

EL DORADO

K A N S A S

PLANNING COMMISSION AGENDA

February 29, 2024

5:30 PM

1. CALL TO ORDER & ROLL CALL

Steve Fellers
Lawrence Fischetti
Scott Hackler
Debbra Laforge
Scott Leason
Brad Long
Austin Letts
Gerald Watson

2. APPROVAL OF MINUTES

1 - APPROVAL OF MINUTES 12/21/23

3. NEW BUSINESS

ITEM NO. 1 - REZONE- SW 10TH

- A. Presentation of Request
- B. Public Hearing
- C. Discussion by Planning Commission
- D. Motion

ITEM NO. 2 - REZONE-SE 30TH/TETER RD

- A. Presentation of Request
- B. Public Hearing
- C. Discussion by Planning Commission
- D. Motion

ITEM NO. 3 - REZONE-W TOWANDA

- A. Presentation of Request
- B. Public Hearing
- C. Discussion by Planning Commission
- D. Motion

4. OLD BUSINESS

5. STAFF ITEMS

1 - NEXT MEETING 3/28/24

REZONE 200 N STAR FROM R-3 TO C-2

6. ADJOURNMENT

EL DORADO

K A N S A S

PLANNING COMMISSION MINUTES - **DRAFT**

December 21, 2023

5:30p.m.

1. CALL TO ORDER & ROLL CALL

Chairman Hackler called the meeting to order at 5:30pm.

Members Present

Steve Fellers

Scott Hackler

Debbra LaForge

Scott Leason

Austin Letts

Brad Long

Gerald Watson

Others Present

Doug Pulliam

Roger Cutsinger

Chuck Redinger

2. APPROVAL OF MINUTES

Commissioner Letts moved to approve the minutes of November 16, 2023, seconded by Commissioner Long. The motion passed (7-0).

3. NEW BUSINESS

ITEM NO. 1 – CASE NO. 23-06-REZ: PUBLIC HEARING FOR THE CONSIDERATION OF A REQUEST TO REZONE 1358/1360 SW HWY 77 FROM A-R (AGRICULTURAL RESIDENTIAL DISTRICT TO R-S (RESIDENTIAL SUBURBAN DISTRICT)).

A. Presentation of Request

Scott Rickard provided an overview of the rezone request by Doug and Nancy Pulliam to rezone 1358/1360 SW Hwy 77 from A-R Agricultural Residential District to R-S Residential Suburban District. The applicants wish to split the property into two lots and the current zoning requires a minimum lot size of 40 acres. The property is outside city limits, but within the El Dorado Extraterritorial Jurisdiction (ETJ). The Butler County Commission reviewed the request at their November 28, 2023, meeting and voted to support the rezoning.

Doug Pulliam stated that the property currently has two homes located on one lot and they plan to split the property into two lots to have a home on each lot.

Mr. Rickard commented that it makes sense to have it zoned as R-S because the lot is smaller and does not fit under the current zoning lot size requirements.

B. Public Hearing

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

C. Discussion by Planning Commission

Commissioner Fellers believes the request is appropriate for the area.

D. Motion

Commissioner Leason moved to recommend approval of Case No. 23-06-REZ, an application by Doug & Nancy Pulliam to rezone 1358/1360 SW Hwy 77 from A-R Agricultural Residential District to R-S Residential Suburban District, seconded by Commissioner LaForge.

Roll Call Vote:

Steve Fellers	Y
Scott Hackler	Y
Debbra LaForge	Y
Scott Leason	Y
Austin Letts	Y
Brad Long	Y
Gerald Watson	Y

The motion passed (7-0). Mr. Rickard stated the application would go to the January 15th City Commission meeting.

ITEM NO. 2 – CASE NO. 23-04-PLAT: CONSIDERATION OF KB FARMS PLAT A REPLAT IN EL DORADO BUSINESS PARK.

A. Presentation of Request

Scott Rickard presented the request of KB Farms plat, a replat of Lots 12 & 13, Block 1 and Lots 12-14, Block 3 El Dorado Business Park. The commission has previously discussed the property when it was rezoned to R-1 Residential Low Density District. The final plat meets the requirements found in the Zoning Ordinance and Subdivision Regulations.

