

APPROVED



City of Saint George, KS

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Meeting Minutes

Regular Meeting of Planning and Zoning

October 17, 2024

1. CALL TO ORDER

- a. Meeting called to order at 7:01 pm on Thursday October 17, 2024

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

- a. Cody Liming
- b. Shawn Miller – NP
- c. Cody Roche – Late (7:15)
- d. Ben Hawkins
- e. Dustin Base
- f. Adrian Deitz

4. APPROVAL OF MEETING MINUTES FROM AUGUST 15, 2024

- a. Cody Liming made motion to approve
 - i. Adrian Deitz seconded

5. BUILDING PERMIT REVIEW – 207 LINCOLN AVE

- a. Ben Hawkins stated he asked the homeowners to attend the meeting to explain their plan
 - i. Permit has been suspended
- b. Jason Rogers, son of property owners was present to review
 - i. Tiny home to be placed on the back west side of the house.
 1. Offset from house 8 foot. This will be connected and enclosed to construct a handicap accessible bathroom.
 - ii. Connected tiny home will be a bedroom
 1. Only electrical, no plumbing

- iii. Clarification on footing depth – 36 inches
- iv. Tiny home will be connected to main house creating an L-shaped house.
- c. Jason Rogers clarified that Conex box is for storage during construction. This will not be part of the house.
- d. Board reviewed and agreed to reinstate the permit
 - i. Ben Hawkins to provide written correspondence

6. ZONING ORDINANCE AMENDMENT – REGULATION OF SECONDARY DRIVEWAYS

- a. Todd Luckman, City Attorney, provided worked up ordinance for board to review and fill in blanks.
- b. Board reviewed and finalized ordinance. (Ordinance No. 2024-7)
- c. Cody Liming made motion to approve Ordinance No. 2024-7, as amended during this meeting
 - i. Dustin Base seconded
 - ii. Ordinance No. 2024-7 will be submitted to council for review

7. EPA SMALL TOWN COACHING FOR BROWNFIELDS

- a. Cody Liming is meeting tomorrow (10/18) with Janna Williams, Flint Hills Regional Council and Laura Lete, Kansas Infrastructure Hub.
- b. Cody Liming provided overview of brownfields program and eligibility
 - i. Grant Tiers: \$150k, \$250k, \$300k
 - ii. Working towards downtown strategic planning
- c. Board had general discussion of brownfields and potential sites in town

8. OPEN COMMENTS FROM PLANNING AND ZONING

- a. Cody Liming stated there is a potential that he will be leaving to join the county planning and zoning
- b. Cody Roche discussed plans for modifications to his current shop
 - i. Enclose open carport for personal office space.
 - ii. Review of building permit needs
 - iii. Board reviewed and granted blessing to move forward with building permit.
- c. Ben Hawkins reviewed resident surveys from Comprehensive Plan
 - i. Help to identify focus points for future planning agenda topics.
- d. Cody Liming discussed idea to have Kansas Forestry Service onsite to do a “timber cruise” on the wooded property along blackjack creek.

- i. Identify trees of value, then plan walking trail based on this information
 - ii. Propose project to local lumbermill or contractor, having them clear along planned walking path.
- e. Cody Liming proposed Capital Improvement Plan as future agenda topic.
- f. Ben Hawkins reviewed current board members term limits.

9. OPEN COMMENTS

- a. Shari Brown asked questions about proposed walking trail and use of wooded property previously discussed.

10. ADJOURNMENT

- a. Cody Liming called for a motion to adjourn
 - i. Cody Roche seconded
 - 1. Motion adjourned at 8:16 pm