



CITY OF
TOPEKA

MINUTES

TOPEKA PLANNING COMMISSION

Monday, November 16, 2020

6:00PM – via video conference

Members present: Brian Armstrong (Chair), Marc Fried, Corey Dehn, Wiley Kannarr, Jim Kaup, Corliss Lawson, Ariane Messina, Katrina Ringler, Matt Werner (9)

Members Absent:

Staff Present: Bill Fiander, Planning & Development Director; Dan Warner, Planning Division Director, Bryson Risley, Planner, Kris Wagers, Administrative Officer; Mary Feighny, Legal

Roll Call – Chairman Brian Armstrong called the meeting to order with nine members logged in for a quorum.

Approval of Minutes from October 19, 2020

Motion to approve by Mr. Fried, **second** by Ms. Messina. **APPROVED** 8-0-1 with Mr. Kannarr abstaining

Declaration of conflict of interest/ex parte communications by members of the commission or staff –

None

Action Items

A20/03 by Mitch Barnard requesting annexation of an approximately 23-acre property located on the east side of SE Croco Road, approximately 300' south of SE 31st Street, to allow for a single family home to be built along the frontage of SE Croco Road with the remainder of the property reserved for future urban development.

Mr. Warner presented the request and staff's recommendation for a finding that the proposed annexation is consistent with the Comprehensive Plan.

Mr. Kaup asked why the property would be serviced by a rural water district rather than by the City. Mr. Warner explained that the property lies within Rural Water District #8's service boundary. City staff met with the general manager of the district; they agreed they could serve the property and Braxton Copley (COT) approved. This isn't common, but as the city expands into existing rural water districts, it will likely happen more often. There is no requirement that the City serve the property with water. Mr. Warner went on to say that all of the lots to the east and the south are currently served by Rural Water District 8. He confirmed for Mr. Kaup that if those properties are developed, they will likely continue to be served by Rural Water District 8.

Mr. Kannarr inquired regarding the zoning of the property. Mr. Warner explained that it is the Planning Commission that would initiate a re-zoning. Mr. Fiander added that often upon annexing property, Planning staff ask the Planning Commission to initiate a re-zoning. In this instance, the majority of the property is not being developed right away. The owner wishes to retain the RR1 zoning for now so they can use the land for agriculture.

Mr. Warner verified that neither the property owner nor their representative were logged into the meeting. **Motion** by Mr. Kannarr for a finding that annexation of the subject property is consistent with

APPROVED

the Comprehensive Plan; **second** by Mr. Dehn. **APPROVED 8-0-0**

Presentation/Discussion Items

East Topeka North Neighborhood Plan (SORT)

Mr. Risley gave a presentation on the plan and process thus far, taking questions from commissioners as they arose. Questions/discussion included properties that are/are not eligible for HUD funding due to the fact that they are in a 100 year flood zone. Based on input from the neighborhood, there is a focus on projects around Scott Magnet School. Projects in the primary target area will be given priority and next priority will be given to the eastern target area. Finally, if there are still funds available they will go toward projects in the general neighborhood.

Mr. Fiander pointed to the Health Map, noting the 2000 rating of 1.0 vs. the current rating of 2.2. Improvements are unmistakable. Mr. Dehn noted that public safety also went from red to dark blue. He asked if anything was done by the police department to assist in that change; Mr. Fiander was uncertain and he specifically noted that the neighborhood has become less transitional in nature.

Communications to the Commission –

Mr. Fiander reported that the December meeting will have a full agenda.

With no further agenda items, the meeting was adjourned at 6:40PM