Roger Cutsinger with BHC/Savoy stated Mr. Brownlee has indicated he plans to build his home at this time on the east side.

Commissioner Long inquired where the cemetery was located.

Mr. Rickard stated the cemetery is located approximately 800 feet northeast of Lot 3.

Commissioner Fellers inquired if the property is served by rural water.

Mr. Rickard stated that it is City water north on Towanda.

Commissioner Letts questioned if this property will have the new sewer lines in the future.

Mr. Rickard indicated that the lots are large enough for private systems, but when city sewer is within 300 feet of his property, Kansas Department of Health and Environment will require the property to connect.

Mr. Cutsinger stated easements were added on each end of the property.

B. Discussion by Planning Commission

Commissioner Hackler asked if anyone had any comments or questions on the plat.

Mr. Rickard reminded the Planning Commissioners that their role is to decide if a plat conforms with the regulations. The City Commissions role in accepting a plat, is taking control of easements and right of way.

Commissioner Letts verified that they are reviewing the plat after hearing the rezone case previously.

Mr. Rickard indicated that the owner is following through on the condition of the rezone by platting the property.

Commissioner Hackler stated it appears the owner did what they were required to do.

C. Motion

Commissioner Letts moved to recommend approval of the KB Farms replat of Lots 12 and 13, Block 1 & Lots 12-14, Block 3, El Dorado Business Park, seconded by Commissioner Watson.

Roll Call Vote:

Steve Fellers	Y
Scott Hackler	Y
Debbra LaForge	Y
Scott Leason	Y
Austin Letts	Y
Brad Long	Y
Gerald Watson	Y

The motion passed (7-0). Mr. Rickard stated the application would go to the January 15th City Commission meeting.

4. OLD BUSINESS

5. STAFF ITEMS

Mr. Rickard stated that the City Commission has adopted the temporary sign regulations and were very appreciative of the work the Planning Commission performed.

Commissioner Long inquired if any business owners gave any feedback on the new regulations.

Mr. Rickard indicated he had not heard from anyone.

Mr. Rickard stated that on Monday the City Commission voted 3-2 on the Planning Commission's recommendation for transitional housing.

Commissioner Long inquired if the City Commission had discussed increasing the 200 feet notification distance to property owners for planning cases.

Mr. Rickard indicated that the City Commission has not made a decision on increasing the distance yet.

Commissioner Fellers commented that a city block is 300 feet and he believes everyone on the block should be notified.

