

APPROVED



City of Saint George, KS

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Agenda

Regular Meeting of Planning and Zoning

May 16, 2024

7:00PM

1. CALL TO ORDER

- a. Meeting called to order at 7:05 pm on Thursday May 16, 2024

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

- a. Cody Liming
- b. Shawn Miller
- c. Cody Roche
- d. Ben Hawkins
- e. Dustin Base
- f. Adrian Deitz - NP

4. APPROVAL OF MEETING MINUTES FROM April 18, 2024

- a. Cody Liming made motion to approve
 - i. Shawn Miller seconded

5. RESIDENTIAL PARKING – SECONDARY, OFF-STREET

- a. Spoke to Brian Foster – City engineer
 - i. Property is part of safe walk for school and walkway does wrap the corner lot and finish up at Prairie Meadow
 - 1. Showed the homeowner the plans to see what was being discussed so he didn't spend money to have it removed
 - a. Sent Todd a picture of what plans were discussed with homeowner.

- i. Nothing in codes that says he can't do it at this moment, however once sidewalk comes in, it would be something that would not work
 - ii. Landowner does have two options for what he would like to do
 - 1. Remove trampoline and put a parking up there
 - a. Can drive over the sidewalk, but any damage that would happen to the sidewalk, homeowner would be responsible to correct.
 - 2. Based on code, driveway can't be any wider. But if wanted to widen the driveway, he could come to the meetings and try to seek a variance.
- ii. Amending code regulation to ft for intersection then turns into every intersection.
 - 1. Tough to state specific footage due to the impact
 - 2. Makes more sense for a secondary drive
 - a. If able to have an engineer who can inspect and state if is a problem or not a problem and that is what is submitted to us before we approve a project.
 - b. Who would have the cost of engineer?
 - i. More than likely would be on the homeowner and not the city
 - 3. Ben going to talk to Todd about amending the codes around the intersections.
 - a. Ben called Todd during the meeting to discuss the secondary drives
 - i. Asked Todd about amending the code for secondary drives.
 - 1. Todd asked back who would be doing the traffic study. Ensuring it is not the city.

- b. Cody Liming asked about terms and language of the traffic study.
 - i. Todd stated that we would need to come up with general specific parameters of what we are wanting
 - 1. Possibly how much traffic, what intersection, approval by city engineer.
 - ii. Looking for a subject matter expert for professional opinions
 - 1. Have to continue to put the safety of the citizens front of mind
- 4. Ben asked Todd about the damages done to sidewalks.
 - a. Todd stated the general rule or code is that the sidewalk does have to be repaired by the homeowner, and if they do not then the city repairs it at the homeowners expense.
- 5. Cody Liming recommended Ben reach out to Brian and ask about what parameters might be able to come up with. Parameters that include intent versus impact.

6. PLANNING AND ZONING 101 WEBINAR REVIEW

- a. Ben recapped the meeting power point and recommended flipping through some of the slides.
 - i. Ben mentioned that in their meeting they had someone else that took notes.

7. OPEN COMMENTS FROM PLANNING AND ZONING

- a. Someone is looking to purchase the mobile home park and is asking about what they can and can't do
 - i. Asked if they could have RV's in the lot
 - 1. Answer is no, It is not zoned in for that
 - 2. Referencing the zoning map, the other RV lot is zoned the same way.
 - a. Spoke of an issue with it not being zoned properly and as a whole taking a map and looking at rezoning the areas in town that are not correct.
 - b. Will call for a public hearing for it to be rezoned

8. OPEN COMMENTS

- a. No comments

9. BUILDING TOTALS

Total Permits 2024	15
New Homes Year to Date	3
Additions/Renovations Year to Date	2
Decks Year to Date	Repair - 1
Fence Year to Date	3
Other Year to Date	Demo- 2 Retaining Wall - 1 Storage Shed - 3

10. ADJOURNMENT

- a. Cody Liming called for a motion to adjourn
 - i. Cody Roche seconded
 - 1. Motion adjourned at 8:02 pm