

## **Garnett Planning Commission Meeting**

Minutes

September 19, 2017

Kansas Property Place

The meeting of the Garnett Planning Commission was called to order on September 19, 2017 by Chairperson Beth Mersman at 6:23 p.m. with the following members present: Beth Mersman, Chairperson; Skip Landis, Adam Caylor, Les Thomas and Burt Peterson. Absent: Mike Norman. Others in attendance were Chris Weiner, City Manager, Gary Giczewski, Zoning Administrator, Terry Solander, City Attorney and Susan Wettstein, Administrative Assistant.

### **APPROVAL OF MINUTES**

Skip made a motion to approve the August 15, 2017 minutes as written, Beth seconded. Motion passed unanimously.

### **Second review and comments regarding Ordinance 4003**

Gary asked for general base guidelines for the special use permit. He stated that it would be something that the building owners could review in the very beginning and that would prevent discrimination.

Discussion was held about the consistency of the downtown buildings and how it is important to maintain. There was some discussion about not over-mandating the requirements for the special use permit. It was mentioned that no one knows what the future brings but the changes made today will affect it.

Burt stated that he did not understand why the City has an issue with allowing residential throughout the entire commercial buildings.

Terry stated that the City has experience where industrial utilities were ran to the Majio (sp?) addition then those lots were sold to residential buyers. Those buyers built houses and as a defensive move, purchased the interior lots as well. He continued to say, there is now zero potential for utilizing those utilities for industrial business and in turn no profit on those utilities.

Burt asked why we would want to turn anyone away who was wanting to purchase and build.

Chris Weiner stated that this is the reason the Planning Committee was formed. He said that once a commercial building is transformed into a residential building, it will never go back. He expressed concerns about not generating economic activity in residential areas. He continued to say, by doing away with commercial facilities in the community because we are focused on development, whatever we can get we'll take. He stated that Garnett has more than enough opportunities for people to do those things in certain locations, that's why we have zones. He stated that, if someone was interested in rezoning a location from business to residential, they could approach the Zoning Commission to request a zoning/ordinance change. We (He) went on to say that he, as City Manager, is more concerned about a potential business not relocating to Garnett due to zoning issues than someone possibly wanting to turn a building into a residential location.

*Chris left the meeting.*

Beth asked for the Commission's recommendation on Ordinance 4003.

The consensus amongst the board was restricting these changes to the downtown business area and to allow residential use in the back 50% of the downstairs of a building.

Terry stated that he would create a draft with the changes and email it out before the October meeting.

Gary asked where we were on the Comprehensive Plan.

Terry stated that it is about 25% complete.

*Terry left the meeting.*

### **Roofing Permits**

Gary reviewed the roofing permit process with the commission and entertained any questions. It was asked if these permits would be required only during a catastrophic event to which Gary replied, nay, they would be required for every job.

Gary requested recommendations from the Zoning Commission for the fees of the roofing permit.

Skip moved to enact an application for roofing/reroofing, starting on January 1, 2018 with a local fee of \$25.00 per roof. Adam seconded. Motion passed 5 ayes; 0 nays.

### **PUBLIC HEARINGS**

None.

### **OLD BUSINESS**

None.

### **NEW BUSINESS**

#### ***Septic System***

Beth asked if Gary could look into septic regulations and inspections for inside the City limits. She stated that the County has regulations but as far as we know, the city does not.

Skip moved to have Gary investigate the regulations on septic systems inside the City limits. Burt seconded. Not further discussion, motion passed unanimously.

Beth entertained a motion to adjourn, Adam motioned, Burt seconded.