



LOUISBURG PLANNING COMMISSION MEETING MINUTES
Wednesday January 30, 2019

The Planning Commission of the City of Louisburg, Kansas met at 6:32 p.m. in the City Hall Council Chambers with Chairperson Andy Sauber presiding.

ATTENDANCE:

Commission Members: Michael Sharp, Brandon Fosbinder, Nate Apple, Rick Phillips, Les Page and George Bazin
City Administrator: Nathan Law
Staff: Jean Carder
Recording Secretary: Rusty Whitham
Visitors: None

ITEM 1: ROLL CALL

ITEM 2: ADOPTION OF THE AGENDA:

A motion was made by Brandon Fosbinder to adopt the agenda. The motion was seconded by Nate Apple. Motion passed 7-0.

ITEM 3: APPROVAL OF THE MINUTES:

A motion was made by Les Page to approve the minutes from the December 19, 2018 Regular Meeting. The motion was seconded by Nate Apple. Motion passed 6-0-1. George Bazin abstained.

ITEM 4: PUBLIC COMMENTS: Persons who wish to address the Planning Commission regarding items not on the agenda may do so at this time. Speakers will be limited to three (3) minutes. Any presentation is for information purposes only.

None

PUBLIC HEARING BUSINESS ITEMS:

Item 5: None

NON-PUBLIC HEARING BUSINESS ITEMS:

Item 6: A discussion concerning ground mounted solar panels in Residential Zoning Districts.

Staff stated that a permit was recently issued allowing a property owner to install a ground mount solar panel system in the backyard in a residential neighborhood. It was explained that the Zoning

Regulations have restrictions concerning items such as roof-mounted and stand-alone structures in Commercially Districts. However, in Residential Zoning Districts there are no restrictions for solar panels (Ground-Mounted or Roof-Mounted). Since there are no restrictions, staff issued the permit to the homeowner.

It was the overwhelming opinion of the Planning Commission that the Zoning Regulations need to be specific when it comes solar panels in Residential Districts.

Les Page asked that staff to include verbiage concerning wind driven generators with any new solar panel policy that is drafted.

During a lengthy discussion, recommendations that will place restrictions on solar panels were mentioned. Staff agreed incorporate all recommendations into a single text amendment that will be included into Zoning Regulations. Staff will present this draft text amendment to the Planning Commission during the next regularly scheduled meeting on February 27, 2019. Once the Planning Commission has an agreed upon text amendment that addresses solar panels adequately it will be presented to the public for open comment. The text amendment will then be presented to the City Council for additional consideration.

No further comment was made concerning this issue.

OLD BUSINESS: Any old business the Commission may wish to discuss

Item 7: A discussion concerning a proposed Concrete Standards/Policy. This is a continued discussion that began during the December 19, 2018 Planning Commission Meeting.

Staff presented a draft concrete policy letter that incorporated changes discussed during the last Planning Commission meeting on December 19, 2018. Additional changes to this document were requested from Nate Apple and George Bazin.

A discussion concerning the requirement to install rebar in public sidewalks occurred. Some Planning Commissioners were in favor of keeping this rebar requirement enforced. It was stated that rebar in concrete sidewalks may help prevent cracking and extend its lifespan. Other Planning Commission members felt that rebar increases the overall cost of city projects. Rebar also make replacing sidewalks difficult.

It was recommended that staff reachout to other communities and findout their rebar requirements.

Staff agreed to incorporate the recommended changes into the policy letter and do additional research. Staff will bring this policy back to the Planning Commission for further comment during the next regularly scheduled meeting on February 27, 2019.

No further comment was made concerning this topic.

NEW BUSINESS:

Item 8: Staff mentioned that they have been approached by an individual concerning the possibilities of constructing a residential home primarily of metal in city limits. Below is a picture of the proposed home.



It was mentioned by staff that the current text outlined in the Zoning Regulations does not prohibit this type of single-family dwelling. The established design standards within the Zoning Regulations does not apply to single family residences. Reference Section 618, paragraph A, of the Zoning Regulations.

“These design standards are applicable in all zoning districts, and for all buildings except single family residences”

Staff asked the Planning Commission if this type of construction should be addressed in the Zoning Regulations. Staff explained, since this type of construction in residential zoning districts is not prohibited in the Zoning Regulation, by default it is allowed.

Staff also asked if this type of construction is acceptable in all residential zoning districts (R-1, R-2, and R-3). It was mentioned that subdivisions with an active Homeowners Owners Association (HOA) have established design standards that apply to the type of construction that occurs within their neighborhoods.

During a lengthy discussion, some Planning Commission members felt that this type of housing would be acceptable in Louisburg. It was mentioned that this type of housing appeals to the younger generation. It was also stated that the cost savings for this type of construction is significant compared conventional home construction.

It was recommended that staff reach out to other communities to determine how they address this type of construction. Staff agreed to do some research and present their findings to the Planning Commission during the next regularly scheduled meeting on February 27, 2019.

No further comment was made concerning this issue.

REPORTS:

Item 9: None

Item 10: ADJOURNMENT:

A motion was made by Michael Sharp to adjourn the meeting. Second was made by George Bazin. The motion passed 7-0. Meeting adjourned at 8:06p.m.

Submitted by Rusty Whitham