

PLANNING COMMISSION MINUTES

June 22, 2017

6:30 p.m.

1. CALL TO ORDER & ROLL CALL

Members Present

Dan Bullock
Scott Leason
Brad Long
Samuel McVay
David Stewart
Gerald Watson

Staff Present

Jay Shivers
Scott Rickard

Others Present

David Lawrence
Angela Lawrence
Thomas Frye
Anna Johnson
Norma Johnson
Gail Ellet
Edward Ellet, Jr
Alan Patterson
Patrick Light
Jeremy Costello
Karen Hulse
Dwight Hulse

2. APPROVAL OF MINUTES

A motion was made by Commissioner Stewart to approve the May 25th, 2017, Planning Commission meeting minutes, seconded by Commissioner Watson. The motion passed unanimously (6-0).

3. NEW BUSINESS

ITEM NO. 1 – CASE NO. 17-007-REZ: PUBLIC HEARING FOR THE CONSIDERATION OF A REQUEST TO REZONE A 1.1-ACRE TRACT AT THE SOUTHWEST CORNER OF W. FIRST AVENUE AND N. TOPEKA STREET FROM R-1 LOW DENSITY RESIDENTIAL DISTRICT TO C-1 GENERAL BUSINESS DISTRICT.

A) PRESENTATION OF REQUEST

Commissioner McVay said his business contracts with the hospital and he will abstain from the case. Jay Shivers reviewed the staff memo. He said the rezoning generally follows the Comprehensive Plan but that the City also had some concerns about the changes occurring in this area.

Alan Patterson, representing Susan B. Allen Memorial Hospital, said the hospital has been increasing staff levels to provide better care to El Dorado and surrounding areas. Mr. Patterson said they have a business interested in purchasing the building in front of the hospital that currently houses the home health services staff and home medical care equipment department. He said with the increase in staff, there is no room to transfer these departments to the main hospital building. Mr. Patterson said they are asking for the rezoning to build an additional building to house the two departments. He said they are looking to put a building on the far north end of the parking lot. He said the parking lot is rarely completely full. The hospital feels it will not have a negative effect on parking. The proposed building would be 50 by 80 feet, single story office building.

Mr. Patterson said they will create a master plan for the hospital in the near future. He said they want to hire a consultant and include the planning department and some of the neighbors to discuss their future expansion to better serve the community.

Commissioner Bullock asked why the hospital isn't considering the land on the east side of 608 W. Central Avenue. Mr. Patterson said that is a possibility; they thought the subject property was already zoned for commercial and were working under that mindset.

Commissioner Watson asked if they could move across the street. Mr. Patterson said that is a possibility.

Commissioner Bullock asked why they aren't considering staying along Central rather than going into the neighborhood. Mr. Patterson said that's what they may have to do.

Chairman Long asked if the zoning and building were approved, will they have adequate parking. Mr. Patterson said they did. Mr. Shivers also said at that point, the City would review the parking regulations and calculation to ensure there is adequate parking.

Commissioner Watson said he drove by and noted the parking lot was nearly full and he was concerned the addition of the building will create additional parking problems. He said he recently saw the main hospital parking lot completely full. Mr. Patterson said there are special activities that go on at the hospital from time to time that may take up most of the parking, but they don't occur every day. Mr. Patterson said they can shift employee parking to lots that aren't used as much if that is needed. Commissioner Watson said he was concerned the hospital wasn't showing what kind of building they are wanting to build if they get the C-1 zoning. Commissioner Bullock responded that a site plan and rendering wouldn't make a difference since they just approve the land uses.

Chairman Long asked what will happen with the 608 W. Central building if the rezoning is denied. Mr. Patterson said he did not know.

B) PUBLIC HEARING

Chairman Long opened the public hearing. Norma Johnson, residing at 812 W. Central Avenue, said they put their house on the National Register of Historic Places. She said the older homes in the neighborhood have a lot of history and that El Dorado needs a historic preservation ordinance to protect the older homes. She said a judge appealed a zoning decision in 1999 on the lot east of her home; the judge said there is no reason the block should not stay residential. Mrs. Johnson asked the Planning Commission to deny the rezoning request.

Anna Johnson, residing near 1st and Denver, wanted to testify to the parking situation. She said First Street is lined with parked cars during business hours and sometimes block alley entrances. She said there is a parking issue.

Angela Lawrence, residing at 129 N. Emporia Street, said worked with the neighbors on the letter submitted to the Planning Commission. She said it covers all the concerns the neighborhood has. She said they are concerned about property values and the range of possible structures that could go on the property. She said there are two lots between Emporia Street and the parking lots that the hospital owns and she is concerned they may be turned into access for those lots. She is concerned if a building is built on the parking lot, the hospital will continue to purchase properties and build more parking lots. Ms. Lawrence then read the list of names that signed the letter. Ms. Lawrence said the neighbors would love to be involved in future planning for the hospital as Mr. Patterson had mentioned. Ms. Lawrence concluded by saying her and neighbors that signed the letter oppose the rezoning request.

Chairman Long asked Ms. Lawrence if anyone refused to sign the letter. She said there are two people at the meeting who would like to speak for themselves. She said there was one other person that would not sign because of her position in the community.