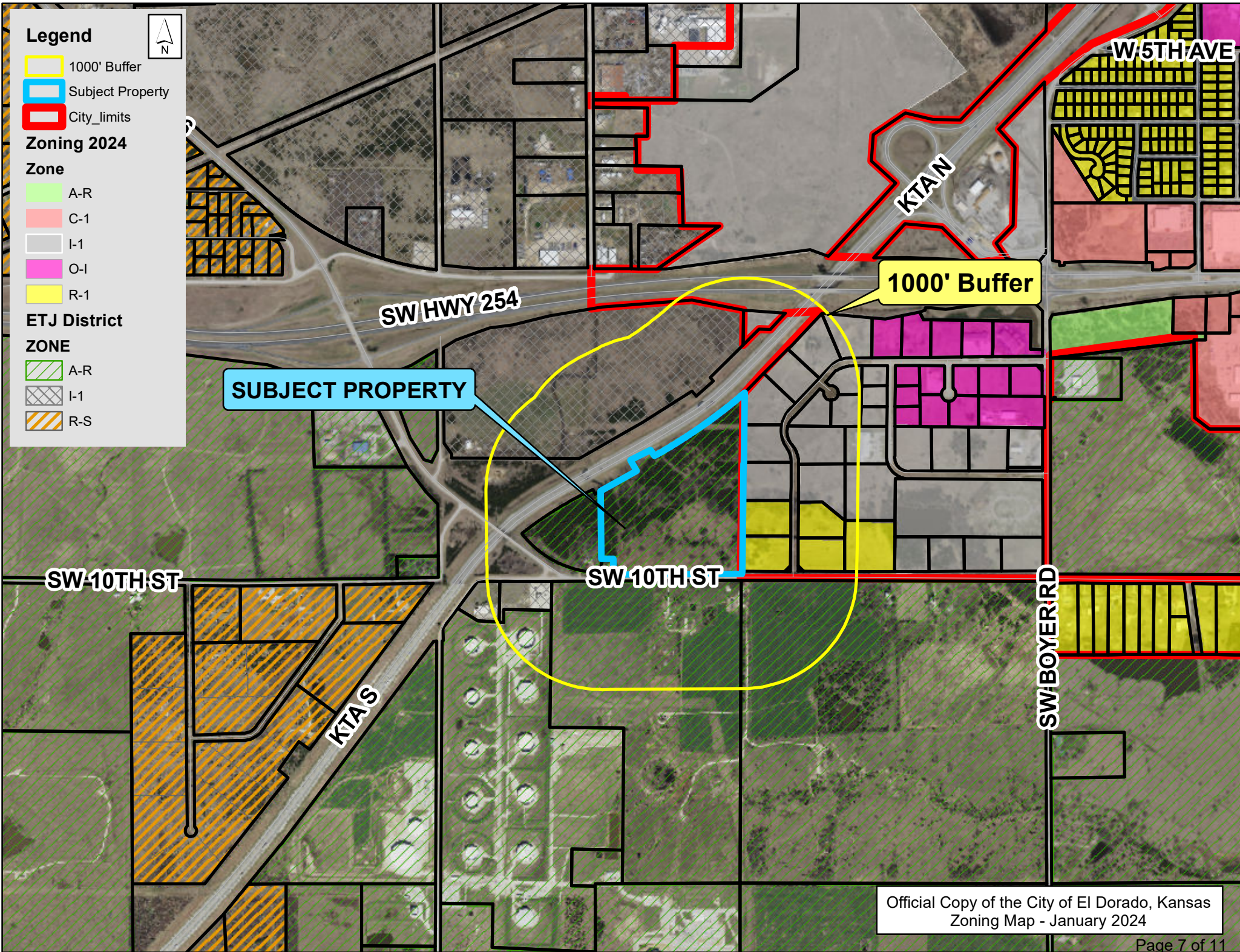
Mr. Rickard stated it will be discussed again in the first quarter of 2024.

Commissioner Fellers commented he wants the public to know how the Planning Commission has rules and regulations to abide by when deciding.

Commissioner Hackler mentioned how appreciative he was of the work City Staff did on the temporary sign regulations.

6. ADJOURNMENT

The meeting was adjourned at 5:51 pm.



Legend

- 1000' Buffer
- Subject Property
- City_limits

Zoning 2024

Zone

- A-R
- C-1
- I-1
- O-I
- R-1

ETJ District

ZONE

- A-R
- I-1
- R-S

BELLY ACRES WEST

PART OF
SW1/4, SECTION 5,
TWP. 26 SOUTH, RANGE 5 EAST
BUTLER COUNTY, KANSAS

El Dorado
Business Park

Belly Acres
West

Lot 5
781072 Sq. Ft.
17.93 Acres

Block

One

KB FARMS

CITY COMMISSIONER'S CERTIFICATE

State of Kansas) SS
County of Butler)

These easements and right-of-way accepted by the City Commission of
El Dorado, Kansas, this ____ day of ____, 20 ____.

ATTEST: _____, Mayor
Tabitha Sharp, City Clerk

CITY ATTORNEY'S CERTIFICATE

State of Kansas) SS
County of Butler)

This plat is approved as an addition to the City of El Dorado, Kansas pursuant
to the provisions of K.S.A. 12-401.

Date Signed: _____
Ashlyn Lindskog, City Attorney

~ BUTLER COUNTY REGISTER OF DEEDS ~

STATE OF KANSAS)
COUNTY OF BUTLER) SS

This is to certify that this instrument was filed for record in the Register
of Deeds office at ____ M. on the ____ day of ____, 20 ____
and was duly recorded in Book ____ at Page ____.

