

City of Spring Hill, Kansas
Minutes of Planning Commission Regular Session
January 5, 2023

A Regular Session of the Planning Commission was held at the Civic Center, 401 N. Madison St., Spring Hill, Kansas on January 5, 2023. The meeting convened at 7:00 p.m. with Chairman Stephen Sly presiding and Amy Long, Planning Secretary recording.

Commissioners in attendance: Troy Mitchell
Rodolfo Arevalo
Roger Welsh, II
Mary Dobson
Cindy Squire
Debbie Dominick - arrived at 7:08 P.M.

Commissioners absent: Scott Duitsman
Stephen Sly
Josh Erhart

Staff in attendance: Patrick Burton, Director of Community Development
Amy Long, Planning Secretary

Others in Attendance: Spencer Low, MVP Law

PLEDGE OF ALLEGIANCE

ROLL CALL

The Planning Secretary called the roll of the Planning Commissioners. With a quorum present, the meeting commenced.

APPROVAL OF THE AGENDA

Motion by Mr. Mitchell seconded by Mr. Arevalo to approve the agenda amended to add discussion item

Roll Call Vote: Dobson- Aye, Arevalo-Aye, Welsh-Aye, Mitchell-Aye, Squire-Aye

Motion carried 5-0-0

CITIZEN PARTICIPATION

FORMAL COMMISSION ACTION

1. Approval of Minutes from the November 3, 2022, Regular Meeting

Motion by Mrs. Dobson, seconded by Mr. Arevalo to approve the minutes.

Roll Call Vote: Dobson- Aye, Arevalo-Aye, Welsh-Aye, Mitchell–Aye, Squire-Aye

Motion carried 5-0-0

2. Site Plan Application (SP-000055-2022) – Woodland Crossing South Townhomes

Mr. Burton presented the Staff Report for the Site Plan Application.

Motion by Mrs. Dobson, seconded by Mr. Arevalo to approve the site plan application as presented.

Roll Call Vote: Dobson- Aye, Arevalo-Aye, Welsh-Aye, Mitchell–Aye, Dominick-Aye, Squire-Aye

Motion carried 6-0-0

3. Public Hearing - Rezoning Application – (Z-000056-2022)

Vice-Chair Welsh opened the hearing to the public

No ex-party contacts or conflicts of interest with commission members

Mr. Burton presented the Staff Report for the Rezoning Application

The Vice-Chair opened the public comment portion of the hearing. Thereupon, the courtesy of the floor was extended to:

- Tonya Hatcher, 20456 W. 223rd St., Spring Hill, spoke on concerns for road improvements
- Paul Hiatt, 20314 W. 223rd St., Spring Hill,
- Kirk McLoughlin, 20342 W. 223rd St., Spring Hill, inquired on placement of subdivision entrance off 223rd St.

The Vice-Chair called for further comments from the public and, hearing none, closed the public hearing.

Motion by Mrs. Squire, seconded by Mrs. Dobson to approve the final plat application as presented.

Roll Call Vote: Dobson- Aye, Arevalo-Aye, Welsh-Aye, Mitchell–Aye, Dominick-Aye, Squire-Aye

Motion carried 6-0-0

4. Public Hearing - Rezoning Application – (PZD-000057-2022)

Vice-Chair Welsh opened the hearing to the public

No ex-party contacts or conflicts of interest with commission members

Mr. Burton presented the Staff Report for the Rezoning Application

The Vice-Chair opened the public comment portion of the hearing. Thereupon, the courtesy of the floor was extended to:

- Tonya Hatcher, 20456 W. 223rd St., Spring Hill,
- Mallory Hirner, 20366 W. 223rd St., Spring Hill, asked for explanation of the difference between an R-1 zoning and RP-1 zoning.
- Steve Townsley, 22501 S. Victory Rd., Spring Hill, concerned on water run off onto his property.

The Vice-Chair called for further comments from the public and, hearing none, closed the public hearing.

Motion by Mrs. Dobson, seconded by Mrs. Squire to approve the final plat application as presented.

Roll Call Vote: Dobson- Aye, Arevalo-Aye, Welsh-Aye, Mitchell–Aye, Dominick-Aye, Squire-Aye

Motion carried 6-0-0

5. Public Hearing - Rezoning Application – (PZD-000058-2022)

Vice-Chair Welsh opened the hearing to the public

No ex-party contacts or conflicts of interest with commission members

Mr. Burton presented the Staff Report for the Rezoning Application

The Vice-Chair opened the public comment portion of the hearing. Thereupon, the courtesy of the floor was extended to:

- Kirk McLoughlin, 20342 W. 223rd St., Spring Hill, concerns on upzoning from RP-2 to multi-family zoning.

The Vice-Chair called for further comments from the public and, hearing none, closed the public hearing.

Motion by Mr. Arevalo, seconded by Mrs. Dobson to approve the final plat application as presented.

Roll Call Vote: Dobson- Aye, Arevalo-Aye, Welsh-Aye, Mitchell–Aye, Dominick-Aye, Squire-Aye

Motion carried 6-0-0

6. Public Hearing - Rezoning Application – (Z-000059-2022)

Vice-Chair Welsh opened the hearing to the public

No ex-party contacts or conflicts of interest with commission members

Mr. Burton presented the Staff Report for the Rezoning Application

The Vice-Chair opened the public comment portion of the hearing.

The Vice-Chair called for further comments from the public and, hearing none, closed the public hearing.

Motion by Mrs. Squire, seconded by Mrs. Dobson to approve the final plat application as presented.

Roll Call Vote: Dobson- Aye, Arevalo-Aye, Welsh-Aye, Mitchell–Aye, Dominick-Aye, Squire-Aye

Motion carried 6-0-0

7. Preliminary Plat Application – (PLAT-000060-2022) – Victory Lane

Mr. Burton presented the Staff Report for the Preliminary Plat Application

Motion by Mrs. Dobson, seconded by Mr. Mitchell to approve the Preliminary plat application as presented.

Roll Call Vote: Dobson- Aye, Arevalo-Aye, Welsh-Aye, Mitchell–Aye, Dominick-Aye, Squire-Aye

DISCUSSION

Shockey Consulting and CFS Engineering introductions for Comprehensive Plan

REPORTS

8. **The following item(s) related to Community Development were approved at the November 10, 2022, City Council meeting:**
 - No Agenda Items
9. **No meeting on November 24, 2022**
10. **The following item(s) related to Community Development were approved at the December 8, 2022, City Council meeting:**
 - Final Plat – Woodland Crossing, Fourth
 - Bid Acceptance for Comprehensive Plan, Shockey Consulting Services
11. **The following item(s) related to Community Development were approved at the December 22, 2022, City Council meeting:**
 - No Agenda Items

ANNOUNCEMENTS FROM PLANNING COMMISSIONERS AND STAFF

ADJOURN

Motion by Mr. Mitchell, seconded by Mrs. Dobson to adjourn.

Roll Call Vote: Dobson- Aye, Arevalo-Aye, Welsh-Aye, Mitchell–Aye, Dominick-Aye, Squire-Aye

Motion carried 6-0-0

The meeting adjourned at 9:23 p.m.

The January 5, 2023, regular meeting minutes were approved by the Planning Commission on February 2, 2023, as presented.

Amy Long

Amy Long
Planning Commission Secretary