

PLANNING COMMISSION MEETING MINUTES

Tuesday, August 16, 2016 @ 7:00 p.m.

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

Staff Present: Don Slone, AICP, CFM, Planning Director

Chairman Parks called the meeting to order at 7:01 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 19, 2016 Planning Commission meeting. Commissioner Pierce made a motion to approve the minutes as written with a second from Commissioner Mesmer. 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 a 7-0-1 vote. Commissioner Krone abstained.

New Business:

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

Commissioner Stephan made a motion to approve all current Planning Commission Officers: Chairman, Merle Parks, Vice-Chairman, Dave Pierce and Secretary, Don Slone with a second from Commissioner Yates. 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, Dave Pierce to remain as Vice-Chairman and Don Slone to remain as Secretary of the Planning Commission for 2016-2017.

Commissioner Stephan then requested to have Item No. 5 moved up ahead of Item No. 3 as the applicant for the CSM Bakery Products Office Facility; Gordon Brest was the only person in the audience.

Chairman Parks introduced **Item No. 5: Special Use Permit: SUP-136: "CSM Bakery Products Office Facility"**, Requested by Gordon Brest, P.E., Maintenance Manager for CSM Bakery Products, property owners of record. This request is for a Special Use Permit in order to allow the continued placement of a temporary/portable/pre-manufactured office facility. A Special Use Permit was approved by the City on September 23, 2013 under Ordinance No. 2370 for CSM Bakery Products that permitted the existing temporary facility. The property is zoned I-2, Heavy Industrial District and located at 2410 S. Scheidt Lane.

Chairman Parks opened the public hearing at 7:04 p.m. and asked for Staff Presentation. The Planning Director presented the case with a Staff Recommendation to approve the Special Use Permit as presented. The Planning Director introduced the applicant, Gordon Brest.

Chairman Parks asked if the applicant would like to address the Planning Commission. **Gordon Brest, P.E., Maintenance Manager** stated that the company is working towards an addition in the near future, however at this time, they are currently utilizing 100% of the space for production by the three shifts that produce 5 million pounds of muffins each week.

Chairman Parks asked Mr. Brest if he was in agreement with all the listed conditions. Mr. Brest indicated he is in agreement.

Chairman Parks asked if anyone else in the audience had any questions or comments. Seeing none he closed the public hearing at 7:07 pm and asked for a motion. Commissioner Kasselmann made a motion to approve the Special Use Permit with the listed conditions with a second from Commissioner Stephan.

Chairman Parks asked if there were any additional questions from the Planning Commission. 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 September 12, 2016 with a Planning Commission recommendation of approval.

Chairman Parks introduced **Item No. 3: Comprehensive Plan Addendum: "K-32 Tri-City Multimodal Redevelopment Plan"**, A request by the Planning Department to have the Planning Commission review and consider the adoption of the K-32 Tri-City Multimodal Redevelopment Plan.

Chairman Parks opened the public hearing at 7:08 p.m. and asked for Staff Presentation. The Planning Director presented the case with a Staff Recommendation to approve the Comprehensive Plan Addendum as presented with the following exception. That exception is to remove the Jersey Barriers from page 43, Section 1 - Urban/Prairie as it was determined to become a maintenance issue during the winter months with snow removal.

Chairman Parks had the following comments for the record - In reviewing the draft it appears the three-lane alternative for Bonner Springs has been eliminated from consideration. I am perplexed by that decision. The consultants were hired to make proposals for the future implementation of the tri-modal plan. The committee was appointed to consider the consultants' proposals and put in a great deal of time reviewing and working on the proposals. Public hearings were held which reviewed the work of the committee and the consultants. At all stages the three-lane approach was a viable alternative for consideration and received positive comments from many segments of the community.

Chairman Parks stated the Multimodal plan is just that, a plan for future consideration. The alternatives proposed for Bonner Springs are not definite plans; they are not even recommendations in the plan. They are only talking points for future consideration should the plan ever be in a position to become reality. To delete the three-lane alternative at this time sends the message that the consultants' and committees' time and effort in that regard isn't even worth future consideration. We are saying the alternative is not even worth looking at when it obviously has some worth now, and more than likely, in the future. We don't know when, or if, the plan may be implemented but ignoring a reasonable alternative and removing it from future consideration at this time does not seem to be a logical approach."

Chairman Parks stated the Planning Commission will need to address the Plan as submitted for their review with the recommendation for approval by the Planning Director.

