

Meeting was called to order on November 14, 2017 at 5:30 PM:

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

Staff present at the time of roll call: Principal Planner Josh White and Public Information Officer Andrew Lawson. Also in attendance: Thomas Langer, City Cowley County Health Department; Chasity Bain, Meadowwalk Apartments; and Kirk Miller, KE Miller Engineering.

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.

Munson expressed that he would abstain as he was directly connected to Arkansas City Industries who was selling the land to the developer.

2. Public Comments:

Tom Langer with the City-Cowley County Health Department gave a presentation about RISE Cowley and their initiatives.

3. Consent Agenda:

Meeting Minutes, **September 12, 2017 meeting.**

A motion was made by Jennings and seconded by Benton to approve the September 12, 2017 meeting minutes as written. Voice vote carried the motion.

New Business:

4. Hold a public hearing to consider the preliminary plat of Compass Point Addition

A motion was made by Fry and seconded by Benton to open the public hearing. Voice vote carried the motion. Meeting was turned over to White for the staff report. This is a major plat made up of 57 lots. The area around the proposed plat is agricultural and residential. The lots are small but meet minimum zoning standards. There will be three new streets and new utilities for the subdivision. Some utility easements will be necessary. Skyline Road serves as access to the subdivision and the recent improvements should be able to handle the additional traffic. The plat meets conformance with the Comprehensive Plan. The Technical Advisory Committee recommended that Valley View Drive be renamed as it conflicts with another city street name. The proposed setbacks would require a variance from the Board of Zoning Appeals. Utility easements on the front setbacks should be dedicated because of the narrow right of way. Utility plans would have to be submitted for approval. A sidewalk should be added along Skyline Road. Staff recommends approval of the preliminary plat subject to the conditions that the rezoning and annexation must be applied for and approved and the recommendations of the Technical Advisory Committee are complied with. Fry asked if the electric would be overhead or underground, Miller replied underground. Fry asked about water/fire service. Miller explained it would be looped around the subdivision with appropriate fire hydrants spaced at 400 foot intervals. He also stated that the water lines would be 8". Jennings asked if a drainage plan and street plan was included. White discussed the streets and felt that Skyline improvements would be sufficient but that if improvements were needed upon expansion of the development to the west, further improvements would then be discussed. Fry asked about sewer lift stations. Miller replied it wasn't anticipated depending on how the grade worked out for the sewer extension. Fry asked about the land at the south portion of the project. Miller stated the land purchase was under contract. Fry made a motion and Benton seconded to close the public hearing. Voice vote carried the motion. Fry made a motion to approve the preliminary plat of Compass Point Addition subject to the conditions set forth in the discussion. The

motion was seconded by Benton. Jennings asked for clarification on the drainage plan. White confirmed there had been a drainage plan submitted for review. Vote was taken by roll call.

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

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

White stated the final plat was proposed to come back next meeting. He also pointed out an alternative to the variance was the Housing Opportunity Overlay District but they would have to apply for it. Fry asked if the project had a timeline. White said he had no definite timeline but assumed spring. Benton asked about pricing. White indicated he heard they were going for moderate income housing. Jennings asked about the Redwood Development project. White indicated the project was still proposed but the tax credits were denied originally and they were reapplying. Munson asked if Compass Point had been awarded a grant but White was unsure and Mr. Miller had already left the meeting.

6. Adjournment:

Jennings made a motion to adjourn and Fry seconded. Voice vote carried the motion. Meeting adjourned at 6:22pm.