

APPROVED



City of Saint George, KS

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Meeting Minutes

Regular Meeting of Planning and Zoning

June 20, 2024

7:04PM

1. CALL TO ORDER

- a. Meeting called to order at 7:04 pm on Thursday June 20, 2024

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

- a. Cody Liming
- b. Shawn Miller - NP
- c. Cody Roche - NP
- d. Ben Hawkins
- e. Dustin Base - NP
- f. Adrian Deitz

4. APPROVAL OF MEETING MINUTES FROM MAY 16, 2024

- a. Cody Liming made motion to approve
 - i. Adrian Deitz seconded

5. ACCESSORY DWELLING UNIT A. RODNEY HOOVER (102 CHAPMAN RD)

- a. Rodney covers the history of the unit. Explains the barn was transformed into an arts and crafts center, then later became a home for his mother-in-law for the past 14 years.
- b. Rodney's mother-in-law has now passed away and he's looking to turn the space back into an art gallery. He is requesting the blessing of the board to allow this to happen.
- c. Board notes the unit is a single lot with two addresses.

- d. Rodeny indicates he will be selling items out of this space. This will only happen during open events once or twice a month.
- e. Board reviewed City Zoning Ordinance
- f. Board raised concerns about parking
 - i. Rodeny states they are looking to add room for parking on property, approximately 8 cars. He does not anticipate enough traffic to cause an issue.
- g. Cody Liming indicates this space would be more of a micro enterprise, which the City does not currently regulate.
- h. Ben Hawkins states he doesn't see an issue with this outside of potential parking issues.
 - i. Board agreed and provided approval to move forward as planned.

6. RESIDENTIAL PARKING – SECONDARY, OFF-STREET PARKING

- a. Ben Hawkins reviewed discussion from last meeting
- b. Ben Hawkins stated he talked with Brian Foster, City Engineer, regarding talks of requiring traffic study. It was suggested we have residents submit secondary drive plans for approval.
 - i. Cody Liming highlighted issues with that method.
- c. Board reviewed the issues with corner lots and a secondary drives negative impact on traffic.
- d. Cody Liming stated the importance here is regulations to ensure the safety of the community.
- e. Ben Hawkins to work with Todd Luckman to draft an ordinance to require secondary drives to be permitted. See details below:
 - i. Permitted, No Fee
 - ii. Planning Chair to Review
 - 1. Site Plan (Simple)
 - 2. Materials & Curbing Cutting
 - iii. Subject to Review by Engineer

7. REVIEW ZONING MAPS

- a. Board reviewed current zoning map.
 - i. Marked-up map with current rezoning needs. Not proposed rezoning, but only properties that are incorrect.
 - ii. Zoning designation needed, Places of Worship

- b. Ben Hawkins to review the following items with Todd Luckman
 - i. Petitioned to rezone requirements
 - ii. Reverify, if property is rezoned and current property does not meet the requirements of new zoning.
- c. Board reviewed requirements and process for rezoning.
- d. Board will focus on the rezoning RV Park (north) for the next meeting
 - i. Public Hearing during July Meeting
 - ii. Ben Hawkins will provide Liz with property list for notifications.
 - iii. Ben Hawkins will work with Todd Luckman to generate public notice and rezoning documents.
- e. Board will focus on the other properties for a future meeting.
 - i. Plan is to rezone everything else (red dots on map), with a single public hearing.
 - ii. Ben Hawkins will generate map for board to review at the next meeting.
 - iii. Ben Hawkins will work with Todd Luckman to generate public notices and rezoning documents.

8. OPEN COMMENTS FROM PLANNING AND ZONING

- a. No comments

9. OPEN COMMENTS

- a. No comments

10. ADJOURNMENT

- a. Cody Liming called for a motion to adjourn
 - i. Adrian Deitz seconded
 - 1. Motion adjourned at 8:35PM