



# Planning Commission Meeting Minutes

July 20, 2022  
6:00 p.m.

**Members Present:** John Altevogt, Tim Sweeten, Erin Harves, Robert Niffen, Mickey Schwartzkopf

**Members Absent:** Camila Adcox, Ian Abbott

**Staff Present:** Michael Webb, City Manager. Bradley Hocevar, City Planner, Chantal Frierson, Development Services Clerk

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

1. **Call meeting to order**

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

2. **Minutes from May 18, 2022 Meeting**

- **Motion:** Commissioner Sweeten made a motion to approve the May 18, 2022 minutes.
- **Second:** Commissioner Niffen seconded the motion
- **Vote:** Passes, 5-0

3. **Old Business:**

a. **11381 / 11301 / 11131 Kaw Drive (2022-10-PPT /2022-11-PPN) – Signature Properties Management, LLC (Owner) / Katelyn Wolf – Bartlett & West (Applicant)**

- City Planner Bradley Hocevar introduced the item and gave a recap of the previous meeting on May 18, 2022. The applicant intends to combine the two eastern lots, zoned C-2 Commercial Retail, to form a single 7.78-acre lot consisting of nine single story, 10,000 square foot buildings capable of being sub-divided into four smaller uses. The lot to the west, zoned I-1 Industrial Non-Hazard, is intended to remain a single 3.15-acre lot consisting of a 20,000 square foot, single-story building.
- City Manager Michael Webb gave an overview of the outstanding items that need to be addressed, including water, sanitary sewer and access improvements by KDOT.
- Tyler Hyatt, Civil Engineer with Barlett and West took to the podium and discussed his role with the project. Tyler discussed the lease agreement with United Pacific Railroad and road access from K-32. He noted that the alternative access point located east of the project area.
- Discussion ensued regarding onsite and offsite drainage areas, specifically the use of UPRR right of way.
- City Manager Michael Webb discussed lot coverage.
- Commissioner Sweeten asked about the materials they would be using for the exterior of the buildings and made a recommendation to include an additional condition of requiring approval of materials before final approval.
- **Motion:** Commissioner Sweeten made the motion to approve the preliminary site plan with staff recommendations and conditions.
- **Second:** Commissioner Niffen seconded the motion
- **Vote:** Passes, 5-0

- **Motion:** Commissioner Sweeten made the motion to approve the preliminary plat with staff recommendations and conditions. As well as an additional condition requiring all building materials to be submitted for approval.
- **Second:** Commissioner Niffen seconded the motion.
- **Vote:** Passes, 5-0

#### 4. **New Business**

##### a. **Planning Commission Resolution No. 2022-02**

- City Planner Bradley Hocevar introduced the item gave a brief background and history of the case and explained the purpose of the resolution.
- **Motion:** Commissioner Sweeten made the motion to approve the resolution.
- **Second:** Commissioner Niffen seconded the motion.
- **Vote:** Passes, 5-0

##### b. **Telecommunication Towers / SUP workshop**

- City Planner Bradley Hocevar introduced the item and gave a brief background and history of the case.
- City Manager Michael Webb explained the rules and regulations for cell phone towers. He explained the public hearing was suppose to be tonight, but due to noticing we have rescheduled the meeting to August 17, 2022.

#### 5. **Staff Reports**

- Development Updates
- City Manager Michael Webb gave updates on the Kincaid Project located at 96<sup>th</sup> and Woodend Road. He also discussed the Sewer Extension project located North of Riverview Ave. intended to serve development project in Bonner Springs. Commissioner Harves requested an update on the resent residential developments and the status of former Hard Rock Hotel site. Discission ensued.
- Chairman Altevogt discussed his thoughts on a suitable site for a new proposed substation. Discission ensued regarding the status of Evergy's plans to construct a new substation to serve the north section of the city.

#### 6. **Adjournment**

- **Motion:** Commissioner Sweeten made the motion to adjourn at 7:23pm
- **Second:** Chairman Altevogt seconded the motion.
- **Vote:** Passes, 5-0