

EL DORADO

K A N S A S

PLANNING COMMISSION MINUTES - DRAFT December 16th, 2021 6:30p.m.

1. CALL TO ORDER & ROLL CALL

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

Members Present

Steve Fellers
Scott Hackler
Frank Hughes
Scott Leason
Brad Long
Tony Nichols
David Stewart

Staff Present

Jay Shivers

Others Present

Tim Wescott
Crystal Wescott
James Beckley

2. APPROVAL OF MINUTES

Chairman Stewart noted an error in the minutes, Commissioner Long was in the minutes but did not attend the last meeting. Commissioner Long moved to accept the minutes of the October 28th meeting, as revised. Commissioner Hughes seconded the motion. The motion passed (7-0).

3. NEW BUSINESS

ITEM NO. 1 – CASE NO. 21-07-REZ: PUBLIC HEARING FOR THE CONSIDERATION OF A REQUEST TO REZONE FIVE ACRES AT 300 SE 40TH FROM A-R AGRICULTURAL RESIDENTIAL DISTRICT TO R-S RESIDENTIAL SUBURBAN DISTRICT.

A. Presentation of Request

Jay Shivers reviewed the staff memo and said the purpose is to create a new five acre lot for a family member to build a home. He said the rezoning is to allow the smaller lot size for the new lot to be created. The applicant is also going through the lot split process and is working with a surveyor. Mr. Shivers reviewed the zoning in the area as well as the zoning across 40th to the south that is in Butler County's zoning jurisdiction. Mr. Shivers also noted minimum lot size requirements and how they are based on available public utilities. Mr. Shivers said the property is outside city limits and staff sent notices to all property owners within 1,000 feet; he said he received phone call inquiries but not comments on the rezoning.

Tim Wescott, applicant, said they live in Wichita and would like to build a house on this property.

B. Public Hearing

Chairman Stewart opened the public hearing. There being no one to speak, the hearing was closed.

C. Discussion by Planning Commission

Commissioner Leason asked if the whole 40 plus acre tract was being rezoned and subdivided. Mr. Shivers said just the five acres are being rezoned and the larger tract could not be subdivided under the current zoning.

Commissioner Hughes asked about the dimensions. Mr. Shivers said they had a preliminary design from the applicant's surveyor, Goedecke Surveying, to ensure the layout will meet requirements. Once approved, the survey will be completed and submitted.

Chairman Stewart asked about the minimum lot sizes and public infrastructure. Mr. Shivers reviewed the minimum lot sizes based upon what public utilities are available.

Commissioner Fellers asked about the wastewater options. Mr. Shivers said lagoons and septic tanks require a lot of space and is why larger lot sizes are required for onsite wastewater treatment, all of which is regulated by Butler County.

Commissioner Long asked if they would use the neighboring driveway or access 40th directly. Mr. Wescott said the plan is to access 40th directly.

D. Motion

Commissioner Hackler moved to recommend approval of Case No. 21-07-REZ, an application by Chrystal Wescott on behalf of James and Coleen Beckley to rezone five acres at 300 SE 40th from A-R Agricultural Residential District to R-S Residential Suburban District, for reasons stated in the staff recommendation and heard at this public hearing, seconded by Commissioner Leason.

Roll Call Vote

Steve Fellers	Y
Scott Hackler	Y
Frank Hughes	Y
Scott Leason	Y
Brad Long	Y
Tony Nichols	Y
David Stewart	Y

The motion passed (7-0).

4. OLD BUSINESS

5. STAFF ITEMS

Mr. Shivers said the Planning Commission will review potential ordinance changes in early 2022 and briefly reviewed the potential changes.

6. ADJOURNMENT

The meeting adjourned at 6:52pm.