

City of Spring Hill, Kansas
Minutes of Planning Commission Regular Session
March 2, 2023

A Regular Session of the Planning Commission was held at the Civic Center, 401 N. Madison St., Spring Hill, Kansas on March 2, 2023. The meeting convened at 7:08 p.m. with Chairman Stephen Sly presiding and Amy Long, Planning Secretary recording.

Commissioners in attendance: Troy Mitchell
Rodolfo Arevalo
Debbie Dominick
Mary Dobson
Cindy Squire
Stephen Sly
Josh Erhart

Commissioners absent: Scott Duitsman
Roger Welsh, II

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. Erhart to approve the agenda.

Roll Call Vote: Dobson- Aye, Arevalo-Aye, Erhart- Aye, Sly-Aye, Mitchell- Aye, Dominick- Aye, Squire-Aye

Motion carried 7-0-0

CITIZEN PARTICIPATION

FORMAL COMMISSION ACTION

1. Approval of Minutes from the February 2, 2023 Regular Meeting

Motion by Mrs. Squire, seconded by Mr. Erhart to approve the minutes.

Roll Call Vote: Dobson- Aye, Arevalo-Aye, Erhart- Aye, Sly-Aye, Mitchell- Aye, Dominick- Abstain, Squire-Aye

Motion carried 6-0-1

2. Revised Final Plat Application (PLAT-000071-2023) – Oak Woods, Fifth Plat

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

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

Roll Call Vote: Dobson- Aye, Arevalo-Aye, Erhart- Aye, Sly-Aye, Mitchell- Aye, Dominick- Aye, Squire-Aye

Motion carried 7-0-0

3. Final Plat Application – (PLAT-000067-2023) – Cummins Property, Sixth Plat

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

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

Roll Call Vote: Dobson- Aye, Arevalo-Aye, Erhart- Aye, Sly-Aye, Mitchell- Aye, Dominick- Aye, Squire-Aye

Motion carried 7-0-0

4. Site Plan Application – (SP-000068-2023) – Cummins 12K Leasing

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

Commissioners requested some landscape trees be moved to west side of property and include dumpster location and screening.

Motion by Mr. Erhart, seconded by Mrs. Squire to table the site plan application as presented by staff with the addition of landscape plan to review and the addition of the dumpster area and screening with elevations.

Roll Call Vote: Dobson- Aye, Arevalo-Aye, Erhart- Aye, Sly-Aye, Mitchell- Aye, Dominick- Aye, Squire-Aye

Motion carried 7-0-0

5. Site Plan Application – (SP-000069-2023) – Self Storage

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

Commissioners would like “vehicular storage” on the site plan to be changed.

Motion by Mr. Erhart, seconded by Mrs. Dobson to approve the site plan application as presented with the change to “vehicular” storage language.

Roll Call Vote: Dobson- Aye, Arevalo-Aye, Erhart- Aye, Sly-Aye, Mitchell- Aye, Dominick- Aye, Squire-Aye

Motion carried 7-0-0

6. Lot Split Application – (LS-000061-2022)

Mr. Burton presented the Staff Report for the Lot Split Application

Motion by Mr. Arevalo, seconded by Mrs. Squire to approve the lot split application as presented.

Roll Call Vote: Dobson- Aye, Arevalo-Aye, Erhart- Aye, Sly-Aye, Mitchell- Aye, Dominick- Aye, Squire-Aye

Motion carried 7-0-0

7. Election of Chair and Vice Chair

Mr. Sly requested nomination from Commissioners for Chairperson.

Mrs. Dobson nominated Mr. Arevalo and Mr. Mitchell self-nominated. With nominations ceased, Mr. Sly closed the nominations.

Vote was taken by Silent Ballot: 4 to 3 for Mr. Mitchell

Mr. Sly opened the nominations for Vice-Chairperson. Mr. Erhart nominated Mr. Arevalo and Mrs. Dobson nominated Mr. Erhart for vice-chairperson. Mr. Erhart declined nomination. With nominations ceased, Mr. Sly closed the nominations.

Roll Call Vote: Dobson- Aye, Arevalo- Aye, Erhart- Aye, Sly- Aye, Mitchell-Aye, Dominick-Aye, Squire- Aye
Vote carried 7-0-0

DISCUSSION

8. Added item: Proposed plan at the SWC of 223rd and Victory Road

REPORTS

9. The following item(s) related to Community Development were approved at the February 9, 2023, City Council meeting:

- No Agenda Items

10. The following item(s) related to Community Development were approved at the February 23, 2023, City Council meeting:

- Rezoning Application (Z-000064-2022)– R-R to R-1, 207th St & Ridgeview Rd.
- Rezoning Application (PZD-000065-2022)– R-R to RP-1, 207th St & Ridgeview Rd

ANNOUNCEMENTS FROM PLANNING COMMISSIONERS AND STAFF

ADJOURN

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

Roll Call Vote: Dobson- Aye, Arevalo-Aye, Erhart- Aye, Sly-Aye, Mitchell- Aye, Dominick- Aye, Squire-Aye

Motion carried 7-0-0

The meeting adjourned at 8:39 p.m.

The March 2, 2023, regular meeting minutes were approved by the Planning Commission on April 6, 2023, as presented.

Amy Long

Amy Long
Planning Commission Secretary

