

PLANNING COMMISSION MEETING MINUTES

Tuesday, July 22, 2014 @ 7:00 p.m.

MEMBERS PRESENT: Craig Stephan, Sherri Neff, Lew Kasselmann, Merle Parks, Jason Krone, Lloyd Mesmer and Dave Pierce

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. Roll call listed above.

Chairman Parks introduced **Item No. 1: Approval of Minutes** and called for a motion to approve the minutes of the June 17, 2014 Planning Commission meeting. Commissioner Pierce made a motion to approve the minutes as written with a second from Commissioner Stephan. Chairman Parks asked if there were any questions or comments about the minutes. Seeing none, he called for a vote. The minutes were approved by unanimous vote.

NEW BUSINESS:

Chairman Parks introduced **Item No. 2: Final Plat(Replat): PT-14-101: "The Villages"**, a request is to replat all of Tract A, Tract B, Lot 10 and the north 100' of Lot 9, Country Hills Subdivision. The property is zoned R-3, Multi-Family Residential (Tract A), north 100' Lot 9 and Lot 10 (BSZ-127) and R-1, Single-Family Residential District (Tract B). Requested by Ed Schlager, P.E., P.L.S., Schlager & "Associates, P.A. for Guy Tiner, property owner of record. The request is in order to construct a 248 unit multi-family gated residential apartment project located at 700 S. 132nd Street.

Chairman Parks asked for Staff presentation. Staff presented its recommendations to the Planning Commission. Staff recommended approval subject to the listed conditions in the Staff Report.

Chairman Parks asked if the applicant would like to address the Planning Commission. **Ed Schlager, P.E., P.L.S., Schlager & Associates, P.A.** stated that they were in agreement with all the conditions listed in the Staff Report. He would be happy to answer any questions from the Planning Commission.

Chairman Parks asked if the Planning Commission had any questions or comments. Commissioner Stephan asked Mr. Tiner, property owner of record, the timetable for the project to begin. Mr. Tiner stated that when he completed the apartments on Richland he would begin "The Villages". Mr. Tiner stated that "The Villages" project would be constructed in phases.

Commissioner Pierce asked if they were going to start at the north end of the project and work down. Mr. Tiner stated that was correct.

Commissioner Neff asked for a completion date and Mr. Tiner stated that he could not give her one at this time.

Commissioner Pierce asked how many units in the first phase and Mr. Tiner commented that there were five (5) buildings, the clubhouse and pool in the first phase.

Chairman Parks asked if the final location for the new road (Cheyenne Avenue) had been determined. Mr. Schlager stated the location was set by the City's Plan. The Planning Director stated that the location shown is in accordance with the City's adopted Transportation Plan and this new road will be constructed by KDOT as access for the residents along the gravel road that now access K-7 Hwy will be removed in the future.

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

Chairman Parks asked if there were any further questions or comments. Seeing none he called for a vote. Motion passed 7-0.

The Planning Director stated that he will forward this item to the Governing Body on August 11, 2014 with a Planning Commission recommendation of approval and requests the Governing Body to accept the dedication of easements and rights-of-way as shown on the Final Plat.

Chairman Parks introduced **Item No. 3: Special Use Permit: SUP-131: "Freedom Farm Riding Stable"** a request by Mark Yates, Freedom Farm and Kameron Kelly, property owner of record. This request is for a special use permit for a Riding Stable that requires a Special Use Permit. The property is located in the unincorporated area of Wyandotte County known as the "Loring Service Area". The property is zoned AG, Agricultural District located at 3601 S. 142nd Street.

Chairman Parks opened the public hearing at 7:09 p.m. and asked for Staff presentation. Staff presented its recommendations to the Planning Commission. Staff recommended approval subject to the listed conditions in the Staff Report.

Chairman Parks asked if the applicant would like to address the Planning Commission. **Mark Yates, Freedom Farm**, wanted to thank the Planning Director for all of his help with the special use permit. Mr. Yates agrees with all of the conditions listed in the Staff Report and would be happy to answer any questions.

Chairman Parks asked if there were any questions or comments from the public. Seeing none he closed the public hearing at 7:16 p.m.

Chairman Parks asked if the Planning Commission had any questions or comments. Commissioner Stephan asked Mr. Yates about the number of people that would be there at any time. Mr. Yates stated that if they had a fund raiser they might have one hundred people. The day camp that they have at Freedom Farm is strictly during the day. Mr. Yates stated that he has about eight horses all of which are stabled and he does not plan on having any more than those eight.

Chairman Parks asked if there were any more questions or comments from the Planning Commission. Seeing none he called for a motion. Commissioner Kasselmann made a motion to approve with the conditions listed in the Staff Report with a second from Commissioner Pierce.

Chairman Parks asked if there were any further questions or comments. Seeing none he called for a vote. Motion passed 7-0.

The Planning Director stated that he will forward this item to the Governing Body on August 11, 2014 with a Planning Commission recommendation of approval.

Chairman Parks asked if there was any further business. Seeing none, he adjourned the meeting at 7:18 p.m.



Don E. Slone, AICP, CFM, Secretary