

MINUTES  
(APPROVED)  
CITY OF GARNETT, KANSAS  
PLANNING COMMISSION MEETING

JULY 20, 2021

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The July 20, 2021, meeting of the Garnett Planning commission was called to order at 6:00 PM by Chair Beth Mersman. Commissioners present were Co-Chair Peterson, Landis, Norman, Scott, and Thomas. Also in attendance were Zoning Administrator Eric Mills, and GACC Director Kris Hix, along with several members of the public.

Chair Mersman asked for corrections or amendments to the minutes of the June 17, 2021, meeting. Commr. Landis moved to approve the minutes as written. During discussion, Chair Mersman noted a typographical error, citing Fire Coordinator, rather than Fire Coordinator. Mills stated he would correct the error and submit the minutes for approval at the August meeting. Commr. Landis amended his motion to approve the minutes of the June meeting with the understanding that the error would be corrected. Commr. Norman seconded; the motion carried 6-0.

Chair Mersman opened the floor for public comment. No citizens present chose to speak.

Chair Mersman opened the floor to new business, to consider the application for Special Use Permit made by the City of Garnett for the construction of a bulk water sales point at 0000 S Main St. Mills explained that with the construction of the new Water Treatment Plant at the south lake, the current bulk water sales will need to be closed and relocated. City Staff chose the subject property based on ownership, current use, burden on the infrastructure, and other factors. Chair Mersman opened the floor for discussion of the matter.

Several residents voiced their strong objection to the proposed use. Some argued that the proposed use would create an undue burden on the streets, as well as additional noise and light at night. They stated that the current light and noise created by the ethanol plant and the electric substation located on the subject property would only become greater.

Other residents stated that they had difficulty maintaining water pressure at their homes and that adding the facility there would only create more problems. Mills explained that the residents were not serviced by the line the city intended to use, and so no other problems would be created regarding water pressure for nearby residents. Chair Mersman asked Mills if he could produce a map to show what water lines were where, and what line would be used. Mills left the room to get the information.

During that discussion, a resident recommended that the city find another spot, and suggested near the campground at the south lake. Mills returned with copies of the map that indicated what lines serviced the houses in the area, and that the line the city would be using does not serve the nearby houses.

At this point, Co-Chair Peterson explained he received information that required his presence at home and would need to leave. He stated that he believed that he doesn't necessarily think that the location is bad, but more information

is needed on how the facility would be located, and how locating at the subject property would impact the neighborhood. He then left the meeting.

Commr. Landis moved to table the matter of the special use application until Mills can provide the body with more information regarding more detailed location on the subject property, a better idea of the potential number of customers, and potential alternate locations. Commr. Norman seconded. Motion carried, 5-0.

Chair Mersman opened the floor for discussion of the other new business item, reviewing applications to fill the vacant seat on the Planning Commission. Mills stated the deadline was 5:00 PM today, and the city had received only one application, from Andy Frye. All Commissioners indicated their familiarity with Mr. Frye and agreed that he would be a welcome addition to the board. Commr. Landis moved, and Commr. Scott seconded, to recommend to the governing body the appointment of Andy Frye to the Planning Commission. Motion carried, 5-0.

Chair Mersman then turned to old business, begin review of City Ordinances related to Zoning, Planning, and Flood Damage Prevention, and opened the floor for discussion. Mills asked if everyone had the opportunity to review the ordinances, to which everyone indicated in the affirmative. Commr. Thomas indicated that he didn't see any definition of floodplain in the ordinances. Mills indicated that he could add a clarifier or definition stating that anytime the word floodplain was used, it referred to the floodplain established by FEMA. The Commission was receptive and indicated that no other modifications were necessary.

Commr. Landis moved, and XXXX seconded, to recommend to the governing body, approval of the ordinances as written with the clarifier discussed. Motion carried, 5-0.

There being no other business before this Commission, Commr. Norman moved to adjourn. Commr. Landis seconded. Motion carried 5-0, meeting adjourned at 6:43 PM.