

# KECHI PLANNING COMMISSION & BOARD OF ZONING APPEALS

Minutes June 12, 2018

1. Call to Order  
Chairman Pressnell 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 Buddy Pressnell, Larry Burk, Bill Moss, Richard Wolf, Dan Clark and Oscar Thomison. Staff in attendance were Zoning Administrator Chris Morlan, City Administrator Robert Conger and Planning Commission Secretary Theresa Morlan. Guest was Randall Jackson.
3. Approval of Agenda  
Richard Wolf moved to approve the Agenda as written, and Dan Clark seconded the motion. Motion passed 5-0.
4. Approval of Minutes  
Larry Burk moved to accept the minutes from the May 8, 2018 meeting. Motion was seconded by Oscar Thomison and carried 5-0.
5. Public Forum/ Communications  
None
6. Public Hearings
  - a. **CU-2018-03 Randall Jackson Accessory Building larger than 6000sqft in A-1 Agricultural District**  
Chairman Pressnell called the agenda item and read the ground rules for the public hearing. There were no abstentions and a quorum of 6 was present for the hearing. Notification of the hearing was published in the Ark Valley News on May 17, 2018. There were no ex parte communications.  
  
Z.A. Morlan reported on the subject property, history and condition, and that the applicant has a peony farm on the property. This request is to permit the construction of a 76ft x 160ft (12,160sqft) storage building. The site is 9.39 acres and is compliant with applicable lot size requirements. Parking requirements are not applicable and there are no compatibility standard. All current buildings on the property total a little less than 6900sqft. With the proposed storage building, it would cover just over 19,000sqft, making the total lot coverage 4.5 percent. The 1 story residence was built in 1984 with 1566sqft of living area, 3 bedrooms and 3 baths with full basement. It has a 638sqft attached garage. The residence is in good condition. There are two storage buildings, one 30ft x 40ft, and the other is 24ft x 40ft. There are also two mall tool sheds, one 8ft x 14ft, and the other is 8ft x 16ft. Also on the property are hoop greenhouses, one is 20ft x 50ft and the other is 20ft x 60ft. The wall height of the proposed building is 16ft and the approximate height is 28ft, although the applicant will verify this prior to going before City Council. There are no transportation, utility or drainage impact with the proposed storage structure. Z.A. Morlan proposed that there should be no conditions applied to the request. The map provided in the Z.A.'s report is from March 2017 and the map provided with current zoning was from March 2014. There is no flood danger to the location of the proposed structure.

## Applicants' Request:

Mr. Jackson stated that the property to the east is his parents' and that it is willed to the family, and

that property does have a strip connecting to Hillside. At the Southeast corner there is a crabapple grove. The Northeast corner of the quarter section does not belong to the family. There was no public comment and the public hearing closed at 7:15pm.

Summary of Findings:

*Compatibility with Neighborhood Character:* The proposed storage building will be compatible with surrounding properties, which are mostly rural residential and/or agricultural.

*Consistency with Community Vision and Plans:* 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 Proposed Use:* Property is suitable for proposed storage building.

*Length of Time Vacant as Zoned:* Not Applicable

*Zoning compatibility with Surrounding Development:* Not Applicable

*Potential Negative Impacts of Proposed Zoning:* There are no potential negative impacts of the proposed fence on nearby properties.

*Property Impacts Versus Public Benefit:* The proposed building will be used for storage of agricultural equipment and other vehicles. This will screen the equipment from public and neighboring properties, which is preferred.

Motion:

I, Richard Wolf, move that the Planning Commission adopt the findings and recommendations stated in the Zoning Administrator's Report for Case # CU-2018-03 and forward a recommendation of approval to the Governing Body regarding the requested Conditional Use. Motion was seconded by Bill Moss. Motion passed by a vote of 6-0.

Chairperson Pressnell stated that the recommendation and a written summary of the Public Hearing will be considered by the Governing Body at their meeting on June 28, 2018 to be held at 7:00pm in the Council Chambers at Kechi City Hall.

