

TONGANOXIE  
PLANNING COMMISSION  
MEETING MINUTES  
APRIL 6, 2017

Call to Order – The Planning Commission met on April 6, 2017. John Morgan called the meeting to order at 7:00 pm. Members present were Commissioners Zach Stoltenberg, Jacob Dale, John Morgan, Monica Gee, Steve Ashley and Patti Gabel. Steve Gumm was absent. A quorum was met. Also present were George Brajkovic, City Manager, Chris Brewster City Planner, Fire Chief Jack Holcom, and Heather Holek, Recording Secretary.

Approval of Planning Commission Minutes–Monica Gee moved to approve the Planning Commission minutes from March 2, 2017. Zach Stoltenberg seconded the motion. All Ayes. Motion carried (6-0).

### **New Business**

#### **Planning Commissioner Introduction**

- Zach Stoltenberg was welcomed to the Planning Commissioners board

#### **Review Final Plat-Timber Hills Subdivision-Phase B**

- Chris Brewster City Planner presented a staff report of the final plat for Timber Hills Farms No. 4, phase B along with recommendations before final plat approval.
- Tonganoxie Fire Chief Jack Holcom presented test results for the 3 fire hydrants in Timber Hill Farms. Both test took place earlier in the week between 9am and 11am. The tests were done to determine the fire protection in the event of a house fire. These test performed measure the fire-flow, hydrants residual pressure and static pressure which determine if these hydrants provide adequate pressure. All test performed barely passed based on the KDHE and NFPA requirements, but did not meet the 2003 Fire Code for fire-flow. However, the water loop has not been installed which could change the test results. Chief Holcom also had concerns in regards to the loop placement and elevation.
- Greg Ward the developer of Timber Hills Farms spoke to the planning commission's board. He agreed to install the water loop and allow the Fire Chief to retest the fire hydrants again after the installation of the water loop. The planning commission also recommends the pressure test take place early morning or evening when the highest amount of water usage is occurring in the area. Recommendations were made that Greg Ward talk to his engineer and look at relocation of the water loop prior to completion to see if there is a better placement option, and if placement at a lower elevation would result in improved test readings. The planning commissioners would also like to see an engineering report for the future houses in the later phases, and what effect those homes will have on readings. There was also discussion of possible alternatives to bypass the low residual and static pressure such as residential sprinkler systems being installed in the homes if the water loop does not increase the pressure. If Greg Ward provides adequate testing of the hydrants from the Fire Chief after the water loop has been installed and can also provide a report from his engineer the planning commissioner's board agreed to call a special meeting prior to the May 4, 2017 meeting.
- Monica Gee Moves to table the final plat approval until new recommendations are meet
- Patty Gabel seconded the motion
- Roll Call Vote: Patty Gabel, aye; Monica Gee, aye; Steve Ashley, aye; John Morgan, aye; Jacob Dale, nay; Zach Stolenberg, nay;
- Motion Carried (4-2).

#### **Old Business – Comprehensive Plan Work Session**

Mr. Graham Smith, Gould Evans were absent and did not have any Comprehensive Plans to update the planning commissioners on and continued future discussion to the May 4, 2017 meeting.

#### **Open Agenda –**

- George Brajkovic noted that Tonganoxie had the most building permits issued in Leavenworth County in the month of February

With no further business to discuss Monica Gee moved to adjourn. Seconded by Steve Ashley. All ayes. Meeting adjourned at 8:55 p.m.

Minutes Approved: \_\_\_\_\_

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Submitted by: Heather Holek