

# Eudora Planning Commission Meeting Minutes

June 1, 2016

Richard Campbell, Vice Chair	Absent
Glenn Bartlett	Present
Grant Martin	Present
Johnny Stewart	Present
Jason Hoover	Absent
Tim Pringle	Present
Ryan Rock	Present

## Additional Attendees:

Barack Matite, Interim City Manager

Curt Baumann, Codes Administrator

Nick Pappas, Eudora Planning Consultant with Shafer Kline & Warren Engineering, Inc.

Meeting called to order at 7:03 p.m. by Commissioner Martin.

The pledge of allegiance was recited.

Quorum noted for Planning Commission.

## 3. General Business

- a. Secretary Eric Strimple swore in new Commissioner Ryan Rock.
- b. Commissioner Martin suggested for the elections to be postponed until all Commissioners are present. Elections were postponed until the July 6, 2016 meeting.

Planning Commission minutes from the May 4, 2016 were approved as distributed.

Codes Administration update- Codes Administrator Baumann gave an update to the Commission. He stated that the month has been slow on building permits, but the City started using new permit software. The software will help tie things in with the front office.

Commissioner Martin brought it back to the Commission for questions. None heard.

City Manager update- Interim City Manager Matite informed the Commission that he was made interim City Manager at the May 9, 2016 City Commission meeting. He stated that the City received a predevelopment agreement for the old Nottingham project and the City is moving forward on the TIF district and having discussions with the County and the school district as part of that process.

Matite informed the Planning Commission that the text amendment was approved with two changes, to charge a \$25.00 fee and to lower the amount of permits needed from two to one. The city has sent it to the city attorney and he will draft a legal summary that the city will publish in the paper. Then following that publication the six month window will begin for residence to get the RV permit required.

Matite also stated that the city is working on the 2017 budget.

Commissioner Bartlett asked how the citizens will find out when the city starts working on the TIF district.

Matite informed the Commission that the city has hired an assistant to the City Manager named Leslie Herring and she will be in charge of posting the information for citizens.

Commissioner Martin asked Matite if he was interested for the City Manager position if offered. Matite stated it was something he was thinking about.

4. Public Comment Period- None heard

5. Public Hearings- None

6. Old Business

- a. Parking Regulations- Nick Pappas went over the changes to the parking regulations as stated above in Matite's comments.
- b. Annexation- Nick Pappas stated that the annexation was complete. Codes Administrator added that the City Commission approved the recommendations of the Planning Commission on the annexations of the right-of ways
- c. Meadows at 15<sup>th</sup> Final Plat- Codes Administrator Baumann informed the Commission that all signatures are on the Plat and it will be recorded with Douglas County.

7. New Business

- a. Reconciliation of Official Zoning Map- Nick Pappas stated that the last official zoning map was in 2010 and Kansas Statutes state that zoning maps should be updated annually. This is an item that will be worked on over the next few months and work close with Pam Schmeck, City Clerk to make sure all ordinances are recorded correctly. He added by updating the maps it will allow the Commission to have the proper information in front of them when issues come to them.

Interim City Manager Matite added the reason this has come to light is there are two individuals interested in property on 20<sup>th</sup> Street and one wanted to buy a piece a land for a landscaping business and the second wanted create a special district on 20<sup>th</sup> Street. Currently one zoning says all 20<sup>th</sup> Street is residential, but on the future land use map it shows mixed used. With the inconsistencies the City feels it is best to make sure that everyone is on the same page on the use of properties going forward.

Matite also added that there are individuals running businesses out of their homes and the city needs to look to see if they were rezoned and if not, the city will have to start conversations with the individuals because they are running a commercial business in a residential area.

- b. Work session to discuss comprehensive plan and zoning code initiatives- Pappas explained that the City would like to update the code and it was last done in 2003. There are two area plans that they would like to focus on, the gateway areas, one being Church Street and the second being the east end of Eudora. Due to the interest of development on 15<sup>th</sup> Street along K-10 and with K-10 coming back to being fully functional the City wants to look at the K10 overlay district and make sure everything is up to code and noted on how the City wants it to grow.

Pappas handed out new binders to the Commissioners with the Zoning Code and regulations. He stated that the documents should have everything they need. He then asked the Commissioners to read through the first chapter of the binder before the next meeting because Vick Burks and Pappas will be presenting "Planning 101".

8. Calendar-

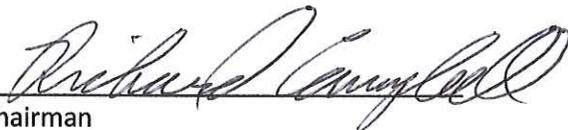
a. July 6, 2016 "Planning 101" presentation- Pappas asked a second time to have the Commissioners read the first chapter in the binder for next month.

Commissioner Martin asked for Ryan Rock to introduce himself to the Commission. Rock stated that he was a chiropractor in Eudora and that he lives south of Eudora in a subdivision close to Hesper. He also added that his wife works for the American Heart Association and that he has two daughters, one going into 3<sup>rd</sup> grade and a 3 year old.

Commissioner Stewart asked about the document that was not in the book from last month and wanted to make sure they had received the document. Secretary Strimple stated that the item was KSA section 5, Article 20. Pappas said he would email the document.

**Commissioner Bartlett made a motion to adjourn**, Commissioner Stewart seconded, all ayes, motion carried, 5-0.

Meeting adjourned 7:29pm.

  
Chairman

  
Eric Strimple, Secretary