

March 15, 2018 Special Meeting #1 Minutes

CALL TO ORDER: 7:00 p.m. at New Strawn Community Building.

GOVERNING BODY PRESENT: Mayor Mark Petterson, Council members Jim Weeks, Jeanne Haas, Gary Haehn, Richard Croll and Rhonda Taylor. Others present: Russ Taylor, Illa Weeks, Heidi Harris, Mark Murphy, Robert Harkrader, Rod Maley, Karen Maley, Steve Hopkins, Greg Hudson, Jack Bohannon and Mike Skillman.

The purpose of this special meeting was to consider the New Strawn Planning Commission's recommendations to approve the Comprehensive Development Plan for the New Strawn Area, Kansas: 2014-2034; Subdivision Regulations for the City of New Strawn, Kansas; and Zoning Regulations for the City of New Strawn, Kansas.

Comprehensive Development Plan:

Mayor Petterson called Agenda Item #1, to consider approval of the Comprehensive Development Plan for the New Strawn Area, Kansas: 2014-2034.

Council member Haas moved to receive and file the unapproved Minutes of the New Strawn City Planning Commission meeting on Feb. 27, 2018, which was the date of the public hearing and Plan adoption. The minutes constitute a written summary of the public hearing conducted by the Planning Commission. Council member Taylor seconded the motion and it passed 5-0.

Mayor Petterson called on Zoning Administrator Carl Ware to give a presentation on the Plan and to answer questions from the Governing Body.

The meeting was opened to public comments. Illa Weeks read from a prepared statement voicing her disapproval of the comprehensive plan process. Karen Maley asked why New Strawn wanted Country Estates in the comprehensive plan. Steve Hopkins said he didn't think Mr. Foster was rude to him. Jack Bohannon didn't understand some of the "parts and pieces" of the comprehensive plan and how it will apply to Country Estates.

No communications were received concerning the Comprehensive Development Plan.

During further discussion by the governing body, council member Weeks didn't see any point including the Country Estates Subdivision in the city's comprehensive plan.

Council member Weeks moved to revise the Comprehensive Development Plan for the New Strawn Area, Kansas: 2014-2034 as follows: exclude the Country Estates and Hillview (Remer's Point) subdivisions, to approve the Comprehensive Plan as revised, to note the revisions in Ordinance No. 2018-01 to approve the Ordinance as revised and with hospital update on page 11-6 and direct the City Clerk to publish it. Council member Haas seconded the motion and it failed on a 2-3 vote. Council members Weeks and Haas voted in favor; Council members Croll, Taylor and Haehn voted against.

Council member Taylor moved to accept the recommendation of the Planning Commission to approve the Comprehensive Development Plan for the New Strawn Area, Kansas: 2014-2034 as submitted with

the hospital update on page 11-6 and to approve Ordinance No. 2018-01 and direct the City Clerk to publish it. Council member Croll seconded the motion and it passed on a 3-2 vote. Council members Croll, Taylor and Haehn voted in favor; Council members Weeks and Haas voted against.

Subdivision Regulations:

Mayor Petterson called Agenda Item #2, to consider approval of Subdivision Regulations for the City of New Strawn and a designated extraterritorial jurisdiction.

Mayor Petterson noted that a motion had previously been made, to receive and file the unapproved Minutes of the New Strawn City Planning Commission meeting on Feb. 27, 2018, at which these Subdivision Regulations were adopted. The minutes constitute a written summary of the public hearing conducted by the Planning Commission.

Mayor Petterson called on Zoning Administrator Carl Ware to give a presentation on the new Subdivision Regulations and to answer questions from the Governing Body.

The meeting was opened to public comments. There were no public comments regarding the adoption of new subdivision regulations.

No communications were received concerning the Subdivision Regulations.

With no further discussion by the city council, Council member Taylor moved to accept the recommendation of the New Strawn City Planning Commission to approve the Subdivision Regulations as submitted and to approve Ordinance No. 2018-02 and direct the City Clerk to publish it. Council member Haehn seconded the motion and it passed on a 5-0 vote.

Zoning Regulations:

Mayor Petterson called Agenda Item #3, to consider approval of Zoning Regulations for the City of New Strawn and a designated extraterritorial jurisdiction.

Mayor Petterson noted that a motion had previously been made, to receive and file the unapproved Minutes of the New Strawn City Planning Commission meeting on Feb. 27, 2018, at which these Zoning Regulations were adopted. The minutes constitute a written summary of the public hearing conducted by the Planning Commission.

Mayor Petterson called on Zoning Administrator Carl Ware to give a presentation on the new Zoning Regulations and to answer questions from the Governing Body.

The meeting was opened to public comments. Illa Weeks read from a prepared statement and voiced her opposition to adopting "cookie cutter" zoning regulations. Karen Maley asked about ADA guidelines and OSHA regulations pertaining businesses in residential areas and parking. Rod Maley asked why the city would want to put regulations in place if no one can enforce them.

No communications were received concerning the Zoning Regulations.

Council members Haas and Weeks posed a number of questions concerning the Zoning Regulations, including outside storage, temporary uses concerning sale of fireworks, 5-acre lot size, nonconformities, zoning permits, occupancy permits, variances, forms and fees.

Council member Haas moved to table the proposed Zoning Regulations and official Zoning Maps. The motion died for lack of a second.

Council member Weeks moved to table the proposed Zoning Regulations and official Zoning Maps until things not addressed are addressed and fees are established. Council member Haas seconded the motion and it failed on a 2-3 vote. Council members Weeks and Haas voted in favor; Council members Croll, Taylor and Haehn voted against.

Council member Taylor moved to accept the recommendation of the New Strawn City Planning Commission to approve the Zoning Regulations and Official Zoning Maps as submitted and to approve Ordinance No. 2018-03 and direct the City Clerk to publish it. Council member Croll seconded the motion and it passed on a 3-2 vote. Council members Croll, Taylor and Haehn voted in favor; Council members Weeks and Haas voted against.

The meeting adjourned at 8:46 p.m.