

**City of Spring Hill, Kansas**  
**Minutes of Planning Commission Regular Session**  
**JULY 7, 2022**

A Regular Session of the Planning Commission was held at the Civic Center, 401 N. Madison St., Spring Hill, Kansas on July 7, 2022. The meeting convened at 7:02 p.m. with Chairman Stephen Sly presiding and Amy Long, Planning Secretary recording.

Commissioners in attendance: Troy Mitchell  
Stephen Sly – recused for items #5 & #6  
Rodolfo Arevalo  
Roger Welsh, II  
Josh Erhart  
Mary Dobson  
Cindy Squire

Commissioners absent: Scott Duitsman  
Debbie Dominick

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

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

**Motion carried 7-0-0**

**CITIZEN PARTICIPATION**

## FORMAL COMMISSION ACTION

### 1. Approval of Minutes from the June, 2022, Regular Meeting

**Motion by** Mr. Welsh, seconded by Mr. Erhart to approve the minutes.

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

**Motion carried 6-0-1**

### 2. Final Plat Application (PLAT-000038-2022) – Woodland Crossing South, First Plat

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

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

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

**Motion carried 7-0-0**

### 3. Preliminary Plat Application (PLAT-000035-2022) – South Webster Addition

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

**Motion by** Mrs. Dobson, seconded by Mrs. Squire to approve the preliminary plat application as presented.

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

**Motion carried 7-0-0**

### 4. Revised Preliminary Plat Application (PLAT-000034-2022) – Dayton Creek

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

For the record, Mr. Erhart stated his decision would not be affected by his work on the elementary school project.

Lyndsay Murray, 18701 Deer Run St spoke on grading issues.

Caleb Wells, 18659 Deer Run St spoke on grading issues.

**Motion by** Mrs. Squire, seconded by Mrs. Dobson to approve the revised preliminary plat application as presented.

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

**Motion carried 7-0-0**

### 5. Public Hearing Rezoning Application (Z-000022-2022) – R-R to RP-3

Chairman Sly recused himself to speak as an adjoining property owner

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:

- Bart Bosler, 1830 W. 194<sup>th</sup> Ter, Spring Hill, KS, spoke about traffic safety concerns
- Kevin Herndon, 18517 W. 194<sup>th</sup> St, Spring Hill, KS, spoke about traffic safety concerns and number of entrances
- Rick Culver, 18418 W. 193<sup>rd</sup> Ter. Spring Hill, KS, spoke about traffic safety concerns
- Steve Sly, 19429 Newcastle St., Spring Hill, KS, spoke about traffic safety concerns and connectivity to Newcastle St.
- Travis Nace, 18515 W. 194<sup>th</sup> Ter, Spring Hill, KS, spoke about traffic safety concerns
- Tatenda, 21297 W. 219<sup>th</sup> St., Spring Hill, KS, spoke about vision of the community
- Ann Symmonds, 18245 W. 199<sup>th</sup> St., Spring Hill, KS, spoke about traffic concerns
- Kim Thompson, 17850 W. 191<sup>st</sup> St, Spring Hill, KS, spoke about safety concerns
- Brad Zerr, 20703 Skyview Ln, Spring Hill, KS, in support of rezoning. However, has concerns with infrastructure
- Ian Smith, 18655 W. 199<sup>th</sup>, Spring Hill, KS, spoke about traffic concerns
- Keith Tucker, Baldwin, KS, spoke on behalf of Englemann Farms and concerns for storm water drainage
- Jim Goodin, 17221 W. 197<sup>th</sup> Ter, Spring Hill, KS, general concerns

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

**Motion by** Mrs. Squire, seconded by Mr. Erhart to approve the rezoning application as presented.

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

**Motion carried 6-0-0**

The meeting recessed at 9:10p.m.

The meeting reconvened at 9:17p.m. with everyone present

## **8. Preliminary Plat Application (PLAT-000023-2022) – Garrett Ranch**

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

Brad Sonner, Engineer for Applicant was asked to discuss the Traffic Impact Study

**Motion by** Mr. Erhart, seconded by Mr. Mitchell to approve the preliminary plat application as presented in the staff report in addition to the recommendations of utilizing excise tax credits toward the completion of Ridgeview with the addition of an east bound turn lane on 199<sup>th</sup> street, west bound turn lane on 199<sup>th</sup> street, north bound turn lane on Ridgeview, south bound turn lane on Ridgeview, curb and gutter, sidewalks, embellished landscape, additional crosswalk further south and the widening of Ridgeview for bikes.

