

## Eudora Planning Commission Meeting Minutes

June 7, 2017

Grant Martin, Vice Chair	Present
Glenn Bartlett	Present
Johnny Stewart	Absent
Jason Hoover	Absent
Tim Pringle	Present
Dr. Ryan Rock	Absent
Amber Wells	Present

### Additional Attendees:

Barack Matite, City Manager

Curt Baumann, Codes Administrator

Quorum for Planning Commission noted and posted.

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

The pledge of allegiance was recited.

### 3. General Business

a. Elections for the Chairperson and possibly Vice Chairperson – **Commissioner Pringle made a motion to delay the elections till the July 12, 2017 meeting**, Commissioner Bartlett seconded, all ayes, motion carried 4-0.

b. Meeting Minutes from the May 3, 2017 were approved as circulated.

#### c. Reports:

i. Codes Administrator - Codes Administrator Baumann updated the Commission on the high volume of permits, stating that 91 permits were issued in May, including 4 single family houses.

ii. City Manager – City manager Matite updated the Commission on issues that went in front of the City Commission at the last meeting, including the approval of city wide recycling and the passage of a special benefits district policy for development. Matite also told them that the 2018 budget is in the works and includes mainly infrastructure improvements such as streets, water and sewer.

Vice Chairman Martin asked if there was an update on the Nottingham property. Matite replied that the plans are getting there.

### 4. Public Comment Period – None heard.

5. Public Hearings – None.

6. New Business:

a. Application received from the Lawrence-Douglas County Planning & Development Services Department for a Conditional Use Permit Application: Z-17-00215 (within 3 miles of Eudora city limits in Douglas County) – Consider a Conditional Use Permit for a new 190 ft. wireless telecommunications tower, located at 2138 N 1000 Rd. Submitted by MW Towers for F. Dwane Richardson & Valerie Richardson, property owners of record.

Code Administrator Baumann stated that the property is about two miles south of the current City of Eudora limits and is agricultural use at this time. The applicant wants to put a 190' self supporting tower, with an anti climbing device and surrounded a six foot security fence, topped with three strands of barbed wire. The proposed location of the tower is 84' from the asphalt road and 69.5' from the existing barbed wire fence. The compound would be padlocked and would have a gravel road to access the compound, including a padlocked gate to access the road. There will be no lights or guy-wires on the tower and the tower will meet or exceed FAA guidelines.

Baumann added that the tower meets the comprehensive plan and the future land use map. Baumann added that the tower would be 50' from the public right of way.

According to Douglas County Zoning Regulation 12-319-4.31, they require that a ground mounted tower be set back at least to the height of the tower to the nearest property line measurement for a fall zone. The City of Eudora does not have any guidelines on towers.

Baumann stated that based on relevant Kansas State Statutes, adopted City of Eudora Ordinances, Regulations and Procedures, adopted Eudora Comprehensive Plan, and the particular circumstances of this request, staff believes that approving the conditional use permit for the applicant tract of land to accommodate the communications tower would not conflict with the city's ordinances, adopted documents, or negatively impact the city's long range plans for the area. Staff recommends the Eudora Planning Commission forward a recommendation of approval for the conditional use permit to the Lawrence-Douglas County Metropolitan Planning Commission with the following stipulations:

- Move the tower 190' from public right of way and adjacent property, or have the applicant submit a registered engineer's certification regarding the fall zone.

Vice Chairman Martin brought the item back to the Commission for discussion. Martin asked how everyone felt about the requested requirement.

Commissioner Bartlett asked if there was room for the applicant to move the tower because he didn't want to request something that can't be done. Assistant to the City Manager, Leslie Herring stated that it looks like there is plenty of room to move it back 190'. She also suggested that the Commission consider issuing the recommendation as staff recommended to the

Douglas County Planning Commission and if the applicant has an issue moving it 190' they can make some modification at that time. She also added that the Commission is always welcome to attend the Douglas County Planning Commission meeting.

**Commissioner Pringle made a motion to approve the Conditional Use Permit of the applicant, subject to the stipulations of the tower be moved 190' from the public right of way and the adjacent property, or have the applicant submit a registered engineer's certification regarding the fall zone, Commissioner Wells seconded, all ayes, motion carried, 4-0.**

7. Old Business:

a. Cornerstone Self-Storage – Site Plan Update. The applicants are seeking to obtain site plan approval to construct a self-storage business. No action was taken by the Eudora Planning Commission as the applicants need to submit additional information and could need a variance from the Board of Zoning Appeals before returning to the Planning Commission.

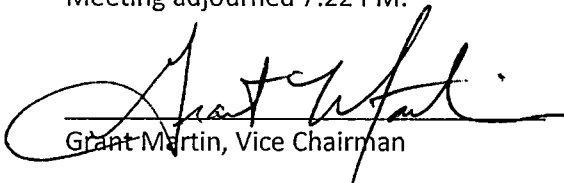
Baumann stated that the applicants have not resubmitted anything yet for review by the Planning Commission.


8. Calendar:

a. Next Planning Commission Meeting is Wednesday, July 05, 2017 – **Commissioner Bartlett made a motion to change the July meeting to July 12, 2017 at 7:00 PM, Commissioner Wells seconded all ayes, motion passed, 4-0.**

**Vice Chairman Martin made a motion to adjourn the meeting, all ayes, motion carried, 4-0.**

Meeting adjourned 7:22 PM.

  
Grant Martin, Vice Chairman

  
Eric Strimple, Secretary