



PLANNING COMMISSION MEETING
August 25 & 27, 2008
Meeting Minutes

August 25, 2008 – 6:30 p.m.

Commissioners present: Blaser, Carter, Finkeldei, Hird, Moore, Rasmussen, and Singleton

Staff present: Stogsdill, J. Miller, M. Miller, and Brown

MINUTES

Receive and amend or approve the minutes from the Planning Commission meetings of June 23 & 25, 2008, and July 21 & 23, 2008.

Motioned by Commissioner Hird, seconded by Commissioner Carter, to approve the June 23 & 25, 2008 Planning Commissioner minutes.

Unanimously approved 7-0.

Commissioner Rasmussen had a few minor changes to the July Planning Commission minutes.

Ms. Linda Finger emailed her minor changes to Denny Brown prior to the meeting.

Motioned by Commissioner Blaser, seconded by Commissioner Hird, to approve the July 21 & 23, 2008 Planning Commission minutes with the suggested changes by Commissioner Rasmussen and Linda Finger.

Unanimously approved 7-0.

COMMITTEE REPORTS

Receive reports from any committees that met over the past month.

Commissioner Moore said that the Industrial Committee met and worked on the first draft.

Commissioner Moore said that TAC met and discussed changes to bike maps and changes to the MPO.

COMMUNICATIONS

Ms. Sheila Stogsdill reviewed new attachments/communications that were posted to the online Planning Commission agenda after the initial posting date.

EX PARTE / ABSTENTIONS / DEFERRAL REQUEST

- No ex parte.
- Abstentions:
Commissioner Finkeldei said he would abstain from Items 2, 9, 10, and 11.

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**ITEM NO. 1A RM-24 & UR TO CC-200; 44.259 ACRES; SE CORNER K-10 & O'CONNELL RD
(SLD)**

Z-06-13-08: Consider a request to rezone a tract of land approximately 44.259 acres from RM-24 (Multi-Dwelling Residential) & UR (Urban Reserve) to CC-200 (Community Commercial) for Fairfield Farms East Addition No. 2. Submitted by Peridian Group Inc, for Eastside Acquisitions LLC, property owner of record.

Item 1A was deferred prior to the meeting.

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ITEM NO. 1B RM-24 & UR TO IL; 14.784 ACRES; SE CORNER K-10 & O'CONNELL RD (SLD)

Z-06-14-08: Consider a request to rezone a tract of land approximately 14.784 acres from RM-24 (Multi-Dwelling Residential) & UR (Urban Reserve) to IL (Limited Industrial) for Fairfield Farms East Addition No. 2. Submitted by Peridian Group Inc, for Eastside Acquisitions LLC, property owner of record.

Item 1B was deferred prior to the meeting.

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**ITEM NO. 1C PRELIMINARY PLAT FOR FAIRFIELD FARMS EAST ADDITION NO. 2; SE
CORNER K-10 & O'CONNELL RD (SLD)**

PP-06-07-08: Preliminary Plat for Fairfield Farms East Addition No. 2 located on the SE corner of K-10 & O'Connell Road. Submitted by Peridian Group Inc, for Eastside Acquisitions LLC, property owner of record.

Item 1C was deferred prior to the meeting.

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**ITEM NO. 2 VARIANCE FOR FIRST UNITED METHODIST CHURCH ADDITION; NEAR K-10
& HWY 40 (MKM)**

Variance Request from Section 20-810 (a)(2)(i) which requires that Lots shall comply with all applicable zoning district regulations to permit the creation of a lot with less than the minimum required acreage 90% lot width.

STAFF PRESENTATION

Ms. Mary Miller presented the item.

APPLICANT PRESENTATION

Mr. John Selk, Landplan Engineering, said that when the church purchased the property they wanted to develop the church community and they realized they needed some sort of funding mechanism to take care of some of the off site improvements that would have to be done to make the project work. They realized that they would have to put in a left turn lane on Highway 40, so they created a development arm and a church arm and the two groups worked together to raise money to develop the site. The master plan that was done at that time showed a circular patten that left the NW corner of the property as a piece that could potentially be sold and developed in the future. The church has no intension of developing the property themselves. The development arm needs to have a precise legal description. They are not going to develop this until the property is annexed and the turn lane on Highway 40 has been created.

PUBLIC HEARING

No public comment.

COMMISSION DISCUSSION

Commissioner Moore asked if annexing into the city meant city services would be available.

Ms. Miller said that usually annexation is within 1,000 feet of a water line or sanitary sewer line. Occasionally land can be annexed even though services are not be available and the property owner would sign an agreement that they will convert when services are available.

Commissioner Rasmussen stated for the record that he is a member of the First Methodist Church and had no financial interest or involvement in this project.

ACTION TAKEN

Motioned by Commissioner Blaser, seconded by Commissioner Hird, to approve the variance requests to permit the creation of Lot 1 which will have a minimum area of 5 acres and a minimum lot width of 125.29 feet.

Motion carried 6-1-0, with Commissioner Finkeldei abstaining.

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ITEM NO. 3 AMENDMENTS TO SUBDIVISION REGULATIONS (MKM)

TA-06-12-08: Consider amendment to Section 20-810 of the Subdivision Regulations to clarify the natural resources and environmentally sensitive areas that are to be protected or preserved. Initiated by County Commission June 23, 2008.

STAFF PRESENTATION

Ms. Mary Miller presented the item.

Commissioner Hird asked if the Commission could see a map of what is considered woodland under this definition. He was concerned about why it was defined with this particular concentration.

Ms. Miller said that the basic definition of woodland is land that is showed on the baseline map and outside of the city would be satellite imagery. If staff looked at the map and it showed that half the property contained woodland and the property owner disagrees then they would have to conduct a tree survey to determine if it was 100 trees per acre or more.

Commissioner Hird asked where the definition of woodland came from.

Ms. Miller said that the density of 100 trees per acre came from the Kansas Biological Survey.

Commissioner Hird asked how it is determined whether a site is eligible for listing in the local, state, or national register of historic places.

Ms. Miller said that was determined at the last Planning Commission meeting. It would be possible for anyone to submit an application. There are specific criteria for properties to be eligible to be listed. The State Historical Preservation Society has a list of properties that are eligible, but if it is a property that is not on that list the City Historic Resources Administrator could quickly determine if it is eligible based on certain criteria.

PUBLIC HEARING

No public comment.

COMMISSION DISCUSSION

Commissioner Carter stated that Commissioner Harris had a lot of input at the last meeting and he wondered if she had made any further comments.

Ms. Miller replied, no.

