



Eudora Planning Commission Meeting Minutes

January 8, 2020


Grant Martin, Chair	Present
Danielle Young	Present
Johnny Stewart, Vice Chair	Present
Jason Hoover	Present
Tim Pringle	Present
Dr. Ryan Rock	Present, arrived at 7:00pm
Josh Harger	Present

Additional Attendees:

Curt Baumann, Codes Administrator
Dave Knopick, City Planner Consultant
Barack Matite, City Manager
Leslie Herring, Assistant City Manager

Quorum for Planning Commission noted and posted.

Meeting called to order at 6:00 PM by Chairman Martin.



The pledge of allegiance was recited.

Work Session:

- A. Nottingham Project- City staff and consultants introduced the Nottingham development project to the Planning Commission.

The presentation was done by city manager, Barack Matite; Dave Knopick, city planning consultant; Don Currise, Vieste, LLC; Andy Gabbert, Renaissance Infrastructure Consulting and Scott Slggie

During the work session the following timeline was introduced to the commission for the project. The commission will have a design manual presented to them at the February meeting. Plans are to have the rezoning, POD, UPUR, and Platting applications to the commission in March and will have a public hearing for the packet of applications to ease confusion by citizens. When talking about the timeline Commissioner Hoover stated he was aware of the timeline, and the Planning Commission will do their best, but needs to be comfortable with the project before moving forward.

Throughout the work session the following concerns or items were noted by the commission to make sure the design manual incorporated them:

- Placement of sidewalks for pedestrian circulation through the site.
- Sustainable native plants uniformly throughout.
- Pervious surfaces
- Open space
- Screening from the development for citizens that live around the development, but make sure it is accessible for them as well with walkways or other means.
- Make sure building are attractive from 14th street view.
- Concern about the visibility of the large parking lot from Church Street planned on the southern portion of the site.
- The use of monument style signs for businesses with one larger one for the whole center.

Chairman Martin made a motion for a 5-minute recess, to return at 7:45pm.

Chairman Martin brought the meeting back to order at 7:45pm.

General Business:

- A. Consider minutes of the last regularly scheduled meetings, (02 October 19 & 11 December 19)- **Commissioner Hoover made a motion to approve the 02 October 2019 meeting minutes as distributed**, Commissioner Pringle seconded, all ayes, motion carried 7-0.

Commissioner Hoover made a motion to approve the 11 December 2019 meeting minutes as distributed, Commissioner Rock seconded, all ayes, motion carried 7-0.

- B. Reports:
- a. Codes Administrator
 - i. Curt Baumann- Baumann stated that 321 permits were issued in 2019. He added that there were 13 new housing starts in 2019 as well.
 - b. City Manager
 - i. City Manager, Barack Matite- Matite stated that there is finally movement on the Nottingham project and will go through the process. He also stated that Roberta Lehmann will be sworn in as a new city commissioner.
- C. Public Comment Period: Commissioner Tim Bruce stated that he had a house fire at his residence and while reviewing requirements for rebuilding his home he noticed that the setbacks are aggressive, and he is hoping to work with staff to work on a text amendment to the setbacks to aid residents in the older portion of Eudora, north of 12th Street.

After a brief discussion there was a consensus made to set up a Public Hearing on a potential text amendment on setbacks for the February Planning Commission meeting.

- D. Public Hearing: None Heard

E. New Business

- a. **Review Conditional Use Permit Application: CUP 19-00568 (Within 3 miles of Eudora in Douglas County located at 1258 E 2300 Rd.) of Hamm Quarry to expand the current quarry operations-** Dave Knopick stated that Douglas County has asked the Eudora Planning Commission to review an application for a conditional use permit on a property that is located within 3 miles of Eudora's city limits. The applicant, Hamm Inc. (Gary Hamm), would like such permit from Douglas County to allow for the expansion of quarry activity onto the described / depicted tract of land provided in the application included in the meeting packet.

The 51.28 acre site is located in an Agricultural zoning district on land currently used for agriculture (row crop / timber / pasture) with a residence on the east side of the property which would be removed once quarry operations commence. The property abuts the Eudora Urban Growth Area and is located approximately ½ mile east of the current Eudora city boundary.

