

MINUTES

HOLCOMB - GARDEN CITY - FINNEY COUNTY AREA PLANNING COMMISSION

July 20, 2023

The Holcomb-Garden City-Finney County Area Wide Planning Commission scheduled a Public Hearing at 9:00 a.m. Thursday, July 20, 2023, in the City Commission Chambers at the City of Garden City Administrative Center located at 301 N 8th Street, Garden City, Kansas.

I. CALL TO ORDER

Chairman Haeck called to order the Area Wide Planning Commission meeting at 9:00 a.m. The following Commission members were present: Member Anliker, Vice-Chair Germann, Member Glass, Member Hitz, Member Michel and Member Rupp. Also present, Secretary Maxwell, Staff Presisto and Staff Thompson.

II. APPROVAL OF MINUTES – June 15, 2023

Member Michel made a motion to approve the minutes from June 15, 2023. *Member Anliker* seconded the motion. Votes were taken by yeas and nays and recorded as follows:

| Anliker | Collins | Crockett | Germann | Glass | Haeck | Hitz | Michel | Rupp |
|---------|-------------|-------------|---------|-------|-------|------|--------|------|
| Yea | Not Present | Not Present | Yea | Yea | Yea | Yea | Yea | Yea |

Motion passed.

III. PUBLIC COMMENT- Agenda Schedule Allowance: 30 minutes (5 minutes per spokesperson)

OPEN PUBLIC COMMENT for items not on agenda.
CLOSED PUBLIC COMMENT

IV. GENERAL STAFF REPORT AND UPDATE

Secretary Maxwell presented the General Staff Report, copies of which are available through the Neighborhood & Development Services office.

V. SUBMITTAL OF EXHIBITS FOR THE RECORD

- A. Finney County Zoning Regulations, Garden City Zoning Regulations and City of Holcomb Zoning Regulations all as amended
- B. Finney County, City of Garden City, and City of Holcomb Subdivision Regulations all as amended
- C. Finney County, City of Garden City, and City of Holcomb Comprehensive Plans all as amended
- D. All Visual Aid Presentations with Aerial Maps, Site Plans, and Plats
- E. All application files in their entirety including Staff Reports

VI. NEW BUSINESS

GC2023-30: A rezone from "I-1" Light Industrial District to "I-3" Heavy Industrial District for the property generally located at 107 E. Santa Fe Street, Garden City, Kansas, at the request of The Garden City Co-op, Inc.

Staff Thompson- Presented staff report.

OPEN PUBLIC COMMENT
CLOSE PUBLIC COMMENT

MEMBER MICHEL MADE A MOTION TO RECOMMEND APPROVAL OF THE REZONE FROM "I-1" LIGHT INDUSTRIAL DISTRICT TO "I-3" HEAVY INDUSTRIAL DISTRICT PER STAFF ALTERNATIVE 1. MEMBER ANLIKER SECONDED THE MOTION.

Votes were taken by yeas and nays and recorded as follows:

| Anliker | Collins | Crockett | Germann | Glass | Haeck | Hitz | Michel | Rupp |
|---------|-------------|-------------|---------|-------|-------|------|--------|------|
| Yea | Not Present | Not Present | Yea | Yea | Yea | Yea | Yea | Yea |

Motion passed.

GC2023-31: A rezone from "R-3" Multiple Family Residential District to "I-3" Heavy Industrial District for the property generally located at 209 E. Santa Fe Street, Garden City, Kansas, at the request of The Garden City Co-op, Inc.

Staff Thompson- Presented staff report.

OPEN PUBLIC COMMENT

CLOSE PUBLIC COMMENT

Member Hitz- Has there been any input from the public?

Member Thompson- No.

VICE-CHAIR GERMANN MADE A MOTION TO RECOMMEND APPROVAL OF THE REZONE FROM "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT TO "I-3" HEAVY INDUSTRIAL DISTRICT PER STAFF ALTERNATIVE 1. MEMBER GLASS SECONDED THE MOTION.

Votes were taken by yeas and nays and recorded as follows:

| Anliker | Collins | Crockett | Germann | Glass | Haeck | Hitz | Michel | Rupp |
|---------|-------------|-------------|---------|-------|-------|------|--------|------|
| Yea | Not Present | Not Present | Yea | Yea | Yea | Yea | Yea | Yea |

Motion passed.

GC2023-34: (POSTPONED) A rezone from "I-1" Light Industrial District to "C-2" General Commercial District for the property generally located at 105 N. 12th Street, Garden City, Kansas, at the request of Medina Adventures Inc.

Secretary Maxwell- Notified members that GC2023-34 will not be heard and needed to be tabled.

MEMBER ANLIKER-MADE A MOTION TO TABLE GC2023-34. MEMBER GLASS SECONDED THE MOTION.

Votes were taken by yeas and nays and recorded as follows:

| Anliker | Collins | Crockett | Germann | Glass | Haeck | Hitz | Michel | Rupp |
|---------|-------------|-------------|---------|-------|-------|------|--------|------|
| Yea | Not Present | Not Present | Yea | Yea | Yea | Yea | Yea | Yea |

Motion passed.

GC2022-13: Cornerstone Professional Services, has filed an application for consideration of the Chappel Heights Fifth Addition preliminary plat, generally located at Mary Street and Herrington Parkway, Garden City, KS, at the request of Chappel Heights, LLC.

Staff Presisto- Presented staff report.

