

City of Peabody, KS
Planning and Zoning Commission
Minutes of the December 19, 2022 Meeting

CALL TO ORDER: The regular meeting was called to order by Pandeia Smith at 7:10pm. Members present were Joan Berg and Kenny Rogers; Joe Hutchison attended via telephone; Taylor Ensminger was present as the Zoning Administrator.

MINUTES: There was no November meeting and therefore no minutes to approve. Pandeia forgot that meant the October minutes needed to be approved and failed to provide them.

Members of the Public Present: Dennis Riggs, Richard Baker

Administrator Report:

A list of construction permits issued since November 1 was provided.

902 Vine need to figure out the next step since a building permit was not obtained and the city doesn't have an enforcement personnel currently. The property owner is willing to file the permit application but the contractor doesn't have a valid city license. Taylor will discuss with the property owner again.

Dennis Riggs and Richard Baker presented a project for Vintage Bank Kansas. The bank intends to add a drive through ATM in a few of the parking stalls north of the building. The bank would also like to make improvements to the alley going south out of the parking lot since it will have increased traffic with the drive through.

Kenny Rogers advised they also need to contact Atmos Energy since they have a service line in the alley. Joey advised they get a cross lot agreement with the post office property owner to prevent any issues with use.

Riggs confirmed that no permit had been issued in 2022 when they first discussed this project. The bank hopes to begin construction in January 2023.

Joan Berg asked about the status of permits and zoning at the Affordable Street Rods location. Berg wondered if they had applied for another building permit since it looks like they were in the process of constructing a structure. Discussion was held about whether zoning had or had not been changed previously that allows for business operation at that location.

Joe Hutchison reminded Commission members that Randy Dallke had previously inquired about the property he had acquired on Spruce Street. He just needs to bring in an affidavit stating it was a mobile home park before adoption of the current statute.

ADJOURNMENT: Meeting was adjourned at 7:50pm with a motion by Joan, seconded by Kenny.

NEXT MEETING: Monday, January 16, 2023 7:00pm at city hall council chambers

Tabled Business:

- Checklist for variance requests to make the process clear for applicants, staff, and board members.
- Creation of by-laws section concerning the review of building permits
- General adoption of by-laws
- Review/revision of building permit application form and requirements
- Develop ordinance for ponds