Commissioner Finkeldei asked if it was pretty much in line of what was discussed before.

Ms. Miller said that was correct.

ACTION TAKEN

Motion by Commission Singleton, seconded by Commission Moore, to approve the proposed amendment, TA-06-12-08 clarifying the types of natural resources and environmentally sensitive areas that are to be protected, along with revisions to other sections of the Code to provide consistency, and forwarding to the Board of County Commissioners and the City Commission.

Unanimously approved 7-0.

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**ITEM NO. 4A RSO TO INCLUDE PD OVERLAY FOR CN-2; 3.324 ACRES; SW CORNER
CLINTON PKWY & CROSSGATE DR (SLD)**

Z-05-12B-08: Consider a request to rezone a tract of land approximately 3.324 acres from RSO (Single-Dwelling Residential-Office) to include a PD overlay for the proposed CN-2 (Neighborhood Commercial Center), located on the SW corner of Clinton Pkwy and Crossgate Drive. Submitted by Mission River LLC, for Inverness Park Limited Partnership, property owner of record.

Item 4A was deferred prior to the meeting.

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**ITEM NO. 4B PRELIMINARY DEVELOPMENT PLAN FOR WALGREENS; SW CORNER
CLINTON PKWY & CROSSGATE DR (SLD)**

PDP-05-04-08: Preliminary Development Plan for Walgreens, located on the SW corner of Clinton Pkwy and Crossgate Drive. Submitted by Mission River LLC, for Inverness Park Limited Partnership, property owner of record.

Item 4B was deferred prior to the meeting.

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**ITEM NO. 5 UR TO CO; 4.55 ACRES AT 6TH ST & STONERIDGE AND 2.68 ACRES AT 6TH ST
& QUEENS RD (MKM)**

Z-05-11-08: Consider a request to rezone a tract of land approximately 4.55 acres located at the NE corner of 6th St & Stoneridge and a tract of land approximately 2.68 acres located at the NW corner of 6th St & Queens Rd from UR (Urban Reserve) to CO (Office Commercial). Submitted by Landplan Engineering, for Pear Tree Village L.P., property owner of record.

Item 4A was deferred prior to the meeting.

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MISCELLANEOUS NEW OR OLD BUSINESS

MISC NO. 1 EXTENSION REQUEST FOR FINAL DEVELOPMENT PLAN FOR MIRACON PLAZA; NE CORNER OF WAKARUSA DR & CLINTON PKWY (SLD)

FDP-01-02-07: Consider a 6 month extension for the Final Development Plan for Miracon Plaza, located on the NE corner of Wakarusa Drive & Clinton Parkway.

Ms. Stogsdill said that the applicant requested a 24 month extension but staff felt it was appropriate to approve a 12 month extension and then look at the project again in 12 months and see how development trends are doing.

APPLICANT PRESENTATION

Mr. Tim Herndon, Landplan Engineering, said that a 12 month extension would be better than 6 months but he would prefer a 24 month extension. He reminded the Commissioners that they transitioned from an old Development Code to a new one. He said that the original Code gave no guidance for expiring Final Development Plans. He said that according to the old Code, the Planning Commission can grant an extension but does not state how long. The new Code states a Final Development Plan can only be extended one time by City Commission and that it can only be 6 months. Mr. Herndon requested a 2 year extension due to poor housing market conditions.

Commissioner Rasmussen asked what happens in 24 months.

Mr. Herndon said that if the building permit is not pulled by that time then another extension request would have to be requested.

Commissioner Blaser asked how many extensions were possible.

Ms. Stogsdill said that the old Code does not say anything about how many extensions are allowed. The new Development Code does specifically have time limits on the extension.

Commissioner Rasmussen asked if the applicant fails to request the extension within the timeframe, does it expire.

Ms. Stogsdill replied, yes. She said that staff notified the applicant earlier this month.

PUBLIC HEARING

No public comments.

COMMISSION DISCUSSION

Commissioner Rasmussen said he would support a longer extension than 12 months because it is a hard site to develop.

Commissioner Carter felt that it was unlikely that the economy will be better in a year.

Commissioner Moore said he would be okay with either a 12 or 24 month extension.

ACTION TAKEN

Motioned by Commissioner Rasmussen, seconded by Commissioner Carter, to grant a 24 month extension for the Final Development Plan for Miracon Plaza, located on the NE corner of Wakarusa Drive & Clinton Parkway.

Commissioner Finkeldei was concerned about the 6 month extension in the new Code being too restrictive.

Commissioner Rasmussen said if there is someone out there who wants to develop this property he would like to see it happen since this is a difficult property to develop.

Motion carried 6-1, with Commissioner Finkeldei voting in opposition.

Consideration of any other business to come before the Commission.

Recess at 7:17pm until 6:30 P.M. on August 27, 2008.

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Reconvene August 27, 2008 – 6:30 p.m.

Commissioners present: Blaser, Carter, Chaney, Finkeldei, Harris, Hird, Moore, Rasmussen, and Singleton.

Staff present: McCullough, Girdler, J. Miller, Patterson, Rexwinkle, Rudolph, and Brown

BEGIN PUBLIC HEARING (AUGUST 27, 2008):

COMMUNICATIONS

Mr. Scott McCullough reviewed new attachments/communications that were posted to the online Planning Commission agenda after the initial posting date.

EX PARTE / ABSTENTIONS / DEFERRAL REQUEST

- Ex parte:
Commissioner Rasmussen was at Lawrence High School and the Athletic Director gave a presentation about the new facilities. He also had about 6-10 people approach him in public places regarding the school district items. He stated that he also talked to his wife and daughter about the items.
- Abstentions:
Commissioner Finkeldei will abstain from items 9-11.

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ITEM NO. 6 CONDITIONAL USE PERMIT FOR PENNY'S CONCRETE; 1752 N 1500 ROAD (PGP)

CUP-06-04-08: Consider a Conditional Use Permit for Penny's Concrete, located at 1752 N 1500 Road. Submitted by Penny's Concrete, for Schaaque Farms Inc and Larry C. Schaaque, property owners of record. *Joint meeting with Eudora Planning Commission.*

STAFF PRESENTATION

Mr. Paul Presented the item. No Commissioners from Eudora Planning Commission were present.

Commissioner Rasmussen inquired about the communication they received from one of the neighbors. He asked where the neighbors home was in reference to the CUP property.

Mr. Patterson showed on an overhead map the properties located at 1555 E 1850 Road and 1564 E 1850 Road.

