

City of Spring Hill, Kansas
Minutes of Planning Commission Regular Session
JUNE 2, 2022

A Regular Session of the Planning Commission was held at the Civic Center, 401 N. Madison St., Spring Hill, Kansas on June 2, 2022. The meeting convened at 7:06 p.m. with Vice Chairman Roger Welsh presiding and Amy Long, Planning Secretary recording.

Commissioners in attendance: Troy Mitchell
Scott Duitsman
Rodolfo Arevalo
Roger Welsh, II
Josh Erhart

Commissioners absent: Stephen Sly
Mary Dobson
Cindy Squire

Staff in attendance: Patrick Burton, Director of Community Development (by phone)
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. Erhart seconded by Mr. Duitsman to approve the agenda.

Roll Call Vote: Arevalo- Aye, Duitsman- Aye, Welsh-Aye, Erhart-Aye, Mitchell-Aye

Motion carried 5-0-0

CITIZEN PARTICIPATION

FORMAL COMMISSION ACTION

1. Approval of Minutes from the May 5, 2022, Regular Meeting

Motion by Mr. Duitsman, seconded by Mr. Arevalo to approve the minutes.

Roll Call Vote: Arevalo- Aye, Duitsman- Aye, Welsh-Aye, Erhart-Abstain, Mitchell-Aye

Motion carried 4-0-1

2. Site Plan Application (SP-000024-2022) – A&M Powdercoating

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

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

Roll Call Vote: Arevalo- Aye, Duitsman- Aye, Welsh-Aye, Erhart-Aye, Mitchell-Aye

Motion carried 5-0-0

3. Lot Split Application (L-000032-2022) – 209 S. Jackson St.

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

Motion by Mr. Erhart, seconded by Mr. Duitsman to approve the lot split application as presented.

Roll Call Vote: Arevalo- Aye, Duitsman- Aye, Welsh-Aye, Erhart-Aye, Mitchell-Aye

Motion carried 5-0-0

4. Public Hearing Rezoning Application (PZD-000025-2022) – R-1 to RP-1

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

- Richard Bernhardt, 19835 S. Woodland Rd, Spring Hill, KS
- Bill Peterman, 19431 W. 200th St., Spring Hill, KS

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

Motion by Mr. Erhart, seconded by Mr. Mitchell to approve the rezoning application as presented.

Roll Call Vote: Arevalo- Aye, Duitsman- Aye, Welsh-Aye, Erhart-Aye, Mitchell-Aye

Motion carried 5-0-0

5. Public Hearing Rezoning Application (PZD-000026-2022) – R-2, R-1 to RP-1

Vice Chairman 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 Chairman opened the public comment portion of the hearing

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

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

Roll Call Vote: Arevalo- Aye, Duitsman- Aye, Welsh-Aye, Erhart-Aye, Mitchell-Aye

Motion carried 5-0-0

6. Public Hearing Rezoning Application (Z-000027-2022) – R-R to MP

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

- Richard Bernhardt, 19835 S. Woodland Rd, Spring Hill, KS

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

Motion by Mr. Erhart, seconded by Mr. Arevalo to approve the rezoning application as presented.

Roll Call Vote: Arevalo- Aye, Duitsman- Aye, Welsh-Aye, Erhart-Aye, Mitchell-Aye

Motion carried 5-0-0

7. Public Hearing Rezoning Application (Z-000028-2022) – R-R to R-4

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

- Deanea Boydston, 20340 W. 199th St., Spring Hill, KS

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

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

Roll Call Vote: Arevalo- Aye, Duitsman- Aye, Welsh-Nay, Erhart-Aye, Mitchell-Aye

Motion carried 4-1-0

8. Public Hearing Rezoning Application (PZD-000029-2022) – R-R to RP-1

Vice Chairman 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 Chairman opened the public comment portion of the hearing.

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

Motion by Mr. Arevalo, seconded by Mr. Mitchell to approve the rezoning application as presented.

Roll Call Vote: Arevalo- Aye, Duitsman- Aye, Welsh-Aye, Erhart-Aye, Mitchell-Aye

Motion carried 5-0-0

9. Preliminary Plat Application (PLAT-000030-2022) – Wiswell Farms

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

Motion by Mr. Erhart, seconded by Mr. Duitsman to approve the preliminary plat application as presented.

Roll Call Vote: Arevalo- Aye, Duitsman- Aye, Welsh-Aye, Erhart-Aye, Mitchell-Aye

Motion carried 5-0-0

DISCUSSION

REPORTS

10. The following item(s) related to Community Development were approved at the May 12, 2022, City Council meeting:

- Final Plat Application (PLAT-000008-2022) – Dayton Creek, Eighth

11. The following item(s) related to Community Development were approved at the May 26, 2022, City Council meeting:

- Site Plan Application (SP-000019-2022) – Carrier Logistics
- Rezoning Application (Z-000014-2022) – Sycamore Dr. & Webster St.

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 8:52 p.m.

The June 2, 2022, regular meeting minutes were approved by the Planning Commission on July 7, 2022, as presented.

Amy Long _____

Amy Long

Planning Commission Secretary