



City Planning Commission

McPHERSON, KANSAS

MEMBERS

(Chair) Donna S. Lehner
(Vice-Ch) Duane Kleinsorge
(Sec) Gail Lauderdale
Mark Childs
Chad Clark
Ross Cox
Valerie Kratzer
Keith Sherwood
Laurie Sprague

<http://www.mcpcity.com>

Planning Commission Minutes

A regular monthly meeting of the McPherson City Planning Commission was held in the Commission Room of the Municipal Center, 400 East Kansas Avenue, at 7:00 P.M., Tuesday, May 1, 2012, with Chairperson Donna Lehner presiding.

Members Present: Mark Childs, Chad Clark, Ross Cox, Duane Kleinsorge, Valerie Kratzer, Donna Lehner, Keith Sherwood, and Laurie Sprague

Members Absent: Gail Lauderdale

Ex-Officio members present: Bickley Foster, John Puchosic, Tom Stinemetze, and Doug Whitacre

Others present: Ken Ward, Andrew Gustafson and Carl Gustafson (sign-up sheet attached)

The agenda was approved as printed upon a motion by Sherwood, a second by Kratzer and a unanimous vote.

The minutes of the April 3, 2012 regular meeting were reviewed and approved as printed upon a motion by Sprague a second by Clark and a unanimous vote.

Committee and Staff Reports:

Zoning Administrator's Report: (Stinemetze) **1) Case No. SU-12-03:** Scrap Metal Recycling Facility in the I-2 Heavy Industrial zoning district at 800 West First Street. I have been in contact with Nick Vontz who has indicated that he is trying to purchase the property located at 1000 West First Street. If he is successful he intends to move the scrap metal recycling facility to that address which will entail another Special Use hearing. **2) MCDS property at 225 South Hickory Street progress report:** The existing structure has now been removed. A ground breaking ceremony is planned in the near future to begin the construction phase of the new building. **3) Central Christian College** is currently in the process of designing some modification to the campus. Part of this involves coming up with a future use plan and part of it revolves around the construction of some new tennis courts on residential properties that they have purchased over the years. I have suggested that they consider applying for a Special Use each time they add new property in the future. They have hired Steve Schmidt as the engineer on the project with the intent of presenting at the June meeting. **4) I have been getting feelers about another possible small rural subdivision on West Kansas Ave.** If it develops it will be a one or two lot residential property located just West of Bull Creek on the North side of 56 Highway. **5) I have also had a couple of initial contacts with Mark Houghton who is starting to think about developing his property between Eagle's Wings Estates and Northview Road.** He

would like to do a phased development starting at Northview and going North as far as the North end of Northridge Crossing Apartments. This would create 10-12 residential properties and would extend Sonora Drive about half way to Wickersham Drive. **6)** Introduced the new Commissioner, Ross Cox; **7)** Passed around a sign-up sheet for those who would like to receive my mailings by e-mail to help save postage costs.

BZA Liaison's Report: (TBD) There was no BZA meeting this month.

County Planning Commission Liaison's Report: (Sherwood) Reported on three cases being studied by the County Planning Commission. Each was far enough out to be of no effect on the City of McPherson: **1)** BZA2012-02; a request for a yard setback variance at 23rd and Comanche Road; **2)** SU-2012-01; A request to operate and cat and dog boarding facility at 18th and Comanche Road; **3)** SD2012-01; a request by Mid Continent Fractionation & Storage for a 1-lot subdivision on property in Conway.

Subdivision Administrator's Report: (Whitacre) Nothing happening at the moment.

Development Committee Report: (Kleinsorge) No meeting.

Building Inspector's Report: (Puchosic) **1)** 19 permits were issued in April 2012 compared to 33 permits in April, 2011. This represents a 35.9% increase in total construction dollars for April compared to 2011. **2)** There were 2 single family home starts this April compared to 2 last year. **3)** 64 total new permits have been issued this year compared to 71 at the same time last year resulting in a 21.9% increase in total construction dollars for the year-to-date compared to the same time last year; **4)** 5 total single-family residential home starts this year compared to 2 for the same time last year represents a 143.8% increase in new single-family construction dollar investment for the year-to-date. **5)** 0 commercial permits were issued for new construction and 4 for remodeling in April, 2012 compared to 0 & 2 respectively in April of last year. **6)** Total of permits issued in 2012 of all types: \$ 5,514,815 compared to \$ 2,226,767 at the end of April, 2011.

Planning Consultant's Report: (Foster) **1)** Delivered a newspaper article related to the new issue of chicken raising within the city; **2)** Showed an exhibit for 89 wind generating towers that have been requested immediately adjacent to the airport near Pratt, KS. Noted that the aircraft owners and operators using that airport are forming a serious protest utilizing an FAA standard that would limit such uses to a distance of 8 miles from the airport. **3)** Discussed a new Airspace Planning Tool (software) that has been developed by the Kansas Department of Transportation and which has received national honors. This tool allows planners to access airspace obstructions visually when doing airport planning.

Planning Commission Business:

I. Presentation of Subdivision Case No. SD-12-08 **Gustafson Subdivision – 1304 N. Maxwell Street**

Stinemetze presented the newest version of the Subdivision Plat which had been given to him this morning. It was printed on Mylar so if no problems were found it could be signed and

completed this evening. Stinemetze projected the drawing and then went through the initial staff review list along with additional items that had been sent in by Mr. Foster. The review showed that all of the items sent by Mr. Foster had been incorporated into the new drawing but none of the earlier items had been corrected. After review the following final list of corrections is needed on the drawing:

1. Show 25' Building Setback line along Maxwell Street.
2. Correct the bearing of the line along the North side of the Goering property to: S.89°35'38"W.
3. Correct the distance shown on the South side of the Williams property from 192.00 feet to 197.00 feet.
4. Owner's Certificate: Add the name of the subdivision to the text as follows: "...streets and other public ways under the name Gustafson Subdivision; that all..."
5. Owner's Certificate: Use the full name of the trust under the signature blank. i.e. Carl M. & Trula Gustafson Trust.
6. Remove "McPherson County" from the "SS" section of the Planning Commission Certificate.

Having reviewed the final plat for the Gustafson Subdivision filed as SD-12-08, I Keith Sherwood move that we approve the plat subject to the conditions specified above and as heretofore agreed upon and recommend that the dedications shown thereon be accepted by the Governing Body. Motion seconded by Mark Childs and passed by a unanimous vote.

II. Study Session on Updates to Comprehensive Development Plan for the City of McPherson

Beginning study centered around developing a usable population projection for the plan duration. Stinemetze provided initial census handouts with the understanding that Mark Foster would be putting together a full compilation of the newest 2010 Census as compared with the previous 2000 Census. It was noted that the current Census was not formatted or presented in a manner that will make comparison very easy. Foster presented some additional figures that will be printed out and submitted later for everyone's records. Some of that information is as follows: Cities in McPherson County, other than McPherson, had a total population of 8,951 in 2010 which is up from 8,269 in 2000. During that same period McPherson City is reported to have lost a total of 615 persons. The breakdown is as follows:

	<u>Census 2000</u>	<u>Census 2010</u>	<u>Change</u>
Lindsborg	3,321	3,448	+ 127
Moundridge	1,593	1,737	+ 144
Inman	1,142	1,377	+ 235
Canton	829	748	- 81
Galva	701	870	+ 169
Marquette	532	641	+ 109
Windom	137	130	- 7

Population loss in McPherson City was apparently not due to movement into the rural areas of the county as the rural areas actually showed a net loss of 6%. (7515 in 2000 to 7,074 in 2010) McPherson County as a whole also showed a net loss going from 29,554 in 2000 down

to 29,180 in 2010. This data was partially negated by the McPherson Sentinel article of April 20 which was based on facts from the Census.gov website showing the McPherson County population as rising slightly to 29,241. This illustrates that the data available from the Census.gov website is not totally reliable as it does not agree with itself even within their own site.

Foster also presented some data from WSU which compared McPherson County with other nearby counties as follows:

	<u>Census 2000</u>	<u>Census 2010</u>	<u>Change</u>
Dickenson	19,344	19,754	+
Ellsworth	6,525	6,497	-
Harvey	32,869	34,684	+
Marion	13,361	12,660	-
Reno	64,790	64,511	-
Rice	10,761	10,083	-
Saline	53,597	55,606	+

It was suggested that we check with the local colleges and see if they have anyone who would be qualified and interested in doing demographic projections for the project. Clark suggested that each of the members do a little homework before the June meeting and come back with a “top 10 list” of local organizations who could present to us on their planning and future needs. That list could then be pared down to those who would most likely have information that could help us in our planning. This suggestion was accepted by consensus of the members.

Miscellaneous Planning Commission Business:

None.

Adjournment: Motion Kleinsorge with a second by Sherwood to adjourn. Motion carried unanimously.

Next Regular Meeting: June 5, 2012 at the Municipal Center, 400 E. Kansas Ave.

Next Development Committee Meeting: May 29, 2012 at 5:00 p.m. if needed.

Submitted _____
Thomas R. Stinemetze, Recording Secretary

Approved as (submitted, corrected) at the meeting of _____, 2012.

(Chairperson, Vice-Chairperson)

cc: City Attorney
City Commission
City Building Inspector
General Manager, BPU
Planning Consultant
U.S.D. 418 Representative
McPherson Fire Department
Applicants

City Clerk
City Zoning Administrator
City Public Works Director
Planning Commission Members
Chairman, BZA
County Zoning Administrator
Chairman, County Planning Commission