



Pottawatomie County Planning Commission

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Agenda

Date: April 19, 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 March 15, 2018 Meeting Minutes
3. Adoption of Agenda
4. Public Comment
5. Site Plan Review – Lot 5 Crestview Subdivision
Applicant: Fox Home Innovation
6. Discussion – Projects Update – Public Works Director & County Planner
7. Adjournment

Pottawatomie County

Office of Planning and Development

207 N. First St. P.O. Box 284 Westmoreland, KS 66549

www.pottcounty.org

Staff Report – April 19, 2018

Agenda Item - Review of the Fox Home Innovation site plan

Fox Home Innovation proposes to construct an office building and partial storage area on Lot 5 of Crestview Subdivision. This is a .98 acre lot located north and then west of the intersection of U.S. Highway 24 and Excel Road. The subdivision is zoned "C" Commercial and allows office buildings and shop areas.

The site plan shows a 2 story building with 6230 square feet on the ground floor. There is a public parking area of 15 spaces paved with either asphalt or concrete, with one handicapped space, and employee parking on asphalt millings to the rear of the building sufficient to accommodate the projected number of staff members. The rear parking area, which will also be used for storage, will be screened using a 6ft chain link fence with wood slats inserted.

No landscaping other than grass seeding is indicated and also the sign area is not shown. The regulations do not require a rendering of the sign, but do allow each building to have either a monument or pole sign and a building sign equal to approximately 30 percent of the area above the window line. Maximum sign sizes are located in the Unified Development Regulations

The plan shows straw wattles located at appropriate intervals to prevent soil erosion during construction, but a Site Specific Storm Water Prevention Plan (SWPP) is not required since it is less than one acre in size and since a SWPP was approved for the entire Crestview Subdivision before it was platted.

The floor plan shows the layout of the office space centered on a conference room and a show room at the front entrance. Approximately one half of the rear of the building is to be used for shop space. The mezzanine area on the second floor will be used for storage and unfinished until needed.

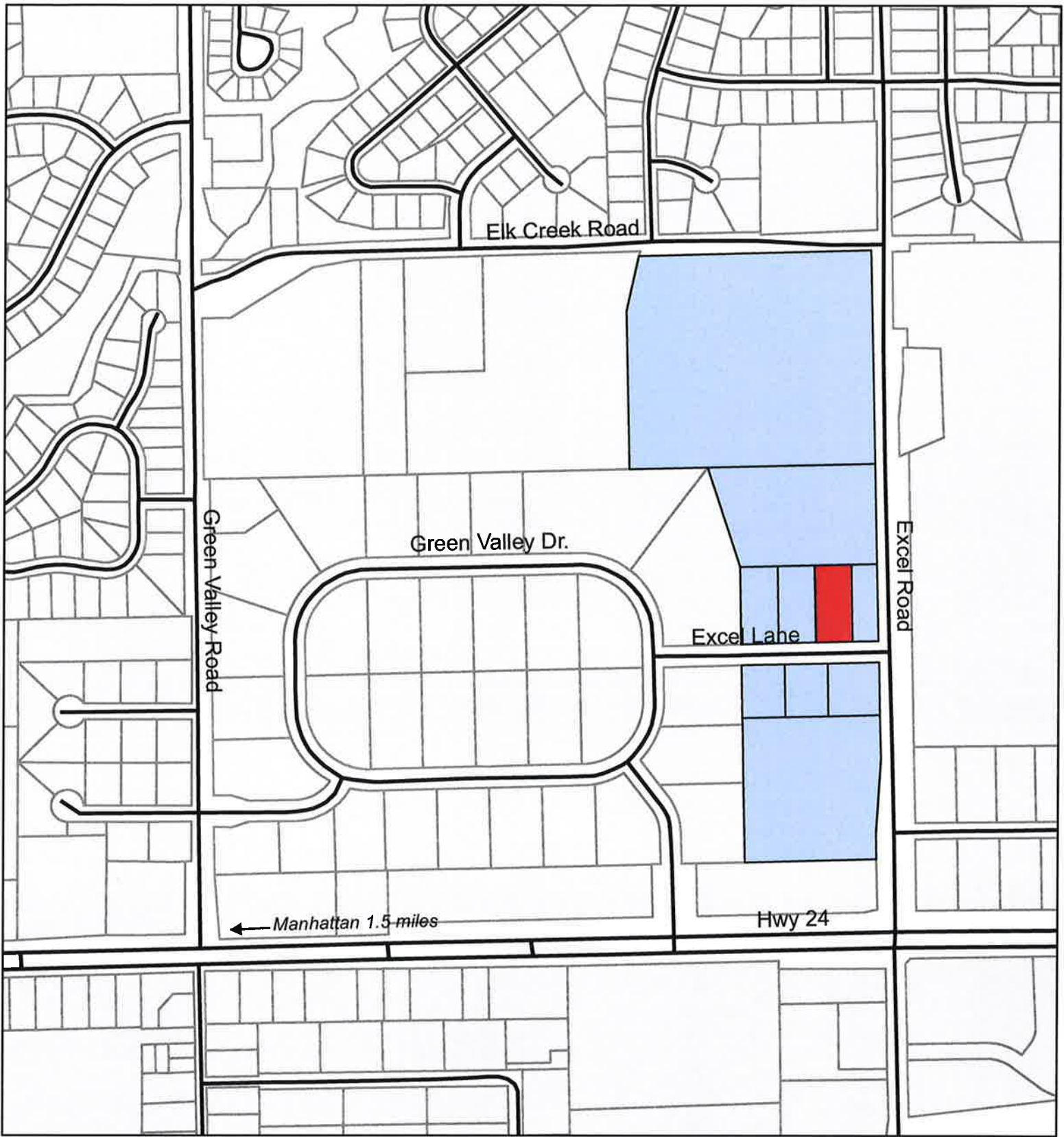
Other requirements such as electrical entrance, floor drains and the sewer connection are indicated on the plan as well as the easements and floodplain area.



Several minor changes to the plan were made by staff review. At this point the plan meets all the requirements of the Unified Development Regulations and the staff recommends approval by the Planning Commission

Actions:

1. Approve the site plan
2. Amend the site plan

[jwkplan/y:zoning_reports/April 19_2018](#)



-  Crestview Subdivision
-  Lot 5

Locator Map - Crestview Subdivision