

**City of Greensburg Planning Commission
June 27, 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, Loren Campbell, and Shawn Cannon. Mary Racette was absent.

Approval of Minutes

Barnes made a motion, seconded by Cannon, to approve the May 30, 2012 minutes as presented. Motion passed 4-0.

Public Hearings

Case 2012-02-TA – Planned Unit Development (PUD) as a Conditional Use

Barnes called the public hearing for case 2012-02-TA to order. Mike Gurnee, Planning and Zoning Consultant, explained that Staff was recommending changes to the current PUD code. The Commission had been provided a copy of the current code and a copy of the proposed changes. The purpose for these recommended changes is to add more flexibility in the code for development proposals that do not necessarily fit the strict letter of the code. Developers would be allowed to present alternatives to the code in their development plans with the understanding that the plan must meet the intent of the code and that they must have a justification for why they do not want to conform to the code. One reason for reviewing the PUD code is to accommodate potential workforce housing. Under the proposed changes, temporary RV parks could be developed in certain areas of town, with conditions, and on a much smaller scale than that regulated by the current RV park code. The current RV park code standards are designed for large and permanent facilities. To obtain approval of a PUD, a developer would have to submit plans and request a Conditional Use, requiring a public hearing. The proposal would then go before City Council.

Barnes opened the meeting for public comment. Gerald Skibbe voiced concerns over the number of RVs that would be allowed on a given lot. Barnes stated that the intent of the proposal was to make the code easier for staff to use. Proposals would go through considerable evaluation and be examined on a case-by-case basis. Barnes explained the procedure of obtaining a Conditional Use. The intention of Staff and the Commission is to streamline bureaucracy and set-up procedures ahead prior to needing them. Skibbe asked if people in the area of the proposal will have a say in what is allowed. Barnes explained that everyone within 200' of the proposal will be notified by mail of a public hearing on the case. Those in attendance will have the opportunity to speak and their concerns will be taken in to consideration. Gurnee stated that the number of RVs permitted is unlimited by the current code. The new proposal would allow Staff to control the number of units.

Barnes closed the hearing to public comment and opened it for discussion from the Commission. Campbell made a motion, seconded by Barnes, to approve the changes to the PUD code as proposed by Staff. Motion carried 4-0. This case will go to the City Council for review in 2 weeks.

Staff Items

Gurnee reported that he had attended a portion of the oil and gas symposium in Dodge City. He said that to be prepared, the City needed to have flexibility in the zoning codes that will allow them to avoid multiple, lengthy meetings. The City will also need strong code enforcement should the projected boom occur.

With no additional items to discuss, Barnes made a motion to adjourn. Cannon seconded. Motion passed 4-0.



Christy Pyatt - Secretary