

Eudora Planning Commission Meeting Minutes

April 4, 2016

Kurt von Achen, Chair	Present
Richard Campbell, Vice Chair	Arrived at 7:02pm
Glenn Bartlett	Arrived at 7:01pm
Grant Martin	Present
Johnny Stewart	Present
Jason Hoover	Present
Tim Pringle	Present

Additional Attendees:

Barack Matite, Assistant City Manager
Curt Baumann, Codes Administrator
Nick Pappas, Eudora Planning Consultant with Shafer Kline & Warren Engineering, Inc.
Mayor Tim Reazin
Commissioner Ruth Highs

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 March 2, 2016 were distributed. Commissioner Pringle noted two changes that needed to be made.

- a. Page two, first paragraph, last sentence. The sentence originally stated that the Commission would hold two more public hearings. It should have read that the Commission would hold one more public hearing along with being on the City Commission agenda.
- b. Page three, second full paragraph, second sentence. The sentence should read as long as the actions are **“not”** arbitrary or capricious.

Commissioner Hoover made a motion to approve meeting minutes with corrections, Commissioner Martin seconded, all ayes, motion carried, 7-0.

Codes Administration update- Codes Administrator Baumann gave an update on building permits including that there have been no new construction starts for 2016 yet, but the city will be seeing a lot of gas line repair permits since Atmos Energy still has a lot to do in town.

Chairman von Achen brought it back to the Commission for questions.

Commissioner Hoover made a statement that new construction has went up considerably in price and is causing a slow down on new construction.

Chairman von Achen asked for an update from Assistant City Manager, Barack Matite. Matite gave an update to the Commission. He stated that the City received two RFPs on the Nottingham property, interviews have been done and the City Commission will be receiving a recommendation from the evaluation team for them to consider. The City Commission will then decide on who they want to proceed with on the project and have a six month window to come up with an agreement that will meet the City's vision and be amicable to the developer.

At the same time, the City is in talks with the School District and the County because part of the RFP is talking about creating a TIF district.

There are also plans to visit with the current homeowner on Nottingham property to see if they would be willing to sell their property because the proposals the City received have the property removed.

Vice Chairman Campbell asked if there were any drawings. Matite stated that they did receive drawings, but the professional team recommended not looking at the drawing since they don't know what the final layout will be at the site once tenants are found for the site. Campbell then asked about zoning the property and when the Planning Commission would get involved. Matite stated that they will come before the Planning Commission, but they have not reached the stage to involve the Planning Commission yet. Matite continued that they will have a six month window to come up with a development agreement and it will be in phases. Once all the details are lined out, then they will bring a project plan to the Planning Commission. Campbell then asked if they are looking for retail and commercial tenants and not multi-family housing. Matite responded that the developers did receive the Nottingham guidelines and they are aware of the City's vision for the property. Campbell voiced his concern that his hope is the developers realize that they are going into an existing neighborhood and if it is not done right it could get ugly.

Commissioner Hoover asked if there was a financial review done as part of the process. Matite stated, yes. The evaluation included the financial documents and part of the interview process included questions on if the developers had the financial capacity to execute a development with a project the size of Nottingham.

Commissioner Stewart asked what the long term vision for the Recreation and the ball fields if they become part of the development. Matite stated that the developers were told that parking was an issue so some of the designs included shared parking for the Recreation center as well. The long term plan for parking is something that the City Commission has discussed and will probably include a comprehensive redesign of the ball fields and the park south of the Recreation Center. Commissioner Hoover asked if that meant the removal of one ball field. Matite said that would be part of the discussion.

Chairman von Achen brought the meeting back to the Commission.

4. Public Comment Period- None heard
5. Public Hearings- None heard
6. Old Business- None heard

7. New Business

A. Work Session: Residential Parking Text Amendment

Chairman von Achen asked Nick Pappas to start. Pappas stated that he wanted to thank the Commission for their guidance on getting the document to where it is. He feels that when it is all said and done that the document will be a good document to send to the City Commission.

