

REMINDER - Meeting Starts at 6:00 P.M.
HAYS AREA PLANNING COMMISSION MEETING AGENDA
CITY COMMISSION CHAMBERS
1507 MAIN, HAYS, KS
MARCH 21, 2016
6:00 P.M.

1. CALL TO ORDER BY CHAIRMAN.

2. CONSENT AGENDA.

A. Minutes of the meeting of February 15, 2016

Action: Consider approving the minutes of the February 15, 2016 meeting

3. PUBLIC HEARING ITEMS-NONE

4. NON-PUBLIC HEARING ITEMS:

A. Presentation of the draft of the Unified Development Code by Bret Keast of Kendig Keast Collaborative – (Available at the following link):

http://www.haysusa.com/16-01-25_UDC_Public_Hearing_Draft_01.24.16_.pdf

Action: None

5. OFF AGENDA ITEMS/COMMUNICATIONS.

A. City Commission action and planning and development updates on Planning Commission related issues

6. ADJOURNMENT

Any person with a disability and needing special accommodations to attend this meeting should contact the Planning, Inspection and Enforcement office (785-628-7310) 48 hours prior to the scheduled meeting time. Every attempt will be made to accommodate any requests for assistance.

**DRAFT
HAYS AREA PLANNING COMMISSION
CITY HALL IN COMMISSION CHAMBERS
FEBRUARY 15, 2016
6:30 P.M.**

1. CALL TO ORDER BY CHAIRMAN: The Hays Area Planning Commission met at the regularly scheduled meeting on Monday, February 15, 2016 at 6:39 p.m. in Commission Chambers at City Hall. Chairman Paul Phillips declared that a quorum was present and called the meeting to order.

Roll Call:

Present Paul Phillips
Lou Caplan
Tom Denning
Darrell Hamlin
Kris Munsch

Absent Robert Readle
Matthew Wheeler
Justin McClung
Chris Crawford

City Staff in attendance: Greg Sund, Director of Public Works, Jesse Rohr, Superintendent and Linda Bixenman, Administrative Assistant of Planning, Inspection and Enforcement.

No Changes to the Agenda

2. CONSENT AGENDA:

A. Minutes: Lou Caplan moved, Darrell Hamlin seconded the motion to approve the minutes from the December 21, 2015 meeting. There were no additions or corrections to those minutes.

AYES: Paul Phillips
Lou Caplan
Tom Denning
Darrell Hamlin
Kris Munsch

3. PUBLIC HEARING ITEMS: - NONE

4. NON-PUBLIC HEARING ITEMS:

A. Consider the preliminary plat of Blue Sky Acres Addition located on a tract of land in the North Half (N/2) of the Southeast (SE/4) of Section 16, Township 14 South, Range 18 West of the 6th p.m. (250th Avenue West of VonFeldt's Addition) (Case # 15-04P): Jesse Rohr presented a power point presentation on the overhead visual showing the preliminary plat of the site location and information associated with it. The property is located approximately 2 miles south of Hays on the west side of U.S. Highway 183 north of Mount Pleasant Road. It is west of the residential development platted as the VonFeldt Addition in 1977.

The preliminary plat was prepared by Ruder Surveying and Engineering for the owner. It consists of six lots ranging from 2 ½ acres per lot for two lots and 3 acres a piece for 4 lots. There are a couple sections of 60 foot road right of way being platted. One road right of way is the extension of currently platted Randall Lane and another portion that runs north and south that will be named on the final plat.

At the end of each section of road there is a six foot temporary access easement for turn around to avoid dead ends. Depending where lots have driveways will determine how much road gets built.

The roads are proposed to be built to Ellis County road standards and maintained privately through a Homeowners Association or something similar. Each lot will have their own septic system approved by the Ellis County Environmental office. Each lot will have water service with a private water well. The Rural Water District has been contacted by the developer if that becomes an option in the future.

Jesse Rohr provided the steps how we arrived at this point:

- **Late Spring, 2015** – Owner inquired about the process to develop the property.
- **Late Spring-Early Summer, 2015** - Owner acquired the property
- **July 7, 2015** - Proposed Development reviewed by Utility Advisory Committee
- **July 16, 2015** - Letter sent from staff to owner that they would not favorably recommend approval of the development
- **October 19, 2015** - Public Hearing for rezoning conducted by Planning Commission that recommended not to approve (6-1 vote)
- **November 19, 2105** - Rezoning discussed at work session and moved to regular meeting
- **November 24, 2105** - Rezoning discussed at City Commission meeting and sent back to Planning Commission for further review (3-1 Vote)
- **December 21, 2015** - Planning Commission to review before further City Commission action
- **January14, 2016** - City Commission approved rezoning from A-L to R-S
- **February 15, 2106** - Preliminary plat considered for approval

He explained that the action for the preliminary plat does not go beyond the Planning Commission. The final plat would go before the Planning Commission for

a recommendation, then forwarded to the County Commission and then to the City Commission for official action provided the preliminary plat is approved.

