

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

A Regular Session of the Planning Commission was held at the Civic Center, 401 N. Madison St., Spring Hill, Kansas on March 3, 2022. The meeting convened at 7:03 p.m. with Chairman Stephen Sly presiding and Amy Long, Planning Secretary recording.

Commissioners in attendance: Stephen Sly  
Roger Welsh, II  
Cindy Squire  
Troy Mitchell  
Scott Duitsman  
Rodolfo Arevalo

Commissioners absent: Josh Erhart  
Mary Dobson

Staff in attendance: Patrick Burton, Director of Community Development  
Jackie Messer, Director of Public Works  
Chuck Dunlay, City Attorney  
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 Ms. Squire to approve the agenda as amended adding agenda item #6 of the Formal Action for the voting on the RFP for the Comprehensive Plan to solicit bids

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

**Motion carried 6-0-0**

**CITIZEN PARTICIPATION**

**FORMAL COMMISSION ACTION**

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

**Motion by** Mr. Squire seconded by Mr. Mitchell to approve the minutes.

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

**Motion carried 6-0-0**

**2. Election of Planning Commission Chair and Vice Chair**

Mr. Sly requested nomination from Commissioners for Chairperson.

Mr. Welsh nominated Mr. Sly. Mr. Sly accepted. With nominations ceased, Mr. Sly closed the nominations.

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

**Vote carried 5-0-1**

Mr. Sly opened the nominations for Vice-Chairperson. Mr. Duitsman nominated Mr. Welsh for vice-chairperson. With nominations ceased, Mr. Sly closed the nominations.

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

**Vote carried 5-0-1**

**3. Final Plat Application – Cummins Property, Fifth Plat (PLAT-000002-2022)**

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

**Motion by** Ms. Squire seconded by Mr. Welsh to approve the final plat application as presented.

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

**Motion carried 6-0-0**

**4. Site Plan Application (SP-000003-2022)**

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

**Motion by** Mr. Duitsman seconded by Mr. Mitchell to approve the site plan application as presented.

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

**Motion carried 6-0-0**

**5. Rezoning Application (Z-000073-2021)**

Mr. Burton discussed the Council meeting discussion and vote

The Chairman allowed the public to speak. Thereupon, the courtesy of the floor was extended to:

- Debbie Dominick, 19299 W. 209<sup>th</sup> St., Spring Hill, KS
- Ryan Miller, 20741 Skyview Ln., Spring Hill, KS
- Brad Zerr, 20703 Skyview Ln., Spring Hill, KS
- Daniel Hockman, 20711 Skyview Ln., Spring Hill, KS
- Laurie Carrel, 20773 Skyview Ln., Spring Hill, KS
- Steve Boswell, 504 N. Jackson St., Spring Hill, KS
- Lynn Silverman, 19240 W. 207<sup>th</sup> St., Spring Hill, KS
- Ben White, 19317 W. 210<sup>th</sup> St., Spring Hill, KS
- Donna Abbott, 19640 W. 207<sup>th</sup> St., Spring Hill, KS
- Matthew Brooks, 19201 W. 207<sup>th</sup> Ter., Spring Hill, KS
- Jane Worthing, 20789 Skyview Ln., Spring Hill, KS

Ms. Squire recommends returning the RP-3 zoning application to the Governing Body. RP-3 gives the “teeth” we need to be able to talk to the developer and being able to say what our wishes and thoughts are on behalf of the City and residents, even though some are against the zoning. Being able to say we think you should do this many RP-3’s and this many RP-2’s. We think you should give this and that. Gives the Planning Commission bargaining power.

Mr. Sly agreed with Ms. Squire’s comments and added he did not believe it would negatively affect anyone.

Mr. Mitchell stated we are quasi-judicial and does meet the requirements of the comprehensive plan which is what we are here to determine.

**Motion by** Ms. Squire seconded by Mr. Arevalo to recommend to City Council to approve the RP-3 (Z-000073-2021) as originally presented by staff.

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

**Motion carried 5-1-0**

#### **6. Voting on Request for Proposal – Comprehensive Plan**

**Motion by** Mr. Welsh seconded by Ms. Squire to have the City submit for the RFP as soon as possible.

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

**Motion carried 6-0-0**

## **DISCUSSION**

- Veteran’s Park Plan – Consensus by the Planning Commission to go ahead with bids

## REPORTS

1. The following item(s) related to Community Development were approved at the February 10, 2022, City Council meeting:

- Rezoning Application (Z-000049-2021) – 18385 US169 Hwy.

2. The following item(s) related to Community Development were approved at the February 24, 2022, City Council meeting:

- Site Plan Application (SP-000068-2021) – Moody’s Hardware Store
- Final Plat Application (PLAT-000069-2021) – Maplewood Valley, 2<sup>nd</sup>
- Final Plat Application (PLAT-000064-2021) – Oak Woods, Third Plat
- Rezoning Application (Z-000072-2021) – 19380 W. 207<sup>th</sup> St.

## ANNOUNCEMENTS FROM PLANNING COMMISSIONERS AND STAFF

### ADJOURN

**Motion by** Mr. Welsh seconded by Ms. Squire to adjourn.

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

**Motion carried 6-0-0**

The meeting adjourned at 9:55 p.m.

**The March 3, 2022, regular meeting minutes were approved by the Planning Commission on April 7, 2022, as presented.**



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Amy Long  
Planning Commission Secretary