

**City of Greensburg Planning Commission**  
**February 29, 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**

Barnes made a motion to approve the February 1, 2012 minutes as presented.

**Public Hearings**

**Case 2012-01-TA Extension of the Comprehensive Master Plan**

Mike Gurnee, Planning and Zoning Advisor, stated that the proposal extending Comprehensive Master Plan was initiated by the Planning Commission at their last meeting. He explained that property can be zoned but not subdivided without being part of the Comprehensive Master Plan. The public hearing called for tonight was a proactive action to avoid any undue delays if and when the BTI property is annexed and wanted to subdivide its property. The Greensburg Business Park property has already been annexed into the City but has yet to be added to the Comprehensive Master Plan. Adding the property to the plan would allow the City to subdivide lots if necessary. The adopted plan has a land use category that Gurnee feels fits the existing and potential land uses in this area, the ECO-INDUSTRIAL. Gurnee read a portion of the plan (pg 147) regarding industrial uses in and around the City. He stated that when the Plan was developed, a bio-diesel plant was envisioned for property northeast of town. That proposal has not worked out; however, BTI is the local John Deere sales and maintenance facility with a LEED Platinum campus. They also are a major supplier of wind energy equipment and services. The Business Park is soliciting small to mid-sized manufacturing concerns with an emphasis on sustainable products and services. Staff recommends that the planning Commission review the area and recommend to the City council that the Comprehensive Plan's Future Land Use map be amended to add the Greensburg Business Park and BTI lands to the ECO-INDUSTRIAL designation. Further, the text describing this ECO-INDUSTRIAL category should be amended to reflect this addition. The last sentence of the paragraph on page 147 would then read: "Highway access and the potential to build off other industrial users make the east and northeast part of town ideal locations for some of the new potential industrial users." If approved, Gurnee will create a Resolution to present to City Council.

Barnes opened the hearing for questions from the Commission. With no questions being asked, he then opened the hearing for public comment.

Aaron Einsel owns the property north of Highway 54 that is currently designated as ECO-INDUSTRIAL in the Comprehensive Master Plan. He asked if the Commission was discussing his property in this proposal. Barnes explained that this hearing was called specifically for the Business park and BTI properties, so as not to delay possible future subdividing of the properties (if and when BTI is annexed). Einsel asked if annexation was proposed for his property if he would have a say in the matter. He was

told that annexation was a decision by City Council and that he would have the opportunity to speak to Council if the issue should arise.

With no additional comments, Barnes closed the hearing to public comment and opened the floor for additional discussion from the Commission. Barnes made a motion to recommend to City Council that the Comprehensive Plan's Future land Use Map be amended to add the Greensburg Business park and BTI lands to the ECO-INDUTRIAL designation and to amend the text describing this ECO-INDUSTRIAL category as recommended by Gurnee. Racette seconded. Motion passed 5-0.

**Case 2012-01-RZ Potential Zoning of BTI Property**

Gurnee stated that until action is taken to change it, annexed property is automatically placed in the R-1A single family district. By having a public hearing before annexation, the City can have appropriate zoning in place at the same time a property is annexed, eliminating any undue wait for future development of the site. Planning Commission called this public hearing at their last meeting, to consider possible zoning for the BTI property east of the present city limits, if and when it is annexed. Staff recommends the entire site be placed in the planned Light Industrial IP-1 district. This would allow most all types of industrial and heavy commercial operations and accommodates the current use of the land. State statute allows for farming practices.

Barnes opened the hearing for public comment, of which there was none. Barnes closed the public hearing and opened the meeting for additional discussion amongst Commissioners.

Campbell made a motion to recommend to City Council that BTI property east of the present city limits be designated as IP-1, if and when it is annexed. Cannon seconded. Motion passed 5-0. Gurnee stated that this recommendation will only go to Council if they are considering annexation.

**Staff Items**

There were no additional staff items.

Barnes made a motion to adjourn, seconded by Campbell. Motion passed 5-0 and the meeting adjourned at 6:45 p.m.

  
Christy Pyatt - Secretary