

EL DORADO

K A N S A S

PLANNING COMMISSION AGENDA

May 22, 2025

5:30 PM

1. CALL TO ORDER & ROLL CALL

James Barnaby
Steve Fellers
Lawrence Fischetti
Debbra LaForge
Scott Leason
Brad Long
Austin Letts
Norman Wilks

2. APPROVAL OF MINUTES

1 - 4/24/25 MINUTES

3. NEW BUSINESS

ITEM NO. 1 - SUP-LIMITED VEHICLE REPAIR AT 301 S MAIN

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

4. OLD BUSINESS

5. STAFF ITEMS

6. ADJOURNMENT

EL DORADO

KANSAS

PLANNING COMMISSION MINUTES-DRAFT

April 24, 2025

5:30 p.m.

1. CALL TO ORDER & ROLL CALL

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

Members Present

Steve Fellers

Debbra LaForge

Scott Leason

Austin Letts

Norman Wilks

Staff Present

Scott Rickard

Others Present

Gary Taylor

Larri Taylor

John Murphy

Jack Kaster

Steve Shearburn

2. APPROVAL OF MINUTES 3/27/25

3. NEW BUSINESS

ITEM NO. 1 – CASE NO. 25-02-SUP: PUBLIC HEARING FOR THE CONSIDERATION OF A REQUEST FOR A SPECIAL USE PERMIT TO ALLOW AN ACCESSORY STRUCTURE AT 720 OAK STREET.

A. Presentation of Request

Gary Taylor has requested a Special Use Permit (SUP) to construct a 1,800-square-foot detached accessory structure at 720 Oak Street. The property is located at the southeast corner of Oak Street and 6th Avenue and is zoned R-2 Residential – Medium Density. The applicant intends to use the structure for personal vehicle storage and hobby-related activities. Because the proposed size and appearance exceed the standards permitted by right, the request must be reviewed through the Special Use Permit process.

The property measures 200 feet in width along Oak Street and 150 feet in depth along 6th Avenue, totaling 30,000 square feet. The existing residence, built in 1997, is a one-story ranch-style home with a main floor living area of 1,150 square feet and a full basement. The home includes a 1,254-square-foot attached garage. The structure has hardboard siding and a composition shingle roof.

The proposed accessory structure is a 30-foot by 60-foot metal building, totaling 1,800 square feet. It is proposed to have metal siding and a metal roof. The applicant has indicated that they do not intend to match the architectural style of the primary residence. The structure will have 12-foot side walls, and the roof slope is unspecified. It will be oriented toward 6th Avenue with a proposed 15-foot setback from that property line. Existing mature trees along both Oak Street and 6th Avenue provide natural screening that may reduce the structure's visibility from the street.

Staff recommends approval of the Special Use Permit subject to the following conditions:

1. The structure shall maintain a minimum 15-foot setback from 6th Avenue.
2. The structure shall use neutral-colored metal siding and roofing matching the principal structures' siding and roof colors, and all exterior finishes shall be kept in reasonable condition to ensure visual compatibility with the residential neighborhood.
3. The applicant shall retain existing tree cover along Oak Street and 6th Avenue to provide natural screening. If this vegetation is removed in the future, supplemental landscaping or a privacy fence may be required.

Mr. Taylor stated he plans to use a dark gray and black color scheme, the same colors as his house. He plans to use the building for his hobbies.

Commissioner Letts questioned if the trees would be removed to build the structure and if the driveway access would be from 6th Avenue.

Mr. Taylor noted that the new building will mostly be hidden by the trees, except for a 30-foot area that would be open for the driveway, which would be accessed off 6th Avenue.

Mr. Rickard commented that the property has adequate space for the building, and they would need to try to match the house's colors, per the changes made to the zoning regulations a few years ago.

B. Public Hearing

Chairman Letts opened the public hearing. John Murphy stated he owns the property next to Mr. Taylor and has no problems with the new building if everything is within the easement requirements.

C. Discussion by Planning Commission

Commissioner Fellers commented that he understands the applicant's desire but feels the cemetery is a special place to honor people, and it will always be there. Even though he knows

the applicant does a good job of maintaining his property, he noted that he is always against trees getting cut down. Mr. Fellers said he would not vote for this special use.

Commissioner Leason stated the building would be out of sight. However, the structure built along 12th Avenue was supposed to be out of sight, and it is not. Commissioner Leason also noted the trees should be left as a buffer for the cemetery.

Mr. Rickard noted that if Mr. Taylor wanted to build a 1,200-square-foot building, he would be issued a permit today regardless of color and material. He only had to apply for a special use permit because the structure is 600 square feet larger than allowed by law.

Commissioner LaForge inquired why the building needed to be so large. Mr. Taylor stated he would like a building large enough for his truck and trailer to pull in without having to unhook the trailer. Mr. Taylor also wants room to park his tractor and lawnmower in one place. Mr. Taylor noted that he has lived on this property for over 20 years and makes sure to shut off his lawn mower if a funeral service is being held. Mr. Taylor also commented that the railroad had just built a large metal building, and he wasn't notified that it was happening, and they are by the cemetery. Mr. Taylor also stated that most of his building will be covered by trees, and only the garage doors will be visible.

