



City of Eudora Modified Public Meeting Procedure

The City of Eudora will hold a Planning Commission meeting on Wednesday, July 13, 2022 beginning at 7:00 pm.

Due to the concerns of spread of COVID-19, the Planning Commission meeting will be held at City Hall, but some Planning Commissioners may participate remotely. To meet the spirit and intent of the Kansas Open Meetings Act (KOMA), anyone can listen to the meeting live via a conference call.

You can access the meeting on your phone or computer using the following details:

Join Zoom Meeting

<https://zoom.us/j/92905557867?pwd=Si9Lc0hkOGdPNjVISXJDR2pEaXptUT09>

Meeting ID: 929 0555 7867

Passcode: 569128

Members of the Planning Commission, presenters, or staff will identify themselves when speaking so that everyone will know who is speaking at the time.



**EUDORA PLANNING COMMISSION
CITY HALL – 4 E. 7th STREET
EUDORA, KANSAS
JULY 13, 2022
7:00PM**

Planning Commission Members

Grant Martin, Chairman
Josh Harger, Vice-Chairman
Dr. Ryan Rock
Jason Hoover

Tim Pringle
Johnny Stewart
Kelly Delay, Non-member Secretary

AGENDA

- I. Call to Order**
- II. Roll Call and Pledge of Allegiance**
- III. OATH OF OFFICE**
 - A. Newly appointed Planning Commissioners
 - i. Tim Pringle
 - ii. Johnny Stewart
 - iii. Aaron Thakker*
- IV. CONSENT ITEMS:**
 - A. Consider the minutes of the last regularly scheduled meeting (March 2, 2022)
 - B. Reports:
 - i. Codes Administration
 1. Curt Baumann
 - ii. City Manager's Office
 1. Barack Matite
- V. PUBLIC COMMENTS**

Speakers limited to three (3) minutes for non-agenda items only. No action will be taken.
- VI. PUBLIC HEARING**
 - A. None
- VII. BUSINESS ITEMS**
 - A. None
- VIII. WORK SESSION**
 - A. None
- IX. ADJOURNMENT**

OATH OF OFFICE

FOR THE CITY OF EUDORA, DOUGLAS COUNTY, KANSAS

I, Tim Pringle, do solemnly swear that I will support the Constitution of the United States and the Constitution of the State of Kansas, and faithfully discharge the duties of a Eudora City Planning Commissioner so help me God.

Employee Signature

SUBSCRIBED AND SWORN TO before me, this 13th day of July, 2022.

Kelly Delay
Witness

OATH OF OFFICE

FOR THE CITY OF EUDORA, DOUGLAS COUNTY, KANSAS

I, Johnny Stewart, do solemnly swear that I will support the Constitution of the United States and the Constitution of the State of Kansas, and faithfully discharge the duties of a Eudora City Planning Commissioner so help me God.

Employee Signature

SUBSCRIBED AND SWORN TO before me, this 13th day of July, 2022.

Kelly Delay
Witness

OATH OF OFFICE

FOR THE CITY OF EUDORA, DOUGLAS COUNTY, KANSAS

I, Aaron Thakker, do solemnly swear that I will support the Constitution of the United States and the Constitution of the State of Kansas, and faithfully discharge the duties of a Eudora City Planning Commissioner so help me God.

Employee Signature

SUBSCRIBED AND SWORN TO before me, this 13th day of July, 2022.

Kelly Delay
Witness



**EUDORA PLANNING COMMISSION
CITY HALL – 4 E. 7th STREET
EUDORA, KANSAS
March 2, 2021
7:00PM**

I. CALL TO ORDER

Meeting called to order at 7:30pm by Vice Chair Harger. Meeting called to order after scheduled and posted time, as the Planning Commission did not initially have a quorum.

II. ROLL CALL AND PLEDGE OF ALLEGIANCE

Planning Commission Members

Grant Martin, Chair	Absent
Danielle Young	Absent
Johnny Stewart	Present
Jason Hoover	Absent
Tim Pringle	Present
Dr. Ryan Rock	Present
Josh Harger, Vice Chair	Present

Additional Attendees:

Kelly Delay, Non-member Secretary, City Clerk
Curt Baumann, Codes Administrator
Gordon Snyder, Codes Enforcement Officer

Quorum for Planning Commission noted.

