

Garnett Planning Commission Meeting  
Minutes  
April 18, 2017  
Garnett City Hall

The meeting of the Garnett Planning Commission was called to order on April 18, 2017, by Chairperson Beth Mersman at 6:00 p.m. with the following members present: Beth Mersman, Chairperson; Adam Caylor, Skip Landis and Burt Peterson. Absent: Matt Jones, Mike Norman, and Les Thomas. Others in attendance were Gary Giczewski, Zoning Administrator and Susan Wettstein, Administrative Assistant.

APPROVAL OF MINUTES

A motion was made by Skip Landis to approve the March 21, 2017 minutes as written. Adam Caylor seconded the motion. Those in favor: 4. Opposed: 0. Motion passed unanimously.

PUBLIC HEARINGS

None.

OLD BUSINESS

Zoning Administrator Gary Giczewski stated that the purpose of this meeting was to review the O-I (Office-Institutional) Zoning District classification grid to determine what recommendations this board would like to suggest to the Garnett City Commission to change following discussion at the March 21, 2017 meeting.

Gary stated that per the City Commission meeting held on April 11, 2017, the Commission has temporarily suspended approval of all permit applications submitted within an O-I Zoning District until further notice. This allows time for the Planning Commission to make recommendations on classification changes within the O-I Zoning District and for the City Commission to act upon those recommendations.

Thereupon, a discussion was held by the Planning Commission on a line by line basis for each classification using the Listing of Uses By Zoning District found in Appendix A of the City of Garnett, Kansas Zoning Regulations. Skip Landis made a motion to recommend the Garnett City Commission approve the following changes to the original grid within the O-I (Office-Institutional) Zoning District:

Commercial Banks, Branch Offices, change from P (Permitted) to S (Special Use Permit);  
Commercial Banks, Main Office, change from P (Permitted) to S (Special Use Permit);  
Courts, change from P (Permitted) to S (Special Use Permit);  
Credit Reporting & Collecting, change from P (Permitted) to S (Special Use Permit);  
Credit Unions, change from P (Permitted) to S (Special Use Permit);  
Dance Studios, Schools & Halls, change from P (Permitted) to S (Special Use Permit);  
Day Care Center, change from P (Permitted) to S (Special Use Permit);  
Department Stores, change from P (Permitted) to S (Special Use Permit);  
Drinking Places, change from P (Permitted) to S (Special Use Permit);  
Drug Stores & Proprietary Stores, change from P (Permitted) to S (Special Use Permit);

Executive, Legislative & General E. Transportation & Public Utilities, change from P (Permitted) to S (Special Use Permit);  
 Fruit & Vegetable Market, change from P (Permitted) to S (Special Use Permit);  
 Functions Closely Related to Banking, change from P (Permitted) to S (Special Use Permit);  
 Gasoline Stations, change from P (Permitted) to N (Not Permitted);  
 Hardware, Plumbing & Heating Equipment, change from P (Permitted) to S (Special Use Permit);  
 Hardware Stores, change from P (Permitted) to S (Special Use Permit);  
 Hospitals, change from P (Permitted) to S (Special Use Permit);  
 Labor Organizations, change from P (Permitted) to S (Special Use Permit);  
 Laundry, Cleaning & Garment Services, change from P (Permitted) to S (Special Use Permit);  
 Liquor Stores, change from P (Permitted) to S (Special Use Permit);  
 Membership Sports & Recreation Clubs, change from P (Permitted) to S (Special Use Permit);  
 Miscellaneous Merchandise Stores, change from P (Permitted) to S (Special Use Permit);  
 Miscellaneous Personal Services, change from P (Permitted) to S (Special Use Permit);  
 Motion Picture Theaters, change from P (Permitted) to S (Special Use Permit);  
 Museums & Art Galleries, change from P (Permitted) to S (Special Use Permit);  
 Paint, Glass & wallpaper Stores, change from P (Permitted) to S (Special Use Permit);  
 Personnel Supply Services, change from P (Permitted) to S (Special Use Permit);  
 Pipelines, Except Natural Gas, change from S (Special Use Permit) to N (Not Permitted);  
 Psychiatric Hospital, change from P (Permitted) to N (Not Permitted);  
 Savings Institutions, change from P (Permitted) to S (Special Use Permit);  
 Subdividers & Developers, change from P (Permitted) to S (Special Use Permit).

Burt Peterson seconded the motion.

Main points made during discussion included not knowing what the futuristic footprint of some of these types of businesses will be, say 50 years from now, and the need for approval through a special permitting procedure to evaluate the traffic, parking and overall safety issues, as well as the overall affect the business will have on the area surrounding it. Some of the classifications are noted as "Miscellaneous" and therefore in not knowing what that means it would be best to place those classifications under S (Special Use Permit).

With no further discussion, the votes were cast on the motion at hand as follows: Those in favor: 4. Opposed: 0. Motion carried.

#### NEW BUSINESS

None.

The next meeting of this Commission will be determined later. A motion was made by Burt Peterson to adjourn the meeting. Skip Landis seconded said motion. Motion passed unanimously. The meeting adjourned at 7:15 p.m.

Minutes recorded by Susan Wettstein.