

APPROVED



City of Saint George, KS

220 First Street | P.O. Box 33 | Saint George, KS 66535

785.494.2558 | 785.494.8413 | cityclerk@stgeorgeks.gov

Regular Meeting Minutes of Planning

and Zoning April 18, 2024

7:00PM

1. CALL TO ORDER

- a. Meeting called to order at 7:00 pm on Thursday April 18, 2024

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

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

4. APPROVAL OF MEETING MINUTES FROM March 21, 2024

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

5. ADU REGULATIONS UPDATE

- a. Council approved the ADU regulations and are posted online

6. DOWNTOWN STRATEGIC PLAN

- a. Ben asked Cody for follow up information on the meeting from last week
 - i. Cody Liming gave update that the next step is to get grant funding. No pushback from city not reupping with them.
 1. If we don't get grant dollars then the city will need to get funding together to get a study done and bring partners in.

- a. Update Cody received from Jana Williams dealt with MIR dollars
 - i. Consisted of a trail from Junction City to Wamego
- b. Planning would take about a year to complete if done
 - ii. Will be a topic that Planning and Zoning will continue to focus on

7. COMPREHENSIVE PLAN (2024) – ANNUAL REVIEW

- a. Should have a maintenance section stating that we reviewed the plan
 - i. If not, will amend and add a form showing the plan has been reviewed
- b. Land use north of town is all still in line with plan guidelines
- c. Ben will look at matrix and focus on next steps for us to approach

8. OPEN COMMENTS FROM PLANNING AND ZONING

- a. Off street parking, pour extra concrete to connect onto the sidewalk?
 - i. Guidelines from a parking standpoint for the city
 - 1. Currently, parking ordinance states no residential driveway at an intersection can be no more than 20 ft wide. Otherwise, it can't be less than 12 or more than 30 ft wide at the curb line
 - a. Articles of reference for parking guidelines
 - i. Article 6, Section 1, parking requirements in zoning ordinance
 - ii. Article 12, section 3, parking regulations (access and off-street parking)
 - b. If on a corner lot can have no more than 2 driveways for more than 400 ft of frontage
 - c. On City website chapter 8, section 8-21 states what work is exempt from what requires a permit
 - i. Parking material would have to be a type of stone that is not dust inducing
 - d. City Regulations supersede any HOA or covenants
 - i. Planning commission needs to put an amendment in to explain congestion
 - 1. Need to have Todd and Brian from BG come to meeting to discuss
 - a. Ben will reach out

b. What happens when a permit is approved and then it comes out different than the plans I approve.

i. Chair would have to issue a stop work order in the moment, but when it's done, it is done

9. OPEN COMMENTS

a. No comments

10. BUILDING TOTALS

Total Permits 2024	15
New Homes Year to Date	3
Additions/Renovations Year to Date	2
Decks Year to Date	Repair - 1
Fence Year to Date	3
Other Year to Date	Demo- 2 Retaining Wall - 1 Storage Shed - 3

11. ADJOURNMENT

a. Cody Liming called for a motion to adjourn
i. Cody Roche seconded
1. Motion adjourned at 8:04 pm