

HAYS AREA PLANNING COMMISSION MEETING AGENDA
CITY COMMISSION CHAMBERS
1507 MAIN, HAYS, KS
JUNE 29, 2015
6:30 P.M.

1. **CALL TO ORDER BY CHAIRMAN.**

2. **CONSENT AGENDA.**

A. Minutes of the regular meeting of May 18, 2015.

Action: Consider approving the minutes of the May 18, 2015 meeting

3. **PUBLIC HEARING ITEMS. – None**

4. **NON-PUBLIC HEARING ITEMS.**

A. Zoning and Subdivision Regulations Rewrite - Presentation by Bret Keast with Kendig Keast Collaborative on discussion of Module 3 – Highlight key issues and consensus points. See following link for Module 3 draft regulations or visit City of Hays website:

http://www.haysusa.com/UDC_Module_No._3_Clean_Draft__05.27.15_.pdf

Action: No formal action required on this item at this time

5. **OFF AGENDA ITEMS/COMMUNICATIONS.**

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

B. Other

6. **ADJOURNMENT**

**DRAFT
HAYS AREA PLANNING COMMISSION
CITY HALL IN COMMISSION CHAMBERS
MAY 18, 2015
MINUTES
6:30 P.M.**

1. CALL TO ORDER BY CHAIRMAN: The Hays Area Planning Commission met at their regularly scheduled meeting on Monday, May 18, 2015 at 6:30 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 Kris Munsch
 Matthew Wheeler Darrell Hamlin Robert Readle Justin McClung

City Staff in attendance: Toby Dougherty, City Manager, I. D. Creech, Director of Public Works, John Braun, Assistant Director of Public Works, Jesse Rohr, Superintendent and Linda Bixenman, Administrative Assistant of Planning, Inspection and Enforcement.

No changes to the Agenda

Chairman Paul Phillips asked if there were any changes to the agenda. There were none.

2. CONSENT AGENDA:

A. Minutes: Kris Munsch moved, Matthew Wheeler seconded the motion to approve the minutes from the March 16, 2015 meeting. There were no additions or corrections to those minutes.

AYES Paul Phillips Lou Caplan Tom Denning Kris Munsch
 Matthew Wheeler Darrell Hamlin Robert Readle Justin McClung

3. PUBLIC HEARING ITEMS: - None

4. NON-PUBLIC HEARING ITEMS:

A. Reorganization of the Hays Planning Commission: Jesse Rohr explained the roles of the President, Vice-President and Secretary for the Hays Area Planning Commission. He explained the nomination process.

Kris Munsch moved, Lou Caplan seconded the motion for the nomination to reappoint Paul Phillips to continue as President of the Hays Area Planning Commission.

AYES Paul Phillips Lou Caplan Tom Denning Kris Munsch
Matthew Wheeler Darrell Hamlin Robert Readle Justin McClung

Darrell Hamlin moved, Robert Readle seconded the motion for the nomination to reappoint Lou Caplan to continue as Vice-Chairman of the Hays Area Planning Commission.

AYES Paul Phillips Lou Caplan Tom Denning Kris Munsch
Matthew Wheeler Darrell Hamlin Robert Readle Justin McClung

Matthew Wheeler volunteered for the secretary position and so moved, Kris Munsch seconded the motion for the nomination of Matthew Wheeler for the secretary position of the Hays Area Planning Commission.

AYES Paul Phillips Lou Caplan Tom Denning Kris Munsch
Matthew Wheeler Darrell Hamlin Robert Readle Justin McClung

B. Consider the Final Plat of Tebo First Addition (43rd & Vine): Jesse Rohr presented the final plat of the Tebo First Addition located at 43rd and General Hays/Vine on the overhead visual. This final plat had been brought before the Planning Commission two different times and approved both times, once in 2005 and once in 2008. The developer chose not to take it forward to the governing body at those times. Nothing has changed on the lot. It is one parcel and will remain one parcel.

The final plat was resubmitted for staff review and taken before the Utility Advisory committee with no issues. The Planning Commission will be informed of the potential development for this parcel.

The property is annexed to the city; the utilities are in place and the property is zoned for the intended use.

The final plat will go before the governing body in June, 2015 if the plat is approved by the Hays Area Planning Commission.