Jacque Roberts, Register of Deeds

~TRANSFER RECORD ~

Entered on transfer record this ____ day of ____, 2023

Tatum Stafford, Butler County Clerk

CERTIFICATE OF SURVEY

Commencing at the Southwest Corner of the Southwest Quarter of Section
5, Township 26 South, Range 5 East of the 6th Principal Meridian, Butler
County, Kansas; thence N89°00'41"E along the South Line of the Southwest
Quarter, a distance of 1409.6 feet to the Point of Beginning; thence
N01°00'39"W, a distance of 65 feet; thence N89°00'41"E, a distance of
104.36 feet; thence N01°00'39"W, a distance of 104.36 feet; thence
S89°00'41"W, a distance of 104.36 feet; thence N01°00'39"W, a distance of
637.19 feet to a point on the South Right-of-way Line of the Kansas
Turnpike Authority, said point being 150 feet Southeasterly at right angles
to the Kansas Turnpike Authority Centerline Station 6140+77.56; thence
N59°51'32"E along said Right-of-way Line, a distance of 222.44 feet;
thence N30°08'28"W, a distance of 61.00 feet; thence N59°51'32"E, a
distance of 200.00 feet; thence S30°08'28"E, a distance of 61.00 feet;
thence N59°51'32"E, a distance of 204.62 feet; thence along a spiral curve
to the left with a central angle of 2 degrees, having a chord bearing of
N59°11'02"E, a chord distance of 205.23 feet; thence along a circular curve
to the left with a radius of 3014.97 feet, having a chord bearing of
N51°41'32"E, a chord distance of 647.70 feet to the most Westerly Corner
of Lot 9 Block 1, El Dorado Business Park Addition; thence S01°00'59"E
along the West Line of said Addition, a distance of 1601.36 feet to the
South Line of the Southwest Quarter; thence S89°00'41"W, a distance of
1241.50 feet to the Point of Beginning. Said tract contains 33 acres more
or less.

Date Signed: _____
Roger L. Cutsinger P.S. #805

LAND SURVEYORS REVIEW

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of
____, 20____.

Michael A. Work PS#1160
Butler County Surveyor, Butler Co., Kansas

OWNER'S CERTIFICATE

State of Kansas) SS
County of Butler)

This is to certify that the undersigned owner(s) of the land described in the
Surveyor's Certificate; have caused the same to be surveyed and subdivided on
the accompanying plat into lots, blocks, streets and other public ways under the
name of Belly Acres West; that all highways, streets, alleys, easements and public
grounds as denoted on the plat are hereby dedicated to and for the use of the
public for the purposes of constructing, operating, maintaining and repairing
public improvements. The land contained herein is held and shall be conveyed
subject to any restrictions, reservations, and covenants on file or hereafter filed
in the Office of the Register of Deeds of Butler County, Kansas.

Date Signed: _____
Owner

NOTARY CERTIFICATE

State of Kansas) SS
County of Butler)

The foregoing instrument was acknowledged before me this ____ day of
____, 20____, by _____, Owner

