

PLANNING COMMISSION MEETING MINUTES

Tuesday, June 28, 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

Chairman Parks called the meeting to order at 7:00 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 May 24, 2011 Planning Commission meeting. Commissioner Pierce made a motion to approve the minutes as written 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.

NEW BUSINESS

Chairman Parks introduced **Item No. 2: ITEM NO. 2: Comprehensive Plan Change: BSCP-19: "KDOT Facility Bonner Springs"** A request to amend the Future Land Use Map of the Comprehensive Plan to change the land use designation for 9.63 acres from a Commercial to an Industrial designation. This request is from the Planning Commission on behalf of the Kansas Department of Transportation, property owners of record. This request is required in order to amend the current zoning classification to allow the current use as permitted under the Light Industrial District regulations. The property is located at 650 N. K-7 Hwy.

Chairman Parks opened the public hearing at 7:02 p.m. and asked for a Staff presentation. Staff presented its recommendations to the Planning Commission. Staff recommended approval. The Planning Director stated that he would be glad to answer any questions the Planning Commission may have and also reiterated to the Planning Commission that they are the applicant for the Comprehensive Plan Change and the following item to rezone the KDOT property.

Chairman Parks asked if anyone in the audience had any comments or questions. **Kenneth & Tina Neumann, 500 N. K-7 Hwy**, stated that they have no objections to the recommended changes. As the next door neighbor to KDOT, they stated that they have not had any problems with the KDOT office and maintenance facility and that they have been very good neighbors.

Chairman Parks asked for any further questions or comments from the audience. Seeing none he closed the public hearing at 7:07 p.m. and called for a motion. Commissioner Stephan made a motion to approve. Commissioner Wallace seconded the motion.

Chairman Parks asked if the Planning Commission had any questions or concerns. Chairman Parks asked the Planning Director if KDOT leaves the location could a company come in there with some type of business that the City may not want. The Planning Director stated he does not see any problems with the light industrial zoning and he does not really see any potential undesirable uses being requested. The Planning Director stated that asphalt and concrete batch plants are not allowed in the I-1, Light Industrial District zoning and salvage yards would only be allowed with the issuance of a special use permit.

The Planning Director stated that changing the zoning to light industrial would alleviate the requirement for special use permits that had been issued in the past for KDOT.

Chairman Parks asked if the Planning Commission had any further 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 July 25, 2011 with a Planning Commission recommendation of approval.

Chairman Parks introduced **Item No. 3: Rezoning: BSZ-125: "KDOT Facility Bonner Springs"** A request to rezone 9.6 acres from a C-S-P, Highway Service District Planned to an I-1, Light Industrial District classification. This request is from the Planning Commission on behalf of the Kansas Department of Transportation, property owners of record. This request is to amend the current zoning classification to allow the current uses as permitted under the Light Industrial District regulations. The property is platted as "Final Plat of Kansas Department of Transportation District One-Area Three". The property is located at 650 N. K-7 Hwy.

Chairman Parks opened the public hearing at 7:11 p.m. and asked for a Staff presentation. Staff presented its recommendations to the Planning Commission. Staff recommended approval of the rezoning 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 7:14 p.m. and asked for a motion. Commissioner Stephan made a motion to approve the item with a second from Commissioner Wallace.

Chairman Parks asked if there were any further questions. 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 July 25, 2011 with a Planning Commission recommendation of approval.

Chairman Parks and the Planning Commission thanked Malisa Wallace for her service on the Planning Commission and wished her well in her new endeavors.

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