

EDWARDSVILLE BOARD OF ZONING APPEALS AND PLANNING COMMISSION
EDWARDSVILLE CITY HALL COUNCIL CHAMBERS
690 SOUTH 4TH STREET P O BOX 13738
EDWARDSVILLE, KANSAS 66113

MINUTES March 21, 2018

Members Present: John Altevogt, Mark Bishop, Greg Scott, Robert Niffen

Staff Present: Dave Knopick, City Planner
Michael Webb, City Manager
Zack Daniel, Assistant City Manager/City Clerk

PLANNING COMMISSION

The regular meeting was called to order by Chairman Bishop at 7:00 p.m.

Prior to the beginning of discussion, City Planner Dave Knopick noted that while a quorum is present at this evening's meeting, in order to move forward with any of the action items a unanimous 4-0 vote would be required. He explained that this is due to state statutes requiring that actions be approved by a majority of the full planning commission, not just the members present.

Minutes from February 21, 2018

Commissioner Altevogt made the motion to accept the minutes as written. Commissioner Scott seconded the motion, which passed 4-0

New Business

(a) Revised Preliminary and Final Plan Public Hearing – 323/325 110th St./10750 Riverview Ave., (2018-02-PPN/2018-03 FPN) – Compass Commodity Group III, LLC (Owners of Record)/Korb Maxwell, Polsinelli, PC (Applicant)

Mr. Knopick reviewed the background on this item, including a brief synopsis on the history of the Village South project to this point. He explained the item before the group and noted that staff recommends approval of the revised preliminary and final plan with the conditions outlined in the staff report.

At this point John Monson, representing Compass Commodity Group III, took the podium and provided the Commission with a map of the entire development area, including the planned project areas in both Edwardsville and the industrial site planned for Bonner Springs. Mr. Monson wanted to place the hotel development in the larger context for what the development group has planned for the entire area. The changes to the project were reviewed, including the shift from two hotels (La Quinta and Holiday Inn) with about 180 combined rooms to a single, 10-story hotel (Hyatt House) with over 200 rooms.

Mr. Monson also reviewed the Notice of Need issued by the Unified Government of Wyandotte County/Kansas City, KS in the spring of 2017 and noted he was disappointed at the review process used by the County. He stressed that the

development in Edwardsville would meet the needs outlined by the County but felt like because the project was in Edwardsville it was not considered as seriously as other potential projects north of I-70.

Mr. Monson then made the request of the Planning Commission to take no action at the conclusion of the scheduled public hearing. His reason for this request was that he wanted more time to discuss some of the staff conditions outlined in the agenda memo. He also made the request that the group table action on the evening's second item under new business, the resolution regarding placemaking guidelines, as he perceived they may have some impact on the continuing development of Village South. Several Commissioners thanked Mr. Monson for his time and respected his request to fully analyze the project at this stage before moving forward. At this time, staff recommended opening the advertised public hearing.

Commissioner Altevoigt made the motion to open the public hearing, which was seconded by Commissioner Scott. The motion passed 4-0.

Vicky Pavicich, 131 S. 110th St., addressed the Commission. Ms. Pavicich expressed her satisfaction with the proposed hotel project but had concerns about the industrial aspect in Bonner Springs. She worried about the potential impacts such a development would have on any future sale of her property.

Mr. Monson again took the podium to address Ms. Pavicich's concerns. Mr. Monson stressed that, ideally, the stretch of 110th St. south of Riverview would not be disturbed by the industrial development in Bonner Springs. He noted that, as the primary developer behind both projects, it would not be in his best interest to have one project adversely affect another.

Chairman Bishop made comments regarding his concerns with the Bonner Springs project, noting that the Planning Commission in Bonner Springs did not appear to take the concerns of Edwardsville resident's seriously. As such, he is wanting some level of assurance from the developer that Edwardsville resident's concerns would be addressed. City Manager Michael Webb also noted that there have been ongoing discussions between the two communities about this potential project. Commissioner Altevoigt mentioned that he thought a work session that included details about development in the entire region would be appropriate. Mr. Knopick reviewed potential options to continue this discussion.

