



Pottawatomie County Planning Commission

Armon Bosse Jr - Chair
Karen Becker - Member
Tim Diederich - Member

Shellee Maginness - Vice Chair
Joe Thomas - Member
Jared Cox - Member
Marcie Wood - Member

Larry Cline - Secretary
Michael Heigert - Member
Andrew Klein - Member

Agenda

Date: March 15, 2018
Time: 7:00 P.M.
Location: Pottawatomie County Office Building - Sunflower Room (Basement)
612 E. Campbell St.
Westmoreland, KS

1. Call to Order - Roll Call
2. Approval of February 15, 2018 Meeting Minutes
3. Adoption of Agenda
4. Public Comment
5. Conditional Use Permit Request, Continued – Tabled at January 18, 2018 Meeting
Francis Awerkamp/St. Marys Properties, Applicant
Tract Located in Section 3, Township 10, Range 11 Belvue Township
6. Discussion – Update on the County Comprehensive Plan
7. Adjournment



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Michael Heigert - Member

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Meeting Minutes for February 15, 2018

In Attendance: Armon Bosse Jr. - Chair
Shellee Maginness - Vice-Chair
Larry Cline - Secretary
Michael Heigert
Marcie Wood
Karen Becker
Jared Cox
Joe Thomas

Location: Public Works Building
Sunflower Room
612 E. Campbell St.
Westmoreland, KS

Absent: Andrew Klein
Tim Diederich

Staff: John Keller - County Planner
Gregg Webster - Zoning Administrator
Stephan Metzger - Assistant Planner
Peter Clark - Director of Public Works

Also in Attendance: Paul & Mary Beth Irvine
(from sign-in sheet) Jenice K. Howard
Robert Shively
Marlene Irvine
Jeff Hancock
Hope & Daniel Barber

3370 Casement Rd. Manhattan
102 Kaycee St. Belvue
9155 Hwy 13 Manhattan
9155 hwy 13 Manhattan
SMH Consultants
8875 Regina Ln. Manhattan

Call to order

The Chair called the meeting to order at 7:00 P.M.

The roll was called by Larry Cline, with members being present as shown.

Approval of January 18, 2018 Meeting Minutes

Marcie Wood made a motion to approve the minutes with the noted change. Cline seconded the motion and it was approved by all.

Agenda

Shellee Maginness made a motion to approve the agenda as presented. Wood seconded the motion and it was approved unanimously.

Public Comment

There was no public comment.

Rezoning Request – From A1 to R2 by Legatus, LLC

John Keller presented the staff's report.

He noted the request is a change in zoning from the current zoning district of A1-Agriculture to R2-Two & Three Family Residential, and explained what the permitted uses are within the R2 district.

He discussed the location of the tract, the access, and the presence of flood plain.

He talked about the availability of sewer and water services.

He explained the current subdivision regulations require the development be located and have access onto a paved road, but noted that the developer has entered into an agreement with the County for financial contributions to improve and pave Junietta and Moody roads.

Peter Clark further discussed the agreement for road improvements.

He also discussed the planned improvements for Green valley road, and the timeline for such.

He talked about storm water run-off and the potential for a detention pond to be built on the applicant's property, adjacent to Junietta Road.

He noted that a traffic impact study and drainage study would be presented with the preliminary plat.

Keller talked about the character of the neighborhood, the use and zoning of nearby properties, the suitability of the property for the use to which it has been restricted, the effect of the requested zoning on nearby properties, and the length of time the property has remained vacant as currently zoned.

He stated the request is in conformance with the land use plan for the area.

He stated that staff recommends approval of the request from A1 to R2.

Karen Becker stated she had no issues with the R2 zoning as it is in conformance with the land use plan.

Jeff Hancock stated he was in attendance as a representative of the property owners.

He further explained the request by saying they felt the R2 zoning district would give them more flexibility for the development of the tract, than the R1 district.

He stated the first phase would be single family residential, but the development of the future phase would be dictated by the market, regarding single family or 2 or 3 family residential units.

He noted they are currently working on a concept plat.

He explained the owners working for a design that would save as many trees as possible, as they feel that is an asset for the development.

He confirmed the previously stated information on the detention pond, and explained the drainage for the development.

He explained the run off from the first phase would be minimal and that when the pond is built, then it would all flow into the pond.

Clark explained that in the agreement between the County and the applicant, the land for the detention pond would be deeded to the County once an agreement on the design, look and operation of the pond has been agreed to by both parties.

He noted if the design, etc. of the pond can't be agreed to by both parties, the applicant would have to submit his own plan for addressing his drainage / run-off issue.

Clark further explained how the detention pond would work. He noted it would be a regional detention pond which will help with erosion and scouring downstream.

He further explained the applicant's tract would be included in a drainage district, and stated how that district would work. He also discussed the potential for storm water fees to pay for storm water management improvements.

He noted the details on the design, operation and use of the pond have not been worked out.

The Chair then asked for public comments.

Mary Beth Irvine had concerns with Green Valley Road, north of Junietta Road, regarding additional traffic and the current conditions of the road.

Hancock stated his understanding of the developer agreement does not require the applicant to improve that portion of Green Valley Road.

Stephan Metzger explained the subdivision regulations regarding entering onto a paved road, and also the County Resolution for alternative road treatment for secondary entrances.

Clark explained the proposed improvements to the intersection of Green Valley Road and Junietta Road.

Mrs. Irvine inquired about the secondary access road and bridge to Riley County and Manhattan, and wondered if Junietta Road is still the route being considered.

Clark discussed that topic, a specific route has not been determined, but additional road right of way is being obtained along Junietta Road as development occurs.