_____, Notary Public

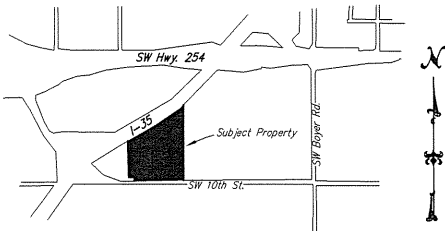
My appointment expires: _____

PLANNING COMMISSION CERTIFICATE

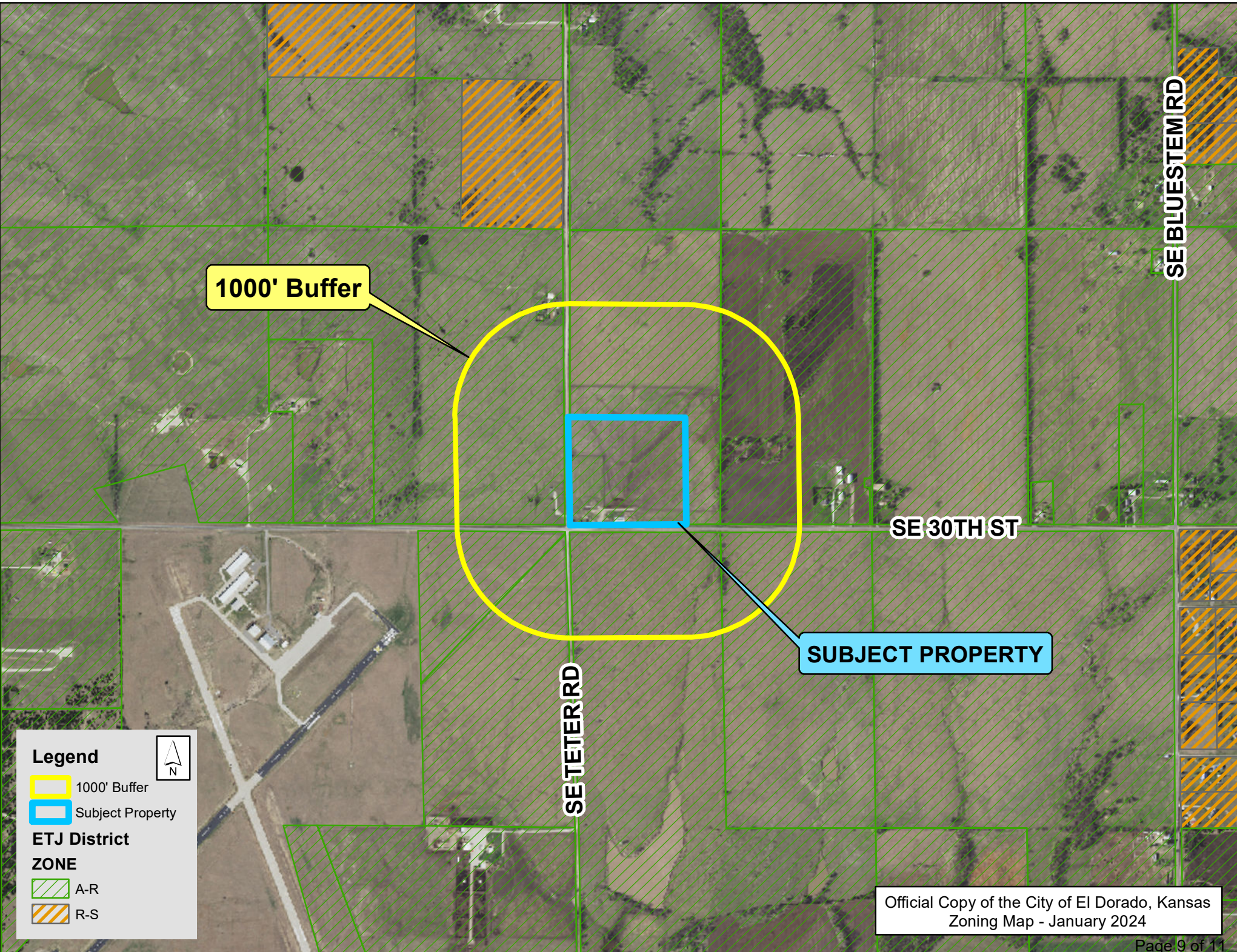
State of Kansas) SS
County of Butler)

