



CITY OF TOPEKA  
**TOPEKA PLANNING COMMISSION**

MINUTES

Monday, January 25, 2016

6:00PM – Municipal Building, 214 SE 8<sup>th</sup> Street, 2<sup>nd</sup> floor Council Chambers

**Members present:** Scott Gales (Chair), Brian Armstrong, Kevin Beck, Rosa Cavazos, Dennis Haugh, Carole Jordan, Katrina Ringler (7)

**Members Absent:** Patrick Woods (1)

**Staff Present:** Dan Warner, Planner III; Mike Hall, Planner III; Annie Driver, Planner II, Susan Hanzlik, Planner II; Kris Wagers, Office Specialist; Mary Feighny, Legal

**A) Roll Call**

7 Members present for a quorum. Mr. Gales informed the Commission that Mr. Bill Fiander, Planning Director, was out of town.

**B) Approval of Minutes from December 14, 2015**

**Motion** to approve as typed; moved by Mr. Haugh, second by Mr. Armstrong. **APPROVED (7-0-0)**

**C) Election of Chair and Vice Chair**

Mr. Gales opened the floor for nominations of Vice Chair, the seat being open due to Mr. Nicholas Jefferson's resignation when he took a position with the City of Topeka. Mr. Patrick Woods was nominated by Mr. Gales; Mr. Armstrong seconded. No other nominations were made. **APPROVED (7-0-0)**

Mr. Gales opened the floor for nominations of Chair. Mr. Armstrong nominated Mr. Gales to serve a second term as Chair, and Ms. Jordan seconded. No other nominations were made. **APPROVED (7-0-0)**

**D) Communications to the Commission –**

None

**E) Declaration of conflict of interest/exparte communications by members of the commission or staff**

None.

**F) Public Hearings**

**CU16/01 by William and Angelia Rahberg** requesting a Conditional Use Permit to construct a vehicle surface parking lot at the northeast corner of SW 2nd Street and SW MacVicar Avenue in

**APPROVED**

association with a principal use (Shawnee County Health Agency) at the northwest corner of SW East Circle Drive and SW MacVicar Avenue. The property on which the parking lot is to be located is zoned "R-2" Single Family Dwelling District. **(Driver)**

Ms. Driver reviewed the staff report and stated that the applicant's representative and the City's traffic engineer (Terry Coder) were present and available for questions. With no questions directed to Ms. Driver, Mr. Kevin Holland came forward representing the applicant.

Mr. Holland stated that a public meeting was held and two neighbors attended. They expressed concern with the crime occurring on the affected property and thought converting it to a parking lot, removing some of the vegetation, would be beneficial.

Mr. Gales inquired as to stormwater detention. Mr. Holland stated that detention is not required in this basin, adding that the plan had been reviewed by Ms. Jennifer Harrell, COT.

With no further questions from the Commission, Mr. Holland took his seat and Mr. Gales opened the public hearing. With nobody coming forward to speak for or against, Mr. Gales stated that the public hearing was closed.

Mr. Beck stated that the note under traffic was vague and he would like to see the following added: the alley shall be improved to City standards from MacVicar east to the location past the entrance.

Ms. Jordan asked why the applicant isn't providing parking on the old hospital grounds. Ms. Driver explained that there will be parking there, but space is insufficient there so this is additional parking for employees.

Mr. Gales stated that though he initially had concerns, he has concluded that this will be a substantial improvement to the neighborhood in cleaning up dilapidated property and overgrowth.

Motion to approve with conditions as recommended by of city staff and those stated by Mr. Beck; moved by Ms. Ringler, seconded by Mr. Haugh. **APPROVAL (7-0-0)**

**CPA15/2 by the City of Topeka** amending the text and map of the City of Topeka's Comprehensive Plan updating the North Topeka West Neighborhood Plan. The area affected by the amendment is bounded by Highway 24 to the north, N Topeka Blvd to the east, the Kansas River to the south, and NW Vail Ave to the west. **(Hanzlik)**

Ms. Hanzlik presented information about the plan.

Ms. Cavazos noted that US 24 was one of the first roads connecting Washington, DC to California and it was called the Midland Trail. She suggested that perhaps some of this history could be researched.

Mr. Haugh asked if the McKinley School property was privately owned. Ms. Hanzlik stated it is, and ideas regarding private funding had been discussed.

Mr. Gales stated that he had driven around the area and noted key road and infrastructure problems. He suggested that some of that being targeted might encourage property owners to make improvements to their properties.

With no further questions or comments from Commissioners, Mr. Gales opened to public hearing.

Mr. John Birdwhistle of 917 N Topeka Blvd came forward to express concern about the projects not going past Gordon. It was agreed that he would speak with Ms. Hanzlik following the meeting.

Ms. Janet Fisher of 1214 NW Lawrence came forward, stating that she lives in the “gray” areas that cannot use the federal funds due to the buffer area requirement. She stated that she appreciates the efforts Ms. Hanzlik has made in the Neighborhood Plan and encouraged all to continue stressing the history around Paramore, specifically Pappan’s Landing, etc.

Mr. Ivan Weichert, owner of 2200 NW Polk, came forward, stating that his property is a 26-unit rent-assisted project. They do not intend to request any funding from SORT but are happy to see the plan move forward. He spoke about the importance of a mid-block pedestrian crosswalk across Tyler, stating that many of those who live in the area do not drive and need to be able to safely walk to stores in the neighborhood.

With nobody else coming forward to speak, Mr. Gales closed the public hearing.

Mr. Gales complimented the staff on prioritizing the projects over such a large area.

Mr. Haugh moved to approve the North Topeka West Neighborhood Plan as presented, second by Mr. Beck. **APPROVAL (7-0-0)**

## **G) Discussion Items**

- 1. Topeka Pedestrian Master Plan** presentation was given by Mr. Carlton Scroggins of the Topeka Planning Department / MTPO. Handouts and a print-out of the presentation slides were provided to the Commissioners. Following the presentation, Commissioners were offered an opportunity to ask questions, which were answered by Mr. Scroggins.

At 7:00PM, Ms. Cavazos left the meeting to attend a prior engagement.

**Adjournment at 7:13 PM**