



Planning Commission Meeting Minutes

February 15, 2023

6:00 p.m.

Members Present: John Altevogt, Erin Harves, Camila Adcox, Robert Niffen, Ryan Parker
Members Absent: Tim Sweeten and Ian Abbott
Staff Present: Michael Webb, City Manager. Bradley Hocevar, City Planner, Chantal Frierson, Development Services Clerk

PLANNING COMMISSION

1. Call meeting to order

Regular meeting was called to order by Chairman Altevogt at 6:02 pm

2. Minutes from January 25, 2023 Meeting

- **Motion:** Commissioner Niffen made a motion to approve the January 25, 2023 minutes.
- **Second:** Commissioner Adcox seconded the motion
- **Vote:** Passes, 5-0.

3. New Business

a. 2023 Planning Commission Appointments

City Manager, Michael Webb, gave a brief description of the rules and expectations of the Planning Commission. He informed the Planning Commission that we would be moving the appointments to February to fall in line with all other boards of the city. Michael described the purpose and intent of zoning and our authority. The board is made up of 7 members, 3-year staggered terms. 4 members of the Planning Commission must be present to have a quorum in order to make recommendations to City Council on action items. Further discussion continued on the importance of the Comprehensive Plan and how it relates to the "Golden Rules" that are used to evaluate the merit of zoning items. A brief description of the of The Kansas Open Meetings Act was given and as well as an example of when it would be appropriate of a member of the Commission to recuse themselves from voting on an item. Further discussion ensued regarding making comments to the public on cases before meetings.

City Manager, Michael Webb listed the Officers eligible for reappointment. Michael then turned the election over to Chairman Altevogt to elect the Officers.

- **Motion:** Commissioner Adcox made the motion to keep all the existing Officers in their same positions.
- **Second:** Chairman Niffen seconded the motion
- **Vote:** Passes, 5-0

b. Annual Review (2022 Annual Report / Roles and Responsibilities)

City Planner, Bradley Hocevar, gave a brief overview of the 2022 Annual report and expanded on the rolls and responsibilities.

City Manager, Michael Webb, gave a brief overview of demographic changes that have occurred since the 2010 Census highlighting changes in total housing units, population, median home values and number of jobs. the average household income.

City Planner, Bradley Hocevar, highlighted major planning initiatives including the River Front Park, goDotte Wyandotte County Strategic Mobility Plan, 4th Street Quiet Zones and BHC's sanitary sewer inventory. Mr. Hocevar also gave a brief overview of the Award-Winning Concept for River Front Park project and noted it will be a phased project.

City Planner, Bradley Hocevar, reviewed the major development projects that came before the Planning Commission in 2022 and how the Industrial Park has continued to expand since 2000. Discussion ensued regarding the limitations on expanding in the area, future industrial uses, and how the presence of more commercial services could capitalize on the high influx of the day-time work population. City Planner, Bradley Hocevar, then highlighted four projects that were denied in 2022 and key takeaways from their denial. Discussion ensued.

- **Motion:** Commissioner Adcox made a motion to adjourn the Planning Commission meeting.
- **Second:** Commissioner Niffen seconded the motion
- **Vote:** Passes, 5-0

BOARD OF ZONING APPEALS

1. Call meeting to order

- Regular meeting was called to order by Chairman Altevogt at 6:59 pm

2. New Business

a. PUBLIC HEARING – 541 S 94th Street (2023-04-V) Becker, Albert C Trust (Owners) / Austin Thompson (Applicant)

City Planner, Bradley Hocevar, gave a brief overview of the variance. The applicant filed an application on January 20, 2023 to request a variance on the existing zoning which is AGR Agricultural Residential. And is a 0.74-acre lot and is currently vacant. The applicant is requesting a variance on the lot coverage and accessory structure requirements. Per the zoning a single-family dwelling must be established before an accessory structure is allowed. The applicant is requesting to build a 3,200 square foot building to store farming equipment.

- **Motion:** Commissioner Niffen made the motion to open the public hearing
- **Second:** Commissioner Harves seconded the motion
- **Vote:** Passes, 5-0

Austin Thompson took to the podium and gave a brief description for the intended plans for 541 S. 94th St. Austin is representing the owner of the property who is out of the country at this time.

The Planning Commission expressed their concerns for the farm equipment to be driving on the roadway with there being a bad line of sight due to a curvy road. Discussion ensued.

- **Motion:** Commissioner Niffen made the motion to close the public hearing
 - **Second:** Commissioner Adcox seconded the motion
 - **Vote:** Passes, 5-0
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- **Motion:** Commissioner Harves made the motion to deny the variance.
 - **Second:** Commissioner Niffen seconded the motion
 - **Vote:** Passes, 5-0
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- **Motion:** Chairman Altevogt made a motion to amend the denial by stating the denial was to include golden rule 3, 4 and 5 were the reasons for the denial.
 - **Second:** Commissioner Niffen seconded the motion
 - **Vote:** Passes, 5-0

4. Staff Reports

- Development Updates-No updates.

Adjournment

- **Motion:** Commissioner Niffen made the motion to close the meeting at 7:29pm
- **Second:** Commissioner Adcox seconded the motion
- **Vote:** Passes, 5-0