EL DORADO

THE FINE ART OF LIVING WELL

PLANNING COMMISSION AGENDA

April 23, 2015

6:30 p.m.

1. Call To Order & Roll Call
2. Approval Of Minutes

   Documents: 3-26-15 MINUTES.PDF

3. New Business

   3.I. CASE NO. 15-003-REZ: PUBLIC HEARING FOR THE CONSIDERATION OF A REQUEST TO REZONE 111 W. LOCUST AVENUE FROM I-1 LIGHT INDUSTRIAL DISTRICT TO C-2 CENTRAL BUSINESS DISTRICT.

   3.II. CASE NO. 15-004-SUP: PUBLIC HEARING FOR THE CONSIDERATION OF A SPECIAL USE PERMIT FOR AN ACCESSORY STRUCTURE AT 1013 CHEROKEE STREET.

4. Old Business
5. Staff Items
6. Adjournment

PLANNING COMMISSION MINUTES
March 26, 2015
6:30 p.m.

1. CALL TO ORDER & ROLL CALL

Chairman Fred Britain called the March 26th, 2015, Planning Commission to order at 6:30pm.

MEMBERS PRESENT:
Fred Britain
Scott Leason
Gregg Lewis
Kyle McLaren
Allen Potter
Gerald Watson

STAFF PRESENT:
Scott Rickard
Jay Shivers
Steve Moody
Jason Reiswig
David Broderick
Kurt Bookout
Tammy Schaffer
Jason Hughey
Herb Llewellyn
Brad Meyer
Kevin Wishart

2. APPROVAL OF MINUTES

Commissioner Leason made a motion to approve the minutes for the February 26, 2015, Planning Commission meeting, seconded by Commissioner Watson. The motion passed unanimously (6-0).

3. NEW BUSINESS

4. OLD BUSINESS

5. STAFF ITEMS

CAPITAL IMPROVEMENT PLAN (CIP)

Scott Rickard explained the CIP process to the Commission. He noted that Department Directors were present to answer any questions about the projects listed within the CIP.

Commissioner Watson asked how many paying members are a part of Prairie Trails. Jason Hughey responded that Prairie Trails has 146 paying members. Commissioner Watson inquired if that was enough income for the golf course to sustain itself. Mr. Hughey replied that it is and that the improvements listed in the CIP, including improvements to the green and restaurant, should improve revenue.

Commissioner Potter asked if Prairie Trails revenue is based on membership or from visitors. Mr. Hughey replied that it comes from both sources; membership and tournaments are a large portion. Commissioner Potter asked if they rent the clubhouse. Mr. Hughey replied that they do and plan to bring in more events than in the past.

Commissioner Leason asked about the location of the bike path extension and if it was going through the compost area. Mr. Rickard replied that it was the most direct path to the west side of the El Dorado. The plan is to put it on lower bank of river where the compost area would not be as visible.

Commissioner McLaren asked if there is a buyer for the City's water supply. Mr. Bookout explained that we do not have a customer but noted that there is a regional need for water. Commissioner Potter asked if there was a guideline for return-on-investment for installing pipeline infrastructure to neighboring cities. Mr. Bookout stated that the market would dictate what the water is worth and the ultimate return.

Commissioner Watson asked if the City has considered supplying Andover and other locations within Butler County. Mr. Bookout stated that the City is open to serving adjacent towns. He noted that as Wichita water rates increase, it may become a more important discussion.

Gregg Lewis made a motion to deem the 2016-2021 Capital Improvement Plan in conformance with the 2030 Comprehensive Plan. The motion was seconded by Commissioner Leason.

Prior to the vote, Commissioner Watson asked about stormwater drainage on the south side of town. Mr. Bookout stated that they have done extensive sewer line improvements but still have projects in the CIP to improve the system and increase capacity.

Roll Call Vote

Fred Britain	Yes	Kyle McLaren	Yes
Steve Funk	Absent	Van Pooler	Absent
Scott Leason	Yes	Allen Potter	Yes
Gregg Lewis	Yes	Gerald Watson	Yes
Brad Long	Absent		

Motion passed 6-0

6. ADJOURNMENT

The meeting was adjourned at 6:45pm.