



Planning Commission Meeting Minutes

August 17, 2022

6:00 p.m.

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

1. Call meeting to order

- Regular meeting was called to order by Chairman Altevogt at 5:59 pm

2. Minutes from July 20, 2022 Meeting

- Chairman Altevogt made a motion to approve the July 20, 2022 minutes.
- Commissioner Schwartzkopf made a requested to amend the final vote for the approval of the May 18, 2022 minutes to read "4-0". At said meeting, Commissioner Schwartzkopf abstained from voting on the item because he was not present at the May 18 meeting.
- **Motion:** Chairman Altevogt made a motion to approve the July 20, 2022 minutes with the requested amendment.
- **Second:** Commissioner Niffen seconded the motion
- **Vote:** Passes, 5-0.

3. New Business

a) 502 Highland Drive (2022-13-FPT) SD Shelton Excavating Inc. (Owner) / Highland Development, LLC (Applicant).

- City Planner Bradley Hocevar introduced the item and gave a brief background of the history of the case. Bradley recommended that the item be reviewed this evening. Bradley also states this item does not have to have a public hearing.
- Commissioner Adcox addressed concerned for the location of the project and the traffic that it may cause with the access to 4th Street. The developer Dustin Baker with Highland Drive Development introduced himself and explained that most of the equipment once placed will be site contained and should not disturb the flow of traffic.
- Commissioner Sweeten asked about the concerns regarding the housing standards and materials that would be used on this project. Discussion ensued regarding the requirements of the materials that will be used and the HOA that will be required for this subdivision. Dustin Baker then explained the standards that the HOA will require for the homes that will be built. He explained the he is also the one that will also be the one who approves everything for the HOA.
- **Motion:** Commissioner Niffen made the motion to approve the final plat with staff recommendations and conditions.
- **Second:** Commissioner Camila seconded the motion
- **Vote:** Passes, 4-1, (Commissioner Schwartzkopf abstained from voting)

b) PUBLIC HEARING – 10655 Kaw Drive (2022-12-SUP) SC Strong Properties II LLC (Owner) / Network Real Estate LLC (Applicant)

- City Planner Bradley Hovecar introduced the item and gave a brief background of the history of the case. Bradley discussed the concerns regarding the access to K32. Discussion ensued regarding the access road and the fencing to be placed around the tower to keep it secure.
- City Planner discussed the timeline of the Special Use Permit. Discussion ensued. City Manager Michael Webb explained that the Planning Commission can set the time frame for the SUP. Michael Webb stated this is a recommendation from the City Attorney that this permit should require a renewal at least every 4 years.
- **Motion:** Commissioner Niffen made the motion to open the public hearing.
- **Second:** Commissioner Schwartzkopf seconded the motion.
- **Vote:** Passes, 5-0

Public Hearing

The applicant Glenn Klocke with Network Real Estate, LLC took to the podium. He explained that AT&T is requesting to place the cell phone tower in this area to expand cell phone cover. They will need 24 hours to the property. This tower will hold service for 3 mobile carriers. He explained that this area is lacking coverage. Once this tower is built it will help with 911 coverage for our area. Due to the fact we are not due to an airport the tower does not to be lite up since the tower is only 130 feet. City Manager Michael Webb wanted to make clarity on the existing drive that is accessible to the tower location. Discussion ensued. The driveway is split with the owner of the property. Michael suggested that an access easement is filed with the county. Applicant explained that once built there will not be much traffic, as the tower will only require maintenance. Applicant explained that the tower has 3 antennas that are 100 watts per antenna so they do know consume much energy.

- **Motion:** Commissioner Niffen made the motion to close the public hearing.
- **Second:** Commissioner Schwartzkopf seconded the motion.
- **Vote:** Passes, 5-0
- Discussion ensued regarding the length of the SUP and how long it should be in effect and should it be automatically renewed by staff or should it come back in front of the Planning Commission upon expiration.
- **Motion:** Commissioner Niffen made the motion to approve the SUP with conditions.
- **Second:** Commissioner Schwartzkopf seconded the motion.
- **Vote:** Passes, 5-0

4. Staff Reports

- City Planner Bradley Hovecar apologized for the delay in getting staff reports prepared due to the email outages and IT issues with his computer.
- Development Updates
- City Manager Michael Webb gave updates on the Council approving the Signature Property upon recommendation of the Planning Commission.
- Kincaid has project has begun and dirt is moving.
- Chairman Altevogt asked Michael Webb if he has spoken to Evergy. Discussion ensued. Evergy is not ready to make any decision, they are pursuing their options at this time.

5. Adjournment

- **Motion:** Commissioner Niffen made the motion to adjourn at 7:12pm
- **Second:** Commissioner Schwartzkopf seconded the motion.
- **Vote:** Passes, 5-0