

PLANNING COMMISSION MEETING MINUTES
Tuesday, October 25, 2011 AT 7:00 P.M.

MEMBERS PRESENT: Dave Pierce, Robin Neal, Merle Parks, Sherri Neff, Craig Stephan and Jason Krone

MEMBERS ABSENT: Dan Carter

STAFF PRESENT: Don Slone, AICP, CFM, Planning Director
Terry Barlow, Departmental Administrative Assistant
Bill Legge, P.E., City Engineer

Chairman Parks called the meeting to order at 7:02 p.m. and asked for a roll call. Roll call is listed above.

Chairman Parks introduced **Item No. 1: Approval of Minutes** and called for a motion to approve the minutes of the August 23, 2011 Planning Commission meeting. Commissioner Pierce made a motion to approve the minutes with the corrections and Commissioner Stephan seconded the motion. Chairman Parks asked if there were any questions or other comments concerning the minutes. Seeing none, he called for the vote. The motion passed unanimously.

Commissioner Tom Gray resigned from the Planning Commission effective immediately.

Commissioner Stephan wanted the Planning Commission to recognize Tom Gray for his service to the City of Bonner Springs as a Planning Commissioner.

NEW BUSINESS

Chairman Parks introduced **Item No. 2: Site/Landscape Plan: ST-11-102, "Sterling Screen Printing Addition"** located at 23825 W. 40th Street. Requested by Chris Herre, AIA, Rose Design Group, Inc. for Chris Routh, Sterling Screen Printing, Inc. property owners of record. The site/landscape plan is being submitted in order to construct a 14,700 square foot building addition and associated parking.

Chairman Parks asked for Staff presentation. Staff presented its recommendations to the Planning Commission. Staff recommends approval with the conditions listed in the Staff report.

Chairman Parks asked if the applicant would like to address the Planning Commission. **Chris Herre, AIA, Rose Design Group, Inc.**, stated that they are in agreement with all conditions except the 70% rule and are asking for a waiver concerning Section 10, Article 5.3. Mr. Herre also stated that he did not agree with the Planning Director's comments on seeing the west and south elevations if you are driving north on K-7 Hwy. If you are looking at the road, you will not see the buildings at all and if you are looking at the buildings you are not looking at the road. The Planning Director stated that he was a passenger when he was able to see the building.

Chairman Parks asked if the owner would like to address the Planning Commission. **Chris Routh, Sterling Screen Printing, Inc.**, stated that he is asking for the variance on the 70% rule because of the cost. It would put a great burden on the company. His employees are skilled laborers and with the economy the way it is, would greatly affect his business if he had to put additional money into the building. He cannot afford the 70% rule without affecting his market shares and business plan. He feels that the building looks good.

Chairman Parks asked if the applicant had any further comments. Seeing none he called for a motion. Commissioner Stephan made a motion to approve with the conditions listed in the Staff report. His motion does not include the waiver of the 70% rule. Commissioner Pierce seconded.

Chairman Parks asked if the Planning Commission had any questions or comments. Commissioner Krone asked about the timeline for the final addition. Chairman Parks also asked about expansion in the future. Mr. Routh stated that they are planning on buying out another business in a few years when the economy is better and adding on to the south side of the building.

Commissioner Pierce asked if they could use a different type of material and Mr. Routh stated that would not be any more cost effective than the material they already have on the building.

Commissioner Stephan asked if the Planning Commission could table the item and have Staff look at a new proposal. Mr. Slone said there was no reason to table the item as the submitted Site/Landscape Plan does meet the minimum submittal requirements of the Zoning Ordinance listed under Article V, Section 10: Site Plans and Article XXX: Landscape Regulations except for the 70% Material Rule. It is up to the Planning Commission to determine if they want to approve the item with the waiver or not.

Chairman Parks again asked about the future expansion to the south. The south and west elevations do not meet the 70% rule and do not match the other elevations on the existing building or the elevations on the submitted site plan. The east side of the building is not visible from K-7 Hwy but still does not meet the 70% rule.

Chairman Parks asked Mr. Routh if he was requesting to have the waiver of the 70 % rule on the east elevation as well as the west and south elevations. Mr. Routh stated yes he would like the waiver and would remove the material changes from the east elevation as well.

Chairman Parks asked if there were any further questions or comments from the Planning Commission. Seeing none he called for a vote. It was clarified that the motion made was to approve the item with the conditions listed in the Staff report and did not include approval of the waiver.

Commissioner Pierce voted no as he thought the applicant and Planning Commission could work something out.

Commissioner Neal voted yes stating they needed to comply with regulations even with the economy.

Chairman Parks voted yes stating that with even more expansion it all needs to look alike.

Commissioner Neff voted yes with no comment.

Commissioner Stephan voted yes stating that if they allow this to pass with the waiver then any other business will expect the same.

Commissioner Krone voted yes stating staff might want to look at the 70% rule. The applicant needs to stay with the standards that are in place.

Motion passed 5-1.

Chairman Parks introduced **Item No. 3: Landscape Plan: LP-11-100, “McDonald’s”** located at 606 S. 130th Street. Requested by David Hertz, Dobski & Associates for the McDonald’s Corporation, property owners of record. The landscape plan is being submitted to amend the Landscape Plan approved on March 22, 2004. The request is in order to relocate trees that were required and address the locations of those trees that will be removed as part of the K-7 Highway Corridor improvements.

Chairman Parks asked for Staff presentation. Staff presented its recommendations to the Planning Commission. Staff recommended approval subject to the listed conditions. The Planning Director stated that all the conditions of approval have been met and the new trees have been planted.

Chairman Parks asked if anyone in the audience had any questions. Seeing none he called for a motion. Commissioner Pierce made a motion to approve with the conditions listed in the Staff report. Commissioner Stephan seconded.

Chairman Parks asked if there were any questions or comments from the Planning Commission. Seeing none he called for a vote. Motion passed unanimously.

Chairman Parks introduced **Item No. 4: Zoning Ordinance Amendment: BSZP-119: “Sandwich Board Signs/Special Event Signs”**: The Governing Body requests the Planning Commission consider an amendment to Article XXXI: Sign Regulations of the Zoning Ordinance to allow Sandwich Board Signs without the requirement to issue a Sign Permit.

Chairman Parks opened the public hearing at 7:59 p.m. and asked for Staff presentation. Staff presented its recommendations to the Planning Commission. Staff recommended approval. The Planning Director stated that the Planning Commission had discussed this issue during our Study sessions on July 26th and again on August 23rd. The Planning Director stated these changes are “business friendly” changes to our Sign Regulations and that he would be glad to answer any questions the Planning Commission may have.

Chairman Parks asked if anyone in the audience had any questions or comments. Seeing none he closed the public hearing at 8:04 p.m. and asked for a motion. Commissioner Stephan made a motion to approve with a second from Commissioner Neal.

Chairman Parks asked if the Planning Commission had any questions or comments. Seeing none he called for a vote. Motion passed unanimously.

The Planning Director stated that he will forward this item to the Governing Body on November 28, 2011 with a Planning Commission recommendation of approval.

Chairman Parks asked if there was any further discussion or other items. Seeing none, he adjourned the meeting at 8:06 p.m.



Planning Commission Secretary