APPLICANT PRESENTATION

Mr. David Hoover, President of Penny's concrete, said that the County's position is that the CUP is expired, which Penny's disputes. He said that a CUP was granted in 1991 with a principal that it be tied to the principal activity of extracting sand from the river, not from the land. The land is an enhancer that allows them to off load and facilitate the permit. It was renewed in 1996, and extended again in March of 2001 for only 9 months because it was tied to the US Army Corps of Engineers permit for the river mile 48-47.1. In the Fall of 2001 Mr. Hoover became concerned that the Corps was not moving along with indicating if they were going to issue a new permit. The CUP was tied to having the Corps permit. He stated that on December 11th they received a letter saying that the Army Corps would not issue a new permit, but indefinitely extend the current permit tied to the CUP. He received in August 2007 a new permit and brought it to City staff and discovered the CUP was expired. The Corps permit expires December 2012.

Commissioner Carter said that they have had the permit since 1991 with no activity so he asked when the work would start.

Mr. Hoover said that back in 1991 there were discussions with land owners about how to minimize the impact. Requests were made to move the activity as far north as possible and they have. He said they have moved the plant to the north as well and have accommodated the neighbors concerns. He said there are three river permits that have been suspended in Topeka and the Desoto area and that the area has been hit with a reduction of permit use extraction. He said the intent is to use it daily for a haul area.

Commissioner Carter asked if he expanded and needed the extra space for stockpiling would he be willing to do it farther away from the neighbors homes.

Mr. Hoover said that they have already done that and the stockpiling is in the center of the property and moves westward.

Commissioner Hird asked how the blowing of sand is mitigated.

Mr. Hoover said that sand holds about 2% moisture continuously. The sand movement is minimal and is not carried far.

PUBLIC HEARING

Mr. Carl McElwee, 1564 E. 1850 Road, asked for reasonable setbacks for property value protection. Felt the setbacks were too close to his property. He said he had no interest in shutting down Penny's and wants to coexist. He briefly discussed the letter he sent to the Commissioners and showed the pictures that he included on the overhead. He said that the Corps has been restricting dredging operations and volumes have remained the same or declined since 1991. The property has not been needed and he did not believe will be needed for stockpiling operations. He requested that stockpiling not be allowed on the property, but if it must he would like at least a 1,000' setback from neighboring homes.

Commissioner Moore asked Mr. McElwee to point on the site plan where the sand piles are at.

Mr. McElwee showed on the overhead map where the current sand stockpile was in correlation to his house.

Mr. David Penny, said he was the original applicant, and that there were two companies with two permits and they decided to combine the operations. He said they greatly reduced the CUP in 1995 and moved the stockpiles to the west side. He said the reason this needs to remain active is they need to abide by the site plan and have to have CUP for this location for floodplain regulations. He said they may have to move the plant to this site so that is why they have to maintain the CUP.

APPLICANT CLOSING COMMENTS

Mr. David Hoover said there is a 100' setback but that it does not pertain to the stockpiling.

Commissioner Finkeldei asked if the intent is to only stockpile where the site plan says.

Mr. Hoover said that was correct.

STAFF CLOSING COMMENTS

Mr. Paul Patterson went over the revised conditions. The applicant would like modifications to condition 4A & 4B.

- Modification to Condition 4A would make it clear that the condition pertains to the reclamation of the property upon cessation of the sand/gravel dredging operation.
- Modification to Condition 4B would bring the proposed lighting into conformance with the requirements of the Mine Safety Health Administration and for the United States Coast Guard (barge/equipment within the river).
- Staff is in agreement with the modifications proposed by the applicant.

COMMISSION DISCUSSION

Commissioner Hird said he noticed the 100' setback on the site plan but did not see any dimensions for the distance from the residence to the edge of the stockpile area.

Mr. Patterson said that they could condition it by measuring it off to get an exact measurement.

Commissioner Hird said that would be helpful to the applicant and neighbors to know what the measurement would be.

Commissioner Finkeldei said that the condition could be crafted to say no farther east than the eastern most position shown on the site plan and then later when it is heard by County Commission the actual distance could be added.

Commissioner Rasmussen asked if Mr. Hoover would be okay with 400' parallel to the edge of the CUP boundary.

Mr. Hoover replied, yes.

Commissioner Rasmussen asked Mr. McElwee if he was okay with that as well.

Mr. McElwee said he could not speak for the other neighbor but felt that 500' was pretty close and that there would be sand on two sides of his house.

ACTION TAKEN

Motioned by Commissioner Rasmussen, seconded by Commission Moore, to approve the Conditional Use Permit CUP-06-04-08 for Kaw Sand/The Master's Dredging Company/Penny's Concrete and forwarding of it to the County Commission with a recommendation for approval, based upon the findings of fact presented in the body of the staff report and staff memo and added condition number 6, subject to the following conditions of approval:

1. The CUP permit for the sand/gravel dredging operation [CUP-06-04-08] is valid to December 31, 2012.
2. Upon applicant's request in the Fall of 2012 for an administrative review by the Douglas County Zoning Administrator, the CUP Permit [CUP-06-04-08] may be administratively extended by the Douglas County Zoning Administrator for up to six years (a consecutive maximum six year period starting on December 31, 2012 and ending no later than December 31, 2018) providing that the applicant maintains a valid Corps of Engineers' Permit for the sand/gravel dredging operation. Sand/gravel dredging operation beyond an extension by the County Zoning Administrator would require the applicant obtaining a new CUP permit.
3. The applicant shall obtain an approved County Flood Plain Development Permit from the Douglas County Zoning Administrator prior to the installation of the proposed dredging operation improvements.
4. The following general notes shall be added to the face of the Site Plan:
 - a. Per Article 19-5(b), as it deals with cessation of operations or reclamation planning "All excavated materials will be returned to a level no higher than the elevation of surrounding land, and that proper drainage is provided."
 - b. Note on plan for lighting, "Lighting on the site be restricted to operational lighting as required by Mine Safety Health Administration and lighting for the dredge (marine) equipment as per requirements of the United States Coast Guard."
5. Provide the following minor modifications to the Site Plan:
 - a. Include the Register of Deed's recorded book and page number for the access road agreement.
 - b. Update the Legal Description.
 - c. Remove the 'Phase 1' label as it is no longer a part of the plan.
6. The sand/gravel stockpiles are restricted to the west side of a north/south line located 500' west of the Lauber's property (an adjoining property owner to the east).

Unanimously approved 8-0.

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ITEM NO. 7 AMENDMENTS TO DEVELOPMENT CODE (JCR)

TA-07-14-08: Consider an amendment to Section 20-525 and Section 20-526 of the Development Code to specify use standards for general retail sales and retail establishments in the MU (Mixed Use) District. (Initiated by Planning Commission on 7/21/08)

STAFF PRESENTATION

Mr. Joe Rexwinkle presented the item.

