right now. Trends have changed. Staff recommends this be approved and define all of West 20th as future business.

John Stewart asked if Eudora is still abiding by the K-10 standards adopted some years ago? Michie replied that the original standards are not operating now but that all the cities along the corridor did adopt them. They were good standards he said, with a natural look and designed to keep clutter and billboards out, but they left the zoning inside each city limit to the various cities. von Achen added that they had landscaping requirements too.

von Achen invited Allen Belot, representing the Wilsons, to speak. Belot said that since this is the first commercial application for the south side of 20th Street, he knows they are in uncharted waters but that he respects Eudora's long-range plan. Wilsons know there are a multitude of uses that would not be appropriate but what they are planning would be low impact, low traffic, low noise, with landscaping and non-glare lighting. He said they plan a high dollar storage building for high dollar motor coaches that people want to keep secure. He said he does have a site plan ready.

Grant Martin informed him that the commission already has a copy of his site plan, and von Achen remarked, "It comes close to meeting my standards."

von Achen opened the public hearing, but since no member of the public was present, he immediately closed it and asked for comments from the commission.

Richard Campbell, commenting that the staff report shows they have gone over this carefully and it meets the Golden Rule, moved to recommend to the City Commission approval of the application by Phillip and Brenda Wilson for rezoning the subject lot on West 20th Street from RS District classification to C-Commercial District, based on the staff findings. Grant Martin seconded the motion and the vote was unanimous in favor, 6-0.

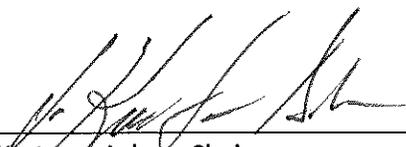
von Achen remarked that with the completion of the South Lawrence Trafficway, now under construction, the pace of growth of the K-10 corridor should quicken.

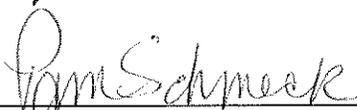
The second item on the agenda was New Business: Consider adoption of the 2014-2015 Planning and Development Application Submittal and Review Schedule. Michie said the intent is not to make deadlines difficult, but to help with planning and timelines.

Jason Hoover said he is glad to see this schedule as it allows the building inspector to treat everyone alike and it is good to have adequate time. **Hoover moved to adopt the Planning and Development Application Submittal and Review Schedule.** Glenn Bartlett seconded the motion and the vote was unanimous in favor, 6-0.

Scott Michie said he will be out of town on the first Wednesday of November and asked if the meeting date could be changed to the second Wednesday. No one objected so the next meeting, if there is an agenda, will be November 12.

John Stewart moved to adjourn, seconded by Jason Hoover. The meeting adjourned at 7:43 pm.

Signed: 
Kurt von Achen, Chairman

Signed: 
Marjorie Gronniger, Secretary *(deceased)*