Paul Phillips noted that the property is zoned "C-2" General Commercial and Service District. He asked if there were any new thoughts and if they plan to subdivide the lot. Jesse Rohr answered that it is his understanding that it will remain as one lot; one development.

Tom Denning asked about the access. Jesse Rohr answered that per the corridor management requirements by KDOT there is access control along 43rd Street and Vine Street.

Paul Phillips informed the Commission of the following options:

1. Approve the final plat as submitted
2. Consider recommending changes to the Plat
3. Not approve the plat

Lou Caplan moved, Justin McClung seconded the motion to recommend to the governing body to approve the Final Plat of Tebo First Addition.

AYES	Paul Phillips	Lou Caplan	Tom Denning	Kris Munsch
	Matthew Wheeler	Darrell Hamlin	Robert Readle	Justin McClung

5. OFF AGENDA ITEMS/COMMUNICATIONS:

A. City Commission Action and Planning and Development Updates on Planning Commission issues: Jesse Rohr noted that the Tebo Final Plat will go before the City Commission next month.

Module 3 of the rewrite of Zoning and Subdivision Regulations: Jesse Rohr explained that the presentation of Module 3 will be forthcoming. It has been reviewed by City Staff. It is planned to be sent to the commission 3 weeks before the meeting. The main topics that are part of module 3 are as follows:

- Stream Buffer Ordinance will roll into the new regulations.
- Landscaping regulations
- Parking
- Access control
- Street Sidewalks and Trails
- Alleys
- ROW width and Pavement width
- Sidewalks and timing when sidewalks get installed
- Signage
- Temporary Signage
- Stormwater Management Ordinance
- Floodplain Ordinance

The regulations will have all the definitions in one place and a link for direct access to that topic or ordinance. It is tied to the comprehensive plan with its chapter diagrams and interpretations.

He anticipates adoption in October, 2015.

The consultant suggested approving the rewrite of the zoning regulations earlier than the zoning map; although not go into affect until after the zoning map is approved.

Kris Munsch asked if they could provide an overlay of the potential new map over the existing map so they could see the changes.

Jesse explained that it would be significantly different since there would be less zoning districts. He will get that done.

Recognition of Long Term Planning Commissioner Pam Rein:

Jesse Rohr stated that long time Planning Commissioner Pam Rein was moving out of town, and so she had not reapplied to continue on the commission after her term expired 04-30-2015. Pam Rein was unable to attend the meeting for her recognition.

He recognized the many accomplishments and topics covered that she was part of as a long term member of the Planning Commission. They included plats, rezonings etc.

In appreciation of Pam Rein's long term service, he presented a plaque of recognition that would be given to her and voiced thanks for her dedicated service on the commission.

All those on the commission voiced their appreciation and thanks for her dedicated service.

Strong Town Presentation on Tuesday, May 19, 2015: Jesse Rohr reminded the commission they were invited to the "Strong Towns" presentation on the above date. The co-founder and President of "Strong Towns" concept will provide the presentation.

Congress for New Urbanism Conference in Dallas Texas: Jesse Rohr stated that he and Paul Phillips attended the above conference that provided sessions on different topics that all were part of an integrated approach focused on urbanism. These sessions will be on You-Tube and he will send a link to the commission.

He listed some quotes that were very meaningful.

"Good codes don't forbid the bad but allow the good"

"Not just the quantity but the quality of open space related to park space"

Paul Phillips thanked the City of Hays for sending him to the conference. He handed out a booklet from the conference for the commission to look at. He explained that the main part of the conference was focused on alternative means to get from place to place other than the automobile. Some of the terms that were talked about in the sessions were:

Mixed use
Sense of place (destination)

Authentic
Walkability and bicycle
Compact Central Business District
Store fronts
Parking regulations

Jesse Rohr added another term “millennial” that was talked about in the sessions.

Both pointed out an experience of street design and safety that make an impression that you want to go back again.

Jesse Rohr stated that the next conference would be in Detroit and he would send some links about it.

Unrelated to the conference, he handed out a few quarterly booklets provided by the Hays Area Board of Realtors for the commission to read and pass around.

Planning Coordinator Position: Kris Munsch inquired if the position of “Planning Coordinator” was still open. Jesse Rohr answered that the search continues for this position.

6. ADJOURNMENT: Paul Phillips adjourned the meeting at 7:28 p.m.

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