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

**Motion carried 6-0-0**

Chairman Sly rejoined the meeting at 10p.m.

## **DISCUSSION REPORTS**

### **9. Mayor appointments to Planning Commission**

- Mrs. Debbie Dominick

10. Conditional Use Permit (CU-2016-0002) Annual Staff Review – RP Automotive; located at 102 E. Nichols St.; Staff has reviewed the site and finds it in compliance with applicable codes and conditions.
11. Conditional Use Permit (CU-2017-0002) Annual Staff Review – City of Spring Hill, Public Works Facility; located at 502 E. Nichols St.; Staff has reviewed the site and the front driveway is in disrepair; needs addressing.
12. Conditional Use Permit (CU-2017-0004) Annual Staff Review – Jim Boeh, Ad Trend, Inc. – billboard sign; located at the NE corner of 18781 S US 169 Highway.; Staff has reviewed the site and finds it in compliance with applicable codes and conditions.
13. Conditional Use Permit (CU-2017-0003) Annual Staff Review – Chris Coulson- billboard sign located at 191<sup>st</sup> St and US 169 Highway.; Staff has reviewed the site and finds it in compliance with applicable codes and conditions.
14. Conditional Use Permit (CU-2018-0002) Annual Staff Review – Spring Hill Mini Storage; Located at 797 S. Webster St.; Staff has reviewed the site and finds it in compliance with applicable codes and conditions.
15. Conditional Use Permit (CU-2018-0003) Annual Staff Review – Grant Merritt – Freeway frontage pole sign; located at 22399 Harrison St.; Staff has reviewed the site and finds it in compliance with applicable codes and conditions.
16. Conditional Use Permit (CU-2017-0001) Annual Staff Review – Big C, LLC – car wash; located at 22361 Harrison St.; Staff has reviewed the site and finds it in compliance with applicable codes and conditions. – CAR WASH IS NO LONGER RUNNING
17. Conditional Use Permit (CU-2017-0006) Annual Staff Review – Assisted Lifestyles of Blackhawk; located at 22550 S. Franklin St.; Staff has reviewed the site and finds it in compliance with applicable codes and conditions.
18. Conditional Use Permit (CU-2015-0001) Annual Staff Review – Verizon Wireless Tower; located at 20250 N. Webster St.; Staff has reviewed the site and finds it in compliance with applicable codes and conditions.
19. Conditional Use Permit (CU-2017-0005) Annual Staff Review – Wessel’s Car Wash; Located at 22421 S. Harrison St.; Staff has reviewed the site and finds it in compliance with applicable codes and conditions.

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

- No agenda items

**21. The following item(s) related to Community Development were approved at the June 23, 2022, City Council meeting:**

- Site Plan Application (SP-000019-2022) – A&M Powdercoating
- Rezoning Application (PZD-000025-2022) – 193<sup>rd</sup> Street to 197<sup>th</sup> Street and Webster Street to Woodland Road, R-1 to RP-1
- Rezoning Application (PZD-000026-2022) – 193<sup>rd</sup> Street to 197<sup>th</sup> Street and Webster Street to Woodland Road, R-1, R-2 to RP-1
- Rezoning Application (Z-000027-2022) – 193<sup>rd</sup> Street to 197<sup>th</sup> Street and Webster Street to Woodland Road, R-R to MP
- Rezoning Application (Z-000028-2022) – 193<sup>rd</sup> Street to 197<sup>th</sup> Street and Webster Street to Woodland Road, R-R to R-4
- Rezoning Application (PZD-000029-2022) – 193<sup>rd</sup> Street to 197<sup>th</sup> Street and Webster Street to Woodland Road, R-R to RP-1

**ANNOUNCEMENTS FROM PLANNING COMMISSIONERS AND STAFF**

**ADJOURN**

**Motion by** Mr. Erhart, seconded by Mr. Welsh to adjourn.

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

**Motion carried 7-0-0**

The meeting adjourned at 10:23 p.m.

**The July 7, 2022, regular meeting minutes were approved by the Planning Commission on August 4, 2022, as presented.**

*Amy Long*

Amy Long

Planning Commission Secretary