

EL DORADO

K A N S A S

PLANNING COMMISSION MINUTES - DRAFT October 27th, 2022 5:30p.m.

1. CALL TO ORDER & ROLL CALL

Chairman Stewart called the meeting to order at 5:30pm.

Members Present

Steve Fellers
Scott Hackler
Frank Hughes
Scott Leason
Brad Long
David Stewart
Gerald Watson

Others Present

Jay Shivers
Tony Nichols

Chairman Stewart noted Commissioner Nichols is present but as an applicant and not as a Planning Commissioner due to his application on the agenda.

2. APPROVAL OF MINUTES

Commissioner Fellers moved to approve the minutes of the September 22, 2022, Planning Commission meeting, seconded by Commissioner Hackler. The motion passed (7-0).

3. NEW BUSINESS

ITEM NO. 1 – CASE NO. 22-01-SUP: PUBLIC HEARING FOR THE CONSIDERATION OF A REQUEST FOR A SPECIAL USE PERMIT FOR AN EIGHT-FOOT FENCE AT 1859 N. TERRACE ROAD.

A. Presentation of Request

Jay Shivers said the zoning regulations allow residential fences up to eight feet in height with a Special Use Permit. Mr. Shivers said staff support the request.

Tony Nichols, applicant, said he and his neighbor behind him have pools. He said the land slopes down between their properties. Mr. Nichols said the fence will be level and will be around seven feet or so along the fence.

B. Public Hearing

Chairman Stewart opened the public hearing. There being no one to speak, the public hearing was closed.

C. Discussion by Planning Commission

Commissioner Hughes asked about the ends meeting the neighbor's fences. Mr. Nichols said the only privacy fence is behind him and it be level where they meet. His other neighbors have wrought iron fences.

D. Motion

Commissioner Leason moved to recommend approval of Case No. 22-01-SUP, a request by Tony Nichols, for a Special Use Permit to allow a fence up to eight feet in height on the property located at 1859 N. Terrace Drive, for the reasons set forth in the staff recommendation and heard at this public hearing, seconded by Commissioner Hughes.

Members Present

Steve Fellers	Y
Scott Hackler	Y
Frank Hughes	Y
Scott Leason	Y
Brad Long	Y
David Stewart	Y
Gerald Watson	Y

The motion to recommend approval passed (7-0). Mr. Shivers said the application will go to the City Commission on November 21st.

4. OLD BUSINESS

5. STAFF ITEMS

Chairman Stewart asked Mr. Shivers to talk about the deed restrictions for the Kinder rezoning and how the case played out. Mr. Shivers said deed restrictions were not available to staff or M. Cutsinger before or during the Planning Commission meeting. Mr. Cutsinger was later given a copy of deed restrictions that apply to the subject Kinder property. Mr. Shivers said the facts surrounding the case did not change and the restrictions were in line with what Mr. Kinder said he planned to do with the property. Mr. Shivers spoke with Chairman Stewart about the restrictions and also submitted the restrictions with the application documents to the City Commission. Mr. Shivers said the City Commission approved the rezoning.

Chairman Stewart said he recalled a meeting earlier in the year or a newsletter mentioning the City Commission may initiate an update to the Comprehensive Plan and asked for an update. Mr. Shivers said there has been a number of conversations at the staff level. Mr. Shivers said his long-running recommendation is to start planning for funding and looking for consultants to hire for the process. Mr. Shivers said it's normal to go through the process every eight to twelve years as we meet our goals. Recent conversations at the management level have leaned towards doing it in-house, which is challenging for small cities with limited staff and resources. Chairman Stewart asked if any other Planning Commission members were on the board for the last update. Chairman Stewart said it was a lengthy process. Mr. Shivers said it was around a year for the Comprehensive Plan and around six months for code updates.

6. ADJOURNMENT

The meeting was adjourned at 5:43pm.