Commissioner Stephan stated that he does not support the plan as presented to the Planning Commission as that plan is not the plan that the consultants completed with input from the Stakeholder Advisory Committee as well as the Technical Advisory Committee. The three-lane road option for Front Street has been removed from the plan. The background information to support the three-lane road option from the Federal Highway Administration was also removed. Commissioner Stephan stated that he requests that the "original plan" that included all the information submitted by the consultants in mid-July be added back into the plan. His rationale was the plan was not detrimental to the business along Front Street as the three-lane road option was the only option that did not take property from the existing business.

Commissioner Pierce asked why the Plan was amended after it was submitted to the City by the consultants. Commissioner Pierce then asked who removed the three-lane road option from the plan and why?

Commissioner Mesmer also asked why the Plan was amended prior to their review.

The Planning Director stated the three-lane road option and supporting information was removed from the Plan as a compromise after a meeting with several City Officials.

There was discussion about the process of the Plan moving from the Planning Commission to the City Council. Commission members questioned whether the Plan could be amended by the Planning Commission and sent to the City Council, specifically with the three-lane alternative as part of the Plan.

Chairman Parks stated if there was consideration to amend the Plan as presented to the Commission a motion should be made setting out the amendments and there would then be a vote on the amendments, whether they should be considered as part of the Plan. If any amendments passed then there would be a vote on the amended Plan. If any amendments did not pass then there would be a vote on the Plan as presented without amendment.

Several commissioners asked when they can put their comments on the record for the Plan. Chairman Parks stated they can give their comments with their vote for the adoption of the Plan.

Commissioner Stephan made a motion to amend the Plan by adding the three-lane road option back into the Plan, with all supporting documentation, as originally proposed by the consultants with the support of the Stakeholder Advisory Committee, Technical Advisory Committee and removal of the Jersey Barriers on page 43 the Urban/Prairie section as requested by the Planning Director 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 8-0.

Chairman Parks then asked for a motion to adopt the amended Plan. Commissioner Stephan made a motion to adopt the amended Plan with a second from Commissioner Pierce.

Chairman Parks asked if there were any additional questions or comments from the Planning Commission. Seeing none he called for the vote.

Commissioner Yates voted yes. He then stated the Plan will not be detrimental to the business along Front Street and wanted all three street options, the three, four and five lane options as part of the Plan for future consideration.

Commissioner Neff voted yes. She stated that she wanted all three road options to be available for future redevelopment considerations.

Commissioner Kasselmann voted yes. He stated that he also supports the amendments to the Plan.

Chairman Parks voted yes. He stated that he was in total agreement with all recommended amendments to the Plan.

Commissioner Krone voted yes. He stated that he was disappointed that the 3-lane version was not included in the plan we received and that the disappointment was not with the Planning Director. I support the 3-lane version to be included in the plan because all options should be presented for consideration.

Commissioner Mesmer voted yes.

Commissioner Pierce voted yes. He also stated the Plan that was submitted to the City from the consultants should have been the Plan presented to the Planning Commission for their review tonight.

Commissioner Stephan vote yes. He reiterated the fact that the three-lane road option is not detrimental but rather the only option of the three that did not affect the existing business along Front Street as it is the only option that fits within the existing footprint. If and when this Plan would into effect, a traffic study will be required to be done which will ultimately decide which of the three options will be best suited for Front Street.

Motion to adopt the amended Plan passed 8-0.

Chairman Parks closed the Public Hearing at 7:39 pm.

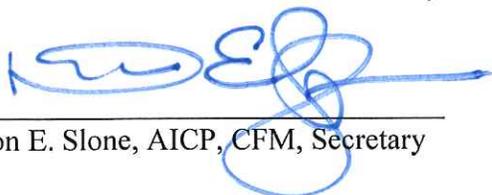
The Planning Director stated that he will forward this item to the Governing Body on September 12, 2016 with a Planning Commission recommendation of approval.

Chairman Parks introduced **Item No. 4: Comprehensive Plan Change: BSCP-25: "WestGate"** a request to amend the Future Land Use Map of the Comprehensive Plan to change the Land Use designation for 37.74 acres from a Mixed Use designation to a Low-Density Residential designation. Requested by Mike Reilly, Triple R Properties, LLC property owners of record. This amendment is to support the request for a planned single-family zoning district to allow for the construction of 128 single-family homes located at 11801 State Avenue.

Chairman Parks asked for Staff Presentation. The Planning Director stated that a Staff Report is not included in the agenda as the applicant requested a continuance. Staff is recommending a continuance to address the Development Review Teams recommendations.

Chairman Parks asked for a motion to continue this item as requested by the applicant and with the recommendation of the Planning Director. Commissioner Kasselmann made a motion to approve a continuance of this item as requested with a second from Commissioner Neff. Chairman Parks asked if there were any questions or comments. 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 7:41 p.m.



Don E. Slone, AICP, CFM, Secretary