

CRAWFORD COUNTY, KANSAS  
PLANNING AND ZONING BOARD

MINUTES TO  
APRIL 4, 2013

Item I: Meeting called to order by Chairman Terry Fox

Item II: Roll Call taken by Bonnie Houk. Absent from meeting: Jim Zibert.

Present: Terry Fox, Bonnie Houk, Dee Hough, Bob Gilmore, Murray Balk, John Gagliardo, Kathy Flora, Greg Murray, and Judith Freeman.

Applicant Shirley Wilbert and Jordan Paterson.

Item III: Nomination and Election of 2013 Vice Chairman.

1) Nominations:

Kathy Flora nominated John Gagliardo.

Nomination was seconded by Bob Gilmore.

A motion was made by Murray Balk to close nominations and appoint John Gagliardo by accumulation. Motion stood approved.

Vote: 7 ayes and 1 absent.

Item IV: Approval of the September, 2102 minutes.

It was noted that some of the board members did not have copies in their books to refresh and review.

Murray Balked asked that the minutes for approval be tabled until next meeting, for a chance to review said minutes. This motion was seconded by Greg Murray. Motion stood approved.

Item IV: Review of Application

- a. Terry Fox, Chairman of the board at this time recused himself from the board due to conflict with application and his firm working up the development plan.
- b. Vice Chairman then took over meeting and read the procedures for the public hearing.
- c. Vice Chairman asked the Zoning Administrator to read letters received from agencies. Those received were from:  
Wm. Towery, Registered Sanitarian, Murray Balk, KDHE Surface Mining and Benny Cannon, Road Foreman.

Facts as presented by Mrs. Wilbert:

- a. Location site of proposed CLU: 832 South 250<sup>th</sup> Street, Pittsburg, KS.
- b. Request to construct a new building which would be used as a meeting hall for uses like weddings receptions, reunions, etc.
- c. Presented picture of what the facility would look like and explained what the outside physical features and the interior design of the building. (said picture was passed among board members. Exhibit I)

Rustic look to the outside and inside of building theme.

Small kitchen for caters.

Restrooms and dance floor.

Will be about 8,000 square foot building.

Cement covered area for persons to be dropped off at so if it is raining will not have to endure the weather.

Will have a lobby area.

Will have French doors at the entry.

Cement floors which will be stained.

Area for brides to dress.

Terry Fox then addressed the board,

- a. Presented an area map showing location of the facility.
- b. Location of the building will be tucked behind trees.
- c. 10 a.m. to 1 a.m. will be operational hours with the building being closed and locked by 1:00 a.m. (Friday, Saturday, Sunday operational days.) But it can be rented out for week day meetings.
- d. Explained the site plan and the topographical layout of the ground.
- e. Land drainage will go to the West.
- f. Noted that the graded would be about 6 inches above ground.
- g. Finished floor elevation about 17 ½.
- h. Septic system will come off back of building.
- i. Underground electric and water and possible telephone.
- j. Current access road is dirt and flows along trees.
- k. Access road for new facility will also be off of 250<sup>th</sup>. will follow along trees.
- l. Noted that the contours on the site plan are dash lines and proposed contours area solid lines.
- m. Building will be 80' x 100'.
- n. Natural screening to building due to the trees.
- o. Explained that currently ground is in winter wheat and will be changed in to grass.
- p. Will have only one entrance
- q. LP gas tank to be used for heating and will be placed North of building.
- r. Propane tank 15 feet from property line.
- s. Not in the hundred year flood plain.
- t. Entrance will house a sign on post / ranch style above top of gate entrance  
(discussion about signage and if necessary to request variance)
- u. Not lights on sign.
- v. Parking stalls will be up to 225 stalls and will be straight in parking not angled. Or 100' x 180' area.
- w. Lights are around the building, no lighting on roads leading to facility. With a wattage of 250 or 4250 laminas. The lights will be from dusk to dawn.
- x. Yellow markings on site plan shows where the handicapped spaces would be.

John Gagliardo asked about handicap exit other than the front entrance should there be a fire?

Due to a building being wood, no concrete to the other entrances, concerned how a wheelchair can get out that need to get out other than the front door. Concerned and watch for the handicapped persons.

Murray Balk stated that the plan needs to show a walk, cement, around the building – a lot of doors and they need to be tied in together for safety.

