

PLANNING COMMISSION MEETING MINUTES

Tuesday, September 20, 2016 @ 7:00 p.m.

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

Members Absent: Lew Kasselman

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

Chairman Parks called the meeting to order at 7:02 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 August 16, 2016 Planning Commission meeting. Commissioner Krone made a motion to approve the minutes with two corrections with a second from Commissioner Stephan. Chairman Parks stated that on page 2, 4th paragraph from the bottom, change Council to Commission and add Commissioner Mesmer as seconding Commissioner Stephan motion in the last paragraph also on page 2. The Planning Director stated those changes will be made. Commissioner Parks asked if there were any additional corrections. Seeing none, he called for the vote. The minutes were approved by a 7-0 vote.

New Business:

Chairman Parks introduced **Item No. 2: Comprehensive Plan Change: BSCP-26 “Wilkerson Crane Rental”** a request to amend the Future Land Use Map of the Comprehensive Plan changing the land use designation for 17.23 acres from Mixed Use designation to an Industrial designation. Requested by Kate Pfefferkorn-Mansker, Pfefferkorn Engineering & Environmental for Wilkerson Crane Rental Inc., property owners of record. These amendments are to change the current Future Land Use designation and Zoning classification to allow for the construction of a crane rental business located at 14101 Gibbs Road (K-32 Hwy).

Chairman Parks opened the public hearing at 7:05 p.m. and asked for Staff Presentation. The Planning Director presented the case with a Staff Recommendation to approve the Comprehensive Plan Change as presented in the Staff Report.

Chairman Parks asked if the applicant would like to address the Planning Commission. **Kate Pfefferkorn-Mansker**, Pfefferkorn Engineering & Environmental stated she had no additional comments and stated that she had a very pleasant experience working with Don, the Planning Director with his assistance with the City's development process. She then stated that she would be glad to answer any questions the Planning Commission might have.

Chairman Parks asked Ms. Pfefferkorn-Mansker if she was in agreement with all the listed conditions. Ms. Pfefferkorn-Mansker indicated they were in agreement with the listed conditions.

Chairman Parks asked if anyone in the audience had any questions or comments.

Jim Bishop, Vesta Lee Lumber, 2300 S. 138th Street stated that he was asked to attend and represent Leavenworth Rural Water District No. 7. As neighbors, he was asked to represent the Water District that was in favor of the project and had no objections.

Chairman Parks asked if anyone else in the audience had any questions or comments. Seeing none he closed the public hearing at 7:08 p.m. and asked for a motion. Commissioner Stephan made a motion to approve the Comprehensive Plan Change with a second from Commissioner Krone.

Chairman Parks asked if there were any questions from the Planning Commission. Commissioner Stephan stated that he thinks this is a good plan and it fits well with both Berkel & Company and the old Jones & Jones development which is now a landscape company.

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 October 10, 2016 with a unanimous Planning Commission recommendation of approval.

Chairman Parks introduced **Item No. 3: Rezoning: BSZ-133: BSZ-133: "Wilkerson Crane Rental"** A request to rezone 17.39 acres from request to from a MX, Mixed Use District classification to an I-1, Light Industrial District classification. Requested by Kate Pfefferkorn-Mansker, Pfefferkorn Engineering & Environmental for Wilkerson Crane Rental Inc., property owners of record. These amendments are to change the current Future Land Use designation and Zoning classification to allow for the construction of a crane rental business located at 14101 Gibbs Road (K-32 Hwy).

Chairman Parks opened the public hearing at 7:11 p.m. and asked for Staff Presentation. The Planning Director presented the case with a Staff Recommendation to approve the Rezoning as presented in the Staff Report.

Chairman Parks asked if the applicant would like to address the Planning Commission. **Kate Pfefferkorn-Mansker**, Pfefferkorn Engineering & Environmental stated she would be glad to answer any questions the Planning Commission might have.

Chairman Parks asked if anyone in the audience had any questions or comments. Chairman Parks asked if Jim Bishop had any additional comments. Mr. Bishop stated he had no objections.

Chairman Parks then asked Ms. Pfefferkorn-Mansker if she was in agreement with all the listed conditions. Ms. Pfefferkorn-Mansker indicated she is in agreement with the listed conditions.

Chairman Parks asked if anyone else in the audience had any questions or comments. Seeing none he closed the public hearing at 7:13 p.m. and asked for a motion. Commissioner Mesmer made a motion to approve the Rezoning with the listed conditions with a second from Commissioner Stephan.

Chairman Parks asked the Planning Director if the applicant was considering extending the shoulder to incorporate the bike path that is recommended in the K-32 Tri-City Multimodal Redevelopment Plan. The Planning Director stated that he is currently working with the applicant and property owners to incorporate the Plan if possible and will be shown on the Site/Landscape Plan when submitted for Planning Commission consideration.

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 October 10, 2016 with a unanimous Planning Commission recommendation of approval.

Chairman Parks introduced **Item No. 4: Rezoning: BSZ-134: "Quicksilver Readymix, LLC"** a request to rezone 14.74 acres from request to from an I-1, Light Industrial District classification to an I-2, Heavy Industrial District classification. Requested by Curtis M. Holland, Attorney-in-Fact, Polsinelli, for Quicksilver Readymix, LLC, under contract from Coleman Farm Properties, G.P., property owners of record. The property is generally located at the west end of 40th Street in the Bonner Springs Industrial Park specifically 23888 W. 40th Street.

