



PLANNING COMMISSION MEETING

City Hall – 131 N Main St

February 22, 2021 at 7:00 PM

AGENDA

CALL TO ORDER

ROLL CALL

Members Present:

David Woodard, Bret Albers, Melanie Block, Steve Gile, Chad Harrison, David Rich, Ryan Runnells (phone), Bryan Mason. Staff Present- Danielle Young, City Admin/Clerk

OTHERS PRESENT - Roger Zerener and Lisa Meintner

APPROVAL OF MINUTES

Planning Commission Minutes January 6, 2021

Motion: Approve the minutes of the January 6, 2021 Planning Commission meeting.

Motion made by Planning Commission member Melanie Block, Seconded by member Bret Albers.

Motion passed 8-0.

CITIZEN COMMENTS

Roger Zerener addressed the Planning Commission and proposed the idea of using apartment 204 at 229 N Main as a full-furnished short term rental.

Roger Zerener stated he currently rents his 4 apartments on a 6-12 month lease and hopes to work with the White Barn venue or thought relatives in town could benefit have a place to rent on a short basis. In other communities, he's seen nicer homes and nicer areas of town with short term rentals. He has been pleased with his vacancy, but would like to try a short-term rental for 6 months and if it's doesn't work, he'll change it back to a longer lease.

NEW BUSINESS

DISCUSSION OF SPECIAL USE PERMIT AT 229 N MAIN

There are currently 4 apartments. Block asked why he was changing the length of term and Zerener stated there could possibly be an increase in revenue.

Administrator Young stated that the current Special Use Permit at 229 N Main allowed for 4 residential apartments to be built and was asking the Planning Commission for clarification if a short-term rental fell under the current Special Use Permit. Young reviewed that other neighboring towns such as Wichita, Goddard, Kingman and Lindsborg did not regulate them. Young reviewed the definitions from the Cheney Zoning Code

regarding “Apartment” and “Motel” and stated that the definition of “Apartment” did not define the length of lease.

Albers thought it was a great way to keep people in town. Harrison thought it was a great idea for the community and family members and saw no need for a new special use permit to be issued.

There was a consensus amongst members that the current special use permit was valid.

David Rich didn’t think there should be any additional restrictions in place on length of terms for leasing. He thought the City could keep it on the horizon and regulate at a later time if issues came up, such as several within the city.

ADJOURN

Motion to adjourn the meeting at 7:30 pm.

Motion made by Planning Commission member David Rich. Seconded by Planning Commission member Bret Albers. Motion carried 8-0.

Planning Commission Chair, David Woodard

Danielle Young, Secretary