

**City of Greensburg Planning Commission**  
**May 16, 2012 6:30 PM**

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

**Call to Order & Roll Call**

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

**Approval of Minutes**

Racette made a motion to approve the February 29, 2012 minutes as presented. Campbell seconded. Motion passed 3-0.

**Public Hearings**

**Case 2012-01-CU Home Lumber Supply**

Mike Gurnee, Planning and Zoning Consultant, explained that Home Lumber Supply has requested a conditional use permit to install a bulk propane tank on their property, to dispense into customers containers. Above ground storage of flammable materials is a conditional use under the City's Sustainable Land Development Code. Home Lumber's location at 715 E. Kansas Avenue is in the CP-1 zoning district, where this conditional use may be allowed. Staff finds no issue with the application and recommended approval of the application as presented.

The Commission was provided a copy of the letter of approval from the Kansas State Fire Marshal's office in their meeting packets.

Campbell opened the floor for Jeff Koehn, Home Lumber Supply, to speak. Koehn had no additional comments. Campbell opened the floor for additional questions from the Commission, of which there were none. Campbell made a motion to approve the application as presented, seconded by Racette. Motion passed 3-0. Koehn was advised by Gurnee that the Planning Commission will forward the application to the City Council for final action. By State Law the case can be presented to Council as early as 2 weeks from today.

**Staff Items**

Gurnee requested that the Commission call a public hearing to consider changing the zoning code on two items: 1) Temporary Work Force Housing 2) Planned Unit Developments

Gurnee requested that the Commission consider the need for temporary work force housing. Understanding that frequently "temporary" becomes permanent, Staff feels that the City may need to try to accommodate such housing in the near future. Gurnee suggested that a conditional use for a small RV Park could be issued for a period of 2 years with the option to renew 1 time only. The current standards for RV Parks were written for larger, permanent developments and would need to be amended for a temporary park. Those regulations were also last approved in 2001. Gurnee suggested calling an advertised public hearing to get feedback from the community on the topic.

Racette asked if there was a specific location that the parks would be allowed in. Gurnee replied that, with a Conditional Use, the decision would be made by the Commission on a case-by-case basis. Currently, parks are allowed in commercial and R-1B zones. Racette also voiced concern over making several requirements on temporary parks. She feels that developers will not want to spend a lot of money for only a 2 year permit.

Rodriguez asked what kind of land space would be required. This is something that the Commission would need to determine, as would be other requirements such as storm shelter accessibility. Rodriguez also voiced concern over the amount of money a developer would need to spend for a set up that was only permitted for 2 years.

Campbell asked for clarification on the 2 year permit, was it for the land use or an actual camper? Gurnee explained that the conditional use would be for the land use, not a given unit. Gurnee stated that if the park was permanent the Commission may want to have more regulations, such as an asphalt drive, landscape, laundry and shower facilities, and a storm shelter. Gurnee feels that the City needs to find a way to accommodate the expected work force that will be in the area in the near future. Campbell suggested that less development than that being suggested by staff might be more appropriate and felt that the Commission should go ahead with a public hearing.

Rodriguez asked about the possibility of developing a park on the north end of town. Gurnee stated that this was an option to consider. The Commission could designate only 1 or 2 zoning districts for this type of use. Gurnee would much rather see these workers accommodated in town rather than unregulated just outside of city limits. He also stated that if the campers were required to be self-contained a shower facility would not be needed. Rodriguez does not want to see property owners allowing campers to be pulled onto their individual lots, something she says is already happening.

The consensus of the Commission was to call a public hearing following the June 19<sup>th</sup> "Oil and Gas Symposium" to be held in Dodge City. This meeting will offer local Cities and Counties first hand information on how to handle the possible work forces that will be in our area in the near future. Campbell stated that he will be out of town June 18-23<sup>rd</sup>.

The second item that Gurnee would like to see a hearing on is Planned Unit Developments (PUD). These developments are used for good proposals that don't fit all of the regulations that are in the book. A developer would present Staff and the Commission with plans and a proposed location. The Commission would review the plans and have the option to waive some of the regulations. Gurnee suggested removing the current PUD regulations and putting back the old regulations from 2001 (amended in the adoption of the 2011 Code). A PUD is not to be used to get around regulations, it is a conditional use that requires a public hearing. A proposal should be in keeping with the spirit and intent of the code, but not necessarily the specifics. Applicants need a rationale of why they can not comply with the adopted regulations concerning a particular use. Gurnee recommended calling a hearing to discuss the possibility, which would allow the Commission to be more flexible and accommodating, without allowing developers to have free reign. The Commission agreed that a hearing should be called.




Discussion continued on when the next meeting would be held and what the scheduled hearing is for. The next meeting is scheduled for May 30<sup>th</sup> at 6:30 p.m. Wylan Fleener is appealing Staff's decision to deny a request from him and GreenTown to place an off premise sign on his property at Kansas Ave. and Main St. Off premise signs are not allowed by the current code. There are signs in town that are grandfathered. Racette asked if a work session could be called to go over regulations prior to the meeting. Gurnee stated that this was a possibility.

Rodriguez asked if the approved propane storage meant that Haviland Co-op would no longer be coming over to provide that service. Campbell explained that this was correct and that propane would again be a service that was available daily. Gurnee explained that the City would receive sales tax and that there would be a marginal increase on property tax.

Discussion followed on the possibility of a location for a Mobile Home Park within the City. Gurnee explained that the City has regulations for mobile home parks and that they are allowed in the north end of town. Though staff has had developers approach them about developing a park, there have been no solid commitments from property owners.

Campbell declared the meeting adjourned at 7 p.m.



Christy Pyatt - Secretary