Pledge of Allegiance was recited.

III. CONSENT ITEMS

Planning Commissioner Dr. Rock made a motion to approve the December 1, 2021, meeting minutes as written, motion seconded by Planning Commissioner Pringle, all ayes, motion carried, 4-0.

Non-member Secretary Kelly Delay explained that the letter sent to Douglas County regarding the HAMM quarry was not any new information, but rather documentation of the correspondence that had previously taken place between the City of Eudora and The City of Lawrence-Douglas County.

Planning Commissioner Dr. Rock made a motion to approve the letter sent to the City of Lawrence Planning and Development Services regarding the Douglas County Conditional Use Permit for HAMM Eudora Quarry, motion seconded by Planning Commissioner Pringle, all ayes, motion carried 4-0

- C. Reports
 - i. Codes Administrator
 - 1. Curt Baumann reported that 380 permits were issued over the course of 2021, many of which taking place in the new Shadow Ridge development.
 - ii. City Manager
 - 1. City Manager Matite passed along information to Vice Chair Harger to present. This information included the update that a CDBG Grant was approved for 701 Main Street, and an amendment for the contract for High-5 has been processed for Nottingham, extending their plans for construction by 120 days.

IV. PUBLIC COMMENTS

Public comments were invited but none were heard nor submitted.

V. PUBLIC HEARING

- A. None

VI. BUSINESS ITEMS

- A. Consider the approval of the Site Plan for the asphalt parking lot located at 1135 John L Williams Drive

Codes Administrator Curt Baumann presented on the land that is proposed to be developed, explaining that it is currently being used for communication towers and is undeveloped. The future use of the lot will be for truck parking, including 17 public parking spaces, nine employee parking spaces, and one ADA van compliant parking space. The plan also includes additional infrastructural improvements.

Commissioners and staff discussed the width of the parking spaces, as well as the trees that would be planted on the perimeter of the property. The trees will be utilized for privacy around the area, and it was verified that the trees will be coniferous and at least six feet in height.

Planning Commissioner Stewart moved the Planning Commission approve the site plan for the parking lot at 1135 John L. Williams Drive in the Intech Business Park with the following conditions:

- 1. **Address all design, development and construction details in a manner that meets all minimum city standards. These include all items identified in the staff review dated February 7, 2022.**
- 2. **Meet all applicable federal, state, and local regulations and acquiring applicable permits.**

Motion seconded by Planning Commissioner Pringle, all ayes, motion carried 4-0.

VII. WORK SESSION

A. None

Planning Commissioner Dr. Rock made a motion to adjourn the meeting, motion seconded by Planning Commissioner Stewart all ayes, motion carried, 4-0.

Meeting adjourned 7:46pm.

