



**EL DORADO**

THE FINE ART OF LIVING WELL

**PLANNING COMMISSION MINUTES - DRAFT**  
**April 25, 2019**  
**6:30 p.m.**

**1. CALL TO ORDER & ROLL CALL**

Chairman Tetrick called the meeting to order at 6:30pm.

Members Present:

Scott Hackler  
Scott Leason  
Kyle McLaren  
David Stewart  
Kelly Tetrick  
Gerald Watson

Staff Present:

Jay Shivers  
Scott Rickard

Others Present:

Galen Mears  
Kevin Mears  
Linda Jolly

**2. APPROVAL OF MINUTES**

Commissioner Stewart moved to approve the minutes of the March 28<sup>th</sup>, 2019, Planning Commission meeting, seconded by Commissioner Watson. The motion passed unanimously (6-0).

**3. NEW BUSINESS**

**ITEM NO. 1 –CASE NO. 19-02-SUP: PUBLIC HEARING FOR THE CONSIDERATION OF A REQUEST FOR A SPECIAL USE PERMIT AT 620 N. INDUSTRIAL ROAD TO ALLOW MANUFACTURING, PROCESSING.**

**A) PRESENTATION OF REQUEST**

Jay Shivers reviewed the staff memo with the Planning Commission. He said there are no new uses proposed, only the expansion of current operations onto the new nine acres. Galen Mears and Kevin Mears were available for questions.

Commissioner McLaren asked what is planned for the additional nine acres. Galen Mears said primarily additional warehousing and stormwater detention. Kevin said the warehouse would be for finished goods and shipping/loading.

Commissioner Watson asked about squaring the property lines on the south side. Scott Rickard said they wanted to cut the corner so that future development on the adjacent property would have better access to Industrial Road and NW Parallel. He also said it was a good alignment for the future extension of utilities.

**B) PUBLIC HEARING**

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

**C) DISCUSSION BY PLANNING COMMISSIONERS**

No additional discussion.

**D) MOTION**

Commissioner Leason moved to recommend approval of Case No. 19-02-SUP, replacing Special Use Permit Ordinance G-1122, a request by Mears Fertilizer, to expand their current approved uses of fertilizer production and chemical plant, considered manufacturing, processing, onto nine acres described in the attached survey for the reasons set forth in the staff recommendation and heard at this public hearing, seconded by Commissioner Hackler

Roll Call Vote:

Commissioner Hackler	Y
Commissioner Leason	Y
Commissioner McLaren	Y
Commissioner Stewart	Y
Chairman Tetrick	Y
Commissioner Watson	Y

The motion passed unanimously (6-0).

**E) OLD BUSINESS**

## F) STAFF ITEMS

- REVIEW CAPITAL IMPROVEMENT PLAN (CIP)

Mr. Shivers reviewed project criteria for the Capital Improvement Plan (CIP) and explained that their duty is to review the plan and ensure it conforms to the Comprehensive Plan. Mr. Rickard introduced the CIP and reviewed the categories of projects.

Chairman Tetrick asked about the 9<sup>th</sup> Avenue to Taylor paving project. He said they had talked about that project in the past and asked about railroad costs. Mr. Rickard said the railroad passes those costs to the city. He said there's five tracks and they cost about \$150,000 a track crossing. Commissioner Watson asked if the city is covering a larger cost than normal compared to residential streets. Mr. Rickard said there would still be an improvement district but most of the street is next to railroad property and would be city at-large costs. Commissioner Hackler asked if the railroad owned the tracks or UTLX. Mr. Rickard said it was BNSF.

Commissioner Leason asked if sales tax funds went to recent projects at the ball fields. Mr. Rickard said a lot of excess sales tax funds have gone to parks and recreation improvements, including a project to replace the bathrooms at McDonald stadium.

The Planning Commission discussed excess sales tax allocations.

Commissioner Watson asked about Douglas Road improvements. Mr. Rickard said the project is approved and in the design phase, hoping to start utility and stormwater work started this fall. Commissioner Watson also asked about N. Topeka. Mr. Rickard said years ago the residents along that stretch did not want the road improved.

Commissioner Hackler asked about the airport project's 90/10 grant funding. Mr. Rickard said the FAA is paying the 90% and the airport fund covers the remaining 10%. He also said the airport fund generates funding.

Commissioner Leason moved to deem the 2020-2025 CIP projects in conformance with the City of El Dorado's 2030 Comprehensive Plan, seconded by Commissioner Hackler.

Roll Call Vote:

Commissioner Hackler	Y
Commissioner Leason	Y
Commissioner McLaren	Y
Commissioner Stewart	Y
Chairman Tetrick	Y
Commissioner Watson	Y

The motion passed unanimously (6-0).

Mr. Shivers asked if anyone is interested in joining the excess sales tax committee. Commissioner Leason volunteered for the committee.

Mr. Shivers also informed the Planning Commission they would elect/re-elect the Chairman and Vice Chairman positions at the May meeting. They would also appoint a representative to the Board of Zoning Appeals at that time.

Mr. Shivers said they would be reviewing the Deer Grove RV Park Special Use Permit again and asked them to drive by and look at the properties prior to the meeting.

**G) ADJOURNMENT**

The meeting was adjourned at 7:00pm.