



EL DORADO

THE FINE ART OF LIVING WELL

PLANNING COMMISSION MINUTES

May 28th, 2020

6:30 p.m.

1. CALL TO ORDER & ROLL CALL

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

Members Present

Scott Hackler
Scott Leason
Brad Long
David Stewart
Kelly Tetrick

Staff Present

Jay Shivers
Scott Rickard

Others Present

Tim Donges	2873 SE US Hwy 54, El Dorado
Natalie Donges	2873 SE US Hwy 54, El Dorado
Suzette Moore	3625 SW 10 th , El Dorado
Terrysa Carleton	3901 Colonial Dr, Augusta

2. APPROVAL OF MINUTES

Commissioner Stewart moved to approve the minutes of the February __, 2020, meeting, seconded by Commissioner Leason. The motion passed (5-0).

3. NEW BUSINESS

Mr. Shivers asked to start with item number two.

ITEM NO. 2 – CASE NO. 20-04-SUP: PUBLIC HEARING FOR THE CONSIDERATION OF A REQUEST FOR A SPECIAL USE PERMIT TO ALLOW AN ACCESSORY APARTMENT AT 3625 SW 10TH STREET.

1. Presentation of Request

Mr. Shivers reviewed the staff memo and said the SUP request is for a second home. Mr. Shivers said Butler County will review and approve the specific building plans and issue building permits.

The applicant, Terrysa Moore, now Carleton, and Suzette Moore, said the land would remain agricultural and want to use the minimum amount of space for the house. They will connect to rural water and use the existing lagoon for sewage requirements. Evergy has approved new services for this location.

Commissioner Long asked if they would access it from 10th Street. Ms. Moore said they would use the access road to the east. There is an existing small drive where they store hay bales. The access road is shared by the adjacent property owners and used by oil company to access their infrastructure.

Chairman Tetrick

Commissioner Leason asked about the SUP requirements. Mr. Shivers said the A-R zoning requires a minimum 40 acre lots and is made for agriculture. The ordinance allows them one home on the property. The SUP allows a second home, in lieu of platting or rezoning the property.

Chairman Tetrick asked to clarify accessory apartment. Mr. Shivers said it is a single-family home, not multi-family. The term itself is confusing and will likely be updated to something like Accessory Dwelling Unit (ADU) in the next zoning ordinance update.

2. Public Hearing

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

3. Discussion by Planning Commission

Mr. Shivers followed up on Commissioner Long's questions about access. He said they can use the access road as long as they have access to public right-of-way in the event that situation changes.

4. Motion

Commissioner Long, Hackler

Roll Call Vote

Scott Hackler	Y
Scott Leason	Y

Brad Long	Y
David Stewart	Y
Kelly Tetrick	Y

The motion passed (5-0).

ITEM NO. 3 – CASE NO. 20-05-SUP: PUBLIC HEARING FOR THE CONSIDERATION OF A REQUEST FOR A SPECIAL USE PERMIT TO ALLOW CAMPGROUND AT 1139 SE BLUESTEM.

1. Presentation of Request

Mr. Shivers review the staff memo and said the site is currently built out and the road and utilities will not change. The spaces will change over to RV parking spaces and the hookups will be updated. Generally, no new infrastructure is needed.

Tim Donges, applicant, said it's natural fit for their business. They plan to close access to Bluestem because the industry promotes one entrance/exit, traffic will be funneled by their office.

2. Public Hearing

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

3. Discussion by Planning Commission

Commissioner Stewart asked about access to the new addition. Mrs. Donges said the mobile home park to the west is also their property, there is a drive along the property line that provides access throughout the park.

Commissioner Long asked about time lines. Mrs. Donges said hopefully it will be complete within the next year. Covid-19 slowed business due to lack of travel.

Commissioner Long asked if the existing mobile homes will stay in the park. Mrs. Donges said they can stay until they decide to move on, they are good tenants.