He explained the options to be considered for a motion:

- Approve the preliminary plat as submitted
- Request further changes to the plat
- Do not approve the plat

Staff recommends approving the preliminary plat as submitted and subsequently recommend that a final plat come forward at a future meeting.

He opened it up for discussion.

Lou Caplan pointed out for clarification that the turn-around access easements were not part of the plat. He asked if that would be used if for emergency vehicles.

Jesse Rohr answered that they required the easements on the plat in the event they are ever needed. The building of the turn-around would be the option of the developer. These turn around points could be used for emergency vehicles, road maintenance crew, and availability to use to turn around rather than using someone's driveway.

Paul Phillips asked if the location of the entrance was in line with Randall Lane. Jesse Rohr answered that the entrance was slightly north of Randall Lane.

Chairman Paul Phillips entertained a motion.

Lou Caplan moved, Kris Munsch seconded the motion to approve the preliminary plat identified as Blue Sky Acres located on a tract of land in the North Half (N/2) of the Southeast Quarter (SE/4) of Section 16, Township 14 South, Range 18 West of the 6th p.m., Ellis County, Kansas (South of Hays on Hwy 183 west of the VonFeldt Addition).

AYES:

Paul Phillips
Lou Caplan
Tom Denning
Darrell Hamlin
Kris Munsch

B. Update on the progress of the Unified Development Code: Jesse Rohr explained that the Planning commission and City Commission received the hard copies of the latest draft of the rewrite of the Unified Development Code. He handed out a letter to the Commission to explain why the rewrite, the goals and expected outcome of the rewrite, and listed the changes that will occur when changing from the current regulations to the proposed rewrite. All interested

parties were notified of the latest draft and where to locate them on the City web page.

He explained that this was still a working document and changes can be made all the way up to adoption and even after the adoption for various reasons.

He presented the schedule for potential adoption of the rewrite:

- January-February 2016 – Latest Draft being Reviewed
- March 21, 2016 - The consultant Kendig Keast Collaborative will present the draft to the Planning Commission

Tentative Schedule

- April, 2016 - Discuss and set public hearing
- May 2016 - Conduct Public Hearing
- June 2016 – City Commission Work Session
- July 2016 or August, 2016– City Commission potential adoption

Paul Phillips suggested a better flow of the documents for more connection of easier reading. He pointed out some examples.

Tom Denning pointed out that “Agriculture” remained as the heading on several pages.

Jesse Rohr asked the commission to contact him if there were any questions to the rewrite. He explained that it is not completely formatted for printing with this draft copy.

March 21, 2016 Planning Commission Meeting at 6:00 p.m.

He informed the commission that tentatively they plan to start the meeting at 6:00 p.m. on March 21st with a light meal.

5. OFF AGENDA ITEMS/COMMUNICATIONS:

A. City Commission Action and Planning and Development updates on Planning Commission related issues: Jesse Rohr presented the updates:

On January 14, 2016, the City Commission approved the rezoning of the Blue Sky Acres (Tract in the North Half (N/2) of the Southeast (SE/4) of Section 16, Township 14 South, Range 18 West of the 6th p.m.) from “A-L” Agriculture to Residential Suburban “R-S”.

B. Upcoming Training: Jesse Rohr informed the board that an educational training session will be set up for the Planning Commission and Board of Zoning Appeals Members.

The educational training will be conducted by a land use attorney from Lee Summit Missouri that will cover zoning law, conducting a public hearing etc.

He asked if the Commission had any preference as to the time of day for the training. One Commissioner suggested having the meeting separate from the Planning Commission meeting.

C. Community Board Leadership Series: Greg Sund, Public Works Director, informed the Commission that the Kansas State Research and Extension is offering a series of "Community Board of Leadership" sessions.

Jesse Rohr added that he would e-mail the brochure for registration to the Commission.

D. Adjournment:

Chairman Paul Phillips adjourned the meeting at 7:12 p.m.

Submitted by: Linda K. Bixenman, Administrative Assistant
Planning, Inspection and Enforcement