

**City of Greensburg Planning Commission  
November 7, 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, and Shawn Cannon. Loren Campbell was absent, and there is one vacancy on the Commission.

**Approval of Minutes**

Cannon made a motion, seconded by Barnes, to approve the October 10, 2012 minutes as presented. Motion passed 3-0.

**Public Hearings**

**Case 2012-02-CU– Odle/Trimmel Temporary RV Park**

Barnes opened the public hearing for case 2012-02-CU. Mike Gurnee, Planning and Zoning Consultant, gave the Staff report. The proposal is to establish a temporary, small scale, recreational vehicle park at the northwest corner of Olive Street and Nebraska Avenue, an R-1A zoning district. Gurnee described the submitted site plan and reviewed the portions of the Land Development Code that regulate recreational vehicle parks (Planned Unit Development provisions and Conditional Uses). Section 11.3. S allows the proposed development as a conditional use, only in the R-1B zone. Section 11.3.R discusses the development as a conditional use with no stipulations as to which districts it would be allowed in. The intent of a PUD is to meet the demand for temporary workforce housing, not for family recreation. The applicant understands that after the need has been met, the use will go away and the land returned to single family residential use. Gurnee recommended that, if approved, the owner submit a binding agreement to remove all vestiges of the facility and restore the property to single family residential use when there is no longer a need for workforce housing, that the use be re-examined in 3 years to determine the need for the facility, that gravel or millings be utilized for erosion control, and that the spaces be screened with landscaping and/or fencing along the street frontages and to the west.

Barnes opened the public comment portion of the hearing. Applicant Bill Odle spoke of the perceived need for temporary housing for workers. Odle hopes to entice workers to stay in the community permanently and to assist in increased sales for local businesses. A petition signed by concerned citizens was presented to the Commission. Mary Racette, Janet Hubert, and Wylan Fleener, neighbors to the property, voiced opposition to the development's location. Barnes allowed Odle to speak to the Commissions regarding his neighbor's concerns. Barnes closed the public comment portion of the hearing.

The Commission discussed the perceived need for temporary workforce housing; the number of currently established recreational vehicle hook-ups within the City; citizens concerns; and reports from law enforcement and other communities regarding issues that have arisen since a large number of temporary workforce has come to their area.

Sighting a lack of current demand and the strong opposition from residents for the proposed location, Barnes made a motion do deny the application. Cannon seconded. Motion passed 3-0. Gurnee clarified that, unless the application is withdrawn, the Commission's recommendation will go before City Council on the first Monday in December.

**Staff Items**

Gurnee proposed that the Commission entertain a motion to change the current codes regarding recreational vehicle parks. Also discussed was the current vacancy on the Commission following the resignation of Mary Racette. The Commission was encouraged to provide names of potential nominees to City Staff so that they can be verified and presented to City Council for possible appointment.

Barnes made a motion to adjourn at 7:07 p.m. Cannon seconded. Motion passed 3-0.

  
Christy Pyatt - Secretary