

PHILLIPSBURG PLANNING COMMISSION

Phillipsburg City Office,

945 2nd Street

January 17, 2024

5:30 P.M.

ATTENDANCE PRESENT: Doug Isernhagen, Tad Felts, Mike Shied, Craig Cole, Lauren Weinert,

ABSENT: Caleb Breon, Mike Erhart

ALSO PRESENT: Tim Driggs, City Administrator, Tim Ellenberger, Shawn Ellenberger, Max Dibble

CALL TO ORDER Driggs called the meeting to order at 5:30 p.m. Driggs reminded all persons present that these meeting are recorded for documentation for minutes.

CHANGES TO THE AGENDA

Driggs indicated that the mayor accepted Kelly Bertholf resignation this afternoon. Also that Doug Isernhagen was sworn in this morning as the newest member of the Planning Commission.

PCED HOUSING DEVELOPMENT

Sketch Plan & project narrative was reviewed. Discussion was held about process and requirements for this project and developments. Discussion was held about the drainage concerns streets, and the layout of the houses. Cole made the motion to approve sketch plan & narrative for PCED Housing project to move forward to the pre-plat process. Felts seconded the motion. Discussion follow about the roads and streets. Driggs indicated that as part of the sub-division regulations the streets would be needed to be brought up current standards. Isernhagen discussed that those cost should be included in the development. Cole amended his motion to include that the streets shall be brought up to current standards as part of the development construction. Felts seconded the motion. All in Favor

COMMISSIONER DIBBLE

Commissioner Dibble requested to address the commission. Driggs indicated that he was not on the agenda and that we are not taking public comment at this time. Commissioner Dibble objected and Driggs allowed 5 minutes.

Commissioner Dibble presented an update and overview of the Northwest Kansas Planning and development proposed housing development. Dibble

indicated that Phillips County applied for a base grant for a housing development. Phillips County received a base grant for \$1,608,287 which prompted the purchase of approximately 21 acres of property located in the City of Phillipsburg by Northwest Kansas Planning and Development from the Jansonius Family. Base Grant is for infrastructure only such as electrical, gas, sewer, water, streets and curb and gutter. No county tax dollars involved. They will apply for some moderate-income housing funding to knock off 30k. Looking for additional funding assistance. Dibble indicated that these houses will have no special assessments.

Driggs highlighted that there is a process in place that must be followed for submittals of developments. Driggs provided guidance as where those regulation are at and informed Commissioner Dibble that Northwest Kansas Planning and Housing should have hired an engineer that should be well versed in these procedures as they are fair consistent from community to community. Commissioner Dibble informed the commission that Penco Engineering was contracted by Northwest Kansas Planning and Housing.

Dibble indicated that after all the infrastructure is completed that there is scheduled for five to ten houses will be built west of 7th street and the driveway will attach to 7th street. Base Grant money can only be spent on the twenty-one acres of this development. Base grant is all required to be spent within the two-year window. Dibble Reiterated that no county tax dollars will be used. Northwest Kansas Planning and Housing has taken all the responsible for the project. Dibble discussed that he had been in discussion with Shied about the use of materials from a supplier in Hays at a lesser cost for the street and curb& gutter. Driggs indicated that currently that material has not been approved by the City of Phillipsburg and does not comply with the technical specifications of the City of Phillipsburg for use. All material will need to be approved before use.

Next meeting will be February 21, 2024.

ADJOURN

Cole made the motion to adjourn. Felt seconded the motion. All in Favor.

This meeting was adjourned at 6:22 pm

Timothy D. Driggs, Secretary