Chuck Stites, 9840 Riverview Dr., took the podium to address this issue. Speaking as a private citizen, Mr. Stites expressed his disappointment that the Village South project was not given more consideration in the notice of need by Wyandotte County. He expressed his confidence that the project will establish Edwardsville's role in the continued development of the region. He noted his full support for the project and thanked the developers for taking their time in their review of the conditions of their plans.

Evan Fitts of the Polsinelli Law Firm, who represents the applicant, reviewed other developing items related to the project, including the potential complications related to zoning and allowed uses of the area. Mr. Fitts and Mr. Knopick both reviewed potential timelines for a future public hearing and/or work session.

Mary Shields, 220 N. 110th St., took the podium and addressed her concerns with the industrial project in Bonner Springs. Generally, she had no issues with the proposed Edwardsville project, but had worries that an industrial aspect would not fit with the vision of the area and would not attract customers from off the highway into Edwardsville.

John Brugelman, representing the Prime Group, took the podium and provided further comments on the proposed Bonner Springs development. He stressed that the industrial project is still in its early stages but it is a priority for the development group to find an appropriate fit for the area and the surrounding projects. Mr. Webb highlighted the moving parts associated with this project, noting that there are several processes moving forward simultaneously.

There was additional discussion on the most appropriate way to continue discussion on this topic, with the Commission ultimately deciding to close the scheduled public hearing.

Commissioner Altevogt made the motion to close the public hearing, which was seconded by Commissioner Scott. The motion passed 4-0.

The Planning Commission took no official action on the item.

Commissioner Altevogt made a separate motion to request a work session at an appropriate date to discuss the development progress considering ongoing projects in Bonner Springs and Kansas City. Commissioner Niffen seconded the motion, which passed 4-0.

(b) Comprehensive Plan Amendment Resolution

Mr. Knopick reviewed this item, noting that the Commission voted to amend the comprehensive plan after holding a public hearing on February 21, 2018. The review at that time was part of the mandated annual review of the comprehensive plan and the Planning Commission voted to incorporate the *Tri-City Multi-Modal Redevelopment Plan* and *Village South Placemaking Guidelines* by reference. Mr. Knopick stressed that the comprehensive plan is not law. Rather, it serves as a guideline for the community and articulates the goals and vision of the community.

Chairman Bishop recognized Mr. Monson from the previous agenda item and allowed him to speak at the podium on this topic. Mr. Monson expressed concern that the placemaking guidelines had not been properly reviewed by the public or his development team to determine its impacts on his project. Mr. Monson stressed that

the conditions outlined in the previous item tied his development to certain terms that he claimed to be unaware of to this point.

Mr. Knopick noted that no action had been taken on the previous item and even if there had been, the conditions in the staff report and the nature of the comprehensive plan are broad enough to allow for some flexibility in application. He also stressed that the actual action in amending the comprehensive plan had already been done and this step is a procedural item in order to bring it to the Council for action.

Commissioner Altevogt made the motion to adopt Resolution 18-01, amending the comprehensive plan to include the *K-32 Multi-Modal Redevelopment Plan* and the *Village South Placemaking Guidelines* by reference. Commissioner Scott seconded the motion, which passed 4-0.

Staff Reports

City Manager Michael Webb reviewed recent activity related to the Bonner Springs industrial project, noting that the City of Edwardsville submitted comments related to that project. He also noted a replat in the industrial park may be before Planning Commission in the coming months.

Mr. Knopick highlighted an SUP along Kaw Dr. that will be before the Commission in April. Mr. Scott asked if there were any updates regarding the event center along K-32, which Mr. Knopick noted that some window repairs had recently been done.

Planning Commission Comments

No comments.

Adjournment

Commissioner Altevogt motioned to adjourn the meeting, which was seconded by Commissioner Niffen. The motion passed 4-0.

Minutes submitted by Zack Daniel, Assistant City Manager.