Knopick stated the applicant is requesting a conditional use permit from Douglas County for an undefined period of time. Due to the nature of the activity it is anticipated that the request is for a permanent conditional use permit that would be in effect until the material that is to be quarried is depleted.

Knopick stated the City of Eudora Zoning Regulations speak to the placement of such quarry use within the City Limits, as a Use Permitted Upon Review (UPUR) in the RA – Residential Agriculture District per Section 16-301 (3) (c):

Quarries, mines, sand and gravel pits, or excavations for the purposes of removal, screening, crushing, washing, or storage of ore, clay, stone, gravel, or similar materials.

No special conditions for quarry activity are outlined in the zoning regulations, but concerns related to such an operation are typically related to environmental (visual aesthetic, drainage, groundwater, etc.); nuisance (odor, noise, dust, light); safety (blasting activity and material storage, securing the site); and traffic (amount, type, route) related impacts. Although the UPUR regulations do not apply outside of the City Limits, the regulations are noted here for reference purposes and indicate the type of context and under what conditions the City may potentially allow such activity within the city. Knopick added that the City of Eudora is unaware of complaints regarding the current quarry.

Chairman Martin stated that in the application it was stated that restoration was an ongoing process through the term of the property. Martin asked if staff was wanting more. Knopick stated he is just wanting to make sure that they are meeting their requirements at the time of closure of the quarry.

Chairman Martin brought it back to the commission for discussion.

Commissioner Pringle stated he lived next to a quarry for 20 years and had no issues. He added that after the closure the state came in and made sure it was cleaned up properly and based on his experience, he sees no issue with the application.

Commissioner Pringle made a motion to draft a letter from the Planning Commission with the following comments,

- 1. That the applicant meet and/or exceed the operational and performance requirements outlined in the application materials as a condition of the CUP.**
- 2. That no increase in intensity or expansion of daily operations and volume of material extracted from the entire quarry site or change to the traffic ingress/egress will occur.**
- 3. That the applicant provide sufficient details regarding the restoration of the property or conditions be added by the County to ensure that such restoration be completed in a timely fashion after termination of the permit or closing of the quarry to the satisfaction of applicable Federal, State and local requirements.**

and forward the letter to Douglas County, Commissioner Hoover seconded, all ayes, motion carried 7-0.

Comprehensive Plan Project Update- Dave Knopick stated that the commissioners received an electronic copy of the draft document of the Comprehensive Plan. He gave the commissioners an overview of the document to introduce it to them. He stated one thing through this process that people need to look at is if Eudora is a fringe city/bedroom community or a central community that is a destination. Which way do we want to see Eudora in the future?

Knopick stated looking at the demographic and economic side of things there were a few things that were interesting. He shared the age demographic because there is a very small population but looking at 0-19 and 30-49 years of age being 64% of the town's population, which shows the family orientation the town has.

Knopick stated that the median household income was higher than Lawrence and the poverty level is just under 12%.

He stated that a lot of Eudora's history will play into how the tow will look in the future. Knopick asked the commission to read the Comprehensive plan draft and send edits to Leslie Herring.

Knopick added that the community survey is live on the website and the first public meeting is scheduled for February 4, 2020 and the meeting will focus on community issues, assets, and goals. Also a few weeks after the community meeting there will be focus groups to talk about economic development, neighborhoods, parks and recreation etc.

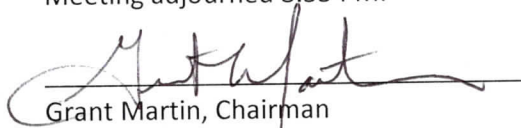
Multiple commissioners stated they like the history information in the document.

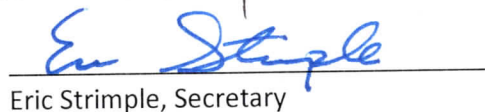
- b. **2020 Application and Review Schedule** – Assistant City Manager, Leslie Herring stated that review schedule is the same as in previous years. She added that the time frames for application review are the same as in previous years.

Commissioner Rock made a motion to approve the 2020 application and review schedule as submitted, Commissioner Young seconded, all ayes, motion carried 7-0.

Commissioner Harger made a motion to adjourn the meeting, Commissioner Young seconded, all ayes, motion carried, 7-0.

Meeting adjourned 8:55 PM.


Grant Martin, Chairman


Eric Strimple, Secretary