

KECHI PLANNING COMMISSION & BOARD OF ZONING APPEALS

Minutes February 9, 2021

1. Call to Order
Chairmen Wolf called the regular meeting of the Kechi Planning Commission to order at 7:01pm in Council Chambers of Kechi City Hall.
2. Roll Call
Members in attendance were Larry Burk, Buddy Pressnell, Virginia Reimann, Richard Wolf, Dan Clark, and Bill Moss. Staff in attendance were Zoning Administrator Chris Morlan, City Administrator Kamme Sroufe, and Planning Commission Secretary Krista Brown. Guests in attendance were Erin Green, Sandra Lamia and Claudia Green.
3. Approval of Agenda
Virginia Riemann moved to approve the Agenda. Buddy Pressnell seconded the motion. Motion passed 5-0.
4. Approval of Minutes
Dan Clark moved to accept the minutes from the January 12, 2021 with the text change Dan Clark to Richard Wolf as Chairperson. Motion was seconded by Larry Burk and carried 5-0.
5. Public Forum/ Communications
None
6. Public Hearings
 - a. **CU-2021-01 Erin & Claudia Green, 421 N. Shawnee**
Chairman Wolf called the item. A quorum of 6 was established. There were no ex parte communications and no abstentions, notification was published in the Ark Valley News on January 14, 2021.

Z.A. Morlan reported that the request is for an 16ft x 24ft (384sqft) storage building. The area meets all lot size and bulk requirements for the current R-1 zoning requirements. There are no parking & loading requirements for this requested use. There are no buffer requirements. The property meets the specific use standards.

Summary of Findings:

Subject Property History & Conditions: According to count records the home was built in 1993 with ground floor living area 2024sqft. With the existing improvements and a wood deck, the footprint for the improvements on this property are 4,898sqft. Property is good condition for this area and neighborhood.

Compatibility with Neighborhood Character: The proposed storage building will be compatible with surrounding properties which are single family residences.

Consistency with Community Vision & Plan: Proposed use is consistent with the comprehensive plan and Kechi's overall character.

Adequacy of Infrastructure & Services: There are no infrastructure impacts with the proposed use.

Suitability of Property for the Proposed Use: Property is suitable for proposed storage building.

Transportation, Utilities & Drainage: There are no transportation, utility or drainage impacts with the proposed storage structure.

Length of Time Vacant as Zoned: Not applicable.

Zoning Compatibility with Surrounding Development: Not applicable.

Potential Negative Impacts of Proposed Zoning: There should be no potential negative impacts of the proposed storage structure on nearby properties.

Property Impacts Versus Public Benefit: The proposed building will be used for storage. This will screen the equipment & vehicles from public view.

Based on the information, analysis and findings contained in his report, Z.A. Morlan recommends that this case #CU-2021-01 be approved as submitted without any additional conditions.

Z.A. answered question from P.C. if this would be a permanent structure and why is it a C.U?

Applicant Presentation:

Erin Green stated they were moving an existing structure from 411 to 421 Shawnee, which will put them over the allowed 720sqft of storage buildings for their lot size. They had a building there that was torn down. The new structure will sit on that pad once made a little larger.

There were no public comments. Richard Wolf closed public hearing at 7:18PM.

Motion by Virginia Riemann: I move that the Planning Commission adopt the findings and recommendations stated in the Zoning Administrator's Report for Case CU-2021-01 and forward a recommendation of approval to the Governing Body regarding the requested Conditional Use. Motion was seconded by Buddy Pressnell and carried 5-0.

b. Zoning Regulations update

A general discussion was held on the proposed changes to the zoning regulations.

Remove Duplex from approved in R1-A

Z.A. Morlan read definition of duplex. Dan Clark moves to remove duplex from R1-A and Bill Moss seconded. Carries 5-0

Pet Grooming change from nonapproved to approved in C1.

Z.A. Morlan read definition of Pet Grooming. Virginia Reimann moves to add Pet Grooming as allowable in C-1 as a Conditional Use and Larry Burk seconded. Carries 5-0

Construction Contractor Yard change to an approved use in C3 Zoning.

Z.A. Morlan read definition of Construction Contractor Yard. Dan Clark moves to allow Construction Contractor Yard as an Approved Use in C-3 district, and also change the Use Limitations for C-3 to only allow Outdoor Storage as a Conditional Use. Virginia Reimann seconded. Motion carried 5-1

Parking Requirements in the C-1

Discussion was on parking stall requirements versus loading zones. Resolution was there are parking requirements for the C-1 district currently, the exemption is for "loading areas". No change

recommended.

Physical and Occupational Therapy allowed as a Home Occupation

A resident was approved as a temporary use to allow this home occupation due to Covid-19 and 2 extensions have been requested and granted. There have been no issues or complaints. Resident is requesting a change to the zoning regulations to allow physical and Occupational therapy as a Home Occupation. Z.A. Morlan went over surrounding areas Home Occupations regulations.

Park City- allows Dentist & prohibits Physician.

Valley Center- allows both Dentist & Physician.

Bel Aire- only allows Daycare & Residential Real Estate Sales. All others are done as C.U. with a review every 2 years.

Wichita- does not permit medical services other than Medical or Dental Offices.

Discussion was made if they can have a denial for C.U? If there are complaints can they revoke at the 2 year review? Z.A. Morlan and C.A. Stoufe both stated you would have to have a revokable reason to revoke. C.A. Stoufe went over limitation use for Bel Aire's C.U. for Home Occupation. Z.A. Morlan was directed to look into Bel Aires' limitations. Discussion was made on limits for how many patients would be allowed to be seen a day. Dan Clark moves to change all prohibited Home Occupations to only be allowed when approved as a Conditional Use and to be reviewed every 2 years. Virginia Reimann seconded. Carries 6-0.

Correction of Text

Z.A. Morlan stated the online texts are fine. The issues are only on the printed forms. P.C. noted that page 60 was marked page 69. Z.A. will reprint regulations with no other text changes at this time.

Z.A. Morlan will provide recommendations to the Governing Body on March 25, 2021.

7. Preliminary Plat

None

8. Final Plat

None

9. Unfinished Business

Comprehensive Plan- UAI update

C.A. Stoufe stated this is still being addressed. Steven Banks is asking for more information.

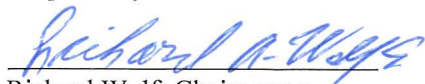
10. New Business

None.

11. Adjourn

Motion by Larry Burk to adjourn at 8:35PM., second by Dan Clark. Motion passed 5-0.

Respectfully Submitted,



Richard Wolf, Chairperson
Kechi Planning Commission

