

MINUTES
(NOT YET APPROVED)
CITY OF GARNETT, KANSAS
PLANNING COMMISSION MEETING
MARCH 29, 2022

The March 29, 2022 meeting of the Garnett Planning Commission was called to order at 6:03 PM by Chair Beth Mersman. Other members present were Commissioners Frye, Norman and Scott. Also present was Zoning Administrator Mills.

Chair Mersman called for a motion to approve the minutes of the January meeting. Commr. Norman so moved, and Commr. Scott offered the second. The motion carried, 4-0.

Chair Mersman then called for the presentation of requests and/or petitions. Mills explained that a resident had applied for a variance to build outside the required setback. After further research, Mills determined that the zoning regulations permitted the resident to build in the fashion for which they were seeking a variance, causing the application and subsequent public hearing to become unnecessary.

The Chair then called for old business, and there was none.

Chair Mersman then called for new business. Mills explained that he had received word that several short-term vacation rentals were being operated within the city, and was questioned as to how they were regulated. Mills further explained that the City did not currently have any portion of the municipal code, or the zoning regulations that dealt with the business of short-term vacation rentals. Commr Norman stated the subject had been discussed before, and to he remembered that the biggest concern at the time was the businesses were not paying the Transient Guest Tax.

Mills clarified, stating he had discussed the matter with Susan Wettstein, Community Development Director, who explained that the TGT was collected by the rental websites, and submitted to the State of Kansas, who distributes it to the City. Commr. Scott explained that she is hesitant to support any regulation that isn't necessary.

Mills stated that he hadn't had much time to research the topic but would contact nearby cities to see what their respective processes were.

Mills introduced the other discussion item, the parking requirements for a new business. He explained that he had been contacted by an engineering firm who is designing a new retail store, and wanted information about the City's requirements, particularly as it pertained to plan review. Mills sent him a copy of the portions of the zoning regulations dealing with plan review, and received a call a few days later. The engineer explained that based on the layout of the building on the property, he would likely be 3 parking spaces short. He asked whether the Board of Zoning Appeals would approve a variance for the missing parking spots, or if he should redesign the layout to accommodate the requirement. Mills told the engineer that he would discuss the issue with the Board before giving him a definite answer.

The discussion continued amongst the members and Mills, and the general opinion was that, while there have been complaints about another business in town, the addition of a new business would be a benefit to the community, and if the builder would apply for a variance for two or three parking spaces, it would not be dismissed out of hand.

Some discussion continued about of projects happening in the city, including the new fire station, the new convenience store, the stormwater project on Maple St, the new church west of town, and the expansion at Countryside Vet Clinic.

Commr. Norman moved to adjourn, and Commr. Frye gave the second. The motion carried 4-0. The meeting was adjourned at 7:03 PM.