

PLANNING COMMISSION MEETING MINUTES
Tuesday, April 26, 2011 AT 7:00 P.M.

MEMBERS PRESENT: Tom Gray, Dan Carter, Dave Pierce, Robin Neal, Merle Parks, Malisa Wallace, Craig Stephan and Jason Krone

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.

Chairman Parks introduced **Item No. 1: Approval of Minutes** and called for a motion to approve the minutes of the March 22, 2011 Planning Commission meeting. Commissioner Stephan made a motion to approve the minutes as written and Commissioner Pierce seconded the motion. Chairman Parks asked if there were any questions or comments concerning the minutes. Seeing none, he called for the vote. The motion passed unanimously.

NEW BUSINESS

Chairman Parks introduced **Item No. 2: Site/Landscape Plan: ST-11-100, "First Pentecostal Church Addition"**, 1.6 acres platted as Lot 1, First Pentecostal Church Addition zoned R-1, Single-Family Residential District. Requested by Jim Denham, for the First Pentecostal Church, property owners of record. The site/landscape plan is being submitted in order to construct a new 700 square foot addition to front of the existing church facility. The property is located at 940 S. 130th Street.

Chairman Parks asked for a Staff presentation. Staff presented its recommendations to the Planning Commission. Staff recommended approval subject to the conditions listed in the Staff report. The Planning Director stated that he would be glad to answer any questions the Planning Commission may have. The Planning Director noted that all recommended conditions have been addressed on the Revised Site/Landscape Plan that was submitted on March 29, 2011.

Chairman Parks asked if the applicant would like to address the Planning Commission. **Jim Denham** stated that they were in agreement with all conditions listed in the Staff report. Mr. Denham also thanked the Planning Director for all of his help in getting the site/landscape plan completed in a timely manner.

Chairman Parks asked for any questions or comments from the audience. 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 the motion.

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

Chairman Parks introduced **Item No. 3: Floodplain Management Regulations:** A request by the Bonner Springs Planning Department to amend Chapter XVI: Zoning and Planning; Article 4, Floodplain Management Regulations of the City of Bonner Springs Code of Ordinances, by amending the Floodplain Management Regulations adopted on February 11, 2008 under Ordinance No. 2209. The reasons for this request are to update the Floodplain Management Regulations to incorporate the new FEMA Issued Flood Insurance Rate Maps (FIRM's) and the Flood Insurance Study (FIS) that will become effective on September 2, 2011. The language for Penalties for Non-Compliance under Article 3, Section C is amended to be consistent with the provisions of Kansas State Law, K.S.A. 12-761: Violations, Penalties and Actions.

Chairman Parks opened the public hearing at 7:07 p.m. and asked for a Staff presentation. Staff presented its recommendations to the Planning Commission. Staff recommended approval of the Floodplain Management Regulations as written in the Staff Report. The Planning Director stated that he would be glad to answer any questions.

Chairman Parks asked if anyone in the audience had any questions or concerns. Seeing none he closed the public hearing at 7:10 p.m. and asked for a motion. Commissioner Stephan made a motion to approve the item with a second from Commissioner Pierce.

Chairman Parks asked if the Planning Commission had any questions or concerns. Commissioner Stephan asked about increasing the freeboard from the one foot above base flood elevation as written and required by the State of Kansas to the two foot above base flood elevation as discussed in the Study Session. The Planning Director stated that the discussion about the possibility of increasing from one foot to the two foot above base flood elevation was for the purpose of reduced flood insurance. The Planning Director stated that as far as he knew, no other city in the KC Metro area has chosen to increase the freeboard to two foot. Commissioner Stephan stated that he did not want to amend his motion to include the two foot provision, but would rather go with the Planning Commission consensus and stay with the one foot provision as written in the Draft Floodplain Management Regulations.

Chairman Parks asked if there were any further questions. Seeing none he called for a vote. Motion passed unanimously.

The Planning Director will forward this item to the Governing Body upon approval by the Chief Engineer of the Division of Water Resources of the Kansas Department of Agriculture.

Chairman Parks asked if there was any further discussion or other items. Seeing none, he adjourned the meeting at 7:15 p.m.



Planning Commission Secretary