Commissioner Fellers commented that when Mr. Taylor no longer lives there, the next people might not be as courteous. He also inquired if Mr. Taylor considered the northwest corner of his property for the building. Mr. Taylor stated that the northwest corner is too far to build a driveway. Mr. Rickard noted that a concrete or asphalt driveway would be required, and the distance on the other side of the property has a larger paving distance.

Commissioner Wilks inquired about the staff recommendations regarding landscaping requirements. Mr. Rickard stated that any conditions the Planning Commission places on the special use, such as screening, landscaping, etc., are then recommended to the City Commission for final approval.

Commissioner Fellers suggested that the commissioners state their stance on the project before discussing any conditions that may be applied.

Commissioner Letts noted he has driven around town and seen other properties with buildings that do not match the residence. He also stated that it shouldn't matter if the building is next to the cemetery, especially since it is next to the railroad.

Commissioner Fellers motioned to deny the special use permit and Commissioner Leason seconded.

Commissioner Letts commented that he doesn't see how the building will affect people buried.

Commissioner Leason stated that rules need to be adhered to.

Commissioner Letts noted that conditions could be set to allow the building.

Commissioner LaForge commented that the size difference between 1,500 SF and 1,800 SF isn't that much different.

Mr. Rickard noted that if Mr. Taylor wanted to meet the current regulations, a permit would have already been issued, and it could be any color or look that Mr. Taylor desired.

D. Motion

Commissioner Fellers moved to recommend denial of Case No. 25-02-SUP, Gary Taylor's request for a Special Use Permit to allow a 1,800-square-foot accessory structure at 720 Oak Street, for the reasons stated in the staff report and as heard at this public hearing, seconded by Commissioner Leason.

ROLL CALL VOTE

Commissioner Fellers	Y
Commissioner LaForge	N
Commissioner Leason	Y
Chairman Letts	N
Commissioner Wilks	Y

Motion passed 3-2.

Mr. Rickard commented that the City Commission can approve the request with a supermajority vote, send the case back to the Planning Commission, or accept the denial.

4. OLD BUSINESS

5. STAFF ITEMS

The Next Meeting is on May 22, 2025. The pending item is a Special Use Permit at 301 S Main.

6. ADJOURNMENT

The meeting was adjourned at 6:01 pm.

PLANNING COMMISSION MEMORANDUM

TO: Planning Commission
CC:
FROM: Scott Rickard
RE:

David Turner has requested a Special Use Permit (SUP) to allow Limited Vehicle Repair at 301 S. Main Street. The property is zoned C-2 Central Business District and includes an existing commercial structure historically used for automotive services and fuel sales, but more recently used as office space for a plumbing business. The applicant intends to perform light maintenance work, including tire and brake repair, oil changes, and other related services.

The proposed use falls under the definition of Limited Vehicle Repair in the zoning regulations, which is defined as:

“Establishments providing specialized motor vehicle repair or maintenance services, which activities take place within an enclosed building, excluding paint and body shops or other major vehicle repair services. Typical services include electronic tune-ups, brake repairs, air conditioning repairs, tire repairs, front-end alignments, battery recharging, and oil/lubrication services. May also include the sales, repair, or installation of parts and accessories, such as tires, batteries, windshield wipers, hoses, windows, etc.”

This use is only permitted by a Special Use Permit in the C-2 zoning district.

STAFF REVIEW – SPECIAL USE PERMIT CRITERIA

This application has been reviewed in accordance with Section 10.3.2 of the zoning regulations. Staff offer the following analysis:

A. Location and Size of Use in Relation to Site and Adjacent Properties

The building is a one-story masonry structure located on the west side of Main Street, with overhead garage doors and alley access. The property lies in a mixed commercial area

B. Accessibility to Services, Traffic Flow, and Parking

The site has direct access from Main Street and rear access via a public alley. The area is accessible to all municipal services. There is adequate space for vehicle entry and exit, but staff recommend clear designation of parking and staging areas to avoid congestion near sidewalks and alleys.

C. Utility and Service Availability

The site is fully served by City utilities, including water, sewer, electric, and refuse. No upgrades are required.

D. Structure Design and Compatibility

The structure is existing.

E. Yard and Open Space

There are no new structures or additions proposed. The property meets current yard requirements.

F. Compatibility with Adjacent Properties and Community Welfare

The site layout and context support continued use of the building for service purposes, provided key conditions are applied.

STAFF RECOMMENDED CONDITIONS

If the Planning Commission recommends approval, staff recommends the following conditions:

1. All repair activities must occur entirely within the enclosed building.
2. No outdoor storage of parts, tools, fluids, tires, or equipment.
3. Hours of operation shall be limited to 7:00 AM to 7:00 PM.

4. No blocking of alley access; vehicles or equipment shall not be staged in the alley.
5. Refuse and recycling must be screened from public view.

MOTION OPTIONS

Approval Motion:

I move to recommend approval of Case No. 25-03-SUP, a request by David Turner for a Special Use Permit to allow Limited Vehicle Repair at 301 S. Main Street, subject to staff's recommended conditions, based on the findings in the staff report.

Denial Motion:

I move to recommend denial of Case No. 25-03-SUP, based on the finding that the proposed use does not meet the Special Use Permit standards outlined in Section 10.3.2 of the zoning regulations.

