
City of Pittsburg, Kansas
Planning Commission/Board of Zoning Appeals
Municipal Court Room, Law Enforcement Center
Monday, September 22, 2025 | 5:30 pm

- I. Call to Order
 - a. Flag Salute Led by Chairperson
- II. Consider the Following:
 - a. Approval of Minutes
 - i. Consider the approval of the July 28, 2025, Planning Commission/Board of Zoning Appeals meeting minutes.
 - 1. Motion, Second, and Vote
- III. Public Hearings
 - a. Case No. 25-21 – Conditional Use Permit – Constanza – 302 S Broadway:
Consider the petition submitted by Jose Constanza for a Conditional Use Permit at 302 S Broadway to allow for a church.
 - i. Public Hearing
 - 1. Call applicant to speak about the request
 - 2. Hear persons in favor of the request
 - 3. Hear persons opposed to the request
 - 4. Allow for rebuttal
 - 5. Close Public Hearing
 - ii. Discussion & Deliberation
 - iii. Motion, Second, Vote
- IV. Non-Agenda Reports & Requests
- V. Adjournment

City of Pittsburg, Kansas
Planning Commission/Board of Zoning Appeals
Municipal Court Room, Law Enforcement Center
July 28, 2025 | 5:30 pm

Members Present: Martin Dickinson, Mike Hanika, Blake Lallemand, Kyle Michael,
Steve Scott, Mike Wilber

City Staff: DeAnna Goering, Eve Moss, Dexter Neisler

- I. Call to Order
 - a. Meeting called to order at 5:30 PM
 - b. Chairperson Hanika led the flag salute
- II. Consider the Following:
 - a. Approval of Minutes
 - i. Consider the approval of the June Meeting Minutes (June 23, 2025)
 1. Motion: Approve June Minutes (Lallemand)
 - a. Motion: Seconded (Michael)
 - b. Motion: Carried, 6-0-0
- III. Public Hearings
 - a. Case No. 25-18 – Vacate – Maples – 14th & Home
 - i. On the motion of Wilber, seconded by Michael, the Planning Commission/Board of Zoning Appeals approved the request submitted by Jeremy Maples to vacate a utility easement near 14th & Home Streets.
 1. Motion: Carried, 6-0-0
- IV. Site Plans
 - a. Case No. 25-19 – Site Plan – City of Pittsburg – 1208 Research Road
 - i. On the motion of Dickinson, seconded by Scott, the Planning Commission/Board of Zoning Appeals approved the site plans submitted by the City of Pittsburg for an industrial manufacturing facility at 1208 Research Road.
 1. Motion: Carried, 6-0-0
- V. Non-Agenda Reports & Requests
 - a. Notice of Public Hearing for Resolution No. 1295, to consider a substantial change to an existing Rural Housing Incentive District (Silverback Landing Phase 1 Rural Housing Incentive District).

VI. Adjournment

- a. Motion: Adjourn the regular meeting of the Planning Commission/Board of Zoning Appeals. (Hanika)
 - i. Motion: Seconded (Michael)
 - ii. Motion: Carried,
- b. Meeting adjourned at

Mike Hanika, Chairperson

ATTEST:

DeAnna Goering, Secretary

25-21: Conditional Use Permit – Constanza – 302 S Broadway



Return Completed Application to:
Zoning Administrator
201 W 4th Street
Pittsburg, KS 66762

Case No.: 25-21
Date Filed: 8/18/25
Date Paid: 8/18/25
Publication Date: 9/2/25
PC/BZA Date: 9/22/25

Ref

Conditional Use Permit Application

Property Owner's Information

Name: Carlos Angeles
Address: 302 S Broadway, Pittsburg, KS 66762
Phone: 620 404-9857 Email: cangeles.psu@gmail.com

Applicant's Information

Name: Jose R. Constanza
Address: 1807 N Broadway Pittsburg Kansas 66762
Phone: 323) 743-6398 Email: joseconstanza48@gmail.com

Property Information

Street Address of Affected Property: 302 S. Broadway, Pittsburg, KS 66762
Current Zone of Affected Property: CP-4 ~~302 S. Broadway, Pittsburg, KS 66762~~
Applicant's Interest in Property: Rent (lease)
Desired Use of Property: Christian Church
Description of Submitted Plans (Plot Plan, Elevations, Etc):

Legal Description of Property: platyer Subdiv of Rogers 1st, All LT 1, Blk
6 and Adj VAC ROW. lot size 0.18 Ac lot #1 Corner lot
land use Storebuilding. property in zone CP 4.
A P N - 209-30-0-10-38-001.00-0

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AUG 18 2025

Owner's Certification

I/we acknowledge the receipt of the instruction packet explaining the method of submitting this application. I/we realize that this application cannot be processed unless it is completed in its entirety, is accompanied by all required supporting documentation as required in the instruction packet, and is accompanied by the appropriate, non-refundable fee.

