

PHILLIPSBURG PLANNING COMMISSION

Phillipsburg City Office,

945 2nd Street

March 19, 2024

5:30 P.M.

ATTENDANCE PRESENT: Caleb Breon, Mike Erhart, Doug Isernhagen, Tad Felts, Mike Shied, Craig Cole, Lauren Weinert, Mike James

ABSENT:

ALSO PRESENT: Tim Driggs, City Administrator, Tim Ellenberger, Shawn Ellenberger, Max Dibble, Randall Hrabe, Bill Prochazka, Chris Byer, Kirby Ross, Ken Glasscock, Joel Laurin, Cyrstal Laurin.

CALL TO ORDER Driggs called the meeting to order at 5:30 p.m. Driggs reminded all persons present that these meeting are recorded for documentation for minutes.

CHANGES TO THE AGENDA Shied moved to approve the agenda as presented. Felts seconded the motion. All in favor. Motion pass.

APPROVAL OF MINUTES Felts made the motion to approved the minutes as presented. Shied seconded the motion. All in Favor. Motion passes.

NORTHWEST KANSAS PLANNING & HOUSING DEVELOPMENT Bill Prochazka addressed the planning commission with concerns about the proximity of the housing development. Prochazka has been in the air craft business for over 30 years and building houses this close to the the runway, will inadvertently cause damage to the homes.

Councilman James provided some concerns from his review of the proposed sketch & narrative. Several concerns about why Armory Lane is not being extended to the edge of the development for further development. Also concerned as to why south sixth street does not tie into armory lanc. Several concerns had been brought to the council about drainage concerns. Water/Sewer utilities located in the street right of way. Is there a way that those could be moved outside of the streets to prevent damage to the streets later in those utilities' lives. James asked the engineer if they have reviewed the setback requirements for the layout? Several lots appear to be very tight and might make building

difficult. James also had concerns about utility easement and how difficult some might be to access. James question why some lots are landlock to the sides and rear with no access.

Bill Prochazka left the meeting at 5.55pm.

Randall Hrabe addressed the Planning Commissioner during the review of the proposed sketch and narrative. Hrabe indicated that they disagree with the extensions of Armory Lane and south sixth street because they adjacent land owners are not in favor of this. Utilities was discussed and concerns of placing water and sewer to close for regulatory requirements. Erhart echoed some of the same concerns as James. Erhart asked about driveway along seventh street and how the drainage would be dealt with along seventh street. Hrabe indicated that unless the city was will to redo seventh street that the driveways will have culvert under the drives. Erhart asked if a drainage study had been completed for this area or this project. Byer's indicated that they have not completed a study on this project yet. Penco is waiting on feedback from the planning commission. Cole indicated the south west side of seventh & Santa Fe has terrible drainage.

Driggs was concerned about utilities under the streets and how they look at the constructability. How would taps be achieved without tearing the new streets up as they build new houses. Discussion followed about utility locations.

Sheid indicated he is strongly not in favor of extending south sixth street due he lives in this neighborhood and you look at the existing streets and the kids playing in the neighborhood and they sufficient. Neighborhood are quiet and additional access is not needed. Sheid asked what that cost to extend would be. What the cost vs benefit? Hrabe indicated it would be approximately \$400K to build. Shied indicated that he does not seem any value in the road extending. Breon questioned the time line of two years to have a house built on each lot. Hrabe indicated they are still working on it. He assumed they would not be any metal building and would all be single family homes.

Erhart made motion was made that developer should be required to complete drainage of the entire project, review of all landlocked lots, extension of south sixth street to tie into armory lane- cost vs benefits, review process to continue as engineer addresses these concerns.

Isernhagen seconded the motion. All in Favor. Motion passed.

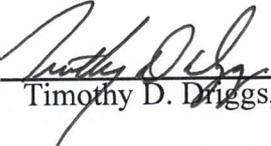
Tad Felts announced his retirement from the Planning Commission.
Driggs thanked felts for his years of service on the planning commission.
10 plus years served.

Next meeting will be April 17, 2024.

ADJOURN

Shied made the motion to adjourn. Breon seconded the motion. All in
Favor.

This meeting was adjourned at 7:30 pm



Timothy D. Driggs, Secretary