Terry Fox stated that they could draft and show the walkway and adding emergency exit signs.

Bob Gilmore still had concerns about signage at the entrance.

John Gagliardo asked how high would the sign be in height. Due to the necessotu to be able to bring in a bucket truck from City of Pittsburg to assist, need to be able to clear the sign. Gate with sign will have to be more than 16 feet in height for clearance of any fire trucks entering or leaving the facility.

Bonnie asked about picture showing difference in size? Terry Fox advised that the building is 80'x 100' as shown on site plans. The picture was just to show what the outside would look like. And there will not be a 2<sup>nd</sup> level.

Will have a rock driveway

Greg Murray, Bob Gilmore, and Murray Balk continued discussion about the required sign height and width. Noted on page 96 in the Sign Regulations section, a variance maybe need and this would also need to be shown on a new site plan.

Board felt that there was some confusion about clarity on the regulations for the height.

Terry Fox stated that the applicant is requesting a height variance at this time to come into compliance with the sign regulations and said height would be noted on a new site plan.

John Gagliardo then asked if 225 parking stalls would be adequate and where other parking would be placed should there be more cars than that.

Terry Fox stated that the plans were drafted per regulations in article 11 and asked the board to reviewed regulations. Regulations state 1 parking space per 100 square feet of floor area. (page 77).

Bonnie Houk had concerns with parking vehicles along entrance side of road.

Terry Fox noted that there would be no parking on said entrance road.

Kathy Flora stated that she did not feel that the board should be concerned about extra parking.

Terry Fox stated that they went by regulations and does have additional area if needed for parking.

Closed to public comment

Zoning Administrator then read a letter received with concerns and opposition to the request.

Letter received from a Mr. and Mrs. Mark Hoffman of 1121 East Hwy 126, Pittsburg, KS.

Rebuttal by Terry Fox:

- 1) County &/or State feels intersection is safe as Hwy 126 and 250<sup>th</sup> as a county paved road. County &/or state has never put up a sign stating corner was dangerous nor are there signs to note dangers
- 2) County & City used the same road with the ice storm, brought in over 700 semi's.
- 3) Feel if someone feels entrance is unsafe, maybe they should petition the state for proper signage.
- 4) There are exactly 3 homes on the county road 250<sup>th</sup> from Hwy 126.
- 5) Paved county road.
- 6) County road is as wide as any other county road.
- 7) Road would be more suitable for the use as to a gravel county road.
- 8) There is the likelihood that alcohol would be at a private party or wedding.
- 9) Other areas in the county serve liquor at different events. This facility would handle this issue the same way other parties do.
- 10) Will not be a bar which would be open to serve person(s) all the time. Not requesting a conditional use for that type of operation.
- 11) There maybe 1 or 2 children living on the county road at this time.

Bonnie Houk had a question of septic system and lateral. Clarity was given.

Kathy Flora wanted to know what the maximum allowable people inside building. Response was that max would be 422 people.

Closed to public comment

Board discussion.

MOTION

A motion was made by Murray Balk and seconded by Bob Gilmore to send a recommendation for approval for the requested use. With the following stipulations being met before the Zoning Administrator presented said case to the County Commissioners.

- a. Applicant supply a new site plan. Showing the number of parking stalls, location, and arrangement of said stalls.
- b. Some sort of walk around that would allow person(s) to exit the building in an emergency from all doorways. Surface should be concrete.
- c. More detail on the height and set back of the proposed sign at the entrance of the facility.

Motion of recommendation was made due to the:

Suitability  
Character of neighborhood would be the same.  
Use is conducive to area.

Vote stood: 6 ayes, 1 nay, 1 abstaining and 1 absent. Motion carries

Item VI: Announcements  
No Public Hearing scheduled for April.

Item VII: Old Business  
Board discussed the upcoming expiration date for Hudson Management LLC and Stanley Hudson's cleanup of area.  
Zoning Administrator stated that she had been doing e mails and letters to both parties along with copies to their attorney about time frame, etc. End of April is the deadline per the County Commissioner's Resolution.

Item VII: Chairman to entertain a motion to adjourn the public hearing.

A motion was made by Greg Murray and seconded by Dee Hough to adjourn. Meeting stood adjourned.

Attest:

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Vice Chairman 2013  
John Gagliardo

(taping of meeting on file in Zoning Office)

