



APPROVED

City of Saint George, KS

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MINUTES
REGULAR MEETING OF PLANNING AND ZONING
October 19, 2023
7:00 P.M.

1. CALL TO ORDER

Meeting called to order at 7:05 PM on Thursday, October 19, 2023

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

- a.) Ben Hawkins - X
- b.) Cody Liming - X
- c.) Shawn Miller - NP
- d.) Adrian Deitz - X
- e.) Cody Roche - X
- f.) Dustin Base - X

4. AGENDA

- a. **Approve Meeting Minutes from September 21, 2023**
 - a. Cody Liming made motion to approve
 - i. Dustin Base seconded
- b. **Appointment for New Planning Commission Secretary**
 - a. Dustin Base appointed new secretary
 - i. Cody Liming made motion to approve
 - 1. Adrian Dietz seconded
- c. **Patty Huffman – Rezoning discussion**
 - a. 306 N Jackson
 - b. 1.6 acres of property. Would like to have front end rezoned to agricultural.
 - i. Would like to have it lower the taxes
 - ii. Has it planted currently to flowers
 - iii. Would like at least the flower portion or the entire front end.
 - 1. Cody Liming read the Zoning Information for Ag compared to R1.
- d. **Accessory dwelling unit regulations**
 - a. Case study presented for why cities should allow dwelling units
 - i. City council asked for Cody to come back with a recommendation and what other cities were doing.

- 1 Todd Luckman tasked us with coming up with what decision and regulations we wanted to come up with.
 - a Currently nothing regulating ADU's, except for the R1 zoning code.
 - i There is a portion of the zoning code that the family is allowed to turn a single-family home into a multi-family home if it to take care of a blood relative. This however impacts the individual home and not an ADU.
 - ii Liz will send out the case study so committee can decide on what we will do.
 - 1 Homework for reading the Case Study and invite Judd and Debbie to speak to us

e. Any open Comments from Planning Members

- a Cody Liming explained the role of planning and zoning.
 - i Planning portion is to help plan out the city plan (industrial, commercial, partnering with street department, etc).
 - ii Zoning is to reinforce the plan. Our responsibility to look at the zoning plan to so we can reinforce what the comprehensive plan. Our job to approve or deny and use zoning to implement the plan.
 - 1 Can get the comprehensive plan from the city website.
 - a Plan covers everything for zoning to commercial development.
 - i Also carries dates for when we need to start recommending when items need to be worked on.
 - 1 Liz offered to print off
 - iii Chair is also the person who approves the zoning permits.
 - 1 Did just pass new zoning codes since last ones were from 1984.
 - iv Try to help get businesses to St George
 - b Ben Hawkins asked for his email address to be updated on the website
 - c Current Zoning map put on the website
 - d Parking on the side of the road on Chapman

f. Any open Comments from Audience

5. BUILDING TOTALS

Total Permits 2023	41
New Homes Year to Date	5
Additions/Renovations Year to Date	1
Decks Year to Date	10
Fence Year to Date	10
Other Year to Date	1- Demo 3 -Storage Shed 1- Remodel 1- Repair 1 – Sewer Repair 2- Retaining Wall 1-Driveway Addition 1-Scoreboard 2-Solar 1-Mother-in-law Suite 1-Sign 1-Handrail

6. ADJOURNMENT

- a Cody Liming made a motion to adjourn
 - i Cody Roche seconded
 - 1 Motion Carried
- b Meeting adjourned at 7:55 PM