

PLANNING COMMISSION MEETING MINUTES

Tuesday, October 17, 2017 @ 7:00 p.m.

Members Present: Craig Stephan, Sherri Neff, Jason Krone, Lloyd Mesmer, and Dave Pierce
Members Absent: Merle Parks, and Tyler McMahan
Staff Present: Don Slone, AICP, CFM, City Planner

Vice-Chairman Pierce called the meeting to order at 7:00 p.m. and asked for a roll call. Roll call listed above.

Vice-Chairman Pierce introduced **Item No. 1: Approval of Minutes** and called for a motion to approve the minutes of the September 19, 2017 Planning Commission meeting. Commissioner Stephan made a motion to approve the minutes as written with a second from Commissioner Mesmer. Vice-Chairman Pierce asked if there were any questions or comments about the minutes. Seeing none, he called for the vote. The minutes were approved by a 5-0 vote.

New Business:

Vice-Chairman Pierce asked for a motion to move Item No. 3 ahead of Item No. 2 in view of the number of citizens present apparently to speak on the "The Farms at Woodend Springs" Special Use Permit. Commissioner Krone made the motion to move Item No. 3 ahead of Item No. 2 with a second from Commissioner Stephan. The motion was approved by a 5-0 vote.

Vice-Chairman Pierce introduced **Item No. 3: Site Plan: ST-17-104: "Built To Fit Addition"** this requested is from Brad Bond, General Manager, Built To Fit, Inc. for Gerald & Kristi Hoffine, property owners of record. The Site Plan is submitted in order to allow for the construction of a 1,500 square foot warehouse building addition on 1.1 acres zoned I-1, Light Industrial District located at 11675 Kaw Drive.

Vice-Chairman Pierce asked for Staff Presentation. The City Planner presented the case with a Staff Recommendation to approve the Site Plan as presented with the listed conditions. The City Planner then stated that the three (3) conditions of approval have been addressed and recommends approval.

Vice-Chairman Pierce asked if the applicant would like to address the Planning Commission. Brad Bond, General Manger, Built To Fit, Inc. stated that they had nothing to add but would be glad to answer any questions the Planning Commission might have.

Vice-Chairman Pierce asked if anyone else in the audience had any questions or comments. Seeing none he asked for a motion. Commissioner Stephan made a motion to approve the Site Plan with the listed conditions with a second from Commissioner Krone.

Vice-Chairman Pierce asked if there were any additional questions from the Planning Commission. Seeing none he called for the vote. The motion was approved on a 5-0 vote.

Vice-Chairman Pierce introduced **Item No. 2: Special Use Permit: SUP-139: "The Farms at Woodend Springs"** a request to allow for the construction and operation of an Exhibition Hall for weddings and related parties such as rehearsal dinners and bridal showers. Requested by Megan Quandt, James Tilson and Shellie Quandt, property owners of record. The property is zoned A-1, Agricultural District and located at 14100 Woodend Road.

Vice-Chairman Pierce opened the public hearing at 7:07 p.m. and asked for Staff Presentation. The City Planner presented the case with a Staff Recommendation to approve the Special Use Permit as presented with the (4) listed conditions.

Vice-Chairman Pierce asked if anyone from the audience would like to address this item. **Mickey Hylton, 13840 Woodend Road**, stated that he was surprised with the proposal as he thought it was going to be a house being built on the property. He was concerned about the traffic on their new road that was just chip and sealed and what would happen with the additional traffic. He was also concerned with the operating hours for the proposed exhibition center.

Vice-Chairman Pierce asked if the applicant would like to address the Planning Commission and answer the questions raised by Mr. Hylton. **Megan Quandt, "The Farms at Woodend Springs"** stated that they were in agreement with Staff's recommendation. Ms. Quandt went on to state that the hours of operation were no later than 11:30 p.m. on weekends and 11:00 p.m. on weekdays. She went on to state that they placed their parking away for neighboring properties to be a good neighbor.

