

## PLANNING AND ZONING COMMISSION

### OSAGE CITY, KANSAS

June 16, 2021

**ROLL CALL:** Now on this 16<sup>th</sup> day of June, 2021 the Planning and Zoning Commission met at 7:00 p.m. at the City Council Chambers in said City, the following members being present and participating to wit, Commissioners: Casey Mussatto, Tom DeBaun (on remotely), Gail Lohmeyer, Bob Dayhoff and Eric Tincher. Officials present: City Manager Rod Willis, City Clerk Terri Fultz, Utility Director, Kris Kline, Code Administrator James Welch and Deputy City Clerk Sadie Boos. Absent was Planning & Zoning Clerk, Clarissa Meek. Others present: Mike Hanks, Sarah Hanks, Kelly Bowin, Gerad Fagan and Loren DeBaun.

#### **APPROVAL OF THE CONSENT AGENDA:**

Approval of May 20, 2021 Regular Meeting Minutes

*Motion made by Lohmeyer, second by Dayhoff to approve the Regular Meeting Minutes. The motion was declared carried.*

#### **Public Hearing:**

- 1. Public Hearing for a Zoning Variance for the purpose of allowing alternate surfacing of gravel instead of concrete per Planning & Zoning Regulations, Article 22-305 for the following property: Lots 8, 10, 12, 14, 16, and 18, in Block 15, in the Original Town of Osage City, according to the recorded Plat thereof, in Osage City, Osage County, Kansas. Commonly known as: 28 Market Street (old Sonic location), Osage City, KS 66523**

At 7:03 pm Commissioner Mussatto opened the Public Hearing to receive public comments.

Owner of the property Mike Hanks was present to answer questions in regards to the Zoning Variance for the request for an alternate surface of gravel instead of the required surface of concrete or asphalt.

The gravel surface will be first a layer of course rock topped with a washed smaller rock so it will pack down and become a harder surface.

At 7:13 pm Commissioner Mussatto closed the Public Hearing.

**2. Recommendation to the City Council on Zoning Variance for alternate surfacing for 28 Market Street as requested by owner Mark Hanks:**

*Motion made by Tincher, second by Lohmeyer to recommend the Zoning Variance for an alternate surface at 28 Market Street with the condition that the first layer will be larger course gravel and topped with a washed smaller gravel. The motion was declared carried.*

**3. Kelley Bowin would like to discuss the possibility of putting in some RV spaces on the 267 Lakin Street property that he recently purchased:**

Kelley Bowin was present. He bought the property at 267 Lakin Street and tore down and removed an old mobile home. One of his ideas of what he wants to do with the property is put RV spaces in. Kelley has asked if the Planning and Zoning Commission would be interested in changing the current requirements.

The current Zoning Regulations required a zoning designation to be in C-2 District with the issuance of a Conditional Use Permit. The tract of land has to be at least five (5) acres. There are several other requirements that have to be followed.

Commissioner DeBaun brought up the fact that the property would have to be rezoned and also numerous variances would be required in order to allow the rezoning of the property.

RV use has increased in popularity over the past few years. City Manager Rod Willis asked if the regulations should be looked at for less stringent regulations as they are written now.

Commission Chairman Mussatto thought this is an item does need to be further discussed.

**1. Set Public Hearing on July 21, 2021 for a Zoning Variance application for Gerad Fagan for 410 N 6<sup>th</sup> Street:**

*Motion made by Tincher, second by Lohmeyer to set the Public Hearing on July 21, 2021 for the Zoning Variance Application to rezone the property at 410 N 6<sup>th</sup> Street owned by Gerad Fagan from Residential to Commercial. The motion was declared carried.*

**4. Discussion on amending Article 22-305 to include gravel as an acceptable surface, as concrete or asphalt surfacing is now required in commercial district properties:**

City Manager Rod Willis asked if the Commission would be interested in changing the surfacing regulations to incorporate gravel as an acceptable surface like asphalt or concrete is.

The Commission agreed that the regulations should stay as they are now. Keeping it to requiring asphalt or concrete with the requirement of a variance application to be brought before the Commission for approval.

This item will be brought back for further discussion.

**5. Discussion on amending Section 9-11 Travel Trailer Parks Regulations to meet current and future needs of the Osage City community:**

The Commission will revisit this item next meeting.

**6. Expression of Interest from Loren DeBaun to serve on the Planning and Zoning Committee and recommendation to the City Council:**

*Motion made by Dayhoff, second by DeBaun to recommend Loren DeBaun to serve on the Planning and Zoning Committee to the City Council by appointment. The motion was declared carried.*

**7. Accept the resignation of Planning & Zoning Board Members Tom DeBaun and Robert Dayhoff after many years of dedicated service:**

Commission Chairman Mussatto expressed the appreciation to Tom DeBaun and Robert Dayhoff for their many years of service on the Planning and Zoning Commission.

*Motion made by Tincher, second by Lohmeyer to accept the resignations from Tom DeBaun and Robert Dayhoff. The motion was declared carried.*

**ADJOURN:** *Motion made by Dayhoff, second by DeBaun to adjourn at 7:58 p.m. The motion was declared carried.*

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Casey Mussatto, Chairman Clarissa Meek, P & Z Clerk

**This 16<sup>th</sup> day of June, 2021**  
(SEAL)