

Members Present: John Altevogt, Ian Abbott, Mickey Schwartzkopf, Camila Adcox, Erin Harves

Members Absent: Tim Sweeten, Robert Niffen

Staff Present: Michael Webb, City Manager
Bradley Hocevar, City Planner

PLANNING COMMISSION

The regular meeting was called to order by Chairman Altevogt at 6:00 p.m.

Minutes from April 20, 2022

Chairman Altevogt made the motion to approve the February 16, 2022 as amended and March 16, 2022 minutes. Commissioner Abbott seconded the motion. The motion passed 6-0.

New Business

a. 9301 Woodend Road (2022-04-FPN) – CIMI, LLC a Kansas Limited Liability Company (Owners) / Les Hamilton – BHC (Applicant)

City Planner Bradley Hocevar introduced the application for the final developments plan and gave a brief background on the history of the case. He explained that the final development plan is as the approved preliminary plan with no changes other than the deviations previously approved.

Commissioner Abbott made the motion to approve the final development plan with staff recommendations and conditions. The motion was seconded by Chairman Altevogt. The motion was approved 6-0.

b. Planning Commission Resolution

City Manager Michael Webb introduced the item, explained the purpose of the resolution and history of the Woodend Road TIF Redevelopment District. He explained that Kansas Statutes requires the Planning Commission to review Project Plans for consistency with the local comprehensive plan. Staff recommendation for approval was proposed

Commissioner Schwartzkopf made a motion to approve the resolution. Commissioner Abbott seconded the motion which passed 6-0.

**c. PUBLIC HEARING – 502 Highland Drive (2022-05-Z / 2022-06-PPT) – SD
Shelton Excavating Inc. (Owner) / Highland Development, LLC (Applicant)**

City Manager Michael Webb outlined the public hearing process and procedures for zoning map amendments and preliminary plat approval. City Planner Bradley Hocevar introduced the application before making recommendation for the Planning Commission to open the public clearing.

Chairman Altevogt made the motion to open the public hearing. Commissioner Harves seconded the motion. The motion passed 6-0.

The developer Dustin Baker took to the podium. He introduced the project and vision for the area. No questions were raised by the Planning Commission. Chairman Altevogt invited members of the public to speak.

John Sower (603 High Street) took to the podium. He requested clarification on the type of homes being proposed with the project. City Manager Michael Webb explained that when the city established the Rural Housing Incentive District (RHID) it included all potential uses permitted within the district, including single family homes, duplexes and townhomes. He explained that the developer has always intended to construct owner occupied townhomes since making application.

Mr. Sower asked the developer for examples of similar project and the expected price range for each unit. Dustin Baker described a completed project in De Soto called Arbor Ridge Townhomes at 83rd Street and Kill Creek Rd. Many of the users were retirees downsizing to smaller homes. Units for this project were approximately 2,000 square feet and priced at roughly \$280,000.

Jenna Woodbury (717 N 7th Street) took to the podium. She brought attention to several properties adjacent to the proposed development that could potentially deter prospective buyers. She raised concerns about two-story buildings obstructing views of the existing rural environment. She suggested that the Planning Commission consider opportunities for the development to include neighborhood amenities and greater connection to the surrounding communities.

Chairman Altevogt made the motion to close the public hearing which Commissioner Adcox seconded. The motion passed 6-0.

City Manager Michael Webb explained that issues related properties outside of the development need to be addressed through code enforcement. Chairman Altevogt explained the role of the Planning Commission and the review criteria related to zoning cases. Discussion ensued before City Manager Michael Webb continued to discuss connectivity and the challenges of creating a through street to 102nd Street.

Justin Milburn, Milburn Engineering, took to the podium. He discussed his role in the project and explained details related to amenities, infrastructure and utilities.

Michael Brady (1850 S 102nd Street) asked for permission to speak. He took to the podium to express concerns he had related to the project and higher density residential uses. Discussion ensued regarding increased traffic flows and difference between permitted uses within the R-1 and R-2 districts. City Manager Michael Webb reviewed the development agreement and aspects of the HOA.

Chairman Altevogt made the motion to approve the zoning request and map amendment with staff recommendations and conditions. Commissioner Adcox seconded the motion. The motion passed 6-0.

City Planner reviewed the staff recommendations associated with the preliminary plat, specifically the proposed trail connecting the development to the existing sidewalk along 104th Terrace. Justin Milburn, project engineer, highlighted the challenges associated with construction of the trail at this location including distances from neighboring properties, meeting ADA requirements and steep grades. City Manager stated that there would be a conflict with the development agreement if the trail is not constructed. Discussion ensued.

Commissioner Schwartzkopf raised concerns about having only one point of access and raised questions as to why the proposed road will not connect to S 102nd Street. Discussion ensued regarding steep grades, future road improvements and public safety.

Chairman Altevogt made the motion to approve the preliminary plat with staff recommendations and conditions. Commissioner Harves seconded the motion. The motion passed 6-0.

d. PUBLIC HEARING – 1139 S 98th Street / 1300 S 94th Street (2022-07-Z / 2022-08-PPT / 2022-09-FPT) – The Groves Development Company, LLC (Owner) / Grata, LLC (Applicant)

City Planner Bradley Hocevar outlined the public hearing process for the item and introduced the application. He briefly noted proposed projects that had been submitted in the past at the location and the lack of existing sanitary sewer in the area.

Commissioner Adcox made the motion to open the public hearing. Chairman Altevogt seconded the motion. The motion passed 6-0.

The applicant and developer, Travis Schram, took to the podium. He introduced the project and vision for the area. No questions were raised by the Planning Commission. Chairman Altevogt invited members of the public to speak.

Fred Brant, 1449 S 98th Street, took to the podium. He asked for clarification on the location of the existing retention pond. Travis Schram, identified the location of the retention pond and explained its purpose and condition. Les Hamilton gave further clarification. Discussion ensued including tree preservation, HOA restrictions, infrastructure improvements and future improvements to 98th Street.

Malina White, 1108 S 98th Street, took to the podium. She raised questions regarding the increased level of traffic that could be generated from the proposed development. Michael Webb shared the discussions between the developer and the city. Travis Schram explained that traffic the development would generate would be minimal.

Commissioner Schwartzkopf made the motion to close the public hearing. Commissioner Abbott seconded the motion. The motion passed 6-0.

Commissioner Harves made the motion to approve the zoning request and map amendment with staff recommendations and conditions. Commissioner Schwartzkopf seconded the motion. The motion passed 6-0.

Commissioner Schwartzkopf raised similar concerns brought up by the member of the public related to road safety and design, specifically the line of sight at the proposed intersections. Les Hamilton, project engineer with BHC, took to the podium to discuss aspect related to this concern. He expressed confidence that line of sight requirements will be met. Discussion ensued.

Chairman Altevogt asked the developer what the price points would be for the homes. Travis Schram stated that they were expecting homes to be in the range of \$400,000 - \$800,000. Discussion ensued regarding the permitting process for septic systems.

Chairman Altevogt made the motion to approve the preliminary plat with staff recommendations and conditions. Commissioner Schwartzkopf seconded the motion. The motion passed 6-0.

Commissioner Harves made the motion to approve the final plat with staff recommendations and conditions. Commissioner Adcox seconded the motion. The motion passed 6-0.

Staff Reports

Michael Webb discussed the proposed commercial project expected to go before the Planning Commission in May.

Adjournment

Chairman Altevogt made the motion to adjourn the meeting. Commissioner Abbott seconded the motion which passed 6-0.