



City of Saint George, KS

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MINUTES

REGULAR MEETING OF PLANNING AND ZONING

November 16, 2023

7:00 P.M.

1. CALL TO ORDER

- a. Meeting called to order at 7:03 PM on Thursday November 16th, 2023

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

- a. Cody Liming - x
- b. Cody Roche - x
- c. Shawn Miller - x
- d. Ben Hawkins - x
- e. Adrian Deitz - Absent
- f. Dustin Base - x

4. APPROVAL OF MEETING MINUTES FOR OCTOBER 19, 2023

- a. Shawn Miller made motion to approve
 - i. Cody Liming seconded

5. ACCESSORY DWELLING UNIT REGULATIONS

- a. Questions Adrian had, spoken on behalf of Cody Liming
 - i. If more are allowed will all have to be as nice on the Chapman?
 - ii. What is sizing of the ADU
 - iii. What is the end goal of them?
 - iv. Can they be used as Air B n B?
 1. General answer responses that were discussed before proposed guidelines
 - a. Panel can approve or deny for whichever reason as a whole group (can be case by case) – makes it somewhat inconsistent for community
 - b. ADU can't be bigger than principal unit
 - c. Home on Chapman is considered an R1 lot which has a bigger lot
 - d. ADU has to be entire separate structure. Can not be attached
 - e. No monthly fees for utilities. Just one meter
- b. Benefits and Concerns
 - i. Benefits
 1. Draw more people into our community
 2. Increased tax revenue
 - ii. Concerns
 1. Parking
 2. Will it be rented out
 3. How to keep track of it
 4. Fire Hazard from being too close to principal dwelling

- c. Proposed Guidelines
 - i. Go case by case basis
 - ii. Can't be bigger than 25% of your regular home sq footage
 - iii. Need to be an entire separate unit (non attached)
 - iv. Can only have one ADU per lot
 - v. Exterior design must use similar matching materials
 - vi. If primary purpose is renting out, must have a rental license (3 yr renewal license with inspection, minimal fee, must have no code infractions and meet basic code)
 - vii. Needs to have dedicated off street parking
 - viii. Can't be larger than 50% of your regular home sq footage (liveable and unlivable)
 - ix. 220 sq ft minimum for single occupant, have to add 100 sq ft for each individual added
 - x. Has to have a foundation
 - xi. Has to meet code requirements
 - xii. Set backs have to be the same as home
 - xiii. Must be minimum 10 ft apart from dwelling eaves
 - xiv. No "breezeways" between structures
 - xv. Owner has to occupy the principal unit
 - xvi. Utilities (water, sewer) are metered and billed together to primary residence
 - xvii. Can have second address but must be lettered
- d. City permitting and fees
 - i. Taxes for property owner expected to increase for livable area
- e. Questions
 - i. No questions
- f. Zoning Ordinance update process
 - i. Ben Hawkins will take the outline and have it drafted. Will go to council for approval before being adopted.

6. PLANNING MEETING FUTURE TOPICS

- a. Need to get started on a comprehensive down town plan.
 - i. Have a comprehensive plan that says what it could look like, but want to start getting something together
- b. Speak with Parks and Rec to get a master plan done for the city
- c. Hopefully some Annexation stuff coming to the committee to approve?

7. OPEN COMMENTS FROM PLANNING AND ZONING

- a. Dustin Base spoke of the Comprehensive Plan not being able to be opened on the city page from the big icon vs the drop down
 - i. Liz mentioned she would fix it
- b. Population updates on the comprehensive plan are from 2019, how often and who updates this so we have accurate information?
 - i. This was last looked at in 2020.
 - ii. Need to get updated census plan and updated to the plan.
- c. Option for planning and zoning to get city emails instead of personal emails.

8. BUILDING TOTALS

Total Permits 2023	43
New Homes Year to Date	7
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
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9. ADJOURNMENT

- a. Cody Liming made a motion to adjourn
 - i. Cody Roche seconded
 - 1. Motion Carried
 - ii. Meeting adjourned at 8:28 PM