

City of Spring Hill, Kansas
Minutes of Planning Commission Regular Session
AUGUST 4, 2022

A Regular Session of the Planning Commission was held at the Civic Center, 401 N. Madison St., Spring Hill, Kansas on August 4, 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
Stephen Sly
Rodolfo Arevalo
Roger Welsh, II
Josh Erhart
Mary Dobson
Scott Duitsman
Debbie Dominick

Commissioners absent: 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. Welsh seconded by Mr. Mitchell to approve the agenda with the removal of Item #4.

Roll Call Vote: Arevalo- Aye, Dobson-Aye, Duitsman – Aye, Welsh- Aye, Sly-Aye, Mitchell-Aye, Erhart-Aye, Dominick-Aye

Motion carried 8-0-0

CITIZEN PARTICIPATION

Jim Weigel, Owner of COUNTRY MEADOWS INDUSTRIAL PARK 4TH PLAT LT 16 SPC 50 2C, spoke about drainage concerns from the proposed site plan for the Doggy Day Care.

FORMAL COMMISSION ACTION

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

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

Roll Call Vote: Arevalo- Aye, Dobson-Aye, Duitsman – Aye, Welsh- Abstain, Sly-Aye, Mitchell-Aye, Erhart-Aye, Dominick-Abstain

Motion carried 6-0-2

2. Site Plan Application (SP-000042-2022) – Doggy Day Care

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

Mr. Judd Claussen, Phelps Engineering addressed Mr. Weigel’s concerns on drainage from the adjoining property to the south.

Motion by Mr. Welsh, seconded by Mrs. Dobson to approve the site plan application as presented.

Roll Call Vote: Arevalo- Aye, Dobson-Aye, Duitsman – Aye, Welsh- Aye, Sly-Aye, Mitchell-Aye, Erhart-Aye, Dominick-Aye

Motion carried 8-0-0

3. Public Hearing – Rezoning Application (PZD-000036-2022)

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:

- Mark McKinzie, 12248 W. 128th St., Overland Park, KS, spoke on concerns for planned district zoning

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

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

Roll Call Vote: Arevalo- Aye, Dobson-Aye, Duitsman – Aye, Welsh- Nay, Sly-Aye, Mitchell-Aye, Erhart-Aye, Dominick-Nay

Motion carried 6-2-0

4. Preliminary Plat Application (PLAT-000037-2022) – Gosal Farms

REMOVED FROM AGENDA

DISCUSSION REPORTS

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

- No agenda items

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

- Rezoning Application (Z-000022-2022) – 199th Street and Ridgeview Road, R-R to RP-3

ANNOUNCEMENTS FROM PLANNING COMMISSIONERS AND STAFF

ADJOURN

Motion by Mr. Welsh, seconded by Mr. Mitchell to adjourn.

Roll Call Vote: Arevalo- Aye, Dobson- Aye, Duitsman – Aye, Welsh- Aye, Sly- Aye, Mitchell- Aye, Erhart- Aye, Dominick- Aye

Motion carried 8-0-0

The meeting adjourned at 8:36 p.m.

The August 4, 2022, regular meeting minutes were approved by the Planning Commission on September 1, 2022, as presented.

*Amy Long*_____

Amy Long
Planning Commission Secretary