

Planning and Zoning Meeting – 08/19/2021 @ 7:00 PM



1. Meeting called to order at 7:03pm
2. Pledge of Allegiance
3. Roll Call
 - a. **Shawn Cheever** X (Zoom)
 - b. **Shawn Miller** X
 - c. **Cody Liming** X (Zoom)
 - d. **Ben Hawkins** X
4. Agenda
 - a. Approval of June 17, 2021 Regular Meeting Minutes
 - i. **Shawn Miller** made a motion to approve
 - ii. **Ben Hawkins** seconded
 - iii. Motion carried
5. Open Discussion
 - a. **Hans Tessman** – Property Purchase & Future Use
 - i. Purchase:
 1. Charlson & Wilson Property Management
 2. Surveyed Property Corners
 3. Permits Acquired: Fence and Repair
 - ii. Future Use:
 1. Train Station: Museum (Town History, Family History, Antiques, Books)
 2. Weigh Station: Public Events
 3. Grain Bin (Exterior): Painting / Mural
 - a. Local Artist
 - b. Rock Creek School District
 4. Grain Bin (Interior): Sound Studio
 5. ADA Compliance throughout property
 6. Estimated 1 year out
 - b. **Shawn Miller** – Property & Structure Inspections
 - i. **Hans Tessman** – Inspections will be performed as required
 1. Clarification: No Demo, Just Restoration
 - c. **Hans Tessman** – Roger Sharp property access issues
 - i. Conversation initiated, concerns addressed
 - ii. Optional access from south side of property
 - iii. Access wont be restricted with proper liability paperwork
 - d. **Hans Tessman** – Stray cats on property
 - i. Removal needed, future access will be blocked
 - ii. Animal Control
 - e. **Hans Tessman** – Every poles identified as in city alleyway (3 poles)
 - f. **Hans Tessman** – Land Swap Proposal
 - i. Alleyway and West Lincoln Street Easement
 - ii. Roughly same square footage
 - g. **Hans Tessman** – Parking Concerns
 - i. No trespassing signs posted on property
 - ii. Plans to construct a fence along property line
 - h. **Hans Tessman** – Liability Concerns
 - i. Accident on property

- i. **Hans Tessman** – Cottonwood Tree Trimming
 - i. Future safe and proper timing planned
- j. **Jason Rogers** – Parking spillover has been happening for years
- k. **Cody Liming** – Suggested Hans & James speak post meeting
- l. **Cody Liming** – Emergency Management Discussion
 - i. Cody will reach out to Hans to review
- m. **Shawn Cheever** – Clarification on Hans’s property owner rights
 - i. Has the right to build a fence
- n. **Shawn Cheever** – Alleyway & Evergy
 - i. Evergy to be notified
 - ii. Alleyway should be a one-way
- o. **Shawn Cheever** – Hans to submit written property plan of action to planning and zoning committee.
 - i. **Hans Tessman** - Agreed
- p. **Ben Hawkins** – Clarification: Hans future parking on property
 - i. **Hans Tessman** – Current plans do not include parking
- q. **Hans Tessman** – Stressed property safety is priority
- r. **Shawn Cheever** – Property Utilities Needed
 - i. **Hans Tessman** – Yes. Electricity, Water, and Sewer
- s. **Ben Hawkins** – Potential shared parking on Tessman property. Legal documents to shift liability.
 - i. **Shawn Cheever** – Yes, multiple options available
- t. **Shawn Cheever** – Noted the importance for community growth and historical preservation
- u. **James Willbanks** – Suggested temporary parking solution
 - i. South of First St – City Right of Way along Lincoln Ave (East & West)
 - ii. **Tim Pralle** will review
- v. **Debbie Werth** – Flint Hills Metropolitan Planning
 - i. Parking Trial, First Street – August 30th
- w. **Shawn Cheever** – Potential buyer, property north of town
 - i. Noted need for future city use for growth and development
 - ii. Utilities installed during development with no upfront cost to the city
- x. Adjournment
 - i. **Shawn Miller** motioned to adjourn
 - ii. **Cody Liming** seconded
 - iii. Motion carried. Meeting adjourned at 8:15pm