

ITEM NO. 2A PRELIMINARY PLAT FOR JOHNSTON ADDITION; 706 E 23RD ST (MKM)

PP-16-00261: Consider a Preliminary Plat for Johnston Addition, a one lot commercial subdivision containing approximately 1.5 acres, located at 706 E 23rd St. Submitted by Johnston Investments Company, LLC, for Lawrence Brothers, LLC, property owner of record.

ITEM NO. 2B SPECIAL USE PERMIT; MICROBREWERY; 706 E 23RD ST (MKM)

SUP-16-00262: Consider a Special Use Permit for a *Manufacturing and Production, Limited* use to accommodate a microbrewery, located at 706 E 23rd St. Submitted by Johnston Investments Company, LLC, for Lawrence Brothers, LLC, property owner of record.

STAFF PRESENTATION

Ms. Mary Miller presented items 2A and 2B together.

APPLICANT PRESENTATION

Mr. Dean Grob, Grob Engineering, was present for questioning.

PUBLIC HEARING

No public comment.

COMMISSION DISCUSSION

Commissioner von Achen asked if this was the owner's first microbrewery.

Mr. Cory Johnston said yes, it was his first microbrewery. He said he would require his staff to be experienced in their roll.

ACTION TAKEN on Item 2A

Motioned by Commissioner Britton, seconded by Commissioner Carpenter, to approve the Preliminary Plat, PP-16-00261, of Johnston Addition subject to the following conditions:

1. Applicant shall provide a revised preliminary plat with the following changes:
 - a. Addition of the following note: *"With the dedication of additional right-of-way for E 22nd Street the existing building encroaches into the required rear setback; however the structure is not considered a nonconforming structure per Section 20-1503(a) of the Development Code."*
 - b. Add leader line between portion of open-sided building to be removed and label.

Commissioner Kelly said he was excited about this project and that he liked to see infill.

Unanimously approved 6-0.

ACTION TAKEN on Item 2B

Motioned by Commissioner Britton, seconded by Commissioner Willey, to approve the Special Use Permit, SUP-16-00262, for a *Manufacturing and Production, Limited* use to be located at 706 E 23rd Street and forwarding the item to the City Commission with a recommendation of approval subject to the following conditions:

1. The following items shall be provided prior to the release of the site plan for processing of a building permit:
 - a. Executed site plan performance agreement.
 - b. Erosion control plan for the City Stormwater Engineer's approval.
 - c. Lighting spec sheets to insure building mounted fixtures are the lumen equivalent of lights less than 150 watt incandescent or that full cut-off fixtures are used.

2. Prior to the release of the Special Use Permit site plan, the applicant shall provide a revised drawing with the following changes:
 - a. Application of additional architectural treatment to the main entry to achieve visual prominence.
 - b. Revision of the access drive on E 23rd Street, if necessary, based on KDOT's review of the additional Traffic Information.
 - c. Addition of the following note, " Special Events on the property require approval of a Special Event Permit."
 - d. Addition of recording information (Book and Page Number) for the dedicated shared access easement.
 - e. Addition of the following note: "*The future building addition is shown for information purposes. A site plan will be submitted for approval prior to the construction of this addition.*"

Unanimously approved 6-0.