

PLANNING COMMISSION MEETING MINUTES
Tuesday, September 23, 2014 @ 7:00 p.m.

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

PRESENT: Don Slone, AICP, CFM, Planning Director

Chairman Parks called the meeting to order at 7:03 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 July 22, 2014 Planning Commission meeting. Commissioner Stephan made a motion to approve the minutes as written with a second from Commissioner Kasselmann. Chairman Parks asked if there were any questions or comments about the minutes. Seeing none, he called for the vote. The minutes were approved by unanimous vote.

NEW BUSINESS:

Chairman Parks introduced **Item No. 2: Election of Officers** and asked for nominations for Chairman.

Commissioner Stephan nominated Merle Parks for Chairman with a second from Commissioner Kasselmann. Chairman Parks asked if there were any further nominations. Seeing none he called for the vote. Motion passed 8-0 for Merle Parks to remain as Chairman of the Planning Commission.

Chairman Parks asked for nominations for Vice-Chairman. Commissioner Stephan nominated Dave Pierce for Vice-Chairman with a second from Commissioner Krone. Chairman Parks asked if there were any further nominations. Seeing none he called for the vote. Motion passed 8-0 for Dave Pierce to remain as Vice-Chairman of the Planning Commission.

Chairman Parks asked for nominations for Secretary. Commissioner Pierce nominated Don Slone, Planning Director, as Secretary with a second from Commissioner Stephan. Chairman Parks asked if there were any further nominations. Seeing none he called for the vote. Motion passed 8-0 for Don Slone, Planning Director to remain as Secretary of the Planning Commission.

Chairman Parks introduced **Item No. 3: Special Use Permit: SUP-132: "Holliday Sand & Gravel Plant"** a request for a Special Use Permit in order to continue the sand and gravel operation on 75.5 acres of property zoned I-2, Heavy Industrial District. The property is platted as Lot 4, Bonner Springs Industrial Park East in the City of Bonner Springs, Johnson County, Kansas. Requested by Mike Odell, Holliday Sand & Gravel, property owners of record. The property is located at 21900 W. 43rd Street.

Chairman Parks opened the public hearing at 7:08 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. The Planning Director also stated that Condition No. 1 and No. 2 have been completed.

Chairman Parks asked if the applicant would like to address the Planning Commission. **Mike Odell, Holliday Sand & Gravel Company** stated that they were in agreement with all the conditions listed in the Staff Report. Mr. Odell also stated that Holliday Sand & Gravel will complete the Shawnee Pit dredge next year and will continue to dredge the Kansas River subject to approval of that permit by the US Army Corp of Engineers. He stated that he would be happy to answer any questions from the Planning Commission.

Chairman Parks asked if anyone in the audience had any questions or comments. Seeing none, he closed the public hearing at 7:12 p.m. and asked for a motion.

Commissioner Pierce made a motion to approve the special use permit with thirteen conditions as listed in Staff Report with a second from Commission Stephan. Chairman Parks asked if the Planning Commission had any comments or questions. Seeing none he called for the vote. Motion passed 8-0.

The Planning Director stated that he will forward this item to the Governing Body on October 13, 2014 with a Planning Commission recommendation of approval.

Chairman Parks introduced **Item No. 4: Site Plan: ST-14-103: "CSM Bakery Compressor Building"** requested by Mike Brune, Corporate Engineer for CSM Bakery Products, property owners of record. This request is for a Site Plan to construct and enclose a new compressor building. The property is zoned I-2, Heavy Industrial District and located at 2410 S. Scheidt Lane.

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. **Donald Gillum, Plant Manager, CSB Bakery Products** stated Mike Brune was out of town and that he was in agreement with the conditions in the Staff Report and would be glad to answer any questions from the Planning Commission.

Chairman Parks asked if the Planning Commission had any questions. Commissioner Stephan asked for the location of the addition and Mr. Gillum stated that it was on the northeast corner of the building facing Scheidt Lane. The Planning Director stated that it is in the location of the existing wood fence.

Chairman Parks asked if there were any other questions. Commissioner Stephan asked if the motion should include the "Material Waiver" and Commissioner Parks stated yes. Commissioner Stephan amended his motion to approve the Site Plan with the conditions listed in the Staff Report to include the "Material Waiver" with a second from Commissioner Neff to include the "Material Waiver".

Chairman Parks asked if there was any further discussion. Seeing none he called for the vote. Motion passed 8-0.

Chairman Parks asked if there was any further business. Seeing none, he adjourned the meeting at 7:27 p.m.



Don E. Slone, AICP, CFM, Secretary