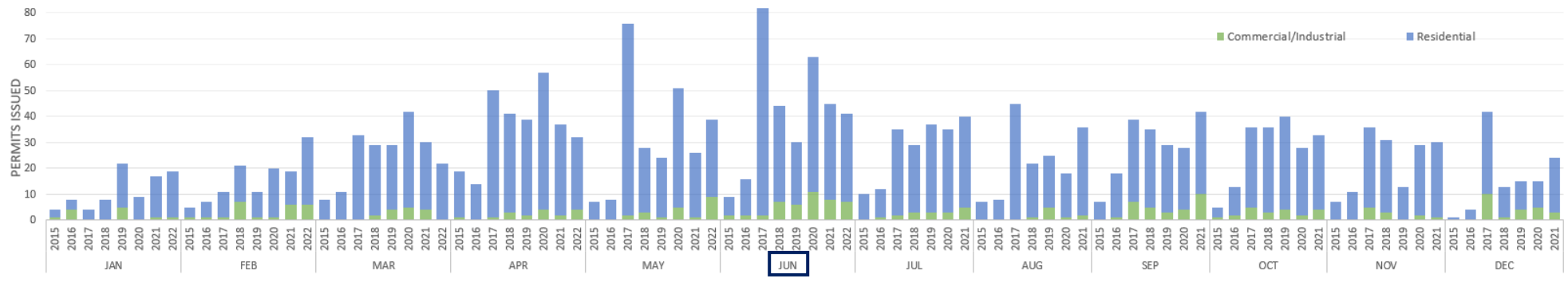
Grant Martin, Chairman

Kelly Delay, Secretary

BUILDING PERMIT REPORT JUNE 2022



CONSTRUCTION PERMIT TREND



BUILDING PERMITS June 2022						
PERMITS	ADDRESS	LOT	BLK.	BUILDER	WORK TYPE	VALUATION
220144	911 E 14th Ter	22	3	Westerhouse Inc	Remodel (RS) HVAC	\$4,192.00
220145	1004 Locust St	1,2	184	Steve Austin	Addition (C) Wall Sign	\$250.00
220146	727 Acorn St	9,10	72	GJ Electric Inc	Remodel (RS) Elec Service	\$1,600.00
220147	1613 16th Ct	1	n/a	David Roubison	Addition (RS) Pergola	\$6,720.00
220148	2610 S Fir Ter	2	4	Chad Mise	Addition (RS) Pool	\$750.00
220149	1503 Elm St	1,2	153	Hagan Remodel LLC	Remodel (RS) Kit/Bath/Deck	\$49,327.00
220150	305 Montrose Cv	9	5	Aaron Westerhouse	Addition (RS) Bsmnt Finish	\$12,000.00
220151	814 Elm St	3,4	169	Westerhouse Inc	Remodel (RS) HVAC	\$3,700.00
220152	1701 Elm St	1 thru 7	125	Roberta Lehmann	Addition (RS) Pool	\$9,000.00
220153	1614 Cedar St	77	n/a	American Contracting	Remodel (RS) ReRoof	\$10,515.00
220154	1443 Briarwood Ct	7	3	Atec Services	Addition (RS) Drive Extension	\$3,600.00
220155	722 Ash St	4,5	240	Don Durkin	Addition (RS) Enclosed Deck	\$45,000.00
220156	830 Pine St	8,9	64	Even Temp LLC	Remodel (RS) HVAC	\$5,000.00
220157	1300 Church St	2	1	EABSA	Addition (C) Temp Electric	\$1,000.00
220158	42 Stevens Rd	42	n/a	Drapper Ormsby	Addition (RS) Pool	\$1,000.00
220159	814 Elm St	3,4	169	Essential Plumbing	Remodel (RS) Sewer	\$2,500.00
220160	52 Stevens Rd	52	n/a	Jeff Bromley	Addition (RS) Fence	\$3,000.00
220161	2717 S Fir Ter	18	4	Mendel Family Fence	Addition (RS) Fence	\$6,000.00
220162	724 Main St	6	145	Westerhouse Inc	Remodel (DC) HVAC	\$7,500.00
220163	303 E 10th St	1,2,3	203	Seneca Companies	Demolition (C) Fuel Canopy	\$19,000.00
220164	1017 Walnut St	16,17	17	Garrison Roofing	Remodel (RS) ReRoof	\$5,980.00
220165	1031 Church St	n/a	n/a	Mason Lovsky	New (RS) Single Fam Residence	\$216,613.00
220166	43 Stevens Rd	43	n/a	Marsha Beurman	Addition (RS) Pool	\$200.00
220167	1414 Main St	3,4	152	Buck Roofing	Remodel (RS) ReRoof	\$9,500.00
220168	1221 Greenbrier Rd	1	5	Kristi Edgar	Addition (RS) Pool	\$1,000.00
220169	1402 Church St	3,4	5	Knights of Columbus	Addition (C) Wall Signs	\$200.00
220170	1526 Maple St	4	1	GR Roofing	Remodel (RS) ReRoof	\$7,200.00
220171	1115 Ash St	17,18	219	Cole Wolff	Addition (RS) Detached Garage	\$35,000.00
220172	605 Acorn St	10-15	71	Tim Durkin	Remodel (C) Gas Line	\$200.00
220173	1322 Cedar St	6	1	American Contracting	Remodel (RS) ReRoof	\$8,604.00
220174	931 Fir St	13,14	63	Accessibility Solutions	Remodel (RS) Remodel	\$53,000.00
220175	2621 S Fir Ter	11	4	Austin Boller	Addition (RS) Deck/Pergola	\$7,500.00
220176	42 Stevens Rd	42	n/a	AB May	Remodel (RS) Furnace/AC/WH	\$10,950.00
220177	211 W 27th St	23	5	Mendel Family Fence	Remodel (RS) Fence	\$5,250.00
220178	1616 Oak St	5	5	Craig Foley	Addition (RS) Patio Cover	\$8,000.00
220179	1321 Church /310 E 10th	1/1,2,3	1/203	EABSA	Addition (C) Sign	\$150.00
220180	1402 Main St	1,2	152	American Contracting	Remodel (RS) ReRoof	\$12,958.00
220181	303 E 10th St	1,2,3	203	Thomas Pyle	Addition (C) Sign	\$10.00
220182	918 Maple St	14,15	133	Dunco Heating/AC	Remodel (RS) HVAC	\$4,439.00
220183	1710 Cypress Ct	4	3	Samuel Gutierrez	Remodel (RS) HVAC	\$6,100.00
220184	1305 Oak St	19,20	91	L&E Contractor	Remodel (RS) ReRoof	\$6,000.00
TOTAL						\$590,508.00