I/we further certify that the foregoing information is true and correct to the best of my/our knowledge. If my/our request is granted, I/we will complete construction in accordance with plans submitted and approved by the Planning Commission/Board of Zoning Appeals (PC/BZA).

I/we authorize unannounced inspections of the subject property by City staff for the purpose of collecting information to review and analyze this request. I/we acknowledge that the PC/BZA and the Governing Body of the City of Pittsburg, Kansas, shall have authority to impose such conditions as it deems necessary in order to serve the public interest and welfare.

Owner's Signature

Date

8/13/2025

Owner's Signature

Date

8/13/2025

This application must bear the signature(s) of the property owner(s). If an authorized agent signs on the owner's behalf, the agent shall sign his own name and attach the Owner Authorization form to this application.

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AUG 18 2025

City of Pittsburg
Housing

Office Use Only

Date Received: _____

Date Reviewed: _____

☐ Approved

☐ Denied

Conditions of Approval/Reasons for Denial

Signature of Zoning Administrator

(seal)



(THIS FORM MUST BE FILLED OUT TO ACCOMPANY ALL ARIANCE APPLICATIONS MADE TO THE BOARD OF ZONING APPEALS AND ALL REZONING AND CONDITIONAL USE APPLICATIONS MADE TO THE PLANNING AND ZONING COMISSION and ALL CITYS)

Prepared for: Maria Alonso 620-308-8990

The following are the names and addresses of all persons owning property within 200 feet of the outside boundary of the property for which the request is made:

Lot Number One (1) in Block Number Six (6) in Playter’s Sub-Division of the Rogers Coal Company’s First Addition to the City of Pittsburg, Crawford County, Kansas, according to the recorded Plat thereof.

Tito Enterprises LLC	4009 SE Odell Dr, Lees Summit, MO 64082
HWallace Properties LLC	101 E Euclid St, Pittsburg, KS 66762
Jolly Fox Brewery LLC	411 W Washington St, Pittsburg, KS 66762
Falk Construction & Garage Doors LLC	3702 S Rouse St, Pittsburg, KS 66762
Bar K Ranch & Co LLC	846 S 180 th St, Pittsburg, KS 66762
Brian J. Renn & Tammy L. Renn	319 S Broadway St, Pittsburg, KS 66762
Douglas E. Thomas	624 N. Spruce St, Ottawa, KS 66067
Madison Marietta	750 S 200 th St, Pittsburg, KS 66762
BBD Systems Inc	1512 Woodland Ter, Pittsburg, KS 66762
Jones Tax & Accounting LLC	4328 NE Coalfield Rd, Scammon, KS 66773
Benjamin P. Fowler & Michelle R. Fowler	226 W Adams St, Pittsburg, KS 66762
David Lawrence Froman	1603 Woodland Ter, Pittsburg, KS 66762
Angeles Properties LLC	700 E. 31 st St, Pittsburg, KS 66762
Stephen Earl Chapman	106 W. Kansas St, Pittsburg, KS 66762
Kansas Realty Group LLC	2001 E. Cow Creek Ln, Pittsburg, KS 66762
Angel Ortega & Lilian Mendez	1705 W. 20 th St, Pittsburg, KS 66762

Done at Girard, Kansas this 14th day of August 2025.

THE CRAWFORD COUNTY ABSTRACT COMPANY, LLC.

