Seneca Planning Commission

 July 30, 2014

 Meeting Minutes

Chairman Bruce Stanley calls meeting to order at 6:35 P.M. Those present were Commission members, Regis Feldkamp, Harold Shump, Bruce Stanley, Michael Ulmer and acting secretary Jacee Corby.

Chairman Stanley announced there were enough members present for a quorum. Chairman Stanley reviewed the minutes from the May 14th meeting and asked the other members if there were any questions and if anyone wanted to make a motion for approval. Regis Feldkamp made the motion to approve and Harold Shump 2nd all voted aye.

Chairman Stanley introduced everyone to the newest Commission member, Michael Ulmer. He also stated the longevity of those members present, Regis Feldkamp at 10 years, Harold Shump-6 years, and Bruce Stanley-3 years.

Conversation ensued regarding “Kansas open meeting” rules and requirements.

The topic of old business was brought to attention. The Commission explained the history of the topic within the Commission, regulation and definitions of Garages as primary R-1 structure within the City ordinances. Chairman Stanley stated the Commission needed official action or else this topic gets submitted back to the City Council.

Chairman Stanley stated there is a “gray area” in how the previous amendment is stated. This gray area involves the wording of side by side property, which is not on the same tax statement. Regis Feldkamp stated this topic wouldn’t come to the Commission very often and Chairman Stanley commented his opinion would be to not make an amendment or change to the existing regulation.

Conversation about plating and zoning ensued.

Chairman Stanley read aloud the second paragraph from the Planning Commission Memo from City Staff (see attached-highlighted area) which states ; “ The Planning Commission has two options: 1.) resubmit the original recommendation; or 2.) submit a new and amended recommendation. Staff reiterates its recommendation of adding the clause stating no off-site building, meaning the lot containing the garage as the primary structure must share a property line with residential structure it serves. In addition, these lots must be under single ownership.” Regis Feldkamp made a motion to amend the first Planning Commission recommendation to state “no off-site building, meaning the lot containing the garage as the primary structure must share a property line with residential structure it serves. In addition, these lots must be under single ownership” Harold Shump 2nd, all in favor, all said “aye”.

Michael Ulmer asked questions regarding tracts and separate portions later sold by owner and if this wording would satisfy the city ordinance as well as property owner down the road. Conversation ensued about this topic as well as technicalities with flood plains.

Bruce Stanley brought a new topic up for discussion. He had noticed that Fairview Mills Corn, J6 property on 7th Street did not appear to have a 10ft buffer strip as required by zoning regulations but is in-line with the other structures at this property***.*** The mandatory 10 foot setback has not been taken into action, and this is a requirement. Chairman Stanley stated it was the obligation of the Planning Commission to keep eyes open to properties within the city limit and the two mile radius that all rules and regulations are being followed. This will be brought to the attention of the City Council and the City Attorney.

Harold Shump then stated there was no fence on the west side of Richard Allen’s electrical shop on 1st street. The fence topic had been discussed with Richard Allen when this project first came into motion over a year ago. The regulations state there must be a fence separating residential property and commercial property. This topic too will be brought to the attention of the City Council and City Attorney.

Harold Shump made a motion to adjourn the meeting, Michael Ulmer 2nd, all in favor, all stated “aye.”

Meeting was adjourned at 7:18 P.M.