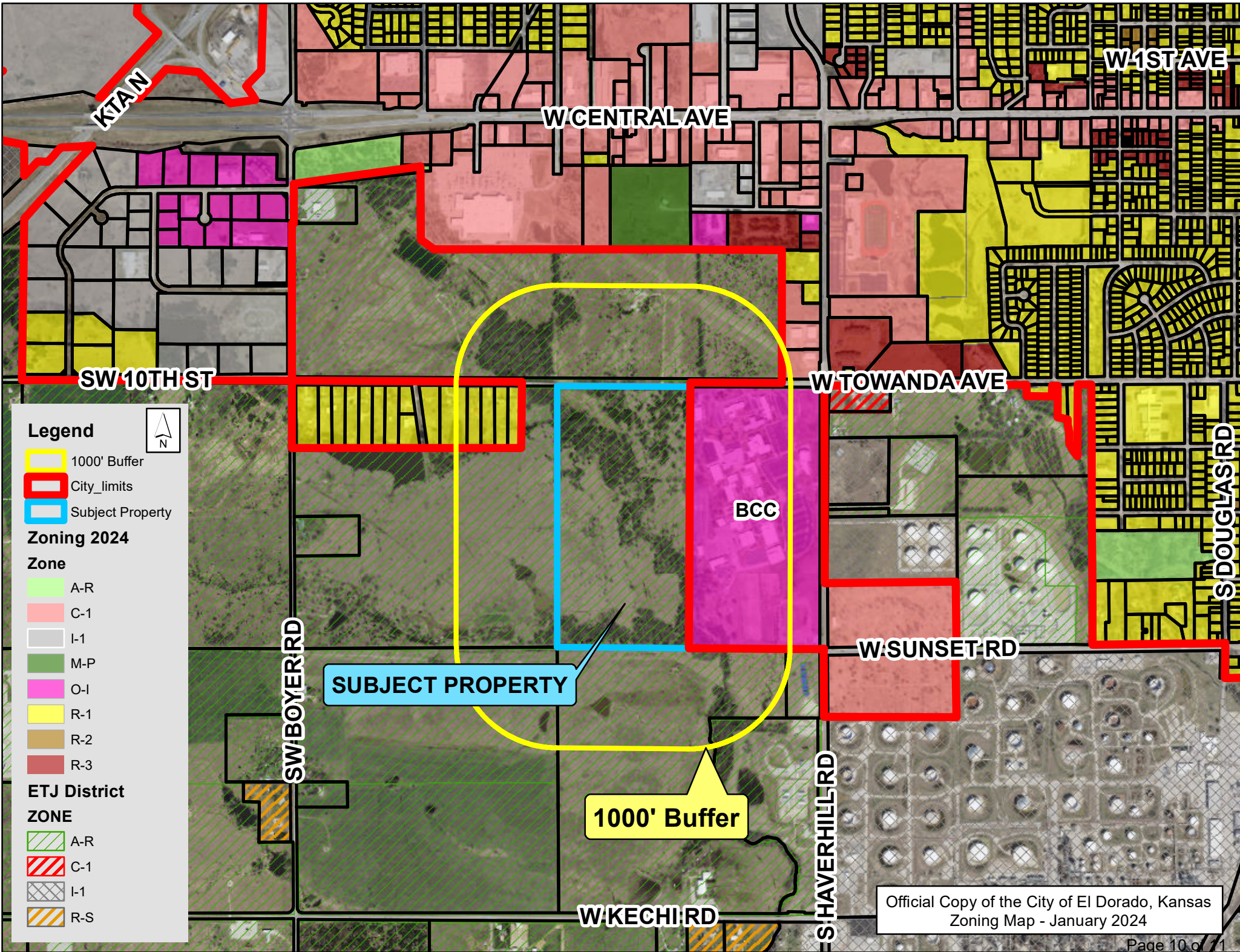
This plat of Belly Acres West has been submitted to and approved by the El Dorado
Planning Commission on this ____ day of ____, 20 ____.