PUBLIC HEARING

No public comments.

ACTION TAKEN

Motioned by Commissioner Carter, seconded by Commissioner Moore, to approve the proposed amendments [TA-07-14-08 to specify use standards for general retail sales and retail establishments in the MU (Mixed Use) District] to Chapter 20, Development Code and forward to the City Commission.

Unanimously approved 8-0.

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ITEM NO. 8 RMG TO MU; .483 ACRES; 1420 CRESCENT ROAD (JCR)

Z-05-10-08: Consider a request to rezone a tract of land approximately .483 acres from RMG (Multi-Dwelling Residential-Greek Housing) to MU (Mixed Use), located at 1420 Crescent Road. Submitted by Barber Emerson, for Jayhawk Bookstore, William P. Muggy, property owner of record.

Item 8 deferred prior to the meeting.

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ITEM NO. 9 SPECIAL USE PERMIT FOR LAWRENCE HIGH SCHOOL; 1901 LOUISIANA ST (PGP)

SUP-07-04-08: Consider a Special Use Permit and Institutional Development Plan for Lawrence High School for the construction of additional parking and installation of bleachers/restrooms/concessions/lighting/sound systems to accommodate football/softball/soccer competition on-site at 1901 Louisiana Street. Submitted by Landplan Engineering, for City of Lawrence Public Schools USD 497, property owner of record.

STAFF PRESENTATION

Mr. Paul Patterson presented items 9-11 together.

Mr. Matt Bond, City Stormwater Engineer, showed drainage maps on the overhead.

APPLICANT PRESENTATION

Ms. Mary Rodriguez, Chief Operations Officer for Lawrence Public Schools, said that students who participate in high school activities have higher grades, better attendance, fewer discipline referrals, lower dropout rates, better attitude about themselves, and a higher graduation rate. The District wants to support and encourage school activities in the school system. She said that Lawrence High School has to use offsite locations for baseball, soccer, and softball players must practice offsite. She said aside from the additional cost in time, gas, it is a safety issue for the student athlete. It is also an issue related to social economic status of the participant. Some students cannot afford traveling to and from practice. Varsity football games are played Haskell University. Poor field conditions, particularly for offsite competition venues have created serious discussions of cancellation of events by sport officials and participants due to the possibility of injury. She stated that this proposal would provide safer playing surfaces for students. Playing surfaces will be state of the art and promote reduction in the severity and frequency of injuries. Artificial turf will allow for more extensive use of the fields and installation will eliminate fertilizer and pesticide runoff. The District will pay out approximately \$80,000 this year for using other sport facilities and transportation to and from. Representatives for Lawrence School District had meetings with neighbors to discuss the facilities and get feedback and some of the changes suggested were incorporated. There was a suggestion from neighbors that on big game nights that people can park off site, like at Haskell, and be shuttled to the high school. She believed there was merit in that suggestion and they will use the suggestion. She went over the calendar of events that was included in the online packet for the Commissioners. She stated that there will be 7 months that the facilities will not be in use and that there will only be 4-6 home football games where the lights or sound might go beyond 10:00 pm.

PUBLIC HEARING

Mr. Price Banks, behalf of Centennial Neighborhood Association, said that there was a petition with 73 signatures in opposition. He asked Planning Commission to slow the project down. He would like the opportunity for the people affected most to be able to work with the developers and seek mitigation of impact. He asked that the project be deferred.

Mr. Sven Alstrom, lives at 842 W 21st, said he did not oppose athletic improvements for Lawrence schools, but asked that the item be deferred. He felt that there had been procedural errors in the process and said that one neighbor who he felt should have been notified was not. He felt that there were alternate locations for the bleachers and would like an alternate plan for the area.

Mr. John Novotny, felt that the athletic facilities for Lawrence are very poor and are desperately needed. He said he grew up next to Haskell University and it was only 5 nights a year where the announcer and

lights were noticeable. He felt that the neighbors should have their concerns addressed but that the School District does need the facilities.

Mr. Doug Gaston, parent of 3 kids who were or are students in the Lawrence school system, said he was in favor of the project. He understood the concerns of the neighborhood.

Ms. Betty Alderson, lives at 1920 Maine, said that her three children graduated from Lawrence schools. She was concerned about the swiftness of the project because the neighborhood found out about it in May. She felt that more thought should be put in to the process.

Mr. Steve Padget, 1708 Illinois, said he had two kids go through the Lawrence school system, and both were involved in sports. He stated that at first he thought it was a good project and then he looked at the Development Code and came up with questions about the implementations. He was concerned about water retention in the turf, parking, and landscaping.

Mr. Tom Harper, said that Mr. Bracciano contacted him to discuss what the school district was going to do. At the first meeting he said 'do no harm' and he felt pretty good about the school district not doing any harm, until he found out about the stadium holding 4,000 people. He felt that property value would decrease for those nearest to the facilities. He hoped that Planning Commission made a recommendation to Landplan to create another plan because he felt that there could be an alternative to the football field.

Mr. Bob Tryanski, 2000 Alabama, discussed four principles; equity between the high schools, safety, fiscally responsibility, and environmentally responsibility. He said that the plan does address these and he supported the project. He said the football field was a different story and felt that the parking for the football field was inadequate and traffic would increase. He was concerned about safety. He did not think the turf was environmentally responsible and felt there needed to be further studies. He said the only part of the project he was opposed to was the football field.

Mr. Terry Jacobson, representative of the Lawrence High Band Parents organization, was in support of the development of the project. The lights would allow for the band to practice longer in the evenings. The approval of the project would have a positive educational experience. He said the property is owned by the district and there is no reason we cannot mitigate the issues of the neighbors

Mr. Jerry Schultz, lives at 1945 Tennessee, said the neighborhood has tried to protect itself from too many investment owned properties. The intention of the neighborhood is to keep the quality of life high. He said the schools are highly desired and they like the schools. He felt that the enhancements were worth looking at and doing, but the development of a football field that holds 4,000 people would be damaging to the quality of life in the neighborhood. He said there was no barrier that could prevent the intrusiveness of living next to a stadium.

Ms. Jeanne Klein, felt that the School District and Planning Commission were teaching the next generation that they can get whatever they want. She said there are no extra facilities for dance, theatre, and drama. She did not buy her house knowing she would be living in a sports district. She did not buy her house knowing it was in a flood district. She said those changes may not be able to handle the amount of impervious space. She was concerned about property value going down, flooding, and traffic. She felt that they were teaching students that ordinances can be ignored and that those are far less important than sport facilities.