Vice-Chairman Pierce asked if anyone else would like to address this item. **Gary Rickert, 13601 Woodend Road**, stated that there is only a 2" waterline to his home and he thinks there could be an issue with the proposed event center. He went on to state the size of the waterlines along K-32 (Gibbs Road), down 142nd Street, and along the west side of Woodend Road just east of the creek crossing.

Vice-Chairman Pierce asked if anyone would like to speak on this item. **Shawn Barlow, 13810 Woodend Road**, stated that he checked the GPS location using Google and the directions were given down Woodend Road from the East rather than down 142nd Street. He stated that the GPS directions took him down K-32 to Santa Fe to Woodend Road then west to the proposed site. He also stated that he moved to his home to be in the country and liked the area as is.

Vice-Chairman Pierce asked if anyone else from the audience would like to address this item. **Heidi Brenner, 13930 Woodend Road**, stated that she has been to several Planning Commission meetings and stated that she knows the Planning Commission will vote yes, but wanted the Planning Commission to listen to them. She also stated that she was concerned about the traffic and the loss of the quiet country atmosphere.

Vice-Chairman Pierce asked if anyone else would like to address this item. **Cindi Kreider, 13933 Woodend Road**, stated that she and her daughter have been in business doing wedding showers and knows how many people will be attending and is concerned about people driving up into her driveway by accident and is also concerned about people driving after they have had a few drinks.

Mickey Hylton, 13840 Woodend Road, stated that when the City finally located the waterline it was under his cedar trees by the oaks. He then stated that he was concerned about the waterline because they broke the waterline when they were locating it and was concerned about the pressure.

Commissioner Krone asked the applicant Megan Quandt how long would security be there during and after the event. Ms. Quandt stated that security will be there until the last guests and vendors are gone.

Cindi Kreider, 13933 Woodend Road, stated that it will be hard to prevent the noise from coming outside and Ms. Quandt stated that there will be no outside music allowed. Everything will be within the venue building.

Vice-Chairman Pierce asked if anyone else in the audience had any questions or comments. Seeing none he closed the public hearing at 7:38 p.m. and asked for a motion. Commissioner Stephan made a motion to approve the Special Use Permit with the (4) listed conditions with a second from Commissioner Krone.

Vice-Chairman Pierce stated that he used his phone to determine how he would be directed to the subject property and stated that the directions given were to use K-32 Hwy (Gibbs Road), then west to 142nd Street, then south to Woodend Road, and then east to the subject property.

Commissioner Mesmer stated that the area along Woodend Road is agricultural and not residential as most of you have spoken about. You have residential uses on agriculturally zoned property.

Commissioner Stephan addressed the water usage issue. He stated that most of you know that I owned the BP Station here in Bonner Springs for many years and had two restrooms as well as a soda fountain and his monthly water bill at the station was always less than the water bill at his home.

Vice-Chairman Pierce asked if there were any more questions or comments from the Planning Commission. Seeing none he called for the vote.

Commissioner Krone explained his vote. He stated that he does in fact listen to the public comments and weighs the issue before he makes his vote. He stated that he takes offense to the statement that they had already made up their minds to vote yes. After considering all the facts of this case, he voted yes.

Commissioner Mesmer voted yes. He stated he already made his case as this is permitted under the Zoning Ordinance.

Vice-Chairman Pierce voted yes. He stated that he also weighs the facts of the case before he makes his final decision.

Commissioner Stephan vote yes. He also stated that he takes offense to the statement made that they had already made their minds up to vote yes.

Commissioner Neff voted yes. She stated that she also listens to the public comment before she makes a decision on how to vote.

The motion was approved on a 5-0 vote. The City Planner stated that he will forward this item to the Governing Body on November 13, 2017 with a unanimous Planning Commission recommendation for approval.

Vice-Chairman Pierce asked if there was any further business. Seeing none, he adjourned the meeting at 8:00 p.m.



Don E. Slone, AICP, CFM, Secretary