

**City of Spring Hill, Kansas**  
**Minutes of Planning Commission Special Session**  
**January 17, 2017**

A Special Session of the Planning Commission was held in the Spring Hill Civic Center, 401 N. Madison, Room 15, Spring Hill, Kansas on January 17, 2017. The meeting convened at 7:03 p.m. with Chairman Stephen Sly presiding, and Christie Campbell, Planning Secretary recording.

Commissioners in attendance: Troy Mitchell  
Josh Nowlin  
Janell Pollom  
Stephen Sly  
Cindy Squire  
Tyler Vaughan

Commissioners absent: Paul Ray  
Vacancy  
Vacancy

Staff in attendance: Jim Hendershot, Community Development Director  
Patrick Burton, Project Coordinator, Community Development Dept.  
Christie Campbell, Planning Commission Secretary

Public in attendance: Mr. David Contag, DLR Group, Architect representing USD 230 Projects  
Dr. Wayne Burke, Superintendent, USD 230  
Mr. Phil Elliott, Director of Technology, USD 230  
Mr. Tom Fulton, Olsson Associates, Traffic Consultant representing USD 230  
Mr. Brian Hill, MKEC, Civil Engineer representing USD 230 Projects  
Josh, DLR Group, Representing USD 230 Projects

## **ROLL CALL**

The 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 Ms. Pollom, to approve the agenda as presented.

**Roll Call Vote:** Nowlin-Aye, Mitchell-Aye, Sly-Aye, Pollom-Aye, Vaughan-Aye, Squire-Aye

**Motion carried 6-0-0**

## **FORMAL ACTION**

### **1. Approval of Minutes from the January 5, 2017 PC Meeting**

