

Lawrence Co., Inc. Record No. 185438-12-78

recommended that the Board accept the low quote of Apex Fence Company, Lawrence, in the amount of \$2251. After discussion it was moved by Mr. Cragan that this recommendation be approved, seconded by Mr. Neis, and carried unanimously.

*Plan. Comm. app.
Site Plan
Heetco*

The Board considered a Site Plan Review, SP-6-24-80, which is a request for approval for an addition of fourteen 30,000 gal. propane storage tanks to the west of the existing Heetco operation located on County Road 1029, approximately one mile north of "Middle Road", submitted by Monte Milstead. This site plan was presented to the Board by the Lawrence-Douglas County Planning staff recommending approval, subject to the following conditions:

- (1) The road right-of-way line and section lines should be shown on the plan.
- (2) The six trees along County Road 1029 be Scotch or Austrian Pines with the planted height a minimum of 5 to 6 feet, should be located outside the road right-of-way.
- (3) The tanks should be located a minimum of 20 feet from the rear property line.

After a complete review it was moved by Mr. Neis that the Board approve the site plan, subject to the above-described conditions, seconded by Mr. Cragan, and carried unanimously.

*Plan Comm.
Text Amendment
Art. 19, Sec. 19-4*

At the hour of 10:00 a.m., the Board discussed four planning items with Garner Stoll, director of the planning department, Linda Finger and David Guntert, staff members. Also in attendance was Wayne Kellum, zoning administrator. The first item considered by the Board was Item No. 8 from the Lawrence-Douglas County Planning Commission minutes of May 28, 1980. This item is to consider a proposed text amendment to Section 19-4 of the Zoning Regulations for the Unincorporated Territory of Douglas County, Kansas, pertaining to allowing truck storage as a conditional use. Text Amendment--Amend Article 19, Section 19-4, of the Zoning Regulations for the Unincorporated Territory of Douglas County, Kansas, to add the following conditional use:

24. Truck storage facility and ancillary uses, open or enclosed, provided that wholesale and retail sales not be permitted on the premises. Open storage must meet the minimum yard requirements of the district in which it is located and must be screened by a view reducing wall, fence or landscaping material from adjacent public roads and adjoining properties.

This item comes to the Board with a recommendation of approval from the planning staff and the planning commission. After discussion it was moved by Mr. Cragan that the Board approve the text amendment to the Conditional Use Permit section of the Douglas County Zoning Regulations, seconded by Mr. Neis, and carried unanimously.

*Amend Land Use
Map for Clinton*

The next item considered by the Board was Item No. 9 from the Lawrence-Douglas County Planning Commission minutes of May 28, 1980. This item is to consider an amendment to the Land Use Guide Plan Map in the Clinton Reservoir Mini-Comprehensive Plan to relocate a potential major commercial center. Comprehensive Plan Amendment--Amend the Land Use Guide Plan Map in Chapter 5 of the Clinton Mini-Plan by shifting the generalized major commercial center from the intersection of U.S. Highway 40 and Kanwaka Township Road 55 (one mile east of Kanwaka Corner) to the intersection of U.S. Highway 40 and County Road 442 (Kanwaka Corner). This item comes to the Board with a recommendation of approval from the planning staff and the planning commission. After discussion it was moved by Mr. Neis that the Board send this item back to the planning commission for further study, seconded by Mr. Cragan, and carried unanimously.

The next item considered by the Board was Item No. 10 from the Lawrence-Douglas County Planning Commission minutes of May 28, 1980. This item is to consider amending the Clinton Reservoir Mini-Comprehensive Plan to include "private sector goals" for agriculture and historic preservation. Comprehensive Plan Amendment--Amend the "Private Sector Goals" section of Chapter 2 in the Clinton Reservoir Mini-Comprehensive Plan by adding the following goals:

- E. Agricultural--Provide a social, physical and economic environment that will encourage the continuation of a strong agricultural base.
- F. Historic Preservation--Encourage the maintenance and preservation of those sites or structures that have a linkage with the history of the area, "historic" features to include flora and fauna, geology, and cultural features.

This item comes to the Board with a recommendation of approval from the planning staff and the planning commission. After discussion it was moved by Mr. Cragan that the Board approve the plan amendment adding private sector goals for agriculture and historic preservation, seconded by Mr. Neis, and carried unanimously.

The next item considered by the Board was Item No. 11 from the Lawrence-Douglas County Planning Commission minutes of May 28, 1980. This item is to consider amending the Clinton Reservoir Mini-Comprehensive Plan to include a "public sector goal" for historic preservation. Comprehensive Plan Amendment--Amend the "Public Sector Goals" section of Chapter 2 of the Clinton Mini-Plan by adding the following goal: