

**Minutes**  
**City of Baldwin City Planning Commission**  
**May 10, 2022 at 7:00 P.M.**

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Location: Baldwin City Library, 800 7<sup>th</sup> Street, Baldwin City, Kansas

Chairperson, Richard Dechant called the meeting to order at 7:03 P.M.

Members present included Chairperson, Richard Dechant, Vice Chairperson, Matt Kirby, and Joe Salb. Members absent were Ted Madl and Dustin Baker. Baldwin City staff present: Russ Harding Building Official and Zoning Administrator, and Mattie Robertson Administrative Assistant Public Utilities Building.

Chairperson, Richard Dechant started the meeting and Matt Kirby made a motion to approve the minutes of the last regular meeting on March 8, 2022 as presented. Joe Salb second the motion and the meeting minutes were approved 3-0

Being no other unfinished business, Chairperson, Richard Dechant moved right into new business.

1. To consider a rezone from R-1A to IP-1

Chairperson, Richard Dechant opened the floor to George McCrary representative for the applicants. What they have seen and feel they have met in planning for the needs in the community right now. 1. Being self-storages, even though there are 2 or more in town there is still a need. 2. Being trade space like the one on West College St. where there is an office with a garage door where someone can go make cabinets then go out and deliver them. 3. Would be to have some covered parking for RV's and campers. The closest place around Baldwin City would be Pomona or Clinton Lake. There are a lot of RV's and boats sitting in people's driveways so there is a high demand for that in our community.

Next George wanted to go through the staff recommendations and address what they believe or their thoughts of how their plans may differ a little but they may also comply to the comprehensive plan of 2008. He realizes those are the guidelines the City has to go by but also realizes that as things develop things change. Things are new and different so asking for consideration in the rezone from R-1A to IP-1. Prior to the 2008 comp plan the whole plot area was agriculture and the future planning of the City at that time was to zone it as R-1A which was adopted in 2008. All they are only asking for is a small portion to be rezoned not the entire plot of land.

George discussed how they did talk to neighbors and trying to get feed back and input from those in the neighborhood. He described what was around the property in each direction and how what they are proposing to do with the property if rezoned would not affect the neighborhood noise and traffic any more than what is already present. He went on to state that the comp plan of 2008 shows High St all the way to 56 highway and 10<sup>th</sup> street to both become main corridor through town. He showed how they try to put in buffer zones for the neighborhood.

Finally, George stated that there are no other factors. But he wanted to point out several... the comp plan is 15 years old, there have been numerus people look at the property but there are

many factors that prohibit the property to be reasonably developed for residential use. It is in the flood plain, also, there is the major sewer line right down the middle of the property.

Chairperson, Richard Decant opened up for public comment.

Steve Grammar 906 7<sup>th</sup> St wanted to know if there would be someone on site at the storage facility. He also wanted to know if the RV and camper spaces were going to be open or covered.

Alan Wright 822 Jersey asked if the project was going to be fenced will it be paved or gravel?

Jill Boyle 920 Indiana asked what would be the access street? 10<sup>th</sup> street is already congested and too narrow for traffic.

Ronald Dalquest 1417 10<sup>th</sup> asked if there any plan to widen 10<sup>th</sup> street or Orange St? They would certainly need to be widened to accommodate more traffic. They got the funding to put in an 8' sidewalk all the way to Ottawa wondering if they were going to look at widening some streets.

Russ Harding, Zoning Administrator explained that there are no current plans to widen either road but that doesn't mean that it might not happen in the future, but that is something that has to be worked out through city council. The sidewalk was a KDOT grant funded project from the State and that is how the funds for that came about. The city would not have been able to bear that cost with out the KDOT grant.

Chelsea Paxton 801 Orange St asked if there anything in their plans to get people to use 10<sup>th</sup> St as the major road through town? She lives at the corner of 8<sup>th</sup> and Orange and people tend to use 8<sup>th</sup> street and do not take the corner very well. She has seen people take out the sign and drive into yards coming around the corner. Just wondering if that issue will be addressed.

George McCrary stated that a lot of the traffic concerns are already an issue and are not ones that will be new due to the project.

Steve Grammar wanted to know if they could go to the city and ask for help to move the traffic west off the main city streets.

Russ Harding, Zoning Administrator explained that there is a plan to address traffic on the brick streets which were built for horse and buggy and have held up remarkably well considering. There is talk about the future for a truck route, but it is a work in process with the city council.

There was a bit more discussion and Chairperson, Richard Dechant closed the floor on public comment.

Russ Harding, Zoning Administrator wanted to make it clear that his staff report says we are not in favor of the plan, but he is bound solely to what is in the 2008 Comp plan to give the staff recommendation report. The City council has final decision no matter what the commission decides.

Discussion amongst the commission members but ultimately, they did not feel comfortable trying to make a decision on this without all the members present.

Joe Salb made a motion to table until next meeting Vice Chairperson, Matt Kirby second the motion. Approved 3-0

2. To consider special use for commercial kitchen at 7<sup>th</sup> and Indiana.

Chairperson, Richard Dechant opened the floor to Raven Naramore applicant. Raven explained that it would be a catering business out of her back yard. She stated that there will not be any food truck delivery as it is a small catering and she will do her own shopping.

Steve Grammar stated he is in favor of the conditional use.

Russ Harding, Zoning Administrator wanted to make it clear that on a conditional use if property is sold the conditional use is not transferred to the new owner.

Staff recommendation is in favor of the conditional use.

Vice Chairperson, Matt Kirby was concerned about it being a burden on the utilities.

There being no further public comments, Joe Salb made a motion to recommend to City Council the approval of the Conditional Use petition.

Matt Kirby seconded the motion.

Motion was approved 3-0.

Seeing no further business, Chairperson, Richard Dechant stated he would entertain a motion to adjourn.

Joe Salb moved and Chairperson, Richard Dechant seconded a motion to adjourn the meeting at 8:12 pm. The motion passed 3-0.

Respectfully submitted by:

Mattie Robertson, Administrative Assistant