_____, Chairman
ATTEST: _____, Secretary

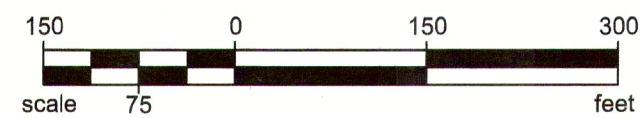
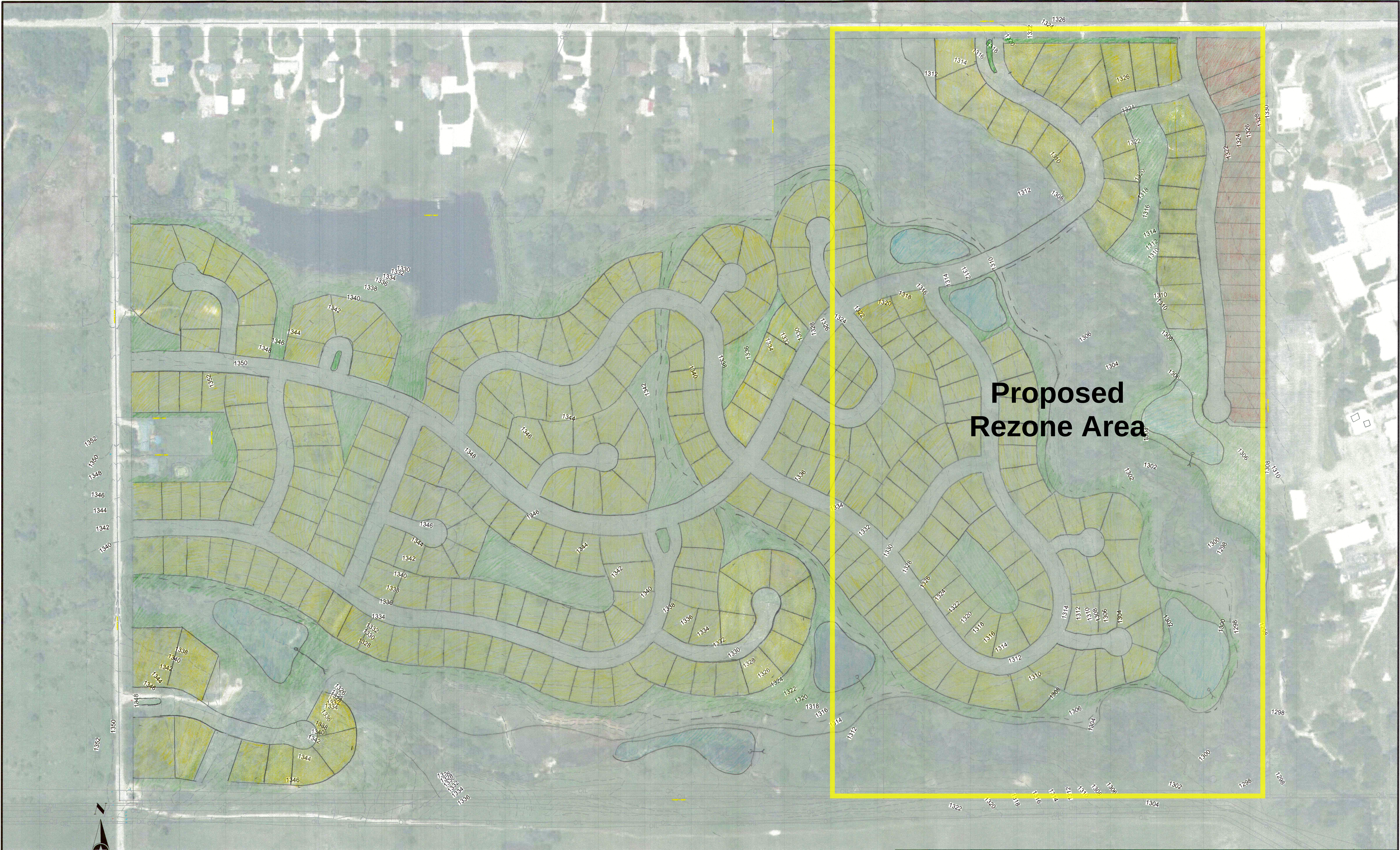


- LEGEND
- W = WATER MAIN
 - OHE = OVERHEAD ELECTRIC
 - UGT = UNDER GROUND TELEPHONE
 - F.H. FIRE HYDRANT
 - FO MKR. FIBER OPTIC MARKER
 - POWER POLE
 - W.V. WATER VALVE
 - SR SUCKER ROD (Found)
 - 28 1/2" Bar w/LS 28 Cap (Fd)
 - 65 1/2" Bar w/LS 65 Cap (Fd)
 - 1/2R 1/2" Rebar (Found)
 - 1/2IP 1/2" Iron Pipe (Found)
 - 3/4IP 3/4" Iron Pipe (Found)
 - ISO 1" Square Bar (Found)
 - 1/2"x24" Bar w/BHC Cap (Set)





Save: 10/3/2023 10:19 AM dburns Plot: 10/3/2023 10:20 AM X:\PT\SSA\FAH\174758\5-final-dsgn\51-drawings\10-Civil\lead\dwg\SA_174758_Concept EX.dwg



20 LOTS
80' x 120' SF LOTS
(10,000)



PROJECT NO.

DATE:
10/3/2023

SITE CONCEPT
TOWANDA DEVELOPMENT
EL DORADO, KANSAS

EXHIBIT
NO. 1