7. Preliminary Plat

None

8. Final Plat

None

9. Screening Plan/Site Plan Review

None

10. Unfinished Business

None Z.A Morlan reviewed Scott Dunakey's comments (attached) with the list of proposed changes to the Zoning Regulations previously submitted.

1. Article 3 (page 9) – Definition of Porch that Mr. Dunakey added fits much better than the one currently in the regulations.
2. 05.04 (page 41) – Mr. Dunakey recommended changing to “**Outdoor Commercial Kennel Run of Play Yard**” and revising the definition accordingly.
3. 06.09.D.2.a. (page 52) – Mr. Dunakey had told Z.A. Morlan that he made this change to be competitive with surrounding cities. Z.A. Morlan will check what the C-3 District Front Yard Setbacks are in surrounding cities, but does not see the logic in having a reduced setback in C-3 District which has a higher intensity than C-2 and C-1. He highly recommend changing the front yard setbacks to 35ft which matches our previous regulations and the same as light commercial.

4. 06.11.B.5 (page 55) – Mr. Dunakey cautioned against changing to allow an increase in maximum lot coverage with PDO zoning, and that any requests must be reviewed carefully to avoid savvy developers developing lots that are too small or incompatible with adjacent development. He further stated that the commission be very judicious about ensuring that proposed development density is appropriate to overall development pattern and ample area for required parking.
5. 07.02.C.2 & .3 (page 57) – Mr. Dunakey had no comment on off street parking being required to be on approved parking space in rear or side yards for RV's and trailers. If the property currently has gravel type parking area, it can be extended as gravel, but if the current parking is hard surface, so must the additional parking area, and the parking area must have connection to the street or existing driveway. Remove “not allowing storage of non-operational motor vehicles and storage of recreational vehicles, boats or utility trailers on approved parking spaces.”

We will need to go through the public hearing for changes in the regulations which is targeted for the August meeting. Z.A Morlan is asking for direction in making the changes. Buck Alley did plot his C-3 lots with 35ft setback, but is asking for 50% lot coverage rather than maximum 40% allowed. Lot coverage is similar to the old regulations for C-2. Z.A Morlan will look at lot coverages for C-3 Districts in Bel Aire and Park City. He will email them to Planning Commission members to get an idea if ours needs to be changed or left as it had been in previous regulations.

#### 11. New Business

Larry Burk asked for the definition of the Arts District and what it encompasses. C.A. Conger answered that the concept and boundaries have yet to be defined. PEC is designing the Arts and Business master plan. The members of the community will be asked for their involvement in its development, and currently we are unsure of what the name for the core area around Kechi Rd. and Oliver will be. Mr. Burk further asked if silversmiths, potters, sculpture studio, foundries, and painter studios would be allowed. The difference may lie in mass producing versus one offs, handcrafting with a process that is replicated is not the same as mass production. He feels we should think about incorporating limited industrial in C-1 District. Z.A. Morlan went over definitions of artist. Metal works and welding can be artistry. It was asked if it can be defined by the number of employees. Site plan can help with the determination, and is bound by regulations and must meet community standards.

The goal for fundraising for the “Save the Playhouse” campaign is \$83,333. The maximum for the grant will be \$250,000 dollars, and it is a 3:1 grant. After the structural analysis, the playhouse was found to be structurally sound, but needs help mostly with the façade and aesthetics.

#### 12. Committee & Staff Reports

Z.A. Morlan reported that Elderslie Farm is adding a barn and goat cheese creamery. Bids for water and sewer will be on Thursday for Rock Pointe II. We'll have a public hearing in July for Lee Boyer's request to vacate the drainage easement that was put in place for the Boardwalk project.

#### 13. Adjourn

Motion by Richard Wolf to adjourn at 8:15pm., second by Oscar Thomison. Motion passed 6-0.

Respectfully Submitted,

Buddy Pressnell, Chairperson  
Kechi Planning Commission