



CITY OF TOPEKA
TOPEKA PLANNING COMMISSION

MINUTES

Monday, February 19, 2018

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

Members present: Brian Armstrong, Corliss Lawson, Marc Fried, Dennis Haugh, Wiley Kannarr, Katrina Ringler, Matt Werner (7)

Members Absent: Ariane Messina, Carole Jordan (2)

Staff Present: Bill Fiander, Planning Director; Dan Warner, Planner III; John Neunuebel, Planner III; Kris Wagers, Administrative Officer; Mary Feighny, Legal

Roll Call – Chairperson Katrina Ringler called the meeting to order with seven members present for a quorum.

Approval of Minutes from January 22, 2018

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

Declaration of conflict of interest/ex parte communications by members of the commission or staff - none

Action Items

CU18/01 by Topeka & Shawnee County Public Library (TSCPL) requesting a Conditional Use Permit to allow for construction of additional parking to be located off-site on 1.14 acres zoned C-2 Commercial and M-1 Two-Family Dwelling District located at the southwest corner of SW 10th Avenue and SW Garfield Avenue.

Mr. Neunuebel presented the staff report and recommendation for approval subject to conditions 1 thru 3 listed in the staff report. He explained that condition #4 in the staff report is no longer necessary.

Ms. Ringler asked if a landscape plan had already been submitted. Mr. Neunuebel stated that there has been, but revisions will need to be made to it during the site plan review stage.

Mr. Fried asked for clarification as to why condition #4 is no longer needed. Mr. Neunuebel explained that the library provides and will provide more than the required number of handicap accessible parking places closer to the building than this offsite parking lot allows. The lot in question is for staff and Mr. Neunuebel confirmed for Mr. Fried that if a staff person were to need a handicap accessible parking space, one would be available closer to the library than could be provided at this off-site parking lot.

Mr. Armstrong asked if mid-block alley access point is being closed as part of the project and Mr. Neunuebel confirmed that it is.

Mr. Kannarr asked regarding the building that was demolished – how long had it been vacant prior to demolition? Mr. Neunuebel stated he didn't know and suggested the applicant might be able to provide that information.

APPROVED

Mr. Kannarr asked where employees are currently parking and was told they park in the customer parking lot but away from the building. Mr. Kannarr suggested the additional parking lot might reduce the number of pedestrians crossing the street during regular hours as spaces currently taken by staff would be freed up.

Mark Boyd of SBB Engineering came forward representing the applicant and stated that the applicant is agreeable to three recommendations listed in the staff report. He confirmed what had been said regarding handicap parking, stating that there are or will be 14 ADA compliant spaces available where only 9 are required.

Mr. Boyd stated that alley access will still remain on Mulvane, and additional conversation will be had regarding the landscaping requirements. He closed by stating that a representative from the library was in attendance available for questions.

Mr. Armstrong asked Mr. Boyd for clarification about alley access. Mr. Boyd stated that public access is being dedicated at the south end of the property.

Mr. Werner asked for clarification on Right of Way (ROW) dedication and asked if parking spaces will be in the ROW. Mr. Boyd stated there will be until something happens.

Ms. Ringler declared the **public hearing open** and with none coming forward to speak, declared the **public hearing closed**.

Ms. Ringler stated she has no concerns or additional questions and there was a **motion** by Mr. Werner to recommend to the Governing Body approval of the CUP with staff recommendations #1-3. **Second** by Mr. Haugh. **APPROVAL** (7-0-0)

Z18/01 by McGhee, Jeremy & Angel requesting to amend the Zoning District for the subject property (0.5 acre) located at 2029 NW Topeka Blvd from C-2 Commercial District to C-3 Commercial District to provide for retail auto sales.

Mr. Fiander read the case description and explained that the hearing has been deferred to the March 19, 2018 Planning Commission meeting.

Other Action Items

2019-2023 CIP – In accordance with K.S.A. 12-748(b), review the City of Topeka's capital improvement program (CIP) to ensure that it is consistent with the comprehensive metropolitan plan.

Mr. Warner explained that staff has reviewed the CIP and determined it to be consistent with the Comprehensive Plan. He pointed to the memo, project list, and project sheets and stated staff is present to answer questions about the projects.

Mr. Kannarr pointed out some inconsistencies with the dollar amounts on the project list. Nick Hawkins, COT Budget Director, came forward and explained there were some technical issues with formatting the sheet but assured the Commissioners that the amounts on the project sheets are correct.

Ms. Ringler stated that the project descriptions appear to comply with the Comprehensive Plan and after further discussion there was a motion by Mr. Haugh to forward to the Governing Body a statement that

the Planning Commission finds the CIP to be consistent with the Comprehensive Metropolitan Plan.

Motion by Mr. Haugh; **second** by Mr. Fried. **APPROVAL** (7-0-0)

Communications to the Commission

Mr. Fiander stated that the Quinton Heights-Steele Neighborhood Plan will return to the Planning Commission for a public hearing at the March, 2018 meeting.

Mr. Fiander explained the Visual Appeal Survey will be closing soon and staff will bring a report on the sign and building design update back to the Commission at the March meeting.

With no further agenda items, meeting was adjourned at 6:32PM.