

PC Minutes 5/24/10

ITEM NO. 1 SPECIAL USE PERMIT FOR NORTH BOWERSOCK MILLS & POWERHOUSE; 1000 POWERHOUSE NORTH RD (AMB)

SUP-3-4-10: Consider a Special Use Permit for the construction of the North Bowersock Mills & Powerhouse, Utility and Service, Major, located at 1000 Powerhouse North Road. Submitted by Bowersock Mills & Power Company and the City of Lawrence, property owners of record.

STAFF PRESENTATION

Ms. Amy Brown presented the item.

Commissioner Harris inquired about the No Rise Certificate.

Ms. Brown said there are specific standards that FEMA gives out for development in the regulatory floodway. One of those is the provision of a No Rise Certificate which basically means there will be no rise as a result of the development.

Commissioner Harris asked if the ground is raised up.

Ms. Brown said no, the water (flood) level.

APPLICANT PRESENTATION

Ms. Sarah Hill-Nelson, Bowersock Mills and Power Company, said they would like some evening interior light. She also stated that the ownership may change to a Limited Liability Company, but would be operated by Bowersock Mills.

PUBLIC HEARING

Mr. Ted Boyle, President of North Lawrence Improvement Association, felt it was a good project for North Lawrence and would contribute to the economic welfare of North Lawrence. He encouraged Planning Commission to approve the Special Use Permit.

ACTION TAKEN

Motioned by Blaser, seconded by Commissioner Harris, to close the public comment.

Motion carried 7-0.

Commissioner Carter asked if there should be a change to the condition for lighting.

Ms. Brown said the applicant submitted information to staff ahead of time and part of that is addressed in the staff report. She said it could be addressed in the photometric plan, which is a condition of approval, so no change is needed to the conditions.

Commissioner Harris inquired about flooding. She asked if the area floods and the building is damaged would there be a cost to the community to repair.

Ms. Brown said by nature the building is meant to be flooded because it is located in the river. She said she was not sure that they could get flood insurance with the nature of the building.

Motioned by Commissioner Carter, seconded by Commissioner Chaney, to approve Special Use Permit (SUP-3-4-10) for the construction of the North Bowersock Mills & Powerhouse, Utility and

Service, Major, based upon the findings presented in the body of the staff report and subject to the following conditions:

1. Publication of an ordinance per Section 20-1306(j).
2. Approval of a Floodplain Development Permit, including submission of a no-rise certificate and HEC-RAS or equivalent hydraulic model as requested by the Stormwater Engineer, prior to release of Special Use Permit for building permits.
3. Approval of a lease agreement with the City of Lawrence for the use of city-owned property.
4. Submission of a photometric plan showing the location, size and wattage of fixtures.
5. Applicant shall provide a revised site plan with the following changes:
 - a. Correctly show the location of the access road on the southernmost edge of the levee under the Kansas River bridge.
 - b. Move the stand pipe on the south wall as close as possible to the stair door.
 - c. Show location of fire hydrant that meets 2006 IFC C105.1.
 - d. Show location of Fire Department Connection (FDC) on west wall of building next to main door.
 - e. Revision of the surface summary to add square footage amounts for building and pavement.
 - f. Add material notation for canoe portages and fishing deck.
 - g. Add the following notes:
Proposed Use: "Utility and Service, Major"
 - h. Add City of Lawrence as property owner:
City of Lawrence, KS
PO Box 708
Lawrence, Kansas 66044
785.832.3000

Motion carried 7-0. Commissioner Dominguez was not present at the meeting yet.