MEMBER MICHEL MADE A MOTION TO RECOMMEND APPROVAL OF THE CHAPPEL HEIGHTS FIFTH ADDITION PRELIMINARY PLAT PER STAFF ALTERNATIVE 1. MEMBER RUPP SECONDED THE MOTION.

Chairman Haeck- I would like to make a comment, with a motion on the table. As a Planning Commission, I've looked at this area and this area bothered me (North Mary Street). This section here has two road ways out, but the other road way, in looking in the overall planning of it I know there is a road to be installed at some point going forward to let other people in the back of this area (Jennie Barker Road). I just want to make it publicly known that's bothersome to me, if we get too many homes that are far away from EMS and Fire to get into those areas without access. This right now only has those tow access points off Mary Street. I would strongly encourage that road to be put in as quickly as possible.

General discussion regarding the safety and hazard concerns of only having entrances and exits on Mary Street and the timeline possible changes to future development agreements.

Votes were taken by yeas and nays and recorded as follows:

| Anliker | Collins | Crockett | Germann | Glass | Haeck | Hitz | Michel | Rupp |
|---------|-------------|-------------|---------|-------|-------|------|--------|------|
| Yea | Not Present | Not Present | Yea | Yea | Yea | Yea | Yea | Yea |

Motion passed.

GC2022-14: Cornerstone Professional Services, has filed an application for consideration of the Chappel Heights Fifth Addition final plat, generally located at Mary Street and Herrington Parkway at the request of Chappel Heights, LLC.

Staff Presisto- Presented staff report.

MEMBER GERMANN MADE A MOTION TO RECOMMEND APPROVAL OF THE CHAPPEL HEIGHTS FIFTH ADDITION FINAL PLAT PER STAFF RECOMMENDATION ALTERNATIVE 1. MEMBER GLASS SECONDED THE MOTION.

Chairman Haeck- Same concerns noted as the last one (safety concerns noted on the approval of the Chappel Heights preliminary plat, GC2022-13).

Votes were taken by yeas and nays and recorded as follows:

| Anliker | Collins | Crockett | Germann | Glass | Haeck | Hitz | Michel | Rupp |
|---------|-------------|-------------|---------|-------|-------|------|--------|------|
| Yea | Not Present | Not Present | Yea | Yea | Yea | Yea | Yea | Yea |

Motion passed.

GC2023-28: Palmberg Land Surveying Services, LLC has filed an application for consideration of the Finney County Health Addition replat, generally located at 2505 N Eighth Street, Garden City, KS, at the request of Finney County Board of County Commissioners.

Staff Thompson- Presented staff report.

MEMBER MICHEL MADE A MOTION TO RECOMMEND APPROVAL OF THE FINNEY COUNTY HEALTH ADDITION REPLAT PER STAFF ALTERNATIVE 1. MEMBER RUPP SECONDED THE MOTIONS.

Votes were taken by yeas and nays and recorded as follows:

| Anliker | Collins | Crockett | Germann | Glass | Haeck | Hitz | Michel | Rupp |
|---------|-------------|-------------|---------|-------|-------|------|--------|------|
| Yea | Not Present | Not Present | Yea | Yea | Yea | Yea | Yea | Yea |

Motion passed.

GC2023-32: Pro-Stake Surveying has filed an application for consideration of the 8th Street Brick Works replat, generally located at the 600 Block of N Eighth Street, Garden City, KS, at the request of David Duncan, Duncan LLC.

Staff Presisto- Presented staff report.

Vice-Chair Germann- What is the flood plain status. Is it the 2009 proposed.

*Staff Presisto-*Yes.

MEMBER GERMANN MADE A MOTION TO RECOMMEND APPROVAL OF THE 8TH STREET BLOCK WORKS REPLAT PER STAFF ALTERNATIVE 1. MEMBER ANLIKER SECONDED THE MOTIONS.

Votes were taken by yeas and nays and recorded as follows:

| Anliker | Collins | Crockett | Germann | Glass | Haeck | Hitz | Michel | Rupp |
|---------|-------------|-------------|---------|-------|-------|------|--------|------|
| Yea | Not Present | Not Present | Yea | Yea | Yea | Yea | Yea | Yea |

Motion passed.

FC2023-33: Pro-Stake Surveying has filed an application for consideration of the Talbott Acres Addition parcel plat, generally located at 5130 N Towns Road, Finney County, KS, at the request of Colby Talbott.

Staff Thompson- Presented staff report.

Member Glass- Do you know what they are going to do?

Staff Thompson- I do not.

MEMBER RUPP MADE A MOTION TO RECOMMEND APPROVAL OF THE TALBOTT ACRES PARCEL PLAT PER STAFF ALTERNATIVE 1. MEMBER ANLIKER SECONDED THE MOTIONS.

Votes were taken by yeas and nays and recorded as follows:

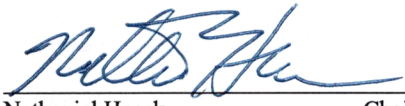
| Anliker | Collins | Crockett | Germann | Glass | Haeck | Hitz | Michel | Rupp |
|---------|-------------|-------------|---------|-------|-------|------|--------|------|
| Yea | Not Present | Not Present | Yea | Yea | Yea | Yea | Yea | Yea |

Motion passed.

VII. ADJOURN

The meeting was adjourned at 9:19 A.M.


Trent Maxwell Secretary
Aleecya Charles Staff


Nathaniel Haeck Chairman
Vicki Germann Vice-Chairman