

PLANNING COMMISSION MINUTES

May 25, 2017

6:30 p.m.

1. CALL TO ORDER & ROLL CALL

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

Members Present:

David Lewis
Brad Long
Kyle McLaren
David Stewart
Gerald Watson

Staff Present:

Jay Shivers

Others Present:

Kasandra Beard
Donald Adlesperger
Jon Dyer
Jeff Schaefer
Nancy Oberg
Johnny Patterson

2. APPROVAL OF MINUTES

Commissioner Stewart moved to recommend approval of the March 23rd, 2017, minutes, seconded by Commissioner Lewis. The motion passed unanimously (5-0).

3. NEW BUSINESS

ITEM NO. 1 – CASE NO. 17-003-REZ: PUBLIC HEARING FOR THE CONSIDERATION OF A REQUEST TO REZONE 3913 SW 10th STREET FROM A-R AGRICULTURAL RESIDENTIAL DISTRICT TO I-1 LIGHT INDUSTRIAL DISTRICT.

A) PRESENTATION OF REQUEST

Jay Shivers reviewed the staff memo and presented maps of the subject property and area. Mr. Shivers said the neighbor to the east called in response to receiving a notice for the meeting. The neighbor was primarily calling to make sure it was not their property being rezoned. They had no concerns about the subject property being rezoned.

B) PUBLIC HEARING

Chairman Long opened the public hearing. Jeff Schaefer, project engineer representing Tallgrass Energy, introduced himself and said he was available for questions. Mr. Shivers showed a proposed site plan to further explain what the applicant is interesting in building on the subject property; he also noted that the rezoning is to allow certain uses, not approve a site plan. Commissioner McLaren asked where on the property the metering buildings would be built. Mr. Shaefer said the site plan shows the southeast corner of the lot and that is where the buildings will be built.

Commissioner Lewis asked if there were any other plans for the property. Mr. Shaefer said they are only planning for the metering station.

Chairman Long asked if staff have received approval from Butler County. Mr. Shivers said Butler County typically makes a recommendation to the City. Once the rezoning process is complete, final permits will be issued by the County. Mr. Shivers said that David Alfaro has been involved with this project since the beginning. Mr. Shivers said he has verbal support from David and is expecting a letter of support anytime. There being no one else to speak, the public hearing was closed.

C) DISCUSSION BY PLANNING COMMISSIONERS

No additional discussion.

D) MOTION

Commissioner McLaren moved to recommend approval of Case No. 17-003-REZ, an application by Tallgrass Pony Pipeline, LLC, to rezone 3913 SW 10th Street Road, from A-R Agricultural Residential District to I-1 Light Industrial District, for reasons stated in the staff recommendation and heard at this public hearing, seconded by Commissioner Watson. The Commission voted by voice vote to unanimously approve the motion (5-0).

ITEM NO. 2 – CASE NO. 17-005-REZ: PUBLIC HEARING FOR THE CONSIDERATION OF A REQUEST TO REZONE 403 N. STAR STREET FROM R-1 LOW DENSITY RESIDENTIAL DISTRICT TO R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT.

A) PRESENTATION OF REQUEST

Mr. Shivers reviewed the staff memo and presented maps of the subject property and area.

B) PUBLIC HEARING

Chairman Long opened the public hearing. Jon Dyer, the applicant, said the existing home is scheduled to be demolished mid-June. Mr. Dyer said he plans to apply for the Neighborhood Revitalization Program and build a duplex on the property.

Chairman Long asked if Mr. Dyer is the property owner and contractor that will build the new structure. Mr. Dyer said that is correct. Mr. Dyer said he would like to start in August if he can get all the approvals. Chairman Long asked what the completion date would be. Mr. Dyer said about six months later. Chairman Long asked if there would be off-street parking. Mr. Dyer said there would be parking plus garage space. Chairman Long asked if a fence or barrier is required. Mr. Shivers said no screening is required between R-1 and R-2 zoned properties. Mr. Dyer also said he plans to put up a six foot privacy fence.

Commissioner Watson asked if that area had older homes. Mr. Dyer said that the home was built before 1900. Mr. Shivers said he researched it and records say 1880. There being no one else to speak, the public hearing was closed.

C) DISCUSSION BY PLANNING COMMISSIONERS

Commissioner Watson asked if the neighbors were notified. Mr. Shivers said notices were sent to all properties with 200 feet of the subject property. Mr. Shivers also said he did not receive any phone calls or walk-ins about this case.

D) MOTION

Commissioner Lewis moved to recommend approval of Case No. 17-005-REZ, an application by Jon Dyer to rezone 403 N. Star Street, from R-1 Low Density Residential District to R-2 Medium Density Residential District, for reasons stated in the staff recommendation and heard at this public hearing, seconded by Commissioner McLaren. The Commission voted by voice vote to unanimously approve the motion (5-0).

ITEM NO. 3 – CASE NO. 17-006-REZ: PUBLIC HEARING FOR THE CONSIDERATION OF A REQUEST TO REZONE 6.9 ACRES ON THE NORTH SIDE OF TOWANDA AVENUE APPROXIMATELY 400 FEET EAST OF S. HAVERHILL ROAD FROM R-1 LOW DENSITY RESIDENTIAL DISTRICT TO R-3 MULTIPLE FAMILY DWELLING DISTRICT.

A) PRESENTATION OF REQUEST

Mr. Shivers reviewed the staff memo and presented maps of the subject property and area.

B) PUBLIC HEARING

Chairman Long opened the public hearing. Don Adlesperger, applicant, said he purchased it 20 years ago with the intent to build it into residential. He said it has apartments on both sides so he's getting lots of interest.

Commissioner Watson asked if the ground was good to build on. Mr. Adlesperger said it's rocky close to Towanda and that's all he is aware of. Chairman Long asked if Commissioner Watson was concerned about oil or water. Commissioner Watson said he thought there was an area on the property where the old tornado debris was dumped. Mr. Adlesperger said he wasn't sure but

thought it might be on the far east end of the property. There being no one else to speak, the public hearing was closed.

C) DISCUSSION BY PLANNING COMMISSIONERS

No additional discussion.

D) MOTION

Commissioner Stewart moved to recommend approval of Case No. 17-006-REZ, an application by Adlesperger Brothers, LLC, to rezone the 6.9-acre tract located on the north side of Towanda Avenue and approximately 400 feet east of S. Haverhill Road, from R-1 Low Density Residential District to R-3 Multifamily Dwelling District, for reasons stated in the staff recommendation and heard at this public hearing, seconded by Commissioner Lewis. The Commission voted by voice vote to unanimously approve the motion (5-0).

4. OLD BUSINESS

5. STAFF ITEMS

Mr. Shivers notified the Planning Commission that there will be a meeting on June 22nd.

6. ADJOURNMENT

The meeting was adjourned at 6:50pm.