Mr. Terry Riordan, commended staff and was pleased Historic Resources Commission approved the project. He felt this was needed in the community and that the lighting could be mitigated. The school district does not want to upset the neighbors. He said that there will be extra parking spaces that can be

used every day of the year so that would take care of the parking safety issue. He said the drainage appears to be adequate at this time and that the noise will most likely not go past 10:00 pm.

Mr. Helmut Huelsbergen, came to Lawrence in 1957 and moved into 1908 Alabama, raised a family of three children who all attended Lawrence schools. He referred to a Site Plan letter he received from the applicant that said he did not have the ability to appeal. He was concerned about the quality of life in the neighborhood. He stated that after this plan is complete he will see a 15' high wall instead of the rising sun out of his window. He felt like the neighborhood had not been given consideration.

Commissioner Moore asked staff about the site plan letter that Mr. Helmut referred to.

Mr. McCullough said that two site plan applications were submitted and that with the site plan process the applicant sends letters to adjacent property owners saying "This letter does not grant the recipient and/or property owner any legal rights to challenge the proposed development, instead, it is being provided solely to advise adjoining property owners of the pending development."

Mr. Shelley Bock, said that the value of athletics is part of the educational process. He said that the reputation of Lawrence school sport facilities is poor and that surrounding cities have much better facilities. He felt that the project was needed by the community.

Mr. Dennis Brown, President of Lawrence Preservation Alliance, said he attended the Historic Resources Commission meeting where this item was discussed. He said that HRC has a narrow focus when reviewing properties in the environs. HRC ruled that this project does not damage the historic properties if the school district works with the Historic Resources Administrator to find ways to mitigate light and sound impacts on the historic properties. He felt that the responsibility of the neighbors understanding the project falls on the school district. He felt that the project should be deferred and that there should be more discussions with the neighborhood.

Ms. Cecilia Mills, wanted to know if students were encouraged to use bikes. She asked that gravel be considered instead of pavement. She also would like to see an environmental study and traffic study done.

Mr. Bryan Wyatt, has a son who attends Lawrence High, and said that they do not have baseball fields. He felt that the lack of facilities was an embarrassment to the city. He also felt that the concerns of the neighborhood should be addressed but that the kids really need the facilities.

Mr. Dietrich Earnhart, President of University Place Neighborhood Association, said that the school district never contact anyone in his neighborhood. He wanted the opportunity to be engaged in the project.

Ms. Bonie Lowe, thanked the Commissioners for their work. She supported extracurricular activities. She appreciated the neighbors concerns and hoped that their concerns could be mitigated.

Mr. Bill Newsome, felt that the project was very important to the community as a whole. He encouraged the Commissioners to keep in mind the far reaching ramifications that the proposal has. He felt that they should keep the project on a timely track.

Ms. Hayley Sheets, senior at LHS, felt that the neighbors concerns should be addressed. She said that creating more parking spaces would be great for students. She also felt that Free State has superior facilities for sports over LHS. She was in favor of the project.

APPLICANT CLOSING COMMENTS

Mr. C.L. Maurer said there will no longer be cut through traffic.

Mr. Bracciano said the swell will be addressed.

Mr. Maurer showed additional drawings of the proposed plans. 55' setback was the best that they could do.

Mr. Bracciano said the lighting manufacturer does not recommend having lower poles.

Mr. Maurer showed aerial photographs of area schools, Springhill Kansas High School, Seaman High School, and Olathe North High School, for seating and parking and relationship to the property line. This information was included in the online agenda packet the Commissioners received.

Mr. Mehrdad Givechi, traffic engineer for the project, said the project will generate some additional traffic but they have means to mitigate the additional trips from the site. He went over the details of the traffic impact study. The improvements would consist of the following components:

- The existing soccer field will be re-graded at its current location and will have new astro-turf installed. The capacity of bleachers will remain at its current number of 100 seats.
- The existing 8 tennis courts, located west of the soccer field, will be removed and relocated to a different site (one block south of its current location at the Virtual High School site). A new parking lot with 277 parking spaces will be constructed at this location having access onto 21st Street in line with Virginia Street to the south. This can be achieved by relocation of existing access drive approximately 15' to the east.
- The existing parking lot on the northwest corner of Louisiana Street & 21st Street will be expanded west to provide for 123 additional spaces. The access on 21st Street will remain at its current location, but the access on Louisiana Street will be relocated approximately 25' to the north.
- The track and football field will be moved approximately 50' to the west and will have new astro-turf and bleachers installed. The capacity of bleachers will increase from 500 to 4000 seats. It is anticipated that the frequency and type of activities for this field will remain unchanged with addition of bleachers providing accommodation for current spectators.
- A new softball field will be constructed south of the existing track, where currently used for band practices. The capacity of bleachers will remain at its current number of 200 seats. This facility will be served by newly proposed parking lots mentioned above.
- Sports activities for Lawrence High School's calendar year 2008, critical peak period for concurrent activities (football, soccer and tennis) will be from 3:00 to 9:00 p.m. of a typical weekday. Proposed improvements as mentioned above will eliminate tennis activities from the site and replace them with softball activities.

Mr. Givechi said that it would be possible to bus spectators in from different parking sites. He said that maybe 7-10 buses could bring the extra 500 people onto the sport site and that they could possibly provide incentives for carpooling, which could potentially reduce traffic to the site. The football games are usually on Fri nights and only about 5-6 games a year. Games typically start at 7pm so peak 5pm traffic will be taken out of that count.

Commissioner Hird asked if a 4,000 seat stadium was going to be adequate.

Mr. Bracciano said he believed so and that a 4,000 seat stadium is required by the state for a playoff game.

Commissioner Hird asked what the typical attendance was because he did not want to approve a project that would have to be expanded years from now.

Mr. Mike Hill, Athletic Director of Free State High School, said the average number of football game attendees is 3,000 people.

Commissioner Rasmussen inquired about the neighbors asking for a delay in the project to discuss their concerns more.

Mr. Bracciano said these are outdoor projects and there are only a few months left for construction and that it will be more expensive the longer it is delayed. There are also sport schedules to consider. He said that the School District wants to get the kids on the field as soon as possible.

Commissioner Blaser asked Mr. Bond about water issues.

Mr. Matt Bond said the basis of the turf system, whether natural grass or synthetic, is not true detention. All of the existing runoff heads toward the southwest and runoff is medium to rapid. The new fields will have higher infiltration into the soil than what it is now. He said the drainage characteristics will be improved at this site by the project. He said that any property owner can be responsible for water on their site.