Commissioner Watson asked if the letter was signed by only homeowners. Ms. Lawrence replied that is it only homeowners.

Gail and Edward Ellet, residing at 116 N. Emporia Street, said they have lived there for 42 years and would like to maintain the same neighborhood atmosphere for future generations. They said they are concerned about property values, ability to sell their home, and overall enjoyment of living on the block. They said they oppose any commercial development on the block. They said people are interested in moving to their block, but commercial expansion may change that outlook in the future.

David Lawrence, residing at 129 N. Emporia Street, said he is concerned that anything can be built on the lot and that it is a big lot. He said they already get hospital traffic from delivery trucks going down First Avenue and turning down Emporia Street to get back to W. Central. He said he is worried about increased traffic and safety of the kids that play in the neighborhood. He

asked if the hospital will put a parking lot on the two lots they purchased on Emporia Street. Mr. Lawrence said there's plenty of other space for the hospital to use nearby.

Chairman Long asked if Mr. Patterson had anything he would like to add to the discussion. Mr. Patterson thanked the neighbors for coming to the meeting. He said he understood their concerns and that it is hard to maintain a business without growing and expanding. Mr. Patterson said he would share what he heard at the meeting with the hospital.

There being no one else to speak, Chairman Long closed the public hearing.

C) DISCUSSION BY PLANNING COMMISSIONERS

Commissioner Leason asked about Norma Johnson's comments on a previous rezoning attempt. Ms. Johnson said in 1999 the hospital wanted the lot east of her home to be commercial. It was appealed to a court and the judge said there was no reason it should not be residential. She said the hospital then got a Special Use Permit to use it as a parking lot. Commissioner Watson asked if that was because of her home being on the historic register. Ms. Johnson said it was not on the register at that time.

D) MOTION

Commissioner Bullock moved to recommend denial of Case No. 17-007-REZ, an application by Susan B. Allen Memorial Hospital, to rezone the 1.1-acre tract located on the the southwest corner W. First Avenue and N. Topeka Street, from R-1 Low Density Residential District to C-1 General Business District, for reasons stated in the staff recommendation and heard at this public hearing, seconded by Commissioner Leason.

Roll Call Vote

Dan Bullock	Y
Scott Leason	Y
Brad Long	Y
Samuel McVay	Abstained
David Stewart	N
Gerald Watson	Y

The motioned passed (4-1).

ITEM NO. 2 – CASE NO. 17-003-SUP: PUBLIC HEARING FOR THE CONSIDERATION OF A REQUEST FOR A SPECIAL USE PERMIT AT 1134 S. EMPORIA STREET TO ALLOW AN ACCESSORY STRUCTURE EXCEEDING 1,200 SQUARE FEET IN SIZE AND 12 FEET AT THE SIDE WALL.

A) PRESENTATION OF REQUEST

Mr. Shivers reviewed the staff memo.

B) PUBLIC HEARING

Chairman Long opened the public hearing. Patrick Light, the applicant, said he has a travel trailer that requires tall doors to get it into the building. He said he bought this property because it is a large lot and could support another building in the future. He said he is a sheriff and would like to get his patrol vehicle off the street due to vandalism. He's also had issues with his boat being parked in front of his house. Mr. Light said he talked to a lot of his neighbors to feel them out before starting this process.

Chairman Long asked if he would be pouring concrete from the structure to the street. Mr. Light said that is correct.

Commissioner McVay asked how much space is between the shop and the house to the south. Mr. Light said he would be 12 to 13 feet off of his property line.

Commissioner Watson asked if it is manufactured building. Mr. Light said it would be a pole building built on site by Knowles Construction.

Commissioner Bullock said he has a similar structure with 14 foot sidewalls. He said the peak of his building is around 26 feet. Commissioner Bullock said he is not concerned about the total square feet but is concerned about how tall the building will be. Mr. Light said he spoke with his neighbors and he hasn't heard any complaints.

Chairman Long asked if Mr. Shivers had received any complaints from neighbors. Mr. Shivers said he heard one complaint, but the resident was complaining about the wrong property. Once that was corrected, there were no complaints for the proposed building.

Commissioner Stewart said he understood the request and that the neighbors do not have a problem.

Commissioner McVay said he was initially concerned about the house to the south and blocking their view, but the building will be set far enough back to not be a problem.

There being no one else to speak, the public hearing was closed.

C) DISCUSSION BY PLANNING COMMISSIONERS

Commissioner Stewart asked if the Commission would like to discuss any potential stipulations or conditions.

D) MOTION

Commissioner Stewart moved to recommend approval of Case No. 17-003-SUP, a request by Patrick Light, for a Special Use Permit to allow a 1,500 square foot accessory structure with 14 foot side wall height on the property located at 1134 S. Emporia Road, for the reasons set forth in the staff recommendation and heard at this public hearing., seconded by Commissioner Bullock.

Roll Call Vote

Dan Bullock	Y
Scott Leason	Y
Brad Long	Y
Samuel McVay	Y
David Stewart	Y
Gerald Watson	Y

The motion passed (6-0).

4. OLD BUSINESS

5. STAFF ITEMS

Mr. Shivers said there will be another meeting on July 27th.

6. ADJOURNMENT

The meeting adjourned at 7:30pm.