

Eudora City Commission Special Meeting  
City Hall – 4 E. 7<sup>th</sup> Street  
Eudora, Kansas  
August 18, 2020  
6:00 pm

Call to Order

Mayor Tim Reazin

Vice Mayor Ruth Hughs                      attended virtually

Commissioner Jolene Born                      attended virtually

Commissioner Roberta Lehmann

Commissioner Tim Bruce                      attended virtually

Quorum noted.

Pledge of Allegiance was recited.

Changes or additions to agenda

**Mayor Reazin moved the City Commission approve the agenda**, motion seconded by Commissioner Lehmann, all ayes, motion carried, 5-0.

Consent agenda items

- A. None

Business Items

- A. Consider Final Development Plan submitted by Casey's General Stores, Inc.

City Manager Barack Matite explained this meeting is a follow-up to the August 10<sup>th</sup> meeting in which Casey's representative Jeff Laubach was given comments from the Commission to discuss with Casey's. Mr. Laubach gave an update on those items which are listed below.

1. The City would like the front elevation to be more symmetrical as previously suggested by the City's design consultant.
  - Casey's is agreeable to this and made the requisite changes in the submitted elevations.
2. Reduce the 13' tall monument sign to meet city requirements. City would like to reduce the height if possible. Consider increasing the width if the height was reduced.
  - Casey's is sticking with the monument sign submitted. Casey's has already provided a custom design of the monument sign from previous comments from city's design consultants.
  - Casey's is okay with moving the monument sign slightly to be out of the sight triangle.
3. City staff, after further review, would like more landscaping around the trash enclosure.
  - Casey's is fine with moving shrubs/trees around to satisfy this requirement.
4. City would like Casey's to consider another simulated slate shingle.
  - Casey's would like to use what is currently submitted.

**Mayor Reazin moved the City Commission approve the recommendation of the Planning Commission and approve the amended final development plan application, including the identified deviations, with the following conditions:**

1. **Adjustments regarding the symmetry of the front elevation of the building, the placement of the monument sign outside of the site triangle, and the movement of landscaping to visually soften the trash enclosure will be incorporated into the final development plan for review and approval by city staff.**

2. Clean up any general typographical/technical errors and add information as necessary to address previous staff review comments.
3. Plat (final plat approval and recording/filing required prior to building permit issuance) the property encompassed by the proposed development in accordance with city regulations.
4. Provide evidence of the establishment of the agency for the ownership and maintenance of any common open space and all assurances of the financial and administrative ability of such agency, as well as the provision of any covenants/restrictions (tenant criteria) as part of the final plat review and approval process.
5. Address all design, development and construction details in a manner that meets city requirements through the final plat, public improvement plan, building/construction plan and other applicable permitting processes.
6. Meet all applicable federal, state, and local regulations and acquiring applicable permits.

motion seconded by Vice Mayor Hughs, all ayes, motion carried, 5-0.

Staff was directed to review and recommend changes to the sign ordinance to alleviate potential problems with future sign requests.

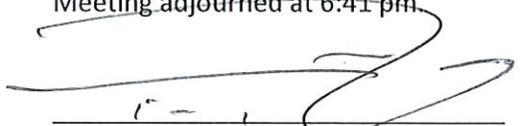
**Mayor Reazin moved to recess to Executive Session for consultation with an attorney which is deemed privileged in the attorney-client relationship for 15 minutes to return at 6:40 pm, motion seconded by Commissioner Lehmann, all ayes, motion carried, 5-0.**

Mayor Reazin brought the meeting to order at 6:40 pm.

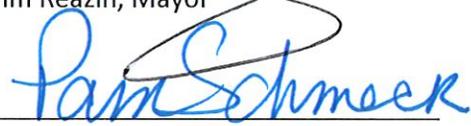
No action taken.

**Mayor Reazin moved to adjourn, motion seconded by Commissioner Lehmann, all ayes, motion carried, 5-0.**

Meeting adjourned at 6:41 pm.



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Tim Reazin, Mayor



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Pam Schmeck, City Clerk