

# KECHI PLANNING COMMISSION & BOARD OF ZONING APPEALS

## Minutes January 12, 2021

1. Call to Order  
Chairman Wolf called the regular meeting of the Kechi Planning Commission to order at 7:00pm in Council Chambers of Kechi City Hall.
2. Roll Call  
Members in attendance were Larry Burk, Virginia Reimann, Buddy Pressnell, Richard Wolf, Dan Clark, Bill Moss and Oscar Thomison. Staff in attendance were Zoning Administrator Chris Morlan, City Administrator Kamme Sroufe and Planning Commission Secretary Kris Brown. Guests in attendance were Doug Bonnesen.
3. Approval of Agenda  
Larry Burk moved to approve the Agenda. Virginia Reimann seconded it. Motion passed 6-0.
4. Approval of Minutes  
Chairman Wolf questioned and discussion was made on the motion for Z-2020-04 on the way the motion was written. Buddy Pressnell moved to accept the minutes from the January 8, 2021. Motion was seconded by Larry Burk and carried 6-0.
5. Public Forum/ Communications  
Dr. Doug Bonnesen requested a text change To the zoning regulations for physical therapy to be an allowable home business. There was some discussion on if any neighbors have been complaining or not.
6. Public Hearings  
None
7. Preliminary Plat  
None
8. Final Plat  
None
9. Unfinished Business  
No update on the Comprehensive Plan – UAI update currently. Will be discussed at a later date.
10. New Business  
Updates/Changes to the Zoning Regulations
  1. Discussion was made on several zoning regulation changes. Looked into changing “duplex” as an Approved Use in the R-1A District (page 35). The Public Hearing would be in February to change the Zoning regulations.
  2. Discussion to make “Pet Grooming” a Conditional Use in C-1 District (page 37). It was raised due to concerns being in C-1 or C-2. It was discussed P.C. would need to make a motion to address the specific case from the December meeting. Chairman Wolf asked if they could rezone? They could but would be 2 different actions.

3. Discussion was held on whether to add "Construction Contractor Yard" as an Approved Use in the C-3 District (page 37). Concerns were stated about the sight/ appearance of an outside storage. It was asked if a C.U. could be granted? Z.A. Morlan stated yes and could give restrictions. P.C. recommended stay CU with no changes.
4. Discussion was made to modify parking requirements for the C-1 District (page 64). Discussion was made to delete the end of sentence of 7.6, B., 2., ii.- Properties zoned C-1 are exempt except when required by the Planning Commission or City Council for C.U. and P.D.O. zoning approval. Discussion was made to have all parking in C-1 submit a parking plan. Zoning Administrator will get more feed back from consultant and city attorney. Discussion was made to change the verbiage loading/unloading to parking stalls.
5. Consider request to allow Physical Therapy as home occupation (pages 107/108). Discussion was made on what surrounding cities were allowing. The P.C. had reservations about this request.
6. Various textual changes regarding spacing for readability but that will not change the intent of the Regulations (various pages) was discussed. Planning Commission approved Zoning Administrator to make the changes.

11. Adjourn

Motion by Buddy Pressnell to adjourn at 8:52pm., second by Oscar Thomison. Motion passed 6-0.

Respectfully Submitted,



Richard Wolf, Chairperson  
Kechi Planning Commission