

# EL DORADO

## K A N S A S

### PLANNING COMMISSION MINUTES - DRAFT March 3rd, 2022 6:30p.m.

#### 1. CALL TO ORDER & ROLL CALL

Chairman Stewart called the meeting to order at 6:30pm.

##### Members Present

Steve Fellers  
Lawrence Fischetti  
Frank Hughes  
Tony Nichols  
David Stewart

##### Staff Present

Jay Shivers

##### Others Present

Linda Jolly	El Dorado, Inc
Will Clevenger	Garver

#### 2. APPROVAL OF MINUTES

Commissioner Hughes moved to approve the minutes of the January 27<sup>th</sup>, 2022, meeting, seconded by Commissioner Nichols. The motion passed (5-0).

#### 3. NEW BUSINESS

##### **ITEM NO. 1 – CASE NO. 22-01-PLAT: CONSIDERATION OF THE FINAL PLAT OF MYERS EAST 2<sup>ND</sup> ADDITION.**

##### A. Presentation of Request

Jay Shivers provided a brief history of the Myers East plats. Will Clevenger, representing the applicant, said they had to remove one lot from the original plat due to the location of existing water lines. Mr. Clevenger also said a portion of land was removed from the cul-de-sac. Mr. Shivers said the Board of Zoning Appeals granted setback variances for the cul-de-sac lots on March 1<sup>st</sup>, 2022.

##### B. Discussion by Planning Commission

Commissioner Fellers asked about the water lines. Mr. Clevenger said they service the homes in the neighborhood. Mr. Shivers said the lines were installed in the 1980s and were installed in a slightly different location than originally platted.

C. Motion

Commissioner Fellers moved to approve the Myers East 2<sup>nd</sup> Addition Final Plat as presented, seconded by Commission Nichols. The motion passed (5-0).

**PRESENTATION:** Economic Development Presentation by El Dorado Inc.

Linda Jolly presented information about El Dorado Inc.'s economic development efforts in the industrial areas to the west and north of the City.

**ITEM NO. 2 – CASE NO. 22-03-REZ: PUBLIC HEARING FOR THE CONSIDERATION OF A REQUEST TO REZONE APPROXIMATELY 104.4 ACRES AT THE NORTHWEST CORNER OF THE INTERSECTION OF NORTHWEST BOYER ROAD AND NW PARALLEL STREET FROM A-R AGRICULTURAL RESIDENTIAL DISTRICT TO I-1 LIGHT INDUSTRIAL DISTRICT.**

A. Presentation of Request

Mr. Shivers reviewed the staff memo and discussed types of manufacturing allowed.

B. Public Hearing

Chairman Stewart opened the public hearing. There being no one to speak, the public hearing was closed.

C. Discussion by Planning Commission

Commission Fellers thanked the City and El Dorado Inc. for their work on these projects.

D. Motion

Commissioner Fellers moved to recommend approval of Case No. 22-03-REZ, an application by City of El Dorado to rezone approximately 104.4 acres at the northwest corner of the intersection of Northwest Boyer Road and NW Parallel Street to I-1 Light Industrial District, for reasons stated in the staff recommendation and heard at this public hearing, seconded by Commissioner Hughes.

Roll Call Vote

Steve Fellers	Y
Lawrence Fischetti	Y
Frank Hughes	Y
Tony Nichols	Y
David Stewart	Y

The motion passed (5-0).

**ITEM NO. 3 – CASE NO. 22-02-REZ: PUBLIC HEARING FOR THE CONSIDERATION OF A REQUEST TO REZONE APPROXIMATELY 95.5 ACRES AT THE NORTHWEST CORNER OF THE INTERSECTION OF N. TOPEKA STREET AND W. REFINERY ROAD**

**FROM A-R AGRICULTURAL RESIDENTIAL DISTRICT TO I-1 LIGHT INDUSTRIAL DISTRICT.**

A. Presentation of Request

Mr. Shivers reviewed the staff memo.

B. Public Hearing

Chairman Stewart opened the public hearing. There being no one to speak, the hearing was closed.

C. Discussion by Planning Commission

D. Motion

Commissioner Hughes moved to recommend approval of Case No. 22-02-REZ, an application by City of El Dorado and El Paso CGP Company, LLC, to rezone approximately 95.5 acres at the northwest corner of the intersection of N. Topeka Street and W. Refinery Road to I-1 Light Industrial District, for reasons stated in the staff recommendation and heard at this public hearing, seconded by Commissioned Nichols.

Roll Call Vote

Steve Fellers	Y
Lawrence Fischetti	Y
Frank Hughes	Y
Tony Nichols	Y
David Stewart	Y

The motion passed (5-0).

**4. OLD BUSINESS**

**5. STAFF ITEMS**

The Planning Commission elected Commissioner Fellers to serve on the Excess Sales Tax Committee.

**6. ADJOURNMENT**

The meeting was adjourned at 7:17pm.