Vice Chairman Campbell stated that he felt that all the changes addressed by the Commission were made and it looked correct.

Chairman von Achen stated he had one issue of concern. He feels that the way the document is written it will allow residents to expand their driveways to allow more cars, but the wording in Section 5, 16-501, 2, a, i, currently reads "All other parking for such houses shall be supplied in an attached or detached garage". With this wording he feels that it is limiting residents to the amount of cars they can have even with them expanding driveways so people can have more cars.

Nick Pappas stated that was the reason he suggested it to read "up to two" cars. Chairman von Achen asked what if they wanted five or six cars. Pappas replied that would be fine as long as only two were outside. Chairman von Achen stated that the document allows people to expand their driveway and that the code says a property needs a minimum of three parking spaces.

Commissioner Pringle suggested removing "Two" and have the document read "parking spaces for single-family detached houses, two-family houses and townhouses may be located within the required front yard, on a paved driveway leading to an attached or detached garage". This way if a resident has space for three they can park three since the next paragraph talks about that the resident can't park within the fifteen feet in front yard. This way they are not limiting them on how many they can have, they are only limiting where they can have it.

Chairman von Achen suggested removing the sentence in Section 5, 16-501, 2, a, i, that reads "All other parking for such houses shall be supplied in an attached or detached garage." Chairman von Achen then reiterated the changes to the document to have the paragraph read, read "parking spaces for single-family detached houses, two-family houses and townhouses may be located within the required front yard, on a paved driveway leading to an attached or detached garage". He then asked if they should add "required front yard or side yard", because they allow side yard parking. Commissioner Pringle stated the way it is written you are only talking about the front yard and not the side yard.

Commissioner Pringle stated that they are removing the last sentence in Section 5, 16-501, 2, a, i, and changing the beginning of the paragraph to "parking spaces" at the beginning.

Commissioner Pringle stated he has no further suggestions.

Vice Chairman Campbell asked if they set a Public Hearing for May would changes be able to be made if they find a grammatical error in the document. Pappas stated that the Commission can do a line item change during the meeting.

Chairman von Achen asked if the Commission is ready to set a Public Hearing.

Vice Chairman Campbell made a motion to take the document to Public Hearing on May 4, 2016, Commissioner Pringle seconded, all ayes, motion carried, 7-0.

Mayor Reazin wants to make sure the silent majority knows about the Public Hearing. Commissioner Hoover added that he wanted to make sure that notice gets out to the public so they are aware of the Public Hearing.

Vice Chairman Campbell said he received a call to see if the code would allow only one RV or multiple and Commission stated it would be one RV.

Commissioner Pringle asked if the Public Hearing will be on the City website. Barack Matite stated, yes.

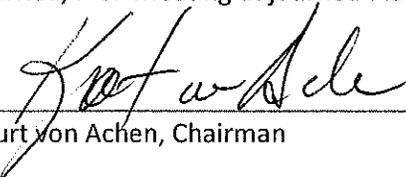
Commissioner Martin stated he feels that they can't get fairer then how the document reads now.

Mayor Reazin told the Commission that during the last City Commission meeting that appointments were done for seats and Brian Nyp will be the new Commission member replacing von Achen.

Vice Chairman Campbell said for future reference there are two individuals that used to be on the Planning Commission that were really good, and left due to moving and the other one left because he was in the county. Dr. Patrick Jankowski and David Montgomery were both very good and to keep them in a talent pool for future.

Mayor Reazin also stated that Josh Harger is going to be on the Board of Zoning Appeals, replacing Gary Klotz.

Vice Chairman Stewart made a motion to adjourn, Commissioner Bartlett seconded, all ayes, motion carried, 7-0. Meeting adjourned 7:34pm.


Kurt von Achen, Chairman


Eric Strimple, Billing Specialist