

**City of Spring Hill, Kansas**  
**Minutes of Planning Commission Regular Session**  
**February 3, 2022**

A Regular Session of the Planning Commission was held at the Civic Center, 401 N. Madison St., Spring Hill, Kansas on February 3, 2022. The meeting convened at 7:01 p.m. with Chairman Stephen Sly presiding and Amy Long, Planning Secretary recording.

Commissioners in attendance: Stephen Sly  
Roger Welsh, II  
Cindy Squire  
Josh Erhart  
Mary Dobson  
Troy Mitchell  
Scott Duitsman  
Janell Pollom  
Rodolfo Arevalo

Commissioners absent:

Staff in attendance: Patrick Burton, Director of Community Development  
Jackie Messer, Director of Public Works  
Amy Long, Planning Commission Secretary

Others in Attendance:

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

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

**APPROVAL OF THE AGENDA**

**Motion by** Mr. Welsh seconded by Mr. Mitchell to approve the agenda as amended to remove Item #'s 4 and 5 per the Applicant's request.

**Roll Call Vote:** Arevalo- Aye, Dobson- Aye, Duitsman- Aye, Welsh- Aye, Sly-Aye, Mitchell-Aye, Erhart- Aye, Pollom- Aye, Squire- Aye

**Motion carried 9-0-0**

## CITIZEN PARTICIPATION

### FORMAL COMMISSION ACTION

#### 1. Approval of Minutes from the December 2, 2021, Regular Meeting

**Motion by** Mr. Welsh seconded by Mr. Duitsman to approve the minutes.

**Roll Call Vote:** Arevalo- Abstain, Dobson- Aye, Duitsman- Aye, Welsh- Aye, Sly-Aye, Mitchell-Aye, Erhart- Aye, Pollom- Aye, Squire- Aye

**Motion carried 8-0-1**

#### 2. Site Plan Application (SP-000068-2021) – Moody’s Hardware

Mr. Burton presented the staff report for the Site Plan Application

**Motion by** Mr. Welsh seconded by Ms. Dobson to approve site plan application with the resubmission of elevational changes to the Planning Commission.

**Roll Call Vote:** Arevalo- Aye, Dobson- Aye, Duitsman- Aye, Welsh- Aye, Sly-Aye, Mitchell-Aye, Erhart- Aye, Pollom- Aye, Squire- Aye

**Motion carried 9-0-0**

#### 3. Final Plat Application – Maplewood Valley II (PLAT-000069-2021)

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

**Motion by** Mr. Duitsman seconded by Mr. Erhart to approve the final plat application as presented.

**Roll Call Vote:** Arevalo- Aye, Dobson- Aye, Duitsman- Aye, Welsh- Aye, Sly-Aye, Mitchell-Aye, Erhart- Aye, Pollom- Aye, Squire- Aye

**Motion carried 9-0-0**

#### 4. Public Hearing – Rezoning Application (Z-000070-2021)

**REMOVED FROM AGENDA PER APPLICANT REQUEST**

#### 5. Preliminary Plat Application - Park Landing (PLAT-000071-2021)

**REMOVED FROM AGENDA PER APPLICANT REQUEST**

#### 6. Public Hearing – Rezoning Application (Z-000072-2021)

Chairman Sly opened the public hearing

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

Mr. Burton presented the Staff Report for the Rezoning Application

Representative of Applicant, Doug Ubben, Phelps Engineering made a brief statement

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

- Brad McElvain, 18100 W. 207<sup>th</sup> St., Spring Hill, KS
- Randy Meeder, 17840 W. 207<sup>th</sup> St., Spring Hill, KS
- Ryan Miller, 20741 Skyview Ln., Spring Hill, KS

The Chairman called for further comments from the public and, hearing none, closed the public hearing.

**Motion by** Ms. Dobson seconded by Mr. Erhart to approve the rezoning application as presented.

**Roll Call Vote:** Arevalo- Aye, Dobson- Aye, Duitsman- Aye, Welsh- Aye, Sly-Aye, Mitchell-Aye, Erhart- Aye, Pollom-Aye, Squire- Aye

**Motion carried 9-0-0**

## **7. Public Hearing - Rezoning Application (Z-000073-2021)**

Chairman Sly 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 Chairman opened the public comment portion of the hearing. Thereupon, the courtesy of the floor was extended to:

- Randy Meeder, 17840 W. 207<sup>th</sup> St., Spring Hill, KS
- Roy Riffel, 20024 Barker St., Spring Hill, KS
- Brad Zerr, 20703 Skyview Ln., Spring Hill, KS
- Daniel Hockman, 20711 Skyview Ln., Spring Hill, KS
- Jeff Briggs, 20274 Ridgeview Rd., Spring Hill, KS
- Donna Abbott, 19640 W. 207<sup>th</sup> St., Spring Hill, KS

The Chairman called for further comments from the public and, hearing none, closed the public hearing.

**Motion by** Mr. Erhart seconded by Ms. Dobson to approve the rezoning application as presented.

**Roll Call Vote:** Arevalo- Aye, Dobson- Aye, Duitsman- Aye, Welsh- Nay, Sly-Aye, Mitchell-Aye, Erhart- Aye, Pollom-Aye, Squire- Aye

**Motion carried 8-1-0**

## **8. Preliminary Plat Application – Woodland Crossing South (PLAT-000074-2021)**

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

**Motion by** Mr. Mitchell seconded by Mr. Erhart to approve the preliminary plat application including conditions as presented in the staff report.

**Roll Call Vote:** Arevalo- Aye, Dobson- Aye, Duitsman- Aye, Welsh- Nay, Sly-Aye, Mitchell-Aye, Erhart- Aye, Pollom-Aye, Squire- Aye

**Motion carried 8-1-0**

## **DISCUSSION**

- Veteran’s Park Plan – to be moved to March discussion agenda

- Landscape Plan for Oak Woods Subdivision

**Motion by** Mr. Arevalo seconded by Ms. Pollom for the approval of the landscape plan for Oak Woods subdivision as presented.

**Roll Call Vote:** Arevalo- Aye, Dobson- Aye, Duitsman- Aye, Welsh- Aye, Sly-Aye, Mitchell-Abstain, Erhart- Aye, Pollom- Aye, Squire- Abstain

**Motion carried 7-0-2**

## REPORTS

**1. The following item(s) related to Community Development were approved at the January 13, 2022, City Council meeting:**

- No business conducted; council meeting cont'd.

**2. The following item(s) related to Community Development were approved at the January 27, 2022, City Council meeting:**

- Approval of Final Plat (PLAT-000054-2021) – Jackson Crest

## ANNOUNCEMENTS FROM PLANNING COMMISSIONERS AND STAFF

### ADJOURN

**Motion by** Ms. Pollom seconded by Mr. Mitchell to adjourn.

**Roll Call Vote:** Arevalo- Aye, Dobson- Aye, Duitsman- Aye, Welsh- Aye, Sly-Aye, Mitchell-Aye, Erhart- Aye, Pollom- Aye, Squire- Aye

**Motion carried 9-0-0**

The meeting adjourned at 9:21 p.m.

**The February 3, 2022, regular meeting minutes were approved by the Planning Commission on March 3, 2022, as presented.**



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Amy Long  
Planning Commission Secretary