

PARK CITY PLANNING COMMISSION
Minutes of March 16, 2020
7:00 P.M. CITY HALL - COUNCIL CHAMBERS

Chairperson Susan Goyette called the meeting to order at 7:01 p.m. with the following members present; Gerald Klocke, Kris Lewis, Milo Sweet, Carol Reed, Harry Woodson and T. Michael Smith. Russ Ewy, Planning Advisor, Melvin Kerr, Council Representative and Debbie Jerauld, Recording Secretary was also present as were others interested in the proceedings.

Harry Woodson made a motion to approve the agenda. Milo Sweet seconded. The motion passed 6-0-0.

Milo Sweet made a motion to approve the Minutes of the Planning Commission Meeting of January 27, 2020 with noted corrections. Gerald Klocke seconded. The motion passed 6-0-0.

SD PP 2020-01. Saddlebrook Commercial Park Addition; Lou Robelli, 5841 Prospect Rd., Park City, KS 67204; Requests Approval of a Preliminary Plat on Land Located on the North side of 85th St N, east of Broadway, west of I-135. **ACTION: APPROVE/ DISAPPROVE**

Chairperson, Susan Goyette introduced item SD PP 2020-01, a proposed preliminary plat located on land located on the north side of 85th St N, east of Broadway, west of I-135. Susan then asked about the corporation name listed on the plat as it did not match the name of the application. Russ Ewy explained that this was a company name that Mr. Robelli is partnered in. Russ explained the plat and its contents. The preliminary plat complies with the comprehensive development plan for the area and the zoning designation for the property. The plat is being changed to develop the area for commercial use. Mr. Robelli has historically paid for the drainage and streets in his other developments so the city will be asking for that in this case in the comments that go to the engineer who will be preparing the final plat. We received correspondence from Sedgwick county fire department and Evergy which had no issues. Sedgwick county would like the legal description to reference the lot numbers being replatted as shown on the deed, the width of Hartman Drive needs to be shown and the curve data needs shown on the portion southwesterly of the cul-de-sac. These items will be addressed before the final plat is presented. This property was originally platted years ago and is being replatted to larger lots for commercial development. Kris asked what they planned on putting in the area and Russ responded that he is not exactly sure what is planned. Susan asked about screening requirement and Russ said that anywhere a business was adjacent to a residential area there would be screening required as we do want to protect the citizens in the Saddlebrook residential development. There were no other questions or comments.

Kris Lewis made a motion to approve SD PP 2020-01 with staff recommendations. Milo Sweet seconded. The motion passed 6-0-0

SD FP 2019-03 REVISION. Winkley Addition; Winkley Properties, LLC, PO Box 357, Valley Center, KS 67147, KE Miller Engineering, PA, Agent; Requests a revision of a final Plat on Land Located at 4709 N Hydraulic, Park City, Sedgwick County, Kansas. **ACTION: RECOMMEND CITY COUNCIL APPROVE/ DISAPPROVE**

Susan introduced the item SD FP 2019-03 revision and stated that it is a revision to divide the plat into 2 lots. Russ agreed that Mr. Winkley is just wanting to divide into 2 lots for financing purposes. Since the final has not been recorded with the county, we are able to do a revision at this time. Susan asked if there would be access to hydraulic on both lots and Russ replied that there are 2 access points allowed on the plat. Kris noted that there are no new staff recommendations.

Kris Lewis made a motion to recommend that city council approve the revision on SD FP 2019-03 and include comments from the original case.

Carol Reed made a motion to adjourn the meeting at 7:26 P.M. Gerald Klocke seconded. The motion passed 6-0-0.

Susan Goyette, Chairperson