Commissioner Hackler asked if there's any concerns about closing Bluestem access and having one access road. Mr. Donges said they have to meet National Fire Protection Association (NFPA) requirements, including roads that allow emergency vehicle access. Road width already wide enough for access. They said the RVs getting in and out might be bigger than fire truck. Mr. Donges said it's similar to neighborhoods like Vintage Place, where there's homes at the back of the neighborhood.

Commissioner Stewart asked about the letter from the County. Mr. Shivers said the park has had small numbers of RVs coming and going over the years. Mr. Shivers recommended they apply

for a SUP if they will convert the park to all RVs. RVs on the property are nonconforming and nonconforming uses are not allowed to expand.

4. Motion

Commissioner Leason, Stewart

Roll Call Vote

Scott Hackler	Y
Scott Leason	Y
Brad Long	Y
David Stewart	Y
Kelly Tetrick	Y

ITEM NO. 1 – CASE NO. 20-03-SUP: PUBLIC HEARING FOR THE CONSIDERATION OF A REQUEST FOR A SPECIAL USE PERMIT TO ALLOW BARBER AND BEAUTY SERVICES AT 111 S. HOGOBOOM DRIVE.

1. Presentation of Request

Mr. Shivers review the staff memo and said the proposed use itself fits in the with the area, it is the residential property that is unusual for this location. He said the applicants plan to due appoints only weekday evenings and weekends, one customer at a time. No new structures are proposed.

The applicants planned to attend the meeting but had a family emergency and could not attend the meeting.

Commissioner Long asked where clients will park. Mr. Shivers said in the driveway, it is small and holds two cars. It is similar to the S. Audrey SUP that also had two parking spaces and enclosed the garage for the hair salon.

Chairman Tetrick asked about on-street parking. Scott Rickard said the roadway is wide and private property, prescriptive in nature. He’s talked to the land owners. Commissioner Stewart asked about an access easement. Mr. Rickard said that between the landowners. Mr. Rickard said it has been existence to allow access, called a prescriptive easement. Applicant is not aware of a recorded agreement. The former owner of the hotel is not aware of any agreements. It has been an access road since 1959 when the home was built. The City has a water line along the roadway and a sewer line that crosses it. Mr. Rickard said we have similar situations in town, like County Club Lane, that is developed with homes and the golf course but is not a public right-of-way. Mr. Shivers said the east end of Park Lane also has a lot removed from the right-of-way that has access by a prescriptive easement.

Commissioner Hackler asked if there is a danger of banning cars parked on the road. Mr. Shivers passed around a photo of the driveway. Mr. Shivers said they have the ability require specific parking requirements.

Commissioner Stewart said they need to be able to meet the zoning requirements and didn't see a need to add requirements. Mr. Shivers said if the homeowners park on the street and clients park in the driveway, that condition would be hard to enforce.

2. Public Hearing

Chairman Tetrick opened the public hearing, there being no one to speak, the hearing was closed.

3. Discussion by Planning Commission

Commissioner Stewart and Hackler expressed concerns about the access. Commissioner Hackler said he understood the access was grandfathered, but wasn't sure about parking.

Commissioner Leason asked about parking requirements. Mr. Shivers said they are required to provide two parking spaces by regulation. Commissioner Stewart asked if the in-home salon requires another space. Mr. Shivers said another space is not required by ordinance.

Commissioner Hackler asked about business hours. Mr. Shivers said evenings and weekends, it will not be a full time business.

Chairman Tetrick asked if they can bring in other employees. Mr. Shivers said it can only be operated by the owner.

Mr. Shivers said they just started operating before the pandemic and Mr. Rickard notified them of the SUP requirement. They immediately applied. Mr. Rickard said he didn't think they had any clients and then the pandemic shut things down.

4. Motion

Commissioner Hackler, Leason

Roll Call Vote

Scott Hackler	Y
Scott Leason	Y
Brad Long	N
David Stewart	Y
Kelly Tetrick	Y

The motion to recommend approval passed (4-1).

4. OLD BUSINESS

5. STAFF ITEMS

6. ADJOURNMENT