

PLANNING COMMISSION MEETING

City of Gardner, Kansas
Tuesday, January 29, 2019
7 p.m.
Gardner City Hall
120 E. Main Street

CALL TO ORDER

The meeting of the Gardner Planning Commission was called to order at 7:00 p.m. on Tuesday, January 29, 2019, by Commissioner Tory Roberts.

PLEDGE OF ALLEGIANCE

Commissioner Roberts led the Pledge of Allegiance.

ROLL CALL

Commissioners present:

Commissioner Boden
Commissioner Brady
Commissioner Gardenhire
Commissioner McNeer
Commissioner Roberts
Commissioner Simmons-Lee

Commissioners absent:

Chairman Austin

Staff members present:

Larry Powell, Director, Business & Economic Development
Kelly Drake Woodward, Chief Planner
Michelle Leininger, Principal Planner
Bob Case, Planner
Kristie Hatley, Planning Technician
Charles Dunlay, City Attorney

There was one member of the public in attendance.

CONSENT AGENDA

1. Approval of the minutes as written for the meeting on December 18, 2018.

Motion to approve the consent agenda made by McNeer and seconded by Gardenhire.

Motion passed 6-0.

REGULAR AGENDA

1. DIVINE MERCY CHURCH – DEFERRED

Located at 555 W. Main Street

- a. **Z-18-08:** Hold a public hearing and consider a Rezoning for approximately 7.3 acres from A (Agriculture) District to R-4 (Mixed-Density Neighborhood District).
- b. **SP-18-14:** Consider a site plan for the construction of a parish house.

2. REZONING

Z-18-07: Hold a public hearing and consider a rezoning for approximately 1.97 acres at 1000 E. Santa Fe Street from M-2 (General Industrial) District to M-1 (Restricted Industrial) District.

Ms. Michelle Leininger, Principal Planner, presented the rezoning request for the subject property, currently zoned M-2 District. The general character of the neighborhood includes commercial, office, and personal storage uses. North of the site is Hwy 56 and the railroad tracks, to the east are storage uses, to the south is undeveloped land zoned C-3 and CP-3, to the southwest is a future office/warehouse building with storage units and to the west is a daycare center zoned C-2. The site is currently zoned for moderate to heavy industrial but staff has found that it is better suited for small scale industrial, manufacturing, small commercial or office type uses. The change in zoning will make the property more consistent with the developed and potential uses of the adjacent properties. The uses permitted in the nearby commercial districts are the same or similar to those of the M-1 District. The relative gain to economic development would allow for a current owner to expand the existing business to allow for retail sales onsite in addition to the current online sales. The proposed zoning is consistent with the Comprehensive Plan (current zoning is not consistent). She presented an excerpt from the *Gardner Main Street Corridor Plan* that shows this parcel within a larger area labelled as Commercial and Light Industrial. This property is also within 1 mile of New Century AirCenter so will also need approvals by the Airport Board and County Commission.

Public Hearing

No one from the public spoke.

Motion to close the public hearing made by Boden and seconded by McNeer.

Motion passed 6-0.

Commission Discussion

Commissioner Gardenhire asked for clarification on the case number since it was shown as Z-18-08 on the agenda and as Z-18-07 on the staff report.

Ms. Leininger replied the staff report was correct and the case number was Z-18-07.

Motion made after review of application Z-18-07, a rezoning for 1.97 acres located at 1000 E. Santa Fe Street (Tax Id CP42300000 0001A) from M-2 (General Industrial)

District to M-1 (Restricted Industrial) District, and staff report dated January 29, 2019, the Planning Commission recommends the Governing Body approve the application.

Motion made by McNeer and seconded by Boden.

Motion passed 6-0.

DISCUSSION ITEMS

1. PLANNING COMMISSION SURVEY

Ms. Kelly Drake Woodward, Chief Planner, asked the Commissioners to provide feedback via an online survey. The link would be emailed to them. Their opinions and ideas on staff presentations, staff reports, Commissioner orientation and workload would help staff understand how to better serve the Commission. Constructive comments would be welcomed and appreciated.

Also, the City would soon start the *Gardner Destination Downtown Plan* process and would be asking for the Commission's help. This would be an implementation plan that builds upon the approved *Gardner Main Street Corridor Plan*. The plan will cover an 8-block area studied in detail to get the City closer towards constructing planned improvements. This would include parking, pedestrian and bicycle paths, transit, ADA issues, civic spaces and overall streetscape. Three consulting groups were interviewed and the group that completed the *Gardner Main Street Corridor Plan* was selected to continue.

Robert Case was introduced as the new Planner on staff.

ADJOURNMENT

Motion to adjourn made by Boden and seconded by McNeer.

Motion passed 6-0.

Meeting adjourned at 7:15 p.m.