

City of Spring Hill, Kansas
Minutes of Planning Commission Regular Session
MAY 5, 2022

A Regular Session of the Planning Commission was held at the Civic Center, 401 N. Madison St., Spring Hill, Kansas on May 5, 2022. The meeting convened at 7:00 p.m. with Chairman Stephen Sly presiding and Amy Long, Planning Secretary recording.

Commissioners in attendance: Troy Mitchell
Scott Duitsman
Rodolfo Arevalo
Mary Dobson
Cindy Squire
Stephen Sly

Commissioners absent: Roger Welsh, II
Josh Erhart

Staff in attendance: Patrick Burton, Director of Community Development (by phone)
Jackie Messer, Director of Public Works
Amy Long, Planning Secretary

Others in Attendance: F. Charles Dunlay, City Attorney

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 revised agenda to include Traffic Impact Study for Parkside Landing Preliminary Plat.

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

Motion carried 6-0-0

CITIZEN PARTICIPATION

FORMAL COMMISSION ACTION

1. Approval of Minutes from the April 7, 2022, Regular Meeting

Motion by Mr. Mitchell, seconded by Ms. Dobson to approve the minutes.

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

Motion carried 6-0-0

2. Site Plan Application (SP-000019-2022) – Carrier Logistics

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

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

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

Motion carried 6-0-0

3. Public Hearing Rezoning Application (Z-000014-2022) – R-1 to C-2

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

The Applicant, Tim Austin, made a brief statement

The Chairman opened the public comment portion of the hearing. Thereupon, the courtesy of the floor was extended to the public. With no public comments, the Chairman closed the public hearing.

Motion by Ms. Squire, seconded by Ms. Dobson to approve the rezoning application as presented.

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

Motion carried 6-0-0

4. Public Hearing Rezoning Application (Z-000015-2022) – R-R to R-1

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

A Representative of the Applicant, Doug Ubben with 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:

- Ann Symmonds, 18245 W. 199th Street, 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 Ms. Squire to approve the rezoning application as presented.

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

Motion carried 6-0-0

5. Public Hearing Rezoning Application (PZD-000016-2022) – R-R to RP-1

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:

- Chuck Morse, 18460 S. Ridgeview Road, Spring Hill, KS

A Representative of the Applicant, Doug Ubben with Phelps Engineering, answered questions by Commissioners

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

Motion by Ms. Squire, seconded by Mr. Mitchell to approve the rezoning application with the following exceptions by planning commission: asking for more design styles of homes, door fronts more predominant than garage doors predominant, asking for 45' minimum build lot lines.

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

Motion carried 6-0-0

6. Public Hearing Rezoning Application (PZD-000017-2022) – R-R to RP-2

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:

- Ann Symmonds, 18245 W. 199th Street, Spring Hill, KS

A Representative of the Applicant, Doug Ubben with Phelps Engineering, answered questions by Commissioners

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

Motion by Ms. Dobson, seconded by Mr. Duitsman to approve the rezoning application as presented.

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

Motion carried 6-0-0

7. Preliminary Plat Application (PLAT-000018-2022) – Parkside Landing

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

Motion by Ms. Squire, seconded by Ms. Dobson to table the preliminary plat application until the regular scheduled meeting on June 2 or a special scheduled meeting to be determined.

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

Motion carried 6-0-0

DISCUSSION

- Proposed Site Plan for A&M Powdercoating; Applicant asked to bring exterior material sample to June 2, 2022 regular scheduled meeting.

REPORTS

8. The following item(s) related to Community Development were approved at the April 14, 2022, City Council meeting:

- Final Plat Application (PLAT-000002-2022) – Cummins Property, Fifth
- Site Plan Application (SP-000003-2022) – Mitchell RV Storage East

9. The following item(s) related to Community Development were approved at the April 28, 2022, City Council meeting:

- Final Plat Application (PLAT-00063-2021) – Oak Woods Townhomes
- Site Plan Application (SP-000064-2021) – Oak Woods Townhomes
- Final Plat Application (PLAT-000005-2022) – Boulder Springs IV
- Site Plan Application (SP-000009-2022) – 2 Rivers Gunitite

ANNOUNCEMENTS FROM PLANNING COMMISSIONERS AND STAFF

ADJOURN

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

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

Motion carried 6-0-0

The meeting adjourned at 9:29 p.m.

The May 5, 2022, regular meeting minutes were approved by the Planning Commission on June 2, 2022, as presented.

Amy Long

Amy Long
Planning Commission Secretary