BUILDING PERMITS June 2022						
TYPE OF PERMIT ISSUED	PERMITS ISSUED THIS MONTH	PERMIT VALUE	PRIOR TOTAL PERMITS ISSUED	PRIOR TOTAL VALUATION	TOTAL PERMITS TO DATE	TOTAL VALUATION
New (RS) Single Family Units	1	\$216,613	12	\$3,748,780	13	\$3,965,393
Remodel (RS) Single Family	18	\$206,815	77	\$654,308	95	\$861,123
Addition (RS) Single Family	14	\$138,770	22	\$210,477	36	\$349,247
New Mobilehome Units	0	\$0	0	\$0	0	\$0
Remodel - Mobile Home	0	\$0	0	\$0	0	\$0
Addition - Mobile Home	0	\$0	0	\$0	0	\$0
New (RT) Duplex Units	0	\$0	0	\$0	0	\$0
Remodel (RT) Duplex	0	\$0	5	\$30,780	5	\$30,780
Addition (RT) Duplex	0	\$0	0	\$0	0	\$0
New (RM) Multi-family Units	0	\$0	0	\$0	0	\$0
Remodel (RM) Multi-family	0	\$0	4	\$16,122	4	\$16,122
Addition (RM) Multi-family	0	\$0	0	\$0	0	\$0
New (C) Commercial Units	0	\$0	0	\$0	0	\$0
Remodel Commercial	2	\$19,200	2	\$13,110	4	\$32,310
Addition Commercial	5	\$1,610	8	\$16,360	13	\$17,970
New (I) Industrial Units	0	\$0	0	\$0	0	\$0
Remodel Industrial	0	\$0	4	\$140,216	4	\$140,216
Addition Industrial	0	\$0	0	\$0	0	\$0
New (RS through I) other	0	\$0	0	\$0	0	\$0
Remodel (RS through I) other	1	\$7,500	0	\$0	1	\$7,500
Addition (RS through I) other	0	\$0	2	\$9,003	2	\$9,003
Miscellaneous	0	\$0	0	\$0	0	\$0
Seasonal Sales	0	\$0	0	\$0	0	\$0
Right-of-Ways	0	\$0	7	\$2,392,506	7	\$2,392,506
TOTAL	41	\$590,508	143	\$7,231,662	184	\$7,822,170

CONSTRUCTION PERMIT TYPE:
New
Remodel
Addition
Miscellaneous

City of Eudora Kansas
 Building & Codes Department
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