

## PLANNING COMMISSION MEETING MINUTES

Tuesday, January 16, 2018 @ 7:00 p.m.

**Members Present:** Sherri Neff, Tyler McMahan, Merle Parks, Jason Krone, Lloyd Mesmer, and Dave Pierce

**Members Absent:** Craig Stephan

**Staff Present:** Don Slone, AICP, CFM, City Planner

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 December 12, 2017 Planning Commission meeting. Commissioner Pierce made a motion to approve the minutes as written with a second from Commissioner Krone. 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 5-0 vote. Commissioner McMahan abstained from voting.

### **New Business:**

Chairman Parks excused himself as he has a conflict of interest concerning this item.

Vice-Chairman Pierce introduced **Item No. 2: Preliminary Plat: PT-18-100, "Lei Valley IV-VI"** Requested by Daniel Foster, PLA, Schlagel & Associates, P.A. for Guy Tiner, Lei Valley Redevelopment LLC, under contract from Bill G. Knipp, property owner of record. The plat consists of 116 single-family residential lots on 41.35 acres zoned R-1, Single-Family Residential District under Case No. BSZ-139 located at 138<sup>th</sup> Street and Kansas Avenue.

Vice-Chairman Pierce asked for Staff Presentation. The City Planner presented the case with a Staff Recommendation to approve the Preliminary Plat with the listed conditions.

Vice-Chairman Pierce asked if the applicant would like to address the Planning Commission.

Vice-Chairman Pierce asked if anyone in the audience had any questions or comments.

Vice-Chairman asked if there were any additional questions or comments on the proposed change. Seeing none he called for a motion. Commissioner Mesmer made a motion to approve the Preliminary Plat with the twelve (12) listed conditions with a second from Commissioner McMahan.

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.

Chairman Parks returned to the meeting.

Chairman Parks introduced **Item No. 3: Final Plat: PT-18-101, "Bonner Springs Jr. / Sr. High School"** Requested by David Wood, PE, Kaw Valley Engineering for USD 204, Bonner Springs/Edwardsville School District, property owners of record. This plat consists of a one (1) lot, residential subdivision on 60.85 acres zoned R-1, Single-Family Residential District located at 138<sup>th</sup> Street and Kump Avenue.

Chairman Parks asked for Staff Presentation. The City Planner presented the case with a Staff Recommendation to approve the Final Plat as presented with the listed conditions.

Chairman Parks asked if the applicant would like to address the Planning Commission. David Wood, PE, Kaw Valley Engineering, stated they were in agreement with all the conditions and he would be happy to answer any questions.

Chairman Parks asked if anyone from the audience would like to address this item. Seeing none he asked for a motion. Commissioner Krone made a motion to approve the Final Plat with the sixteen (16) listed conditions with a second from Commissioner Neff.

Chairman Parks stated he did not understand conditions 7, 8 and 10. They seemed to be questions instead of conditions. Does it make any difference if these questions are answered or not?

Chairman Parks asked about the ten foot sidewalk easement. He stated he didn't see it in the plan.

The City Planner stated that the sidewalk easement is not shown however, it is required to be added to the plat. The City Planner also explained the need for the easement as the School District received a Grant for a "trail system".

Chairman Parks asked if there were any additional questions from the Planning Commission. Commissioner Peirce asked about the plat name being Junior High School and not Middle School. The City Planner explained that the name is in order to tie the original plat of the Junior High School with the unplatted high school property.

Chairman Parks asked if there were any additional questions, seeing none he called for the vote. The motion was approved on a 6-0 vote.

The City Planner stated that he will forward this item to the Governing Body on February 12, 2018 with a unanimous Planning Commission recommendation for approval.

Chairman Parks introduced **Item No. 4: Site/Landscape Plan: ST-18-100: "Braves Innovation Center - High School Addition"** Requested by David Wood. PE, Kaw Valley Engineering for USD 204, Bonner Springs/Edwardsville School District, property owners of record. The Site/Landscape Plan is submitted in order to construct a new 25,508 sq.ft. Innovation Center and a 3,617 sq.ft. High School Building Addition located at 100 McDaniel Street.

Chairman Parks asked for Staff Presentation. The City Planner presented the case with a Staff Recommendation to approve the Site/Landscape Plan as presented with the listed conditions.

Chairman Parks asked if the applicant would like to address the Planning Commission.

Chairman Parks asked if anyone from the audience would like to address this item. Seeing none he asked for a motion. Commissioner Pierce made a motion to approve the Site/Landscape Plan with the twenty-two (22) listed conditions with a second from Commissioner McMahan.

Chairman Parks asked if there were any additional questions from the Planning Commission. Seeing none he called for the vote. The motion was approved on a 6-0 vote.

Chairman Parks introduced **Item No. 5: Site Plan: ST-18-101: "Clark Middle School Addition"** Requested by David Wood. PE, Kaw Valley Engineering for USD 204, Bonner Springs/Edwardsville School District, property owners of record. The Site Plan is submitted in order to allow for the construction of a 9,600 sq. ft. Middle School Building Addition located at 420 N. Bluegrass Drive.

Chairman Parks 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.

Chairman Parks asked if the applicant would like to address the Planning Commission.

Chairman Parks asked if anyone from the audience would like to address this item. Seeing none he asked for a motion. Commissioner Pierce made a motion to approve the Site Plan 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. The motion was approved on a 6-0 vote.

Chairman Parks introduced **Item No. 6: Site Plan: ST-18-102: "Elementary School Addition"** Requested by David Wood. PE, Kaw Valley Engineering for USD 204, Bonner Springs/Edwardsville School District, property owners of record. The Site Plan is submitted in order to permit the construction of a new rear access drive and 4,000 sq.ft. "Future Building Addition" located at 212 S. Neconi Avenue.

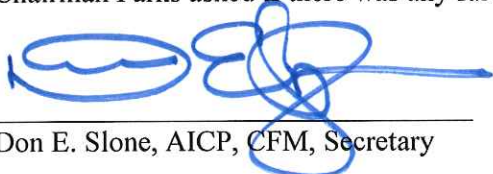
Chairman Parks asked for Staff Presentation. The City Planner presented the case with a Staff Recommendation to approve the Site Plan as presented with the listed conditions.

Chairman Parks asked if the applicant would like to address the Planning Commission.

Chairman Parks asked if anyone from the audience would like to address this item. Seeing none he asked for a motion. Commissioner Krone made a motion to approve the Site Plan with the five (5) listed conditions with a second from Commissioner McMahan.

Chairman Parks asked if there were any additional questions from the Planning Commission. Seeing none he called for the vote. The motion was approved on a 6-0 vote.

Chairman Parks asked if there was any further business. Seeing none, he adjourned the meeting at 7:36 p.m.



Don E. Slone, AICP, CFM, Secretary