

**TONGANOXIE PLANNING COMMISSION**  
**MINUTES**  
**July 5, 2007**

**Call to Order** – The Planning Commission met in regular session at 7:00 pm in the City Council Chambers. Roll Call was taken; members present were Chairman Diane Bretthauer and Commissioners; Jim Bothwell, Burl Gratny, John Morgan, Don Pelzl, Joel Skelley and Bob Altenhofen.

**Approval of Minutes**–John Morgan made a motion to approve the minutes of the Planning Commission Meeting held on June 7, 2007 with a correction to agenda item 4a. The voting record should reflect six aye votes and one nay vote. Don Pelzl seconded the motion. Motion carried; seven ayes.

**Regular Agenda Item 3a – Public Hearing – Consider a Rezone Application – “R” (Rural) to PUD-R (Planned Residential Development) – 8<sup>th</sup> and West Street**

The Planning Commission followed the Public Hearing Script for consideration and recommendation of a Rezone to property located at 8<sup>th</sup> and West Streets from “R” to “PUD-R” submitted by Tom Reddy of Skilled Healthcare Group for property owned by Jack & Estee Willis.

Kevin Kokes, AICP, BWR Corp. presented the staff report. He reviewed background information, mandatory review considerations and staff recommendations as provided in his written staff report dated 7/5/2007.

The applicant, Tom Reddy of Skilled Healthcare Group, was present to speak to the commissioners on behalf of the rezone. He had two concerns after reading the staff report. His first concern was the West 8<sup>th</sup> Street extension requirement of 80 feet which is city standard for a collector street. He stated this requirement may delay or halt the project in Tonganoxie. He is not opposed to the 60 foot total road right-of-way but stated if they had to go with the 80 foot road right-of-way they would not be able to place the planned building on the lot. His second concern was the traffic study. He felt the cost of the traffic study should be split between his company, the surrounding property owners and the city. He also informed the commissioners of similar Skilled HealthCare Group projects in Ottawa, Baldwin City and Atchison.

Velda Roberts, 496 12<sup>th</sup> St. Tonganoxie KS, voiced concern over the proposed new roads. She is concerned about connectivity of West 8<sup>th</sup> St to Cox St and/or Evans St. She also has concerns regarding Cox St. connecting to Washington St. to the south. She felt the best outlet would be to Hwy 16 (West 4<sup>th</sup> St.) due to the Hwy 24/40 Corridor Study in progress. She also raised questions about the cost of the new roads and the parties responsible for building them.

The chairperson closed the Public Hearing. Discussion followed regarding possible KDOT assistance in developing the new roads, surrounding property owners, the developer and the city. Also discussed were the city road standards and the Hwy 24/40 Corridor standards. Kevin Kokes reminded the commissioners these items would be covered in the final site plan and landscaping plan. Additional engineering and a traffic study will be addressed at that time. The commissioners did not have any other questions at this time.

- **Bob Altenhofen made a motion** of agreement with the mandatory zoning considerations and recommend approval of the rezone request subject to conditions recommended in the staff report and item 4) (b) 2) of the staff report to be amended to state a traffic study would be required and included in the final site plan requirements. **Jim Bothwell seconded** the motion.
- **Motion carried:** Aye 7

The City Council will hear this item at the regular scheduled meeting on July 23, 2007.

### **Regular Agenda Item 3b – Discussion of Off-Site Development Signs**

Kevin Kokes, AICP, BWR Corp. presented the staff report. Items discussed included enforcement issues, time limits, requirements to install signs, maintenance of signs and parties allowed to place signs. Burl Gratny made a motion to table this item until next month. Bob Altenhofen seconded the motion after further discussion of maintenance bonds, deposits, renewal periods, road right of ways and property owner permission, Bob Altenhofen withdrew his second. Further discussion dealt with text change amendments, enforcement issues, current text, sign permits, the size of allowed signs, number of allowed signs on a parcel and consulting with the city council.

- **Jim Bothwell made a motion** to table this item until Diane Bretthauer consults with the city council. **Joel Skelley seconded** the motion.
- **Motion carried:** Aye 7

### **Old Business Agenda Item 4a – Fence Amendments Update**

Kevin informed the Commissioners the City Council approved the fence amendments by overriding the Commissioner's recommendation. They removed the restrictions applicable to the corner side yard limiting fences or walls to four-feet in height and 50 percent open, and adopted Ordinance No. 1233.

### **Open Agenda**

Bob Altenhofen discussed the trash service. He was directed to bring his concerns to the City Council.

There were no additional comments or business at this time.

- **Don Pelzl made a motion** to adjourn the meeting. **Bob Altenhofen seconded** the motion.  
**Motion carried,** aye 7.

Meeting adjourned at 8:10 p.m.

Respectfully presented,

Patty Hagg  
Recording Secretary