Commissioner Blaser asked if the water problems for the area will be solved.

Mr. Bond said yes, for the site the problem will be solved, but the problem for the neighborhood will not be solved. He said the problem on Alabama Street is from KU and on up the hill. He said that the project will not undo any of the improvements on Carolina Street.

Commissioner Rasmussen asked if stormwater that drains off of the site will go to a storm sewer.

Mr. Bond said that was correct, it will all be enclosed and carried away.

Commissioner Carter asked Ms. Mary Rodriguez about the number of people who attended the three neighborhood meetings she referred to earlier.

Ms. Rodriguez said that about 20-40 people attended.

Commissioner Carter asked how the neighbors were notified about the neighborhood meetings.

Mr. Bracciano said that there was email notification.

Commissioner Hird inquired about the notification requirement to the neighbors.

Mr. McCullough that the neighborhood meetings were informal so there were no formal requirements for notifying the neighbors. The district shared a lot of ideas about what the plans would be and the neighbors expressed concerns about drainage, traffic, and general questions. There was notice to the neighbors for the turf site plan and the soccer and softball site plan. The lights and bleachers and

competition field created the SUP which staff notified property owners within 200' and published a legal notice in paper.

Commissioner Blaser inquired about mitigating sound.

Mr. Steve Grant, retired athletic director of Free State High School, is now a sales rep for Detronics, who is supplying the sound system for the project. He said typically the decimal level is 100 decimals. He gave the example that inside Allen Fieldhouse is about 100 decimals. He said the crowd noise level is usually in the 90 decimal range, which is equivalent to a busy road. The sound system for the football field would only be used 5 nights a year.

Commissioner Carter asked if the trees planted at the time of construction will end up to be the height of the press box.

Mr. C.L. Maurer said that they will use English Oak trees which get about 35' high. He said they will be about 12-15' high when planted and that they are hearty trees.

Commissioner Moore asked if there were requirements for the height of lights.

Mr. Bracciano said that the light manufacturer does not recommend having lower lights and they may have to get a waiver from the Planning Department.

Commissioner Blaser inquired about the sidewalks. He read that sidewalks on Virginia Street have to be built and the answer was that they would tell the owners.

Mr. Bracciano said that from the districts standpoint the sidewalks would be on private property.

Mr. McCullough said the idea was that it would link parking between Lawrence High and Centennial.

Commissioner Blaser asked who would pay for it if it is required.

Mr. McCullough said that if it is required the district would have to work with the city to provide engineering plans for the sidewalks.

Commissioner Blaser asked how they could solve the light problem.

Mr. McCullough said that condition 4 addresses the lighting and that the Development Code does not provide waiver ability to Planning Commission.

Commissioner Hird recognized that LHS had limitations in terms of its facilities and said as long as he can remember everyone has complained about it. This project would provide the opportunity for some sort of economic development for events that Lawrence cannot host at this time. He said he was initially concerned about this not being a big enough facility but was relieved to hear it is an appropriate size. He was concerned that the neighborhood association may not have been provided notice even though SUP notice requirements were met according to Mr. McCullough. The football stadium seems to be the main concern for people. He said that the deciding factor for him was that home football games would only be 5-6 nights a year. He was in favor of the project.

Commissioner Singleton supported the project. She recognized the value of participating in school events. She said that she walks at LHS almost every day. She grew up next to a large stadium and was

familiar with the tradeoffs. She felt that the school district has done a phenomenal job. The noise issues have been addressed in every way possible and the school district is using the best options available.

Commissioner Carter agreed with Commissioner Hird's comments about proper notice to the neighborhood. The major concerns from the neighbors seem to be traffic, drainage, light, and sound. He said that the Commission rely on trained staff and he trusts their opinion on traffic and drainage. The light and sound will be mitigated as much as possible. He supported the project.

Commissioner Rasmussen also supported the project. He said he grew up at 18th & Alabama and would have liked to have had the facilities when he was in school. He deemed this as an amenity for the area and felt that the benefits outweighed the negatives of the project.

ACTION TAKEN

Motioned by Commissioner Carter, seconded by Commissioner Hird, to approve SUP-07-04-08, a Special Use Permit for the expansion of athletic fields and associated parking lot improvements, based upon the findings presented in the body of the staff report, subject to the following conditions:

1. Execution of a Site Plan Performance Agreement.
2. Publication of an ordinance per Section 20-1306 (j).
3. Per Section 20-1307(e), recording of the Institutional Development Plan (Site Plan) at the Register of Deeds Office.
4. Prior to building permits being issued for any of the athletic field light poles, the applicant shall either revise the site plan to show conformance with the 60' height limit of such poles, gain approval of a variance to exceed the 60' height limit, or gain approval of a text amendment that provides for heights greater than 60'.
5. Provision of notice to the Kansas Department of Wildlife and Parks regarding the relocation of the tennis courts (due to original funding agreements).
6. Revision of the site plan to provide the following:
 - a. Provision of a continuous, double row of columnar trees, along the entire length of the west and south property lines to provide buffering from the football field, softball field and new parking lot.
 - b. Reconstruction of sidewalks along the Louisiana Street and 21st Street frontage to meet current 6' and 5' width standards.
 - c. Provision of additional details related to bleacher height, light pole heights, and hours of operation for field lights.
 - d. Provision of corrected parking summary regarding required and provided parking based on multiple uses on site per Development Code requirements.
 - e. Expansion of parking summary to identify number of existing spaces, net proposed spaces and total spaces ultimately to be developed.
 - f. Correction of Building Use summary to indicate number of students based on 08/2008 District Preliminary Enrollment Report.
 - g. Provision of additional dimensions and corrections to cross sections to accurately reflect proposed improvements and existing structures.
 - h. Notation that litter will be monitored and picked up on a regular basis.
 - i. Notation that no gate is proposed along the western perimeter fence.
 - j. Notation regarding the height of screen fencing that will be provided at softball backstop and soccer fields to minimize 'fly balls' potential.
 - k. Specific location of concession/restrooms at football field prior to release of plan for permits (under bleachers or stand-alone buildings, not both).
 - l. Provision of additional information required by Stormwater Engineer for final approval of stormwater drainage improvements including:

- i) Grading scale at larger scale for review of existing and proposed contours.
 - ii) Specify that all curb inlets will be constructed per City storm sewer standard details.
 - iii) Submittal and approval of a stormwater pollution prevention plan (SWP3) prior to release of building permits.
7. Approval of a photometric plan (submitted 08/21/08).
 8. Provision of manufacturer specs for bleachers (with specific size and height info).
 9. Approval of a revised traffic impact study and inclusion of any recommended improvements (if determined necessary following staff review).
 10. Approval of a revised downstream sanitary sewer study and inclusion of any recommended improvements (if determined necessary following staff review).

