

City of Lawrence
Planning Commission minutes
July 20, 2009

MEMBERS PRESENT: Carter, Dominguez, Finkeldei, Harris, Hird, Moore, Singleton

MEMBERS ABSENT: Blaser, Chaney, Rasmussen, Student Commissioner Shelton

STAFF PRESENT: McCullough, Stogsdill, J. Miller, M. Miller, Uddin, Ewert

PC Minutes 7/20/09 **DRAFT**

ITEM NO. 4 SPECIAL USE PERMIT FOR A DRIVE-THRU WINDOW; 1520 WAKARUSA DR (SLD)

SUP-5-7-09: Consider a Special Use Permit for the addition of a drive-thru window for an eating and drinking establishment in the CN-2 Zoning District Wakarusa Market Place, located at 1520 Wakarusa Dr Ste A-B. Submitted by Peridian Group Inc, for Block & Company Inc Realtors, property owner of record.

STAFF PRESENTATION

Ms. Sandra Day presented the item.

Commissioner Hird asked if there was any comment received from Brandon Woods.

Ms. Day replied no.

APPLICANT PRESENTATION

Mr. Aaron Gaspers, Peridian Group, was present for questioning. He stated that they are working with Westar Energy for an encroachment agreement.

Commissioner Carter inquired about the queue for the drive-thru.

Ms. Day said the backup will be in secondary traffic areas, not in front of stores. She said the area meets the provision of four cars worth of space in the drive thru lane. She said the use is not fast food and there will not be an no order box.

PUBLIC HEARING

Ms. Donna Bell, Brandon Woods, asked if this was going to be a drive thru for Zig & Macs.

Mr. McCullough said no.

Ms. Bell asked what the use would be for.

Ms. Kim Bartulos, representative for the property owner, said it would be a business serving coffee and breakfast items with a lunch component.

ACTION TAKEN

Motioned by Commissioner Hird, seconded by Commissioner Chaney, to approve SUP-05-07-09, a Special Use Permit for the addition of a drive-thru use in the CN2 District located at 1520 Wakarusa Drive, based upon the findings presented in the body of the staff report and subject to the following conditions:

1. Prior to the release of the site plan for issuance of building permits the applicant shall provide a copy of the Westar Encroachment agreement.
2. An ordinance per Section 20-1306(j) shall be published by staff.

Unanimously approved 7-0, with student Commissioner Shelton voting in favor.