

MINUTES OF THE PLANNING COMMISSION MEETING

PLANNING COMMISSION/ BOARD OF ZONING APPEALS July 16, 2013

Commissioners Present: Cowman, Pfefferkorn, Hardwick, Meinig

Commissioners Absent: McLean, Benton

Others Present: Mike Gotfredson, Amy Barenklau, Pat Hewitt, Jim Mitzner, Alan Hire, Beverly Shane, Brian McCauley

Item 1: Pledge of Allegiance

Item 2: Consider minutes from the June 18, 2013 meeting.

Chair Cowman called the meeting to order. The first order of business was the consideration of the minutes from the June 18, 2013 meeting.

Commissioners Pfefferkorn and Hardwick made a motion to approve the minutes as submitted, with all Commissioners voting in favor.

Item 3: Consideration and vote on a final site plan for an addition to Lakemary Center at 100 Lakemary Drive, SFS Architects, applicant.

Planner Gotfredson presented the background of the request for approval of the final plan. He indicated that the proposed construction would have a minimal impact on the site and that the proposal was consistent with development requirements.

Planner Gotfredson stated that the Public Works Director had looked through the plans and given his approval to move forward. He stated there will be comments to work through as with any project, but that staff was comfortable with moving forward with approval of the site plan at this time.

Findings are that the application is consistent with Section 21.631 of the Land Development Ordinance and that the application will not be detrimental to the health, safety or general welfare of the community. Planner Gotfredson recommends approval of the final site plan with the condition that all engineering/public works comments be completed.

Commissioner Pfefferkorn inquired about long term plans to improve Lakemary Drive. Planner Gotfredson stated he was not aware of a timeline, but confirmed that there are future plans for improving the road.

Commissioners Cowman and Pfefferkorn made a motion to recommend approval of the final site plan for the addition to Lakemary Center with the condition that the applicant satisfactorily complete all engineering/public works comments. All Commissioners voted in favor.

Item 4: Consideration and vote on a sidewalk plan for a portion of sidewalk along Hedge Lane between Panther Drive and 299th Street.

Planner Gotfredson presented the background for the request from the City and USD 368, who are working on a plan to tie into where the walk ends at Wal-Mart and install all the way to 299th Street. The hope is to tie this walk into the City's trail system in the future. He indicated that they still need to meet with the Lighthouse Church to determine if this plan is agreeable to them as they previously put money into escrow for their portion of a sidewalk.

If the proposal is something that is attractive for members, it would be something they would revisit on a larger scale and make recommendations for requirements for similar types of trails in specific areas for future development.

Findings are that the application will not be detrimental to the health, safety or general welfare of the community. Planner Gotfredson recommends that this sidewalk plan for Hedge Lane be approved.

Pat Hewitt with Lighthouse Church stated that when the Church was negotiating with the City for the funds that were placed in escrow for future sidewalks the plans were for a 4-foot wide sidewalk. The board at Lighthouse has concerns about the longevity of asphalt and who will be responsible for maintaining asphalt, especially if it does not last as long as concrete.

Alan Hire stated that asphalt holds up fairly well, but it is imperative to have a good base so that it does last. He stated there will be cracking and maintenance needs, but overall it can perform well if installed properly.

Commissioner Pfefferkorn agreed with Mr. Hire and explained that asphalt needs more sub base work than concrete. Asphalt requires more prep work prior to installation. His main concern is who will maintain the asphalt long term, will it be the City or property owners.

Planner Gotfredson explained that even though it would be installed in Right-Of-Way it is ultimately the responsibility of the property owner to maintain that area. He indicated they would meet with Lighthouse to make sure they are in agreement with the plan since there could be more maintenance long term.

Commissioner Pfefferkorn inquired if the primary reason for the proposal was the long term plans for the trail system. Planner Gotfredson indicated that it was a major concern in the proposal, but by installing the asphalt it allows the whole portion to be installed instead of a much smaller section of sidewalk.

Commissioner Cowman inquired who would be paying for installing the portion of the path from the end of the Lighthouse property to 299th Street. Whatever is installed will then have to be maintained by property owners along that portion of the trail. He stated that his issue with the proposal is that the planning commission has been strict about holding everyone to the requirements to install concrete sidewalks in the past, and how to justify that asphalt is now allowed. He said there had been battles fought in the past and once we deviate it would open a can of worms and how it could be justified to allow in some areas, but not everywhere. He also explained his concerns with the look of the asphalt, maintenance and making exceptions going forward.

Planner Gotfredson reiterated that the reason for the proposal at this time is the current request and that going forward to look at areas where the standards could possibly be changed and allowed.

Commissioner Meinig stated he liked the idea of installing asphalt for a trails system. He also stated that he felt that the trail system would be the only exception to the current requirement for concrete sidewalks.

Commissioner Pfefferkorn asked if the trail system was in agreement with the master plan and that he understands the concerns of the Lighthouse Church. They are not getting what they paid for, a concrete sidewalk.

Commissioner Cowman indicated he understood the trails and need, but asked what would be allowed when the trail system comes through town from Wallace Park to this portion of the trail. He is concerned that long term maintenance costs will make the asphalt more expensive in the end.

Commissioner Hardwick stated he just came from Breckenridge, CO and they have a similar trail system that was installed 5 years ago and it is still in good condition. He feels that asphalt should be installed if done properly.

Commissioner Pfefferkorn explained that asphalt maintenance is best done when completed in quarter mile sections instead of 80-foot sections and that would be imperative in long term maintenance and costs. He said he didn't feel long term maintenance would be a major issue, but stated that he did not feel the Lighthouse Church, and other property owners, should be responsible for maintenance if the asphalt installation is actually part of the trail system.

Planner Gotfredson reviewed before and after pictures that were in packets for the Commissioners and explained the goal is to get people off the streets. He agreed that past battles on sidewalks is a valid concern.

Commissioner Hardwick stated he felt it was a great idea and meets the master plan for the trails. He agreed that the City could help with maintenance if part of the master trail system.

Commissioner Pfefferkorn made a motion to approve the sidewalk plan for Hedge Lane with the condition that an agreement can be reached with Lighthouse Church. Commissioner Meinig seconded the motion. Commissioners Pfefferkorn, Meinig and Hardwick voted in favor. Commissioner Cowman was opposed. Motion carried.

Item 5: City Planner Report and Items from Commissioners

Planner Gotfredson announced that the application for the Sunflower Foundation Grant has been awarded to the city and it would provide adequate funding to complete all the trail system at Wallace Park. Additionally, this week he had received notice that we received a \$10,000 grant from Panhandle Eastern.

He indicated that the senior townhomes are nearing completion and will soon be ready for occupancy. Landscaping is being installed this week and concrete is being completed along with the remaining buildings.

The county has indicated that they will be deliberating sites for the proposed jail and as such there will not be much to discuss until further notice.

Commissioner Pfefferkorn inquired if there was interest to revisit the public use zoning district at this time. Planner Gotfredson explained that there was not a current need to pursue, but that it might make sense to consider discussing and possibly remove protective care as an allowed use in the district. He indicated that it could be revisited now or in the future.

Item 6: Adjournment

Commissioners Cowman and Pfefferkorn made a motion to adjourn the meeting. All Commissioners voted in favor.

Meeting was adjourned at 5:28 pm.