

PLANNING COMMISSION MINUTES
January 25, 2018
6:30 p.m.

1. CALL TO ORDER & ROLL CALL

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

Members Present:

Brad Long
Kyle McLaren
David Stewart
Kelly Tetrick
Gerald Watson

Staff Present:

Jay Shivers

Others Present:

Wayne Taylor
Debby Work
Darlene Adams

2. APPROVAL OF MINUTES

A motion was made by Commissioner Stewart to approve the minutes of the December 14th, 2017, Planning Commission meeting, seconded by Commissioner Tetrick. The motion passed unanimously (5-0).

3. NEW BUSINESS

ITEM NO. 1 – CASE NO. 18-001-REZ: PUBLIC HEARING FOR THE CONSIDERATION OF A REQUEST TO REZONE 2058 SE HIGHWAY 54 FROM A-R AGRICULTURAL-RESIDENTIAL DISTRICT TO R-3 MULTIPLE FAMILY DWELLING DISTRICT.

A) PRESENTATION OF REQUEST

Jay Shivers made a brief presentation of the rezoning request. Wayne Taylor, the applicant, said there are about 16 rooms in the hotel and he would like to turn them into seven apartments.

Chairman Long asked if Mr. Taylor owns the property. Mr. Taylor said the property is under contract pending the rezoning.

Commissioner McLaren asked if he would keep the RV parking spaces on the rear of the property. Mr. Taylor replied that he is not interested in keeping them. Commissioner McLaren

asked if the RV parking area would be allowed to continue. Mr. Shivers said the RV parking may continue, but not expand. He said there is a sunset rule that says once the RV parking is discontinued for a period of 12 months, it may not occur again on the property under the new zoning.

Commissioner Tetrick asked if there would be an increase in traffic moving from a hotel to apartments. Mr. Taylor said there would probably be an increase, considering the hotel does not get much business.

Commissioner Stewart asked if staff had any concerns with the applicant representing the property ownership. Mr. Shivers replied that the owner is required to sign the rezoning application to give consent to the rezoning process and that staff have no concerns.

Commissioner Watson asked if access to the property behind the hotel property has been considered. Debby Work, real estate listing agent for the property, has drawn up an access easement for the rear property. She said it should have been done in the past and is getting taken care of now. Commissioner Watson said all the lots in the area are off by 15 feet. Ms. Work said she is not familiar that. Commissioner Watson said they were surveyed wrong some time ago.

B) PUBLIC HEARING

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

C) DISCUSSION BY PLANNING COMMISSIONERS

Commissioner Watson asked to clarify that the owner could not turn the building into a transitional shelter in R-3. Mr. Shivers said that is correct, a transitional shelter would require a Special Use Permit and would come back before the Planning Commission.

Chairman Long asked if single-family, two-family, and multiple family would be allowed on the property. Mr. Shivers said that is correct and new development would be subject to density, setback, and parking requirements, in addition to other building requirements in place at Butler County.

Commissioner Stewart asked about the approval from Butler County. Mr. Shivers said we are required by agreement to send zoning cases in the Growth Area to Butler County. David Alfaro reviews the applications and sends back a letter of support or other feedback.

D) MOTION

Commissioner Stewart made a motion to recommend approval of the rezoning request, seconded by Commissioner Tetrick. The motion passed unanimously (5-0).

4. OLD BUSINESS

5. STAFF ITEMS

PUBLIC HEARING TO AMEND THE ZONING REGULATIONS

A) PRESENTATION OF AMENDMENTS

Mr. Shivers reviewed the staff memo, explaining that the advertising and mailing costs of rezoning, Special Use Permit, and variance applications are increasing and surpassing the current 100 dollar fee. Mr. Shivers also noted zoning fees in other cities to show that El Dorado's zoning fees are on the lower half of the spectrum, especially within Butler County.

B) PUBLIC HEARING

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

C) DISCUSSION BY PLANNING COMMISSIONERS

Commissioner McLaren said he is interested in increasing the fees past 150 so we don't have to change them again soon. Mr. Shivers said that is possible if everyone agrees that it needs to be higher.

Chairman Long asked how the recommended fee would generally compare to other cities. Mr. Shivers said it would still be about the middle to lower half. Mr. Shivers read the fees for some other cities: Dodge City is 200; Hutchinson 210 and 165; Newton 300 for rezoning, 100 for SUP; Butler County 300 for rezoning, 400 for CUP; and Augusta 350 for residential zoning, 500 for commercial zoning.

Commissioner Stewart asked to clarify the variance fees and how multiple request would work. Mr. Shivers said we interpret that to mean the first variance is 100 dollars. If there is a second variance request on the same property, such as a parking variance in addition to a setback variance, then the second variance is an additional 50 dollars.

Chairman Long, Commissioner Tetrick, and Commissioner McLaren said they would support an increase to 200 dollars. Commissioner Watson said if 150 dollars covers the bills, then that is enough, and there is still a little room for expansion at that level.

The Planning Commission discussed the possibility of increasing the fee to 200 dollars.

D) MOTION

Commissioner Watson moved to recommend approval of the 150 dollar zoning fee amendments, seconded by Commissioner Stewart. The motion passed unanimously (5-0).

6. ADJOURNMENT

The meeting was adjourned at 7:03pm.