

PLANNING COMMISSION MEETING MINUTES
Tuesday, July 19, 2016 @ 7:00 p.m.

Members Present: Mark Yates, Craig Stephan, Sherri Neff, Lew Kasselmann, Merle Parks, Lloyd Mesmer and Dave Pierce

Members Absent: Jason Krone

Staff Present: Don Slone, AICP, CFM, Planning Director – Floodplain Manager

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 14, 2016 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 the vote. The minutes were approved by unanimous vote.

New Business:

Chairman Parks introduced **Item No. 2: Special Use Permit: SUP-135: “Rose Palms Support Services”**, for an adult day care center. Requested by Michael Brooks, Rose Palms Support Services, LLC, under lease from Buehler Ventures, LLC, property owners of record. The property is located at 134 N. 130th Street, Suite C, zoned C-2, General Business District.

Chairman Parks opened the public hearing at 7:02 p.m. and asked for Staff Presentation. The Planning Director presented the case with a Staff Recommendation to approve the Special Use Permit subject to the six (6) conditions listed in the Staff Report. The Planning Director then stated that he received a call from Ms. Joan Baumann who owns the property across the street at 13010 Riverview Avenue who stated that she had “no objections” to the proposed special use permit for the adult day care center.

Chairman Parks asked if the applicant would like to address the Planning Commission. **Michael Brooks, Rose Palms Support Services, LLC** stated that he wanted to expand the adult day care center from his current location and found this new location in Bonner Springs to be a great fit for his business. He then stated that he has owned the business with his wife for the past 17 years.

Commissioner Stephan asked why he was relocating at this time. Mr. Brooks stated the current location on Parallel Avenue had changed over the years and has now become very busy and was not conducive to his clients or staff.

Commissioner Parks asked if they were licensed with the State of Kansas. Mr. Brooks stated that they are currently licensed by the State but received all their client referrals for service from Wyandotte County.

Commissioner Pierce asked what type of services they provide. Mr. Brooks stated that they provide “life skills” to their clients.

Commissioner Stephan asked if all his clients are ambulatory. Mr. Brooks stated that they are all ambulatory.

Commissioner Kasselmann asked what the age group of his clients is. Mr. Brooks stated the age group is generally 18-65 but does have a couple clients that were 67 and 68 years old respectively.

Commissioner Parks then asked Mr. Brooks if he was in agreement with the six (6) listed conditions. Mr. Brooks stated that he was in agreement.

Chairman Parks asked if anyone else in the audience had any further questions or comments. 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 special use permit with the six (6) listed conditions with a second from Commissioner Mesmer.

Chairman Parks asked if there were any additional questions from the Planning Commission. Seeing none he called for the vote. Motion passed 7-0.

The Planning Director stated that he will forward this item to the Governing Body on August 8, 2016 with a Planning Commission recommendation of approval.

Chairman Parks introduced **Item No. 3: Lot Split: LS-120: "Bonner Springs Bus Barn"** Requested by Larry Hahn, LS, Hahn Surveying for Dan Brungardt, Superintendent, U.S.D. 204 under contract with Jim Bishop, Vesta Lee Lumber Company, property owner of record. The property is located at 2300 S. 138th Street (Vesta Lee Lumber Co.), zoned I-1, Light Industrial District.

Chairman Parks stated that he has a conflict with this item and will remove himself for any discussion as he provides legal services to U.S.D. 204. Vice-Chairman Pierce then stated that he also has a conflict and will remove himself from any discussion as he is a current member of Board of Education for U.S.D. 204.

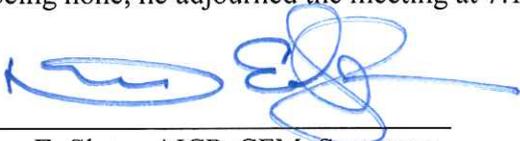
The Planning Director, in his capacity as the elected Secretary, introduced the item and gave the Staff Presentation. The Planning Director presented the case with a Staff Recommendation of approval with the conditions listed in the Staff Report.

The Secretary introduced the applicant, **Larry Hahn, Hahn Surveying** and asked if he would like to address the Planning Commission. Mr. Hahn stated that he had nothing to add and has no objections to any of the listed conditions.

The Secretary asked if anyone in the audience had any questions or comments. Seeing none, he asked for a motion. Commissioner Stephan made a motion to approve the Lot split with five (5) listed conditions with a second from Commissioner Neff.

The Secretary asked if there were any questions from the Planning Commission. Seeing none he called for the vote. Motion passed 5-0.

The Secretary turned the meeting back to Chairman Parks who asked if there was any further business. Seeing none, he adjourned the meeting at 7:18 p.m.



Don E. Slone, AICP, CFM, Secretary