



EL DORADO

THE FINE ART OF LIVING WELL

PLANNING COMMISSION MINUTES - DRAFT

October 22nd, 2020

6:30p.m.

1. CALL TO ORDER & ROLL CALL

Chairman Tetrick called the meeting to order at 6:30pm.

Members Present

Scott Hackler

Scott Leason

Brad Long

David Stewart

Kelly Tetrick

Gerald Watson

Staff Present

Scott Rickard

Others Present

Ron Jones	Temple Baptist Church
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Chris Blaylock	Temple Baptist Church
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Sheldon Stoskopf	Temple Baptist Church
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Mark Long	Temple Baptist Church
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Nick Carr	Temple Baptist Church
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Barry Shropshire	1002 Douglas Road
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2. APPROVAL OF MINUTES

Commissioner Stewart moved to approve the minutes of the September 24th, 2020, Planning Commission meeting, seconded by Commissioner Hackler.

3. NEW BUSINESS

ITEM NO. 1 – CASE NO. 20-09-SUP: PUBLIC HEARING FOR THE CONSIDERATION OF A REQUEST FOR A SPECIAL USE PERMIT TO ALLOW OFFSITE PARKING AT 930 S. DOUGLAS RD.

1. Presentation of Request

Scott Rickard reviewed the staff memo. He said the property is zoned R-1 and offsite parking is allowed with a Special Use Permit.

Ron Jones, representing Temple Baptist Church, said the purpose is to keep people from parking on the street. He said it is only for use during services. They will put the lights on a meter and timer so they are on no later than 11pm on any night.

Commissioner Long asked if there would be two new light poles. Mr. Jones says the current lights are provided by Evergy. They plan to put all the lights on one meter with a timer. Lights currently on the property are dusk to dawn lights.

Chairman Tetrick asked how it will impact drainage in the area. He said they're willing to a drainage study and the city engineers have seen the property drain to Douglas. They will also have a greenspace to assist with drainage.

Commissioner Long asked if there would be a pedestrian walkway across Douglas. Mr. Rickard said they have talked about encouraging everyone to use the new sidewalks and to avoid jaywalking. Mr. Rickard said there are handicap ramps and sidewalk on the north end of the property.

Commissioner Stewart asked if the parking on the east side will be back-in parking. Mr. Jones said those spaces will be reversed so there will not be back-in parking.

Commissioner Stewart and Mr. Rickard discussed stormwater regulations and that the applicant cannot increase stormwater runoff on neighboring properties.

Mr. Jones said they discussed a curb on the south end of the property to ensure water goes towards the road, if needed.

Commissioner Leason asked what they plan to do on the dogleg portion of the property. Mr. Jones said there was a sewer cleanout back there. Their intent is to eventually consider some type of structure to cover their small buses, but focus for now is on parking.

Commissioner Watson asked about existing fencing and if it is required. Mr. Rickard said it's not required.

2. Public Hearing

Chairman Tetrick opened the public hearing. Barry Shropshire, 1002 Douglas Road, said they have drainage problems up and down the road. The street improvements help. He said the parking lot is on top of a hill and the runoff runs everywhere. He said he's aware of issues with

sump pumps and water in basements. He said a neighbor to his south has had water in the crawlspace but hopes the street improvements will fix that. He said there's a low spot in the middle of the block and without curbing, more water will flow there.

Mr. Shropshire referenced the cleanout mentioned earlier and said it went to home that used to be on the property. He said there's a second sewer cleanout farther east by the fence that is part of a private sewer system for the homes in the area, he thought at least three homes are on that sewer line.

Commissioner Long asked how long Mr. Shropshire has lived on the property. He said since 1964. He said he's had water problems the last 20 years, since this property was paved. The property used to be a trailer park with gravel. He said houses across the road also had runoff from the parking lots and sold to the church.

Chris Blaylock, representing Temple Baptist Church, said existing parking has been there at least 30 years and said the area has had water issues for many years. This is why they have proposed a curb on the south side to direct the water towards the street. He said it should help neighboring properties.

There being no one else to speak, the public hearing was closed.

3. Discussion by Planning Commission

Commissioner Hackler asked where the nearest storm drain is located. Mr. Rickard said on the north side of Park.

Commissioner Stewart asked about city requiring perimeter curbing. Mr. Rickard said there are curb and gutter requirements.

4. Motion

Commissioner Leason moved to recommend approval for Case No. 20-09-SUP, a request by Temple Baptist Church, for a Special Use Permit to allow a parking lot on property located at 930 S. Douglas Road, for the reasons set forth in the staff recommendation and heard at this public hearing, seconded by Commissioner Hackler.

Roll Call Vote

Scott Hackler	Y
Scott Leason	Y
Brad Long	Y
David Stewart	Y
Kelly Tetrack	Y
Gerald Watson	Y

The motion to recommend approval passed (6-0).

4. OLD BUSINESS

5. STAFF ITEMS

Mr. Rickard said they received a rezoning application and will hold a meeting on November 19th.

Commissioner Stewart asked how the previous meeting items went at City Commission. Mr. Rickard said they were both approved.

6. ADJOURNMENT

The meeting was adjourned at 7:02pm.