



CITY OF TOPEKA

TOPEKA PLANNING COMMISSION

MINUTES

Monday, October 16, 2017

6:00PM – Municipal Building, 214 SE 8th Street, 2nd floor Council Chambers

Members present: Wiley Kannarr (Chair), Brian Armstrong, Ariane Messina, Dennis Haugh, Rosa Cavazos, Katrina Ringler, Carole Jordan, Matt Werner, Marc Fried (9)

Members Absent:

Staff Present: Bill Fiander, Planning Director; Mike Hall, Planner III; Annie Driver, Planner II; John Neunuebel, Planner II; Kris Wagers, Administrative Officer; Mary Feighny, Legal; Dan Warner, Planner III; Tim Esparza, Planner I

Z17/04 by David Bussard requesting to amend the District Zoning Classification from "O&I-1" Office and Institutional District to "C-2" Commercial District on a 1.4 acre property located at 2655 SW Wanamaker Road to provide for expanded office building and larger sign. (Neunuebel)

Mr. Neunuebel presented the staff report and staff recommendation for approval of the proposed amendment to the district zoning classification.

Following administrative questions from commissioners, Scott Gales of Architect One came forward representing the applicant. He explained that the current square footage of the building exceeds that allowed by the current zoning and the current sign exceeds the allowable size. He went on to state that the application for re-zoning came about because of the success of the property and the opportunity to add square footage to rent for office space. Mr. Gales stated that the property is better suited for C-2 zoning in part because of the zoning of surrounding properties. He then gave some information about the planned modernization of the current building which will be part of the addition.

With no questions from commissioners, Mr. Kannarr declared the **public hearing open**. None came to speak and Mr. Kannarr declared the **public hearing closed**.

Motion by Ms. Jordan to recommend approval to the Governing Body of the reclassification of the property from O&I-1 Office and Institutional District to C-2 Commercial District; **Second by Mr. Werner**.
APPROVAL (9-0-0)

DRAFT