

# Eudora Planning Commission Meeting Minutes

December 2, 2015

Kurt von Achen, Chair	Present
Richard Campbell, Vice Chair	Present
Glenn Bartlett	Arrived 7:09pm
Grant Martin	Present
Johnny Stewart	Present
Jason Hoover	Present
Tim Pringle	Present

## Additional Attendees:

Curt Baumann, Eudora Codes Administrator

Pam Schmeck, City Clerk

Nick Pappas, Eudora Planning Consultant with Shafer Kline & Warren Engineering, Inc.

Tim Bruce, City Commissioner

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

The pledge of allegiance was recited.

Quorum noted.

Planning Commission minutes from the November 4, 2015 meeting were approved as distributed.

Chairman von Achen asked for an update from Codes Administrator, Curt Baumann. Baumann stated that building permits have slowed down. No other updates.

Pam Schmeck gave an update for the City Manager. The update included that there is a vacancy on the City Commission due to Maria Nelson stepping down and other news including that the City Commission approved a noise ordinance, and adoption of the 2012 ICC codes.

Public Comments – None heard

## Public Hearings:

a. Zone map amendment from I – Industrial to RS – Single – Family Residential. Nick Pappas stated that the property at 1401 E 10<sup>th</sup> Street is currently industrial, but if you look at the surrounding area he doesn't feel there is a reason not to rezone it. Also in order to get the property in line with the way codes read it does make sense to rezone for single family residential.

Commissioner Pringle wanted clarification on which of the three tracts will be rezoned to a residential property. Codes Administrator Baumann informed the Commission that a lot consolidation had been completed so the property is considered one.

Kathy Brecheisen spoke on behalf of her clients and reiterates that the property has been used as a residential property for a long time and they intend on keeping it a single family residence.

Nick Pappas added that when a rezoning happens you usually update the land use map as well. He recommends changing the land use map and keep it as industrial in case a business moves in for the future.

Chairman von Achen brought the meeting back to the Commission and gave some history on how the house was built there.

**Commissioner Campbell made a motion to recommend that the City Commission change the zoning from industrial to single family without amending the future land use map, motion seconded by Commissioner Hoover, all ayes, motion carried, 7-0.**

Old Business- None heard

New Business-

a. Review a site plan for EuroTec Vertical Flight Solutions. Chairman von Achen declares a conflict of interest, steps down and Vice Chair Campbell conducts the meeting while von Achen addresses the Commission.

Nick Pappas stated that EuroTec wants to add on to the north side of the current building for a hanger. EuroTec has submitted drawings that will comply with both the industrial zoning and K10 overlay district. Pappas added he doesn't see any reasons not to approve the request.

Kurt von Achen speaks on behalf of his clients, EuroTec. He presented drawings on where the hanger would be built and also explained the storm water drainage system. von Achen opens for questions. Commissioner Stewart asked if there would be helicopters flying in and out. It was stated that it will not be a commercial helipad, but will have some flights in and out of the property.

No more question heard so von Achen stepped out of the room.

Vice Chair Campbell brought the meeting back to the Commission. **Commissioner Martin made a motion to approve the site plan application for 1040 OCL Dr, motion seconded by Commissioner Stewart, all ayes, motion carried, 6-0.**

b. Work session to discuss residential parking regulations. Nick Pappas begins with an overview. Commissioner Martin stated that ultimately the City Commission would like to set a date for a public hearing on the work that the Planning Commission has done.

Tim Bruce spoke for the City Commission and said they all want the same thing, but needs to figure out what enforcement looks like for code violations.

Commissioner Pringle stated that he is OK with telling residents that they have to keep their trailers and RVs beside the house or back yard, but he is against telling people how many items they can have. He feels that would be overstepping bounds.

Commissioner Stewart asked if there was a code on large amounts of trash and Codes Administrator Baumann said yes, there was one in place.

Commissioner Campbell added that the main problem is the over abundance of recreational vehicles on small lots. He adds that he doesn't want to tell people that they can't park in the back yard or if they can get it approved for side yard parking. He feels it would be best to start small on the issue and ease into the changes. Nick Pappas added that would be something that can be done by limiting where the items can be placed on the property but not how many.

More open discussion was had on how to fix Section B. After discussion, the Commission would like to have the second half of the first paragraph reworded beginning with "additionally" to the end of the paragraph and replace it with wording to the effect that the resident will be able to park the vehicles behind the front building line.

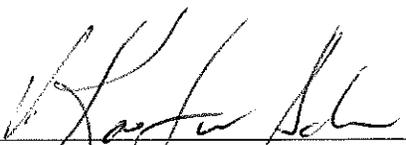
Discussion was heard on changing the time limitation from 48 hours to 72 hours. After discussion, the Commission feels that changing it to 72 hours would be a good step to take and then take it to public hearing.

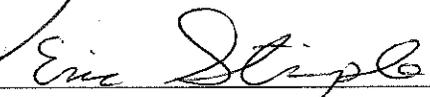
The Commission wants the public hearing published more than once and also posted on the City Facebook page so as many residents as possible will attend the public hearing.

**Commissioner Hoover made a motion to set a public hearing for the February 3, 2016 meeting, motion seconded by Commissioner Pringle, all ayes, motion carried 7-0.**

**Commissioner Campbell makes a motion to adjourn, motion seconded by Commissioner Bartlett, all ayes, motion carried, 7-0.**

Meeting adjourn 8:01pm.

  
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Kurt von Achen, Chairman

  
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Eric Strimple, Billing Specialist