

**City of Greensburg Planning Commission
February 1, 2012 6:30 PM**

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

Call to Order & Roll Call

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

Approval of Minutes

Wickland requested that the wording of the motion to approve the design plan for HIB be changed to "approve as presented" in the November 9, 2011 minutes. Barnes made a motion to approve the minutes with Wickland's requested change. Motion was seconded and approved 5-0.

Site Plan Review – Care-and-Share

Gurnee advised the Commission that a design change had been submitted for Care-and-Share. The Care-and-Share board wishes to place a larger storage building behind their store than currently exists. Wickland is a member of the Care-and-Share board. He will abstain from voting on this case but was present to present the proposed change in design.

Wickland stated that the current storage facilities behind Care-and-Share are inadequate for their current needs. The proposed structure is twice the size of the current shed. The proposal shows the shed being placed where the current shed is with same separation from the main structure as the current shed. The proximity of a storage shed to a primary commercial structure in this district was a concern to the building inspectors when the original shed was placed. With this placement, the back of the shed will sit on the rear and south side property lines. The new structure will be a Sturdi-Bilt building, but the board has not decided if the structure will be wood or metal.

Gurnee stated that there is no design criteria for materials or color of accessory structures in the Downtown district. There are zero setbacks in the zone. Staff approves of the proposal.

Cannon asked if the structure would be required to be anchored. Gurnee stated that anchoring was up to the City Building Inspector.

Barnes made a motion to approve the proposal as presented. Cannon seconded. Motion passed 4-0.

Comprehensive Plan and Zoning Map Amendments

Gurnee asked the Commission to initiate Comprehensive Plan and Zoning Map amendments to incorporate the BTI property in the Land Development Code if and when it is annexed into the City of Greensburg. Gurnee would like to see proper zoning in place for the property, if and when it is annexed, so as not to delay any potential development. He stated that annexed land cannot be subdivided without it being in the Comprehensive Plan. He asked that the Commission also call for a public hearing to extend the Comprehensive Plan and Zoning Map to include the recently annexed Business Park.

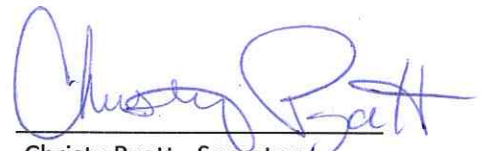
Campbell made a motion, seconded by Racette, to conduct two public hearings on February 29, 2012 at 6:30 p.m. to discuss possible extensions of the comprehensive plan and official zoning map and to consider potential zoning of the BTI property (if and when it is annexed). Motion passed 5-0.

Staff Items

Gurnee welcomed new Commission member Shawn Cannon. Cannon was previously sworn in by staff member Christy Pyatt.

Gurnee announced that he understood that Wickland will be leaving Greensburg in May. At nearly that same time there will be Commission terms ending. Barnes and Gurnee encouraged the rest of the Commission to be looking for potential names to recommend to Council for appointment. Gurnee clarified that Commissioners must be registered voters and live within city limits.

A motion to adjourn was made and seconded. Motion passed 5-0 and the meeting adjourned at 6:56 p.m.



Christy Pyatt - Secretary