

APPROVED



City of Saint George, KS

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Regular Meeting Minutes of Planning and Zoning

March 21, 2024

7:00PM

1. CALL TO ORDER

- a. Meeting called to order at 7:06 pm on Thursday March 21, 2024

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

- a. Cody Liming
- b. Shawn Miller
- c. Cody Roche
- d. Ben Hawkins – Not Present
- e. Dustin Base
- f. Adrian Deitz

4. APPROVAL OF MEETING MINUTES FROM February 22, 2024

- a. Shawn Miller made motion to approve
 - i. Cody Roche Seconded

5. PUBLIC HEARING – ADU REGULATIONS

- a. Roger had a question
 - i. Questioned the ability to have one shed on the property of the house – Document didn't say anything about Residential
 - 1. Cody explained the purpose to regulate an accessory structure. Specifically Accessory Dwelling Unit
 - a. Roger was concerned more about being able to build a shop on property at another time. Mentioned possibly rewording the document on the front portion.
 - i. Cody explained the way that he was interpreting.
 - b. Roger felt it read he couldn't have a shop or garage.

- i. Portion for the hang up is Section 3, ii.
 - 1. Cody explained the zoning guidance for specific zones and building process.
 - a. Roger would like to see it rewritten for more clarity and had no other issues
- c. Cody closed the public hearing on ADU and opened for discussion among the board
 - i. No Comments
 - 1. Roll call vote to pass or deny resolution over Accessory Dwelling Units
 - a. Cody Roche - Yes
 - b. Adrien Dietz - Yes
 - c. Shawn Miller - Yes
 - d. Dustin Base - Yes
 - e. Cody Liming – Yes
 - i. Resolution passes and goes to city council next month

6. DOWNTOWN STRATEGIC PLAN

- a. Cody me with Flint Hills regional council to get process rolling
 - i. Told about several grants for redevelopment for brown cites – Vacant property that had industrial use, (i.e. old gas stations).
 - ii. Grant applied for is 1.3 million and expected to get rewarded that full amount
 - 1. Flint Hills believes we would be a good candidate to use funds for an area plan
 - a. Cody felt the meeting was productive and an opportunity to use some grants
 - i. Cody was looking more for steps and the conversation jumped to grants quickly
 - ii. Flint Hills said if didn't get the grant money than it would be more difficult to get done
 - iii. Fort Riley study for MIR

1. Infrastructure funding for critical plans around the neighboring area
 - a. Flint Hills thought we could qualify for this fund as well to have an emergency operations center for the city.
- iv. Waiting to see if grant comes to see if we qualify for any money to help with the downtown development.
 1. Unsure on total timing it would take
- v. Open to anything members of planning and zoning would like to see
 1. Adrien asked the question to what all provided sales tax dollars to the city
 - a. City also gets revenue from online sales
 - b. Cities intent is to get a property that would get a building that would bring in sales tax revenue
 - i. Cody Liming likes how Wamego Downtown has buildings that have a mix use for commercial below and 1 or 2 units above. Not entirely sure what that process or restrictions looks like.
- vi. Cody also spoke of green space (parks) for families
 1. Being needed by 2040 per the growth expectations.
- vii. Brief mention of transportation and city infrastructure
- viii. Brief mention an industrial park down the road

7. COMPREHENSIVE PLAN (2024) – ANNUAL REVIEW

- a. Cody went through implementations that have been addressed (zoning regulations and subdivision regulations)
- b. Cody mentioned bringing the Flint hills regional council in for the 5 year review (in 2 years)
- c. Dustin mentioned the housing circumstances for the city
 - i. Cody mentioned around 200 homes that are looking to be developed
 1. Up north and over east of St George
- d. Page 48 mentions green space
 - i. Possibility of bringing in James since he is head of parks and rec
- e. Page 61 – goes into implementation matrix
 - i. Gives line by line of whose responsible for what

8. OPEN COMMENTS FROM PLANNING AND ZONING

- a. No comments

9. OPEN COMMENTS

- a. Liz mentioned that Ben was reappointed for Planning and Zoning

10. BUILDING TOTALS

Total Permits 2024	9
New Homes Year to Date	2
Additions/Renovations Year to Date	1
Decks Year to Date	Repair - 1
Fence Year to Date	1
Other Year to Date	Demo- 2 Retaining Wall - 1 Storage Shed - 1

11. ADJOURNMENT

- a. Cody Roche called for a motion to adjourn
 - i. Shawn Miller seconded
 - 1. Motion adjourned at 8:10 pm