Chairman Parks opened the public hearing at 7:15 p.m. and asked for Staff Presentation. The Planning Director presented the case with a Staff Recommendation to approve the Rezoning as presented in the Staff Report.

Chairman Parks asked if the applicant would like to address the Planning Commission. **Curtis M. Holland**, Polsinelli stated he would be glad to answer any questions the Planning Commission might have. He also stated that with him tonight was the project engineer, Greg Watson, Shafer, Kline & Warren along with the owners of Quicksilver Readymix, Dale Eason and Rick Rank, 15100 E. Courtney-Atherton Road, Sugar Creek, MO and Wally Rist, Kissinger Hunter.

Chairman Parks asked Mr. Holland if he was in agreement with all the listed conditions. Mr. Holland stated that they were in agreement with all the listed conditions.

Chairman Parks asked if anyone in the audience had any questions or comments. Seeing none he closed the public hearing at 7:18 pm and asked for a motion. Commissioner Stephan made a motion to approve the Rezoning with the listed conditions with a second from Commissioner Yates.

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 October 10, 2016 with a unanimous Planning Commission recommendation of approval.

Chairman Parks introduced **Item No. 5: Special Use Permit: SUP-137: "Quicksilver Readymix, LLC"** a request to construct and operate a concrete, ready-mix plant on 14.74 acres. Requested by Curtis M. Holland, Attorney-in-Fact, Polsinelli, for Quicksilver Readymix, LLC, under contract from Coleman Farm Properties, G.P., property owners of record. The property is generally located at the west end of 40th Street in the Bonner Springs Industrial Park specifically 23888 W. 40th Street

Chairman Parks opened the public hearing at 7:20 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 in the Staff Report.

Chairman Parks asked if the applicant would like to address the Planning Commission. **Curtis M. Holland, Polsinelli** explained the site configuration with the building up front along 40th Street with the batch plant at the rear of the property with screening trees along the west side of the detention basin.

Chairman Parks asked Mr. Holland if he was in agreement with the listed conditions. Mr. Holland stated that they were in agreement with all the listed conditions.

Chairman Parks asked if anyone in the audience had any questions or comments. Seeing none he closed the public hearing at 7:24 pm and asked for a motion. Commissioner Pierce made a motion to approve the Special Use Permit with the listed conditions with a second from Commissioner Mesmer.

Chairman Parks asked if there were any questions from the Planning Commission. Commissioner Pierce stated that under condition No. 5 that "be" was missing between will and required.

Chairman Parks asked the Planning Director about the walking bridge over the Kansas River with the associated trail to the future City Park that was being considered with this project. The Planning Director stated that yes, it will be part of the project at the platting stage and that he was in communication with the property owner to show the walking trail along the top of the Monticello Drainage District Levee from the K-7 Bridge over the Kansas River to the future City Park.

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 October 10, 2016 with a unanimous Planning Commission recommendation of approval.

Chairman Parks introduced **Item No. 6: Preliminary Plat: PT-16-100, "Woodend Road Estates"** this request is for a preliminary plat for a four (4) lot subdivision on 47.46 acres. Requested by Joe, Herring, Herring Surveying Company for Cindy L. Kreider, property owner of record. The subject property is zoned A-1, Agricultural District located at 13933 Woodend Road.

Chairman Parks asked for Staff Presentation. The Planning Director presented the case with a Staff Recommendation to approve the Preliminary Plat as presented in the Staff Report.

Chairman Parks asked if the applicant would like to address the Planning Commission. **Joe, Herring, Herring Surveying** stated he would be glad to answer any questions.

Chairman Parks asked Mr. Herring if he was in agreement with all the listed conditions. Mr. Herring stated that he has completed all the listed conditions.

Chairman Parks asked if anyone in the audience had any questions or comments. Seeing none he asked for a motion. Commissioner Krone made a motion to approve the Preliminary Plat with the listed conditions with a second from Commissioner Neff.

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

Chairman Parks introduced **Item No. 7: Final Plat: PT-16-100, "Woodend Road Estates"** this request is to "plat" 47.46 acres consisting of a four (4) lot subdivision. Requested by Joe, Herring, Herring Surveying Company for Cindy L. Kreider, property owner of record. The subject property is zoned A-1, Agricultural District located at 13933 Woodend Road.

Chairman Parks asked for Staff Presentation. The Planning Director presented the case with a Staff Recommendation to approve the Final Plat as presented in the Staff Report and stated that all the conditions of approval have been completed. The Planning Director stated that he was awaiting final approval from the County Surveyor before the final plat could be filed.

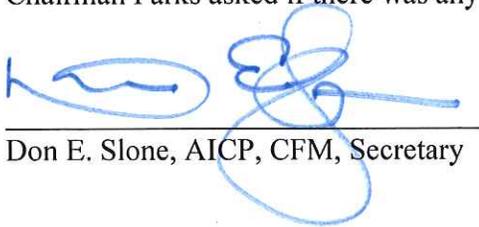
Chairman Parks asked if the applicant would like to address the Planning Commission. **Joe, Herring,** Herring Surveying stated he did not have anything to add but would be glad to answer any questions.

Chairman Parks asked if anyone else in the audience had any questions or comments. Seeing none he asked for a motion. Commissioner Mesmer made a motion to approve the Final Plat with the listed conditions with a second from Commissioner Pierce.

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 to accept the dedication of the easements and rights-of-way on October 10, 2016 with a unanimous Planning Commission recommendation of approval.

Chairman Parks asked if there was any further business. Seeing none, he adjourned the meeting at 7:33 p.m.



Don E. Slone, AICP, CFM, Secretary