

MINUTES
PLANNING COMMISSION
November 19, 2020
7:00 P.M. – COUNCIL CHAMBER

CITY CLERK
2020 NOV 24 AM 9:14

	<u>Name</u>	<u>Members' Term Attendance</u> (mtgs attended-mtgs absent)	<u>End of Current</u> <u>Term of Office</u>
MEMBERS PRESENT:	Tim Doyle	(07-04)	12/14/24
	Lauren Catron	(27-12)	07/17/22
	Bob Bucher	(29-04)	06/15/23
	Donna Jean Boyer	(30-02)	07/22/23
	Reba Kendall	(54-07)	01/29/22
	Karen Quintana Planalp	(13-02)	08/04/24
	Josh Knight	(03-00)	08/05/23
MEMBERS ABSENT:	Ben Burtnett	(23-08)	02/12/23
	Allison Tschannen	(07-09)	07/15/24
STAFF PRESENT:	Bryan Carter, City Attorney Clint Thompson, Director, Planning & Development Reed Schwartzkopf, City Engineer Zack Martin, City Planner Rebecca Shipp, Executive Administrative Assistant		

Call to Order –Kendall called the meeting to order at 7:01pm.

Kendall entered Chapters 11, 26 and 31 of the Code of Ordinances into evidence.

ROLL CALL: Quintana Planalp-present, Tschannen-absent, Catron-present, Burtnett-absent, Bucher-present, Doyle-present, Knight-present, Kendall-present, Boyer-present. Quorum is present. Five members constitute a quorum.

Kendall read the rules of conduct.

Boyer made a correction to the minutes from October 22, 2020. Bucher is misspelled on page 3, third line "~~Bueker~~ Bucher". Boyer made a motion to approve the minutes with correction. Bucher seconded.

VOTE: Quintana Planalp-yes, Catron-yes, Bucher-yes, Doyle-yes, Knight-yes, Kendall-yes, Boyer-yes
Ayes – 7, Nays – 0, Abstain – 0 Minutes approved.

UNFINISHED BUSINESS

NEW BUSINESS

ITEM #1 Major Subdivision – A request for approval of a preliminary plat for a major commercial subdivision entitled London Addition located at 1801 N Woodbine, as requested by Dan McChristy.

Major subdivisions are forwarded to the City Council.

Staff recommendation: approval with conditions

Martin gave the staff report.

There was discussion among commission members regarding the item.

Dan McChristy-4742 NE County Line Road, spoke in favor of the item.

Discussion was held between Commissioners and McChristy regarding the request.

No one spoke in opposition of the item.

Bucher made a motion to approve. Doyle seconded.

Quintana Planalp clarified motion is to approval with conditions as stated in the staff report.

VOTE: Quintana Planalp-yes, Catron-yes, Bucher-yes, Doyle-yes, Knight-yes, Kendall-yes, Boyer-yes

Ayes – 7, Nays – 0, Abstain – 0 Motion approved.

ITEM #2 Authorization to enter into a Subdivision Improvement Agreement -
Approval of an application to waive the requirement of Section 26-70(a) and permit the applicant to enter into a subdivision improvement agreement for London Addition as provided in Section 26-71(a).

Approved or denied by the Planning Commission

Staff recommendation: approval

Martin gave the staff report.

Discussion was held between commissioners and staff regarding the item.

Carter suggested tabling the item to allow for further research.

Quintana Planalp made a motion to table the item until the next meeting to allow time for further analysis. Catron seconded.

VOTE: Quintana Planalp-yes, Catron-yes, Bucher-yes, Doyle-yes, Knight-yes, Kendall-no, Boyer-yes
Ayes – 6, Nays – 1, Abstain – 0 Motion approved.

ITEM #3 **Minor Subdivision** – A request for approval of a minor commercial subdivision entitled Cook Crossing Plat 2 located at 4302 N Belt Highway as requested by Matt Pennington.
Minor Subdivisions are approved or denied by the Planning Commission
Staff recommendation: approval with conditions

Martin gave the staff report.

There was discussion among commission members and staff regarding the item.

Dave Olson-3501 W 147th, Leawood, KS – spoke in favor of the item.

Additional documents were presented to the commissioners by the applicant.

Matt Pennington-16448 Cody Street, Overland Park, KS - spoke in favor of the item.

No one spoke in opposition of the item.

There was discussion between Olson, Pennington, commissioners and staff regarding the access to the property.

Kendall made a motion stating if MoDot agrees to a left hand turn lane to allow access to the property and the applicant is willing to pay the cost to build it, the commission should make this a condition on this application and approve it.

Thompson clarified the authority of the commission with regard to access management. Thompson stated under chapter 25, an applicant can appeal the decision of the Director of Public Works to the Zoning Board of Adjustment.

Quintana Planalp made a motion to approve item #3 with edits and conditions entitled minor subdivision request for approval of a minor commercial subdivision entitled Cook Crossing Plat 2 located at 4302 N Belt Highway as requested by Matt Pennington.

Kendall clarified to add edits provided by the applicant in the handout given to commissioners at the beginning of the item discussion.

Catron seconded.

Shipp asked for clarification of the conditions made in the motion.

Quintana Planalp stated the easement is the condition.

VOTE: Quintana Planalp-yes, Catron-yes, Bucher-yes, Doyle-yes, Knight-yes, Kendall-yes, Boyer-no

Ayes – 6, Nays – 1, Abstain – 0 Motion approved.

Bucher moved that the planning commission approve the application for the minor commercial subdivision. Quintana Planalp seconded.

VOTE: Quintana Planalp-yes, Catron-yes, Bucher-yes, Doyle-yes, Knight-yes, Kendall-yes, Boyer-no

Ayes – 6, Nays – 1, Abstain – 0 Motion approved.

ITEM #4 Discussion of the proposed Riverfront Master Plan rezoning

Martin updated the commission on the current stage of the Riverfront Master Plan rezoning process and upcoming steps.

Ken Reeder-400 River Road-spoke in regard to the item.

Discussion was held between Reeder, commissioners and staff.

Martin spoke about upcoming agenda items.

The meeting adjourned at 8:28pm.

Minutes respectfully submitted,

Rebecca Shipp

cc: Paula Heyde, City Clerk
Planning Commission Members
Gary Edwards, City Manager
Clint Thompson, Planning & CD Director
Ted Elo, Assistant City Attorney
Brady McKinley, Civil Engineer
Mark Townsend, Technology Associate Director