

PLANNING COMMISSION MINUTES
December 14, 2017
6:30 p.m.

*Planning Commissioners: Please note that these minutes are a summary of the meeting. The video files were corrupted and could not be restored by in-house tech support or third party assistance. However, all motions, votes, names of speakers, and concerns have been noted.

1. CALL TO ORDER & ROLL CALL

The meeting was called to order at 6:30pm.

Members Present:

Dan Bullock
Scott Leason
David Lewis
Brad Long
Kyle McLaren
David Stewart
Kelly Tetrick
Gerald Watson

Staff Present:

Jay Shivers
Scott Rickard

Others Present:

Michelle Honey	1245 S. Topeka
Gary Honey	1245 S. Topeka
Chuck Schneweis	1260 S. Topeka
Krysty Schneweis	1260 S. Topeka
Sonja Fritsche	1305 S. Emporia
Tim Fritsche	1305 S. Emporia
Paul Schellhorn	1154 S. Emporia
Wendy Wilkinson	1320 S. Emporia
Wade Wilkinson	1320 S. Emporia
Vickie Cikanek	1210 S. Topeka
Atcha Nolan	1250 S. High
Pauline Brewster	1240 S. High
Vernon Brewster	1240 S. High
Richard Smith	801 Finney
Hubert Lauterbach	1150 S. Emporia
Jessica Jensen	1310 S. Emporia
Wally Jensen	1310 S. Emporia
Roxanne Limon	1340 S. Emporia

Gregg Lewis	1260 S. Emporia
Loresa Lewis	1260 S. Emporia
Glenna Parks	1222 S. High
Amanda Bice	833 Santa Fe
Linda Weaver	1222 S. High
Betty Sears	1330 S. Emporia
Cole Everhart	1330 S. Emporia
Frank Patton	1282 S. High
Vern Barker	1265 S. Topeka

2. APPROVAL OF MINUTES

Commissioner Stewart moved to recommend approval of the July 27th, 2017, Planning Commission minutes, seconded by Commissioner Leason. The motion passed unanimously (8-0).

3. NEW BUSINESS

ITEM NO. 1 – CASE NO. 17-010-REZ: PUBLIC HEARING FOR THE CONSIDERATION OF A REQUEST TO REZONE LOTS 10, 11, 12, 13, 14, 15, AND 16, BLOCK A, ADLESERGER-SMITH ADDITION FROM R-1 LOW DENSITY RESIDENTIAL DISTRICT TO R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT.

A) PRESENTATION OF REQUEST

Staff made a brief presentation of the request. Randy Dean and Don Adlesperger presented information on the type of duplex Mr. Dean would like to build on the lots if the rezoning is approved.

B) PUBLIC HEARING

Chairman Long opened the public hearing. The following spoke in opposition to the rezoning:

- Sonja Fritsche 1305 S. Emporia
- Paul Schellhorn 1154 S. Emporia
- Wally Jensen 1310 S. Emporia
- Roxanne Limon 1340 S. Emporia
- Gregg Lewis 1260 S. Emporia

The number one concern by all of the above is the possibility of the duplexes becoming rentals. They were also concerned about the duplexes becoming low-income housing and college students renting them. A couple speakers also mentioned concerns about an increase in crime and traffic in the neighborhood. Mr. Jensen submitted a petition opposing the rezoning.

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

C) DISCUSSION BY PLANNING COMMISSIONERS

The Planning Commissioners discussed rezoning criteria and the presence of duplexes to the west of the subject lots.

D) MOTION

Commissioner Bullock moved to recommend approval of the rezoning request, seconded by Commissioner Tetrick.

Roll Call Vote

Dan Bullock	Yes
Scott Leason	Yes
David Lewis	Yes
Brad Long	No
Kyle McLaren	Yes
Samuel McVay	Absent
David Stewart	Yes
Kelly Tetrick	Yes
Gerald Watson	No

The motion passed (6-2).

4. OLD BUSINESS

5. STAFF ITEMS

6. ADJOURNMENT

The meeting was adjourned at 7:45pm.