

PLANNING AND ZONING
OCTOBER 1, 2007

Meeting was called to order at 7:06 p.m. Members present were Arnold Leek, Jason Phillips, Grace Jolly, Mark Hothan, Debbie Gaskill, and myself, Sandi Goetz. Ozawkie resident Lynn Drown sat in on the meeting.

Agenda Item #1 - MINUTES: The minutes of September 6, 2007 were reviewed. Motion by Debbie Gaskill to approve the minutes as read. The motion was seconded by Jason Phillips.

AYES: Debbie Gaskill **NAYS: 0** **ABSTENTIONS: 0**
Grace Jolly
Jason Phillips
Arnold Leek
Mark Hothan

Agenda Item #2 - ANNEXATION : Mr. Stan Metzger made a presentation to the Ozawkie City Council at the September 10, 2007 meeting, asking to have 107 acres annexed. The Jefferson County Board of County Commissioners granted an approval “**with the condition that a final plat be approved.**” There has been no final plat approval granted to Mr. Metzger.

In the November 12, 2001 City Council minutes that KRWA issued a Sludge Report that the primary lagoon’s average calculated sludge report was 8.5” ; which results in a loss of 14.2%loss of capacity. It was recommended that in the event that the City elected to add customers that repairs and improvements be added to the budget.

Reviewing past minutes concerning the Indian Ridge request to connect to and use our lagoons, we learn from the June 10, 2002 minutes from Kramer Engineering that our lagoons were built in 1968 with a capacity to handle about 800 people. An e-mail from Melissa states that our current city population is about 700 people.

At this time our system is running close to capacity . Our Utilities Commissioner , Mr. Jason Klenklen and city maintenance personnel are working to correct an infiltration/incursion problem that is occurring every time we have a heavy rain

The lack of information, the provisional platting clause from the County Commissioner, what the owner /developer will provide and be responsible for, the difference of the mill levy, Mr. Metzger’s land is taxed at 1.23 mills and the property owners in the city are taxed at 1.38 mills our own lagoon and infrastructure capacity, a motion was made by Mark Hothan not to consider annexation at this time. Motion seconded by Arnold Leek.

AYES: Mark Hothan **NAYS: 0** **ABSTENTIONS: 0**
Grace Jolly
Jason Phillips
Debbie Gaskill
Arnold Leek

Debbie Gaskill made a motion that the committee would like to recommend to City Council that would require Owner/developers make presentations to Planning and Zoning before approaching City Council with requests for annexation. Second by Arnold Leek.

AYES: Debbie Gaskill **NAYS: 0** **ABSTENTIONS: 0**
Arnold Leek
Jason Phillips
Grace Jolly
Mark Hothan

Agenda Item #3 - BLOCK S AND MAIN STREET PROPERTY

HISTORY: For approximately 3 months there has been City Council discussion on “Block S”. The discussion started because Mr. Brandon Best wanted to build and operate a car wash on Main Street. It has always been ‘rumored’ that this particular piece of property was never to be developed. City Council presented plans and sketches of past ideas. The Council wanted to re-zone the upper part of North portion of Block S into residential lots at sometime in the past. City Council charged the Planning and Zoning Committee with possible re-zoning the North portion. Citizens on Goldenrod Avenue wanted to protect their view of the lake. (In Dec. 1999, City Councilman Larson made a motion “to officially designate Block S as a park for the purposes of non-construction and non-commercial use.” The motion died for lack of a second)

For the last two months the Committee has been working on a solution and set a price for Mr. Best. After studying and discussing the situation with several solutions the following plan was decided on to be presented to City Council. Grace Jolly made the following motion. “The City maintain the upper portion of Block S as a “greenway” to be reserved for future city use such as a park, garden etc. Jason Phillips seconded the motion. (This area will be approximately 665’w x 175’d or 116375 sq. ft m/l)

AYES: Grace Jolly **NAYS: 0** **ABSTENTIONS: 0**
Jason Phillips
Mark Hothan
Debbie Gaskill
Arnold Leek

The lower half of Block S will remain commercial and is to be sold as such. This will be approximately a 408’w x 177’d area or 72216 square feet m/l. It is recommended that the lower portion be subdivided and sold at \$1.00 per square foot. Debbie made the motion that the lower or Main street property be subdivided and sold at \$1.00 per square foot. Arnold seconded the motion.

AYES: Debbie Gaskill **NAYS: 0** **ABSTENTIONS: 0**
Arnold Leek
Jason Phillips
Grace Jolly
Mark Hothan

Jason Phillips added that both the proposed greenway and the lower portion of Block S or Main street property be professionally surveyed.

Also discussed in relation to Block S was the height of buildings allowed in Block S. The height now stands at 35 feet and that was originally in place for the church spire. If we changed the height of buildings on Block S down to the residential height of 21 feet would the church be automatically ‘grandfathered’? No motions were made and the discussion will be tabled until November’s meeting.

Agenda Item #4 - Committee member Mark Hothan recused himself from the table so he could present

plans for an amendment to his original deck work. Mark originally, in 2006, presented plans for replacing his deck. At that time no permit was needed for decks. Mr. Hothan would like to not only replace his deck but to add a walk way to his garage from the deck. Jason made a motion to recommend that Mark be granted an amendment to the original scope of work. Arnold seconded the motion.

AYES: Jason Phillips **NAYS: 0** **ABSTENTIONS: 0**
Arnold Leek
Grace Jolly
Debbie Gaskill

Mark was invited to join us at the table again.

Agenda Item #5 - Jason Phillips presented the committee with his formal letter of resignation effective immediately. Debbie made the motion to accept Jason's resignation. Grace seconded the motion.

AYES: Debbie Gaskill **NAYS: 0** **ABSTENTIONS: 0**

Having no further business a motion to adjourn was asked for. Grace Jolly made the motion to adjourn the meeting. Arnold seconded. All members were in favor.

Meeting adjourned at 8:50p.m.

Submitted by Sandi Goetz ☺