



CITY OF  
**TOPEKA**

**MINUTES**

## **TOPEKA PLANNING COMMISSION**

**Monday, January 23, 2023**

**6:00PM**

**Members present:** Marc Fried (2022 Chair), Corey Dehn (2023 Chair), Del-Metrius Herron, Jeff Preisner, Jim Kaup, William Naeger, Donna Rae Pearson (2023 Vice Chair), Jim Tobaben, Matt Werner (9)

**Members Absent:** (0)

**Staff Present:** Rhiannon Friedman, Interim Planning & Development Director, Dan Warner, Planning Director; Ian Trefren, Associate Planner; Kris Wagers, Administrative Officer; Mary Feighny, Legal

**Public Hearing of PUD23/01 Potwin Lofts II PUD by Potwin Lofts, LLC** requesting to amend the district map on properties located at 400 & 500 SW Washburn, from R-2 Single Family Dwelling District and X-1 Mixed Use District to PUD Planning Unit Development with M-2 Multiple-Family Dwelling District and X-1 Mixed Use District uses, respectively. The PUD will permit a portion of the church to be used as apartments and the adjacent parcel as associated parking.

Mr. Trefren reviewed the staff report and staff's recommendation of approval with conditions.

With no questions from Commissioners, Mr. Dehn invited the applicant to come forward to speak.

Mark Burenheide came forward. He explained that Potwin Presbyterian Church added the structure under consideration to the original building back in the 1950s. They plan to continue using the original structure but no longer need the additional space of the add-on.

The project is to create 6 residential lofts, 3 per floor. Parking will be available in the parking lot included in the PUD Master Plan. The apartments will be market-rate and, based on other similar apartments owned by Mr. Burenheide, he has no concerns about being able to lease them. In conclusion, he believes the project will be a nice addition to Potwin and keep the building from decaying and becoming a blight for the neighborhood.

Mr. Kaup asked if all the available space is being used and Mr. Burenheide confirmed that it is.

Mr. Dehn declared the **public hearing open** and with none coming forward to speak, he declared the **public hearing closed**.

Mr. Kaup asked staff if there is a parking variance contained within the PUD and Mr. Warner confirmed that there is.

**Motion** by Mr. Preisner, **Second** by Mr. Kaup to recommend to the Governing Body approval of the proposed zoning, subject to the conditions listed in the staff report, which are to be included in the ordinance adopted by the Governing Body. **APPROVED** 9-0-0