

# KECHI PLANNING COMMISSION & BOARD OF ZONING APPEALS

## Minutes October 9, 2018

1. Call to Order  
Chairman Pressnell called the regular meeting of the Kechi Planning Commission to order at 7:02pm in Council Chambers of Kechi City Hall.
2. Roll Call  
Members in attendance were Buddy Pressnell, Larry Burk, Richard Wolf, Dan Clark, and Oscar Thomison. Staff in attendance were Zoning Administrator Chris Morlan, and Planning Commission Secretary Theresa Morlan.
3. Approval of Agenda  
Richard Wolf moved to approve the Agenda as written, and Oscar Thomison seconded the motion. Motion passed 4-0.
4. Approval of Minutes  
Richard Wolf moved to accept the minutes from the August 14, 2018 meeting. Motion was seconded by Larry Burk and carried 4-0.
5. Public Forum/ Communications  
None
6. Public Hearings  
None
7. Preliminary Plat  
None
8. Final Plat  
None
9. Screening Plan/Site Plan Review  
None
10. Unfinished Business  
None
11. New Business  
**Update to Zoning Regulations** – Z.A. Morlan addressed issues that should be updated in the Zoning Regulations. The main focus of change deals with “General Outdoor Storage” as a primary land use. He recommended removing “General Outdoor Storage” from primary land uses listed in Article 5, removing “General Outdoor Storage” from “Table of Primary Uses by Zoning District” in Article 5.03, adding “General Outdoor Storage” to Secondary Land Uses, “Warehousing & Storage Sections” in Article 5.04, and adding “General Outdoor Storage” to “Table of Secondary Land Uses & Structures by Zoning District” table with Specific Use standard matching “Vehicle & Equipment Storage Yards” in Article 5.05. In Article 10.23, he recommended adding “General Outdoor Storage” to the title, and in Article 10.23 B, adding “General Outdoor Storage” to read “Shall be located on lots of at least five (5) acres, except that vehicle, equipment storage yards, and general outdoor storage shall have a minimum lot size of one (1) acre.” In regards to Unpaved Parking Areas in Article 7.06.G.2, he suggested correcting two typographical errors. He included emails

exchanged between himself; Robert Cillesen, property owner; Tim Austin, Professional Engineer for Cillesen & Sons; Robert Conger, City Administrator; Larry Kallenberger, Director of Public Works; and Ben Mabry, Professional Engineer for the City, as well as a letter from Richard Samaniego, Kechi City Attorney with his opinion on the matter of outdoor storage. Z.A. Morlan stated that it was questioned about whether outdoor storage would be allowed without a principle use, and that the City Attorney interpreted the regulations as the Z.A. had, but that in the future, he would rather the regulations be clear and not have to rely on the attorney's opinion. A public hearing to recommend to the City Council adopt the changes would be held at the November meeting.

12. Committee & Staff Reports

Z.A. Morlan reported that at the November meeting, there will be a public hearing on Alley Investments' PDO request to allow the lot coverage maximum be increased from 40% to 50%. He had requested that the City Council waive the fees for this hearing, as the Alleys had paid for the Public Hearing held in January 2018 for their PDO, when it was discovered that the newly adopted regulations did not allow for that specific request, but the amended changes adopted by the City Council in August would allow for the possibility of increasing lot coverage.

Z.A. Morlan reported that the Union Pacific has not yet begun construction for repairs on the railroad bridge north of 61<sup>st</sup> N. Buddy Pressnell has done research for the City on the possibility of making the crossings in town be a "Quiet Zone," but there would have to be quite a few safety requirements put in at the crossings for this to happen. The former Sunrise property at K254 & Woodlawn has sold, and the developer originally has planned to put in a hotel and retail space, but infrastructure for utilities has not yet been worked out. Sewer would come in from the west and gas and water would be connected from the northeast.

13. Adjourn

Motion by Dan Clark to adjourn at 7:27pm., second by Richard Wolf. Motion passed 4-0.

Respectfully Submitted,

Buddy Pressnell, Chairperson  
Kechi Planning Commission