

Call meeting to order on May 8, 2018 at 5:30 PM:

Roll Call: Mary Benton ☒ Albert Brown ☒ Gordon Fry ☐ Charles Jennings ☒ Mike Munson ☐ Andy Paton ☒
Dr. Scott Rogers ☒ Chris Tackett ☐ Brian Wells ☐

Staff present at roll call were Principal Planner Josh White and Public Information Officer Andrew Lawson. Also present was Cheri Hulse and David Herlocker with Agora Architecture (representing Cowley College) and citizens Johnny & Edna Davis.

1. Declaration:

At this time I would like to ask the Planning Commission members to make a declaration of any conflict of interest or of any Ex parte or outside communication that might influence their ability to hear all sides on any item on the agenda so they might come to a fair decision.

No such declarations were made.

2. Public Comments:

Persons who wish to address the Planning Commission regarding items not on the agenda. Speakers will be limited to three minutes. Any presentation is for information purposes only. No action will be taken.

No members of the public brought any comments for items not on the agenda.

3. Consent Agenda:

Meeting Minutes, **March 13, 2018 meeting and April 24, 2018 special meeting.**

A motion was made by Paton and seconded by Benton to approve the March 13, 2018 and April 24, 2018 meeting minutes as written. Voice vote carried the motion.

4. Hold a public hearing to consider the preliminary plat of Carver Park

Rogers called for a motion to open the public hearing. A motion was made by Benton and seconded by Paton to open the public hearing. Voice vote carried the motion. White presented the findings of the case. This is a minor plat that involves one lot. Cowley College wishes to develop student housing on this property. He mentioned traffic would need to be studied to ensure safe access in the area. This item of discussion will be held by the Technical Advisory Committee. Brown asked about the current use. White said it was used as a practice field. Jennings also added how the area had been used including as the segregated pool at one time. He also inquired about the floodplain. White indicated that was certainly a concern shared by staff and would have to be addressed prior to any construction. Brown also asked about parking and White indicated there would be plenty of room to put proper parking for the residents. Jennings expressed some concern about stormwater runoff. White indicated a drainage plan would be required for the development. Cheri Hulse with Agora Architecture pointed out the concept had been completed a few years ago and stated proper studies would be conducted as part of the site development. Johnnie Davis of 105 S 8th St stated he had no major concerns about the development and felt the canal would adequately handle the runoff from it. A motion was made by Paton to close the public hearing and was seconded by Jennings. Voice vote carried the motion. Paton made a motion to approve the preliminary plat of Carver Park. The motion was seconded by Benton. Brown had some concerns about relations between the college and the city including some past agreements that he felt were not properly met. Planning Commissioners felt staff should follow up with his concerns but that most of the concerns should be addressed to the City Commission. Jennings called the question. Vote was taken by roll call.

Roll Call: Benton [Y] Brown [Y] Fry [] Jennings [Y] Munson [] Paton [Y] Rogers [Y] Tackett [] Wells []
Rogers declared the motion was passed.

5. Consider the final plat of Carver Park

A motion was made by Paton to approve the final plat of Carver Park and was seconded by Benton. Voice vote carried the motion. Rogers declared the final plat approved.

6. Other Items: There are no items to go before the Board of Zoning Appeals

White mentioned that the Historic Preservation Board had been conducting a historic survey of downtown and the final survey report was nearing completion. Planning Commissioners expressed the desire to see the final report when it was complete. White indicated he would share that with them. Planning Commissioners also concurred that follow up on the water meters at the softball field is necessary.

7. Adjournment:

A motion was made by Paton and seconded by Jennings to adjourn the meeting. Voice vote carried the motion. Meeting adjourned.