Motion carried 7-0-1, with Commissioner Finkeldei abstaining.

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**ITEM NO. 10 SPECIAL USE PERMIT FOR CENTENNIAL/LAWRENCE VIRTUAL SCHOOL;
2145 LOUISIANA ST (PGP)**

SUP-07-06-08: Consider a Special Use Permit and Institutional Development Plan for Centennial/Lawrence Virtual School for the construction of additional parking and installation of bleachers/restrooms/concessions/lighting system to accommodate baseball and tennis competition on-site at 2145 Louisiana Street. Submitted by Landplan Engineering, for City of Lawrence Public Schools USD 497, property owner of record.

STAFF PRESENTATION

Mr. Paul Patterson presented the item.

Mr. Matt Bond, said unlike LHS, this site has true detention and that it will be based under the four tennis courts on the west side. Right now the site drains from southeast to northwest with the runoff going to the back property line. This will benefit the Carolina Street system because this will hold up the water and allow it to go along through the system. This site will benefit with true detention.

PUBLIC HEARING

Mr. Price Banks, represents Centennial Neighborhood Association, stated that folks have not had a chance to look at the project. He urged the Commission to defer the item. He felt that the plan did not meet the Code.

Commissioner Rasmussen asked what Mr. Banks felt did not meet the Code.

Mr. Banks said that inadequate parking, the setback of the stadium along Alabama, and stadium lighting beyond 60' all do not meet the Code.

Mr. Craig Jacobs, 843 W 22nd Street, said the School District is emphasizing school safety but that students go offsite for lunch so if they were concerned about safety they would have a closed lunch period. He was concerned about the baseball field. He stated that the water that runs off of Louisiana Purchase area into the field and not reaching the street then comes across the sidewalk in front of the street. He would like the final drawings to be explained to the neighbors.

Ms. Jenny Welch Buller, stated that she is in the process of buying the house adjacent to the proposed tennis court. She did think the developments would be good for the neighborhood but was concerned about the lighting for the tennis courts. She suggested that the lights used during practice times should have a timer that turn off at a certain time.

Mr. Bracciano said the tennis lights will be a computerized system and can be remotely turned off.

Ms. Cecilia Mills, said that eight backyards will be exposed to the lights from the tennis courts. She felt there should be speed bumps on Carolina Street. She also asked that there be more trashcans around the school ground area.

APPLICANT CLOSING COMMENTS

Mr. Chris Sturm, Landplan Engineering, did the drainage study, and worked with Mr. Bond. He showed the stormwater detention plan.

COMMISSION DISCUSSION

Commissioner Carter said that Items 9 and 10 have a condition that litter will be monitored and maintained on a regular basis.

Mr. Bracciano said there are trash receptacles onsite and neighbors can contact the school if they feel that trash is not being picked up.

Commissioner Singleton asked Mr. Bracciano to speak about the lighting system.

Mr. Bracciano said that lighting will be on a timer and can be monitored remotely. There will also be security cameras installed.

Commissioner Rasmussen asked if Landplan did an artist rendering of the site.

Mr. Maurer said no, but that there will be a 6-8' keystone rock wall and landscaping on top of that.

Commissioner Blaser inquired about the church by the baseball field. He was concerned that a foul ball might hit the church.

Mr. Bracciano said there is about 200' of space between the school property and the church so it was unlikely that a ball would reach that far.

ACTION TAKEN

Motioned by Commissioner Hird, seconded by Commissioner Chaney, SUP-07-06-08, a Special Use Permit for the creation of baseball and tennis complex at Centennial School, based upon the findings presented in the body of the staff report, with the two additional conditions from the staff memo, forwarding to the City Commission, and subject to the following conditions:

1. Execution of a Site Plan Performance Agreement.
2. Publication of an ordinance per Section 20-1306(j).
3. Per Section 20-1307(e), recording of the Institutional Development Plan (Site Plan) at the Register of Deeds Office.
4. Prior to building permits being issued for any of the athletic field light poles, the applicant shall either revise the site plan to show conformance with the 60' height limit of such poles, gain approval of a variance to exceed the 60' height limit or gain approval of a text amendment that provides for heights greater than 60'.
5. The applicant shall plat the property prior to the release of the site plan for issuance of a building permit.
6. Per City Code Chapter IX Article 9-903(B), a stormwater pollution prevention plan (SWP3) must be provided for this project. This project will not be released for building permits until an approved SWP3 has been obtained. Construction activity, including soil disturbance or removal of vegetation shall not commence until an approved SWP3 has been obtained.
7. Revisions of the site plan to provide the following:
 - a. Rename the title similar to "Special Use Permit for Virtual School tennis courts, ball field, and parking lot."
 - b. Update the legal description to include the entire site.
 - c. Provide the required number of bicycle racks.
 - d. Provide sidewalk connections at the northwest corner of the parking lot to the Greever Street sidewalk and a handicap ramp from the Greever Street sidewalk to Greever Street.
 - e. Show the required accessible parking spaces.
 - f. Provide width dimensions of the parking lot aisles.
 - g. Provide the required concrete aprons from the parking lot to the street.

- h. Correct the spelling of the 'Fairgrounds' Addition Plat to the east.
 - i. Reconstruction of sidewalks along the Greever Street and Louisiana Street frontages to meet current 5' and 6' width standards.
 - j. Provision of additional details related to bleacher height, light pole heights, hours of operation for field and tennis court lights.
 - k. Provision of corrected parking summary regarding required and provided parking based on multiple uses on site per Development Code requirements.
 - l. Expansion of parking summary to identify number of existing spaces, net proposed spaces and total spaces ultimately to be developed.
 - m. Notation that litter will be monitored and picked up on a regular basis.
 - n. Notation that no gate is proposed along the western perimeter fence (W. 22nd Street/W. 22nd Terrace).
 - o. Approval of a photometric plan (submitted -8/21/08).
 - p. Provision of manufacturer specs for bleachers (with specific size and height information).
 - q. Include the landscaping on the west side of the Tennis Courts in the landscape schedule. Update quantities on landscape schedule – Marshall Seedless Ash.
 - r. A recorded Utility Easement will need to be shown for the sanitary sewer force main.
 - s. Remove condition no. 12 as it just states, "This site plan has been".
 - t. Show the interior parking lot and perimeter landscape calculations per Sections 20-1003 and 20-1004.
8. Approval of a revised traffic impact study and inclusion of any recommended improvements (if determined necessary following staff review).
9. Approval of a revised downstream sanitary sewer study and including of any recommended improvements (if determined necessary following staff review).

