

PLANNING COMMISSION MEETING MINUTES

Tuesday, April 23, 2013 @ 7:00 p.m.

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

MEMBER ABSENT: Lew Kasselmann

PRESENT: Don Slone, AICP, CFM, Planning Director
Terry Barlow, Departmental Administrative Assistant

Chairman Parks called the meeting to order at 7:05 p.m. and asked for a roll call. Roll call listed above.

Chairman Parks introduced **Item No. 1: Approval of Minutes** and called for a motion to approve the minutes of the January 22, 2013 Planning Commission meeting. Commissioner Pierce made a motion to approve the minutes as written with a second from Commissioner Krone. Chairman Parks asked if there were any questions or comments about the minutes. Seeing none, he called for a vote. The minutes were approved as written 5-0 with Commissioner Stephan abstaining.

NEW BUSINESS

Chairman Parks introduced **Item No. 2: Lot Split: LS-115: "Goodwill @ The Pointe"**, 5.54 acres platted as Lot 5, Bonner Springs Pointe II. The property is zoned C-2, General Business District. Requested by Shawn Duke, P.E., Lutjen, Inc. for KAVE, Inc., property owners of record. The request is in order to split Lot 5 to provide a building site for a new Goodwill @ The Pointe. The property is located at 535 S. 129th Street.

Chairman Parks asked for Staff presentation. Staff presented its recommendations to the Planning Commission. Staff recommends approval of the amendment.

Chairman Parks asked if the applicant would like to address the Planning Commission. **Shawn Duke, P.E., Lutjen, Inc. for KAVE, Inc.**, property owners of record stated that they were in agreement with all the conditions listed in the Staff Report and he would be glad to answer any questions.

Chairman Parks asked if the Planning Commission had any comments or questions. Seeing none he called for a motion. Commissioner Neal made a motion to approve with the listed conditions with a second by Commissioner Pierce.

Chairman Parks asked if there were any further questions or comments. Seeing none he called for a vote. Motion passed 6-0.

Chairman Parks introduced **Item No. 3: Site/Landscape Plan: ST-13-100: "Goodwill @ The Pointe"** Requested by Shawn Duke, P.E., Lutjen Inc. for KAVE, Inc., property owners of record. The Site/Landscape Plan is being submitted in order to construct a new 12,700 sq. ft. building for Goodwill Industries located at 525 S. 129th Street.

Chairman Parks asked for Staff Presentation. Staff presented its recommendations to the Planning Commission. Staff recommends approval of the item subject to the conditions listed in the Staff Report.

Chairman Parks asked the applicant if he had would like to address the Planning Commission. **Shawn Duke, P.E., Lutjen, Inc. for KAVE, Inc.** stated that they were in agreement with all the conditions listed in the Staff Report and he would be glad to answer any questions the Planning Commission might have.

Chairman Parks asked if the Planning Commissioners had any questions or comments. Seeing none he called for a motion. Commissioner Stephan made a motion to approve with the listed conditions with a second from Commissioner Neff.

Chairman Parks asked about the parking. The Planning Director stated parking spaces were in excess of what is required.

Chairman Parks asked if there were any further comments or questions. Seeing none he called for a vote. Motion passed 6-0.

Chairman Parks introduced **Item No. 4: Site Plan: ST-13-101: "Jamz Bar & Grill Patio Addition"**

Requested by Mike and Janice Barnes for Jamz Bar & Grill, Inc., under lease from Plantation Partners, Inc., property owners of record. The Site Plan is being submitted in order to construct an outdoor patio addition for the existing bar & grill located at 11659 Kaw Drive.

Chairman Parks asked for Staff Presentation. Staff presented its recommendations to the Planning Commission. Staff recommends approval of the item subject to the conditions listed in the Staff Report.

Chairman Parks asked the applicant if he had would like to address the Planning Commission. **Mike Barnes, Jamz Bar & Grill, Inc.** stated that they were in agreement with all the conditions listed in the Staff Report and he would be glad to answer any questions the Planning Commission might have. Mr. Barnes stated that ABC had been to the site and had approved the patio and the fencing around it. They also approved the entry to and from the building and onto the patio.

Chairman Parks asked if the sidewalk would be blocked by the fence and the Planning Director stated that no, the sidewalk would not be blocked.

Chairman Parks asked if there were any further questions from the Planning Commission. Seeing none he called for a motion. Commissioner Stephan made a motion to approve with the listed conditions in the Staff Report with a second from Commissioner Krone.

Chairman Parks if there were any further questions or comments. Seeing none he called for a vote. Motion passed 6-0.

Chairman Parks asked if there was any further discussion or other items. Seeing none, he adjourned the meeting at 7:25 p.m.



Don E. Slone, AICP, CFM, Secretary