



DRAFT

PLANNING COMMISSION MEETING

Minutes

Tuesday, January 10, 2023 at 7:00 pm

MEETING LOCATION: 520 N. Commercial Ave

(Council Chambers)

1. CALL TO ORDER / ROLL CALL

Minutes:

CALL TO ORDER / ROLL CALL Chair, Connie Stout, opened the Planning Commission Meeting at 7pm.

Board Members present Connie Stout, Seth Queen, Scott Thomas, Debbie Harrison, Tyler Mosiman, Steve McGinn Board Member absent Clint Brown

Others present: Shelia Agee, Deputy City Clerk; Janice Tobisch, Charisse Bansemer, Nova Bansemer-Fast, Abbigail Bansemer, Danny Bevan_____

2. ADDITIONS / DELETIONS TO AGENDA

Minutes:

Motion by Tyler Mosiman to approve agenda as presented. Second by Debbie Harrison.

Vote results:

Ayes: 4 / Nays: 0

3. APPROVAL OF MINUTES

Minutes of September 29, 2022, Planning Commission Meeting

Minutes:

Motion by Tyler Mosiman to approve minutes as presented.

Second by Steve McGinn.

Vote results:

Ayes: 5 / Nays: 0

4. PRESENTATIONS/PUBLIC FORUM

Minutes:

It is 7:05pm and I call agenda item 1, which is a public hearing on Case No. BZA-CU-2022-11 pursuant to Section 10-108 of the City Zoning Regulations, requesting a conditional use as an exception, to permit the establishment of a certified commercial kitchen to produce local products for residents and others on property zoned as the R-1 Single and Two Family Residential District. Applicant, Charisse Bansemer, owner of Kansas Flavor, LLC, presented information concerning the conditional use permit. Kansas Flavor is in partnership with Serenity Farms, a hot sauce

company, and a local baker. They distribute meats statewide throughout Kansas. Primarily, they are a food sales distributor of seasonings/rubs. Charisse is requesting a conditional use permit to convert garage into commercial kitchen to produce seasonings/rubs. There will be no noise issues. She will hire 1 or 2 employees. No obnoxious smells. Will have 4 ovens. She plans to open meat, cheese, and seasoning store downtown in the future. Two neighbors appeared and after presentation had no questions. All questions were answered through presentation. Danny Bevan and Janise Tobisch approve.

5. NEW BUSINESS

CONDITIONAL USE PERMIT

Minutes:

Motion by Tyler Mosiman: Having considered the evidence at the hearing and determined that the findings of fact in the Conditional Use Report support the conclusions as set out in Section 10-108C of the Zoning Regulations which are necessary for granting a conditional use, I, Tyler Mosiman, move that the Chairperson be authorized to sign a Resolution granting the conditional use for Case No BZA-CU-2022-11 as requested. Second by Scott Thomas. Passed by unanimous vote.

Vote results:

Ayes: 5 / Nays: 0

6. UNFINISHED BUSINESS

7. ADJOURN

Minutes:

Motion by Tyler Mosiman to adjourn Planning Commission meeting at 7:34pm.

Second by Steve McGinn.

Vote results:

Ayes: 5 / Nays: 0