By David J. Davis
Authorized Signor

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City of Pittsburg
Housing

THE MORNING SUN

701 N. Locust - P.O. Drawer H - Pittsburg, Ks. 66762 • 620-231-2600

AFFIDAVIT OF PUBLICATION

STATE OF KANSAS, COUNTY OF CRAWFORD,
SS:

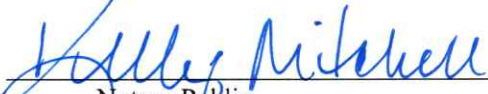
PITTSBURG PLANNING & ZONING
ATT: DEANNA GOERING
PO BOX 688
PITTSBURG KS 66762

Tiffani Gist, Of lawful age, being first duly Sworn, deposeth and saith, he/she is Legal Representative of the Pittsburg Morning Sun. A daily newspaper published in the City of Pittsburg, Crawford County, Kansas, and not a trade, religious, Or fraternal publication, and which newspaper has been entered as second-class mail matter in the United States Post Office, Pittsburg, Kansas. The Pittsburg Morning Sun has been continuously and uninterruptedly published daily for more than fifty weeks a year and has been so published for more than one year prior to the first publication Of the notice hereinafter mentioned. A copy of that notice, is hereto attached, and was published in the regular and entire edition of the Pittsburg Morning Sun:

MS: 9/3/2025

Affiant further says that she has personal knowledge of the statements above set forth, and that they are true.

Date: 9/5/2025



Notary Public
My Commission Expires:



Description	PUBLIC HEARING - CONSTANZA - 302B SOUTH BROADWAY
Order Number	5950
Order Date	9/2/2025
Number Issues	1
Pub Count	1
First Issue	9/3/2025
Last Issue	9/3/2025
Order Price	\$90.35

(Published in The Morning Sun on
September 3rd, 2025)

Public Notice

Date: August 29, 2025

Planning Commission/Board of Zoning Appeals

Notice of Public Hearing

The Planning Commission/Board of Zoning Appeals of the City of Pittsburg, KS, will hold a Public Hearing on September 22, 2025 at 5:30 pm, in the Municipal Court Room of the Law Enforcement Center, 201 N Pine, to consider a Petition for a Conditional Use Permit under the provisions of Article 30 of the Pittsburg Zoning Ordinance to allow a church at 302B S Broadway.

The property is described as:
Lot Number One (1) in Block Number Six (6) in Playter's Sub-Division of the Rogers Coal Company's First Addition to the City of Pittsburg, Crawford County, Kansas, according to the recorded Plat thereof.

Dated this August 29, 2025.

Planning Commission/Board of Zoning Appeals

ATTEST:

Dexter Neisler
Zoning Administrator

Citizens with disabilities needing accommodations in order to attend this Public Hearing should contact the City Zoning Administrator's Office at 620-230-5517 no later than 48 hours prior to the scheduled public hearing.

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SEP 11 2025

City of Pittsburg
Housing

25-21: Conditional Use Permit - Constanza - 302 S Broadway

GOERING, DEANNA

Inbox **Requests** **GIS Search** **Recents** **Reports**

Edit Contractors **New Permit/Case** **Search Permits/Cases** **Calendar**

Message Queue Search **Budget Reports**

Summary	Main	Address	Condition	AppData	Fees	Payment	People
Workflow	Rel Docs						

▼ Case Type: PZCONDUSE Number: PZ2025-21 Status: FEES DUE

Workflow						
Task Code						
All						
Description	Result	Target End	Completed	M		
☐ ☒ ☐ Application Review	Accepted (In Re... ✓	8/30/25 2P	8/29/25 2P	1	+	
☐ ☒ ☐ Engineering Review	N/A ✓	8/30/25 2P	8/29/25 2P	2	+	
☐ ☒ ☐ Housing Review	N/A ✓	8/30/25 2P	8/29/25 2P	2	+	
☐ ☒ ☐ Building Services Review	N/A ✓	8/30/25 2P	8/29/25 2P	2	+	
☐ ☒ ☐ Utilities Review	N/A ✓	8/30/25 2P	8/29/25 2P	2	+	
☐ ☒ ☐ Staff Approval	Approved (Fees ... ✓	8/30/25 2P	8/29/25 2P	3	+	
☐ ☒ ☐ Eligible for Admin Approval...	No ✓	8/30/25 2P	8/29/25 2P	4	+	
☐ ☒ ☐ Send Public Notices / Newsp...	Complete ✓	9/3/25 2P	8/29/25 2P	5	+	
☐ ☒ ☐ Placed on PZ Agenda	Complete ✓	8/30/25 2P	8/29/25 2P	6	+	
☐ ☒ ☐ P&Z Commission Meeting		8/30/25 2P		7	+	
☐ ☒ ☐ Placed on CC Agenda				8	+	
☐ ☒ ☐ City Commission Meeting				9	+	
☐ ☒ ☐ Archive File (Approved)				10	+	

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25-21: Conditional Use Permit - Constanza - 302 S Broadway