

SABETHA PLANNING COMMISSION

MINUTES

JULY 11, 2019

A meeting of the Sabetha Planning Commission was held at the Sabetha City Hall on July 11, 2019. Board members present were: Scott Wedel, Matt Heiman, David Koch, Scott Krebs, Jerry Johnson and Shannon Stapleton. Also in attendance were: Jeff Ulrich, Tammi Ulrich, Dale Ulrich, Karen Ulrich, Dave Frey, Joyce Frey, Dennis Stones, Mike Althouse, Betty Niehues and Doug Allen.

At 7 PM Scott Wedel opened the meeting and began discussion on hearing No. Z-CU 19-145. The hearing is for a Conditional Use for Jeff Ulrich to build an oversized accessory building on a vacant lot in R1-B (Single Family Residential) District.

Scott then asked Jeff Ulrich to explain his plans for the lot. Jeff then proceeded to give the Planning Commission a handout showing how it would set on the lot and how it would look from the outside. He also stated that his house is a few hundred yards from this location, his sister and brother-in-law are adjacent to the property and his mother and father live across the street so he will always keep the property looking nice.

Mike Althouse stated he was not concerned how Jeff would keep the property but was concerned about the next potential owner. Ten years down the road how will it look and who would own it.

Dennis Stones originally thought it was going to be used for Jeff's Sons business but was assured by Jeff that it was just to house his personal vehicles and recreational toys.

Jeff then stated at some time he would like to see one of his family members build a home on the front side of his property.

Betty Niehues did not want to look out her front window and have this big metal building right in front of her. Since he is putting the storage building on the very back of the property she has no problem with it.

The Planning Commission then discussed the Conditional Use. Shannon Stapleton said it is very important to work with your neighbors and try to meet their request when possible. David Koch stated that he did not feel that this portion of the lot could have a house built on it, that it was too close to the storm water ditch which could cause flooding problems. So we are not taking possible housing opportunities away by granting this request. Scott Krebs then asked the neighbors if they were against this Conditional Use because if they were not it will probably be approved. No one said they were against it going through.

Scott Krebs made a motion recommending the Conditional Use be approved and passed on to the City Commission for final approval on Hearing NO. Z-CU 19-145. Matt Heiman seconded. There being no further discussion the motion was approved 6-0. The Meeting was adjourned at 7:32 PM.

