

# Eudora Planning Commission Meeting Minutes

January 4, 2017

Richard Campbell, Chair	Present
Grant Martin, Vice Chair	Present
Glenn Bartlett	Present
Johnny Stewart	Arrived 7:02 PM
Jason Hoover	Present
Tim Pringle	Present
Dr. Ryan Rock	Present

## Additional Attendees:

Leslie Herring, Assistant to the City Manager

Curt Baumann, Codes Administrator

Vic Burks, Eudora Planning Consultant with Shafer Kline & Warren Engineering, Inc.

Quorum for City Commission noted and posted.

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

The pledge of allegiance was recited.

## 3. General Business

- a. Elections – **Commissioner Hoover made a motion to keep Richard Campbell as Chairman, Grant Martin as Vice Chairman and Eric Strimple as Secretary for 2017**, Commissioner Pringle seconded, all ayes, motion carried 6-0, with Commissioner Stewart absent.
- b. Planning Commission minutes from December 7, 2016 were approved with one change, correcting the spelling of Vic Burks name.
- c. Reports:
  - i. Codes Administrator – Codes Administrator Baumann gave an update to the Commission including an update on year end building permit and recreational vehicle permit totals. He also updated the Commission on the application for Meadows at 15<sup>th</sup>, stating he has not received any documents yet and that the rezoning application for 20<sup>th</sup> is still not approved pending a new application. He also stated that the City had six new housing starts in 2016. Commissioner Hoover asked how the six new starts this year compared to the last three years. Baumann stated that in 2015 the City had 15 new starts and in 2014 the City had 12. Baumann added that the discussion about lowering the development fees will be going to the City Commission for discussion.
  - ii. City Manager – Assistant to the City Manager, Leslie Herring updated the Commission on the proposed TIF district at the Nottingham property. She stated that it was going to public hearing on January 23, 2017, at the next City Commission meeting. Chairman Campbell asked what would happen if the developer does not move forward with the Nottingham property, but the TIF district is approved, would the TIF be removed, have a time limit, or stay. Herring stated to her knowledge the TIF would stay in place even if the developers don't move forward with the project.

4. Public Comment Period- None heard

5. Public Hearing- None

6. Old Business

a. Update Rezoning Application Z-16-00268 (Within 3 Miles of Eudora in Douglas County) – 2138 N 1000 Rd – Vic Burks gave an update to the Commission. He said he spoke with Mary Miller at Douglas County and she said that the Planning Commission did approve the changes to the text amendment that would allow the use requested and they are waiting a modified application from the property owner. The application will be for a smaller area of about 5-7 acres.

7. New Business

a. Conditional Use Permit Application CUP-16-00489 (Within 3 miles of Eudora in Douglas County) – 1123 E 2000 Rd – Vic Burks gave an update to the Commission. He said the Conditional Use Permit is a renewal of sorts because it is already in place from 1985, but they want to modify it. The property in question is zoned agricultural at this time and has a private air strip on it and a full legal description of the property is available in the meeting packets. The property is approximately 146 acres and they wish to divide two-10 acres tracts and keep the private air strip. He added that the property is conducive to development in the future, whenever that occurs and that the property is located outside the city limits, but in the planning area of Eudora.

Burks added that in a broader context the Planning Commission needs to look at it as what needs to be preserved from an overall land use stand point to keep the property in the least developed stage so the City can provide services in the future if need be. Burks stated that the property is in an area that is undeveloped and rural and there is no effect on the neighboring properties. Burks stated that the current owners use the airstrip four times a year when the owners come back from Arkansas.

Commissioner Hoover questioned how the owners would be able to sell 10 acres tracts for houses to be built since the County requires 20 acres. Burks did not have an answer to this, but stated that Douglas County is waiting for more information on the request and that they would pass that to the City when it was received, before the Douglas County Planning Commission Meeting on January 25, 2017 and added that the Eudora Planning Commission is invited to attend the Douglas County meeting.

The Commissioners discussed many items that they thought were concerns about the application and came up with a list to submit to Douglas County to get answered or add to a list of questions for the property owners.

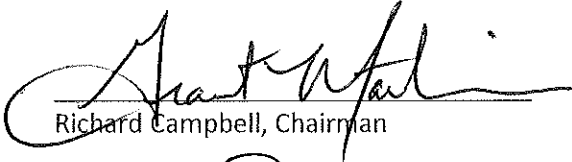
1. Will the runway be crossing the driveway(s) of the new tracts?
2. Will houses be allowed on the 10 acre tracts?
3. Can the City put a time limit on CUP to have it looked at down the road again?
4. Will there be a common drive?
5. Right of way on the west side on E 2000 Rd?
6. Concern over adding more people causing intensity of use.

7. What type of aircrafts will be used and what type of aircrafts could be used?
8. The Commission would like to see a copy of the original CUP.

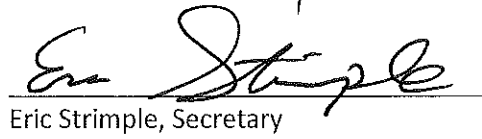
The commissioners asked for a response within 10 days.

**Commissioner Martin made a motion to adjourn the meeting,** Commissioner Rock seconded, motion carried, 7-0.

Meeting adjourned 7:57pm.



Richard Campbell, Chairman



Eric Strimple, Secretary