

**City of Greensburg Planning Commission  
October 10, 2012 6:30 PM**

**Location: City Hall Council Chambers- 300 S. Main, Greensburg, KS 67054**

**Call to Order & Roll Call**

Travis Barnes called the meeting to order at 6:30 pm. Roll Call was taken with the following members present: Travis Barnes, Georgina Rodriguez, Shawn Cannon, and Mary Racette. Loren Campbell was absent.

**Approval of Minutes**

Barnes made a motion, seconded by Cannon, to approve the June 27, 2012 minutes as presented. Motion passed 4-0.

**Public Hearings**

**Case 2012-01-VAC– Southern Plains Co-op street vacation request**

Barnes called the public hearing for case 2012-01-VAC to order. Mike Gurnee, Planning and Zoning Consultant, reported that Southern Plains Co-op has requested that North Oak Street right-of-way from Ohio Avenue to the railroad be vacated. Staff would recommend vacating all the way to the north side of the railroad tracks, owned by Union Pacific. This portion of North Oak Street has never been developed as a public street. It has been used as an internal drive for the petitioner. It is not a through street, it is closed north of the railroad.

Barnes opened the hearing up for public comment. Rod Craft, Branch Manager for Southern Plains Co-op, explained that the request for vacation was to stop through traffic in the area of the co-op's liquid fertilizer plant. The Co-op is also considering upgrades to the plant. Gurnee clarified that if the proposed area was not vacated, codes would require the petitioner to setback building and activities from the un-used right-of-way; most likely stopping future development.

Barnes closed the meeting to public comment. After a brief discussion, Racette made a motion to approve the request, seconded by Barnes. Motion passed 4-0. This request will be on the City Council agenda the 1<sup>st</sup> Monday in November.

**Staff Items**

Gurnee mentioned that, on his planner chat page, he has noticed that other Municipalities are struggling with citizens approaching Planning Commission members with development proposals. Gurnee encouraged the Commission to direct all development proposals to Staff.

Rodriguez stated that she had been approached by Gerald Skibbe regarding a pop-up camper that was being used as a dwelling just north of his property. He was also displeased with the RV that was allowed to park on property to the east of his. He reported that the owner of the RV east of him has several small dogs that produce constant barking when they are in the small pen that the owner has erected for them. Skibbe stated that he understood that RVs would not be allowed placement on individual residential properties without approval from the Planning Commission and neighbors being notified. Staff advised that the situation with the pop-up camper was unknown to them until they were notified

by Rodriguez. The situation was addressed the same day. The occupant has found alternative housing. RVs temporarily placed on individual properties was part of an ordinance approved by the Planning Commission and City Council. Staff reviews the requests and has the ability to issue a 6 month permit, with the possibility of renewal, in the zoning district being discussed. It was discussed that issues such as those with dogs are difficult to enforce right now. The City is advertising for a Building Official/Code Enforcement Officer, with hopes that there will be more focus and continuity in city code enforcement. Barnes asked if the Commission should revisit temporary RV parking in residential areas or if Staff should be given specific items to review when considering renewal of a permit. After some discussion, it was decided that the temporary RV Ordinance will remain as-is for now. The renewal of temporary permits will continue to be at the discretion of Staff.

Upon the request of Cannon, the Commission discussed when it is appropriate to abstain from a vote.

Barnes made a motion to adjourn at 7:00 p.m. Cannon seconded. Motion passed 4-0.

---

Christy Pyatt - Secretary