Paul Irvine had concerns with the size of the watershed draining into the pond, and cautioned that it be sized accordingly.

Hope Barber inquired about the Junietta Road improvements and the amount of fill needed. She was concerned with additional road right of way needed for the improvements.

Clark explained the improvements and the placement of fill and the amount of right of way needed.

Ms. Barber asked about future development along Junietta Road and what type it would be.

Metzger explained it is currently planned for residential use, with the possibility of a neighborhood commercial node.

He noted that the R2 zoning does not permit apartment complexes, only single family and 2 & 3 family units.

Clark explained a possible timeline for the road improvements.

The Chair closed the public comment portion of the hearing.

As there was no further discussion, Wood made a motion to recommend approval of the request from A1 to R2.

Maginness seconded the motion.

The vote was Wood, Cline, Maginness, Thomas, Becker and Bosse all voting in favor of the motion.

Michael Heigert and Jared Cox abstained from voting.

The reasons for approval were based upon the facts of finding in the staff's report and because the request is in compliance with the land use plan, there is a road improvement agreement in place between the applicant and the County.

Keller stated the recommendation will now be presented to the Board of County Commissioners for review and approval.

Other Items

Metzger gave an update on the Comprehensive Plan.

The consultant preparing the plan will

Monday March 5 – 6:00 PM – Joint workshop with County Commission and Planning Commission

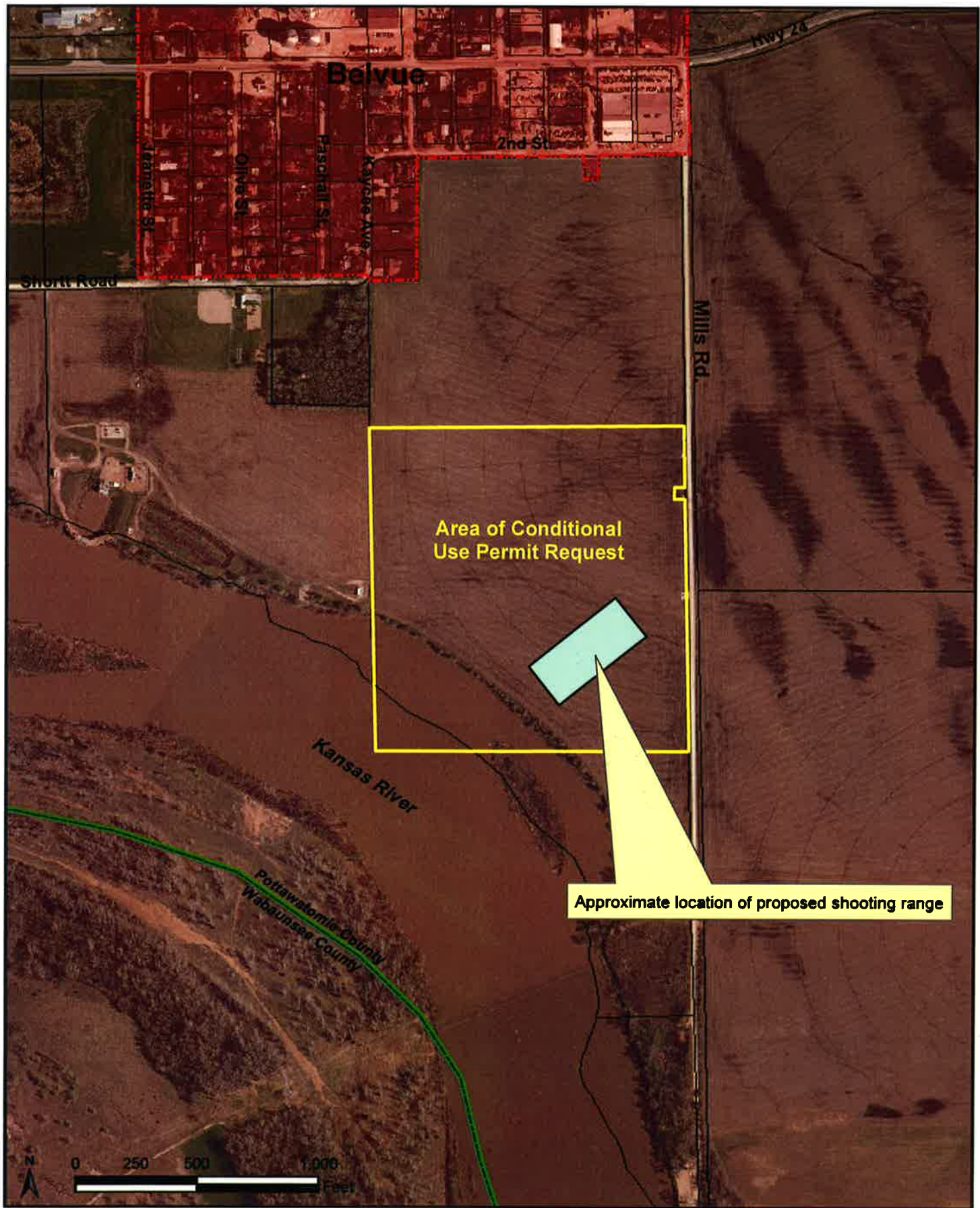
Tuesday March 6 – throughout the day – Focus Group meetings

Tuesday March 6 – 6:00 PM – Town Hall meeting – Westmoreland Elementary School Gym

He noted a press release has been given to all the newspapers in the County.

He stated he would be attending the "In Focus" radio show on KMAN radio, along with the County Administrator to talk about the plan.

As there was no further business, the meeting was adjourned.



Awerkamp Conditional Use Permit Request 1-18-2018

Continued 3-15-2018