Motion carried 7-0-1, with Commissioner Finkeldei abstaining.

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ITEM NO. 11 SPECIAL USE PERMIT FOR FREE STATE HIGH SCHOOL; 4700 OVERLAND DR (PGP)

SUP-07-05-08: Consider a Special Use Permit and Institutional Development Plan for Free State High School for the construction of additional parking and installation of bleachers/restrooms/concessions/lighting/sound systems to accommodate football/softball/basketball/soccer/tennis competition on-site at 4700 Overland Dr. Submitted by Landplan Engineering, for City of Lawrence Public Schools USD 497, property owner of record.

STAFF PRESENTATION

Mr. Paul Patterson presented the item.

PUBLIC HEARING

Mr. Shelley Bock, said it would be nice for the soccer field to have facilities on the home team side.

Mr. Terry Jacobson, expressed his gratitude to staff and Planning Commissioners and felt this would be a positive project for the community. He supported the projects for the Lawrence School District.

Mr. Steve Grant, felt this was a good plan and thanked the school district, staff, and Planning Commission.

COMMISSION DISCUSSION

Commissioner Rasmussen asked about the parking lot on Overland Drive and why it was needed for the school.

Mr. Bracciano said the parking lot was on the list of wants and it is a possibility. He said it was low priority at this time but eventually they would like to use it for baseball parking and overflow football parking.

Mr. McCullough said the parking for all the sites staff needed more information to determine what the proper level of parking would be. Staff asked the district to put in the plan what all they would like to do so that they would not have to come back again at a future date.

Commissioner Rasmussen said that the Industrial Development Committee met earlier in the day and discussed the Industrial Development Guidelines and they considered putting restrictions on parking on a main street. He said the plan has a big parking lot on the main street with no landscaping. He asked why is it acceptable here but not in the standards.

Mr. McCullough said the Development Code does require parking lot buffering with landscaping. He said that large parking lots should have good screening and buffering. He also said that this use is a completely different use than industrial so the parking lot would be in front of a ball field as opposed to an industrial use where the parking lot would be in front of an industrial plant.

ACTION TAKEN

Motioned by Commissioner Carter, seconded by Commissioner Hird, to approve SUP-07-05-08, a Special Use Permit for the expansion of athletic fields and associated parking lot improvements, based upon the findings presented in the body of the staff report and subject to the following conditions:

1. Execution of a Site Plan Performance Agreement.
2. Publication of an ordinance per Section 20-1306 (j).

3. Per Section 20-1307(e), recording of the Institutional Development Plan (Site Plan) at the Register of Deeds Office.
4. Prior to building permits being issued for any of the athletic field light poles, the applicant shall either revise the site plan to show conformance with the 60' height limit of such poles, gain approval of a variance to exceed the 60' height limit, or gain approval of a text amendment that provides for heights greater than 60'.
5. Platting of the unplatted western portion of the property prior to any building permits being issued on the unplatted area.
6. Revision of the site plan to provide the following:
 - a. Revise the acres listed in the Legal Description.
 - b. Update the site impervious summary to include the entire 72.6 acre property.
 - c. Provide missing sidewalk connections from the parking lots and Overland Drive to the athletic fields and from the new parking lot to the High School Building.
 - d. Label the number of parking spaces in front of the south side of the high school entrance and along the east driveway.
 - e. Provision of additional details related to bleacher height, light pole heights, and hours of operation for field lights.
 - f. Provision of corrected parking summary regarding required and provided parking based on multiple uses on site per Development Code requirements.
 - g. Expansion of parking summary to identify number of existing spaces, net proposed spaces and total spaces ultimately to be developed.
 - h. Correction of Building Use summary to indicate number of students based on 08/2008 District Preliminary Enrollment Report.
 - i. Provision of additional dimensions and corrections to cross sections to accurately reflect proposed improvements and existing structures.
 - j. Notation that litter will be monitored and picked up on a regular basis.
 - k. Notation regarding the height of screen fencing that will be provided at softball backstop and soccer fields to minimize 'fly balls' potential.
 - l. Specific location of concession/restrooms at football field prior to release of plan for permits (under bleachers or stand-alone buildings, not both).
 - m. Show the interior and perimeter parking lot landscape calculations per Sections 20-1003 and 20-1004.
7. Approval of a photometric plan (submitted on 08/21/08).
8. Provision of manufacturer specs for bleachers (with specific size and height info).
9. Approval of a revised traffic impact study and inclusion of any recommended improvements (if determined necessary following staff review).
10. Approval of a revised downstream sanitary sewer study and inclusion of any recommended improvements (if determined necessary following staff review).

Motion carried 7-0-1, with Commissioner Finkeldei abstaining.

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ITEM NO. 12 TRANSPORTATION IMPROVEMENT PROGRAM (RTG)

Receive and approve the FY 2008-2012 Transportation Improvement Program (TIP) – Amendment #1 and Program of Projects for the Lawrence Transit System: Approval of this TIP Amendment will include the addition of Job Access-Reverse Commute (JARC) funding for the Lawrence Transit System, addition of Transportation Enhancement (TE) funding for the Burroughs Creek Rail-Trail Project, deletions and revisions to Douglas County road improvement projects, approval of the Program of Projects (POP) for Lawrence Transit, addition of a map showing the locations of TIP projects, and various other revisions and corrections to the TIP text and tables. This TIP amendment can be viewed at <http://www.lawrenceks.org/pds/>

STAFF PRESENTATION

Mr. Todd Girdler presented the item.

Commissioner Hird asked if the improvement of Church Street in Eudora was because of lack of funding.

Mr. Girdler said yes, the projects removed were removed by the County Public Works Director because the funding was not going to be there, but that the project may be put back in later. The TIP has to be a realistic reflection.

PUBLIC HEARING

No public comments.

ACTION TAKEN

Motioned by Commissioner Moore, seconded by Commissioner Hird, to approve the 2008-2012 TIP Amendment #1 and instruct staff to forward the approved TIP amendment to KDOT.

Unanimously approved 8-0.

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MISCELLANEOUS NEW OR OLD BUSINESS

Commissioner Moore recommended the Planning Commission agenda be separated from the agenda item attachments on the Planning website.

Mr. McCullough introduced the new City Transportation Planner, Bart Rudolph.

Consideration of any other business to come before the Commission.

PUBLIC COMMENT SECTION

Adjourn 11:05pm