

**MINUTES OF
THE REGULAR MEETING OF THE ROSE HILL PLANNING
COMMISSION
TUESDAY, JUNE 9, 2015**

Call To Order

The Regular Meeting of the Rose Hill Planning Commission was called to order at 7:00 p.m. by Chairman Sandy McRae and held in City Hall Council Chambers. Members present: Sandy McRae, Greg Thomas, Alex Lane and Cheri Cowgill. Ross Chappell was absent. Staff present: Cindy Stone – Zoning and Subdivision Administrator.

Approval of Agenda

With copies of the 3/26/15 agenda previously distributed and before each member.

Motion by Commission Member Thomas: To approve the 6/09/15 agenda as presented. Second by Commission Member Cowgill with motion passing 4-0.

Approval of Minutes

With copies of the March 26, 2015 Regular Planning Commission meeting minutes previously distributed and before each member.

Motion by Commission Member Lane: To approve the March 26, 2015 Regular Planning Commission meeting minutes. Second by Commission Member Thomas with motion passing 4-0.

Nomination of Officers

Section 1 - Officers

The officers of the Commission shall consist of a Chairperson, Vice-Chairperson and Secretary. The Chairperson and Vice-Chairperson shall be members of the Commission; however, the Secretary may or may not be a member of the Commission.

Section 2 – Elections

At the next regular Commission meeting following appointments by the Mayor in May, the officers shall be nominated and those persons receiving the highest number of votes shall be deemed elected. Officers shall take office following the meeting and serve for one year or until their successor has been elected. Officers may serve for more than one term.

Motion by Commission Member Thomas: To nominate Sandy McRae as Chairman of the Planning Commission. Second by Commission Member Lane with motion passing 4-0.

Motion by Commission Member McRae: To nominate Greg Thomas as Vice Chairman of the Planning Commission. Second by Commission Member Lane with motion passing 4-0.

Motion by Commission Member Thomas: To nominate Cindy Stone as Secretary of the Planning Commission. Second by Commission Member Cowgill with motion passing 4-0.

Bylaws

The Council approved Ordinance 622 which revised the membership of the Planning Commission from 7 members to 5 members. Due to this change and cleaning up some of the language, new bylaws have been drafted and will need to be approved by the Planning Commission.

Motion by Commission Member Lane: To recommend the amendments and readoption of the Bylaws for the Planning Commission effective June 9, 2015. Second by Commission Member Cowgill with motion passing 4-0.

Comprehensive Plan Update

City Planner Scott Dunakey, PEC, was present to update the Planning Commission on the Comprehensive Plan which included demographic and economic profile information on the City of Rose Hill. A joint work session for City Council and Planning Commission was held on Monday, May 18.

Public Hearing – Case No. Z-15-01 - Request to Change the Zoning District Classification from R-1 Single Family to R-3 Multi-Family Residential by Richard Leu for Lots 9, 10 & 11

The Chairman opened the Public Hearing for Case No. Z-15-01. It was determined that no members were disqualified and that a quorum was present. The Notice of Hearing was published in the Rose Hill Reporter and Property Owner notifications were sent out; there is no report of exparte contact. The Zoning Administrator introduced the application and gave a brief overview of the request and case. Mr. Leu, applicant, presented his plan and information regarding his request for the amendment of zoning which included new construction for multi-family 4-plex dwellings. The Chairman opened the hearing for public comments and the following spoke:

Steve Lindner – 1124 N. Main St.
David Rea – 228 E. Waitt St.
Teresa Sliger – 1022 Cedar Point Circle
Ryan Courtney – 115 E. Waller
Derek Simmons – 1106 N. Rose Hill Road
David Waller – 212 E. Waller
Matt Murphy – 213 E. Waller
Michael Hitch – 205 E. Waller
Troy Weekley – 105 E. Waller

The consensus of the comments were against the R-3 zoning regarding the possibility of a two-story structure, trash, traffic, noise, future development, privacy, etc.

Mr. Leu, applicant, responded that he understood their concerns and would consider other options such as R-2 which would allow duplexes.

At 7:55 p.m., Commission Member McRae moved that the Planning Commission Members and Zoning Administrator recess into executive session for 10 minutes pursuant to K.S.A. 75-4318(a)(1) to deliberate matters relating to a decision involving quasi-judicial functions. The meeting resumed at 8:10 p.m. with no binding action taken. Seconded by Commission Member Thomas.

Having considered the evidence at the hearing and the factors to evaluate the rezoning application, I, Commission Member Lane move that we recommend to the Governing Body that Case No. Z-15-01 be disapproved to change the zoning district classification from the R-1 Single Family District to the R-3 Multi-Family District. Seconded by Commission Member Cowgill with motion passing 3-1. This recommendation will be forwarded to the Governing Body who will consider the matter after a 14-day waiting period elapses.

Lot Split - L/S 15-01

Due to the disapproval of the rezoning request, this item has been tabled until the next meeting.

Adjournment

Motion by Commission Member Lane: To adjourn the meeting at 8:40 p.m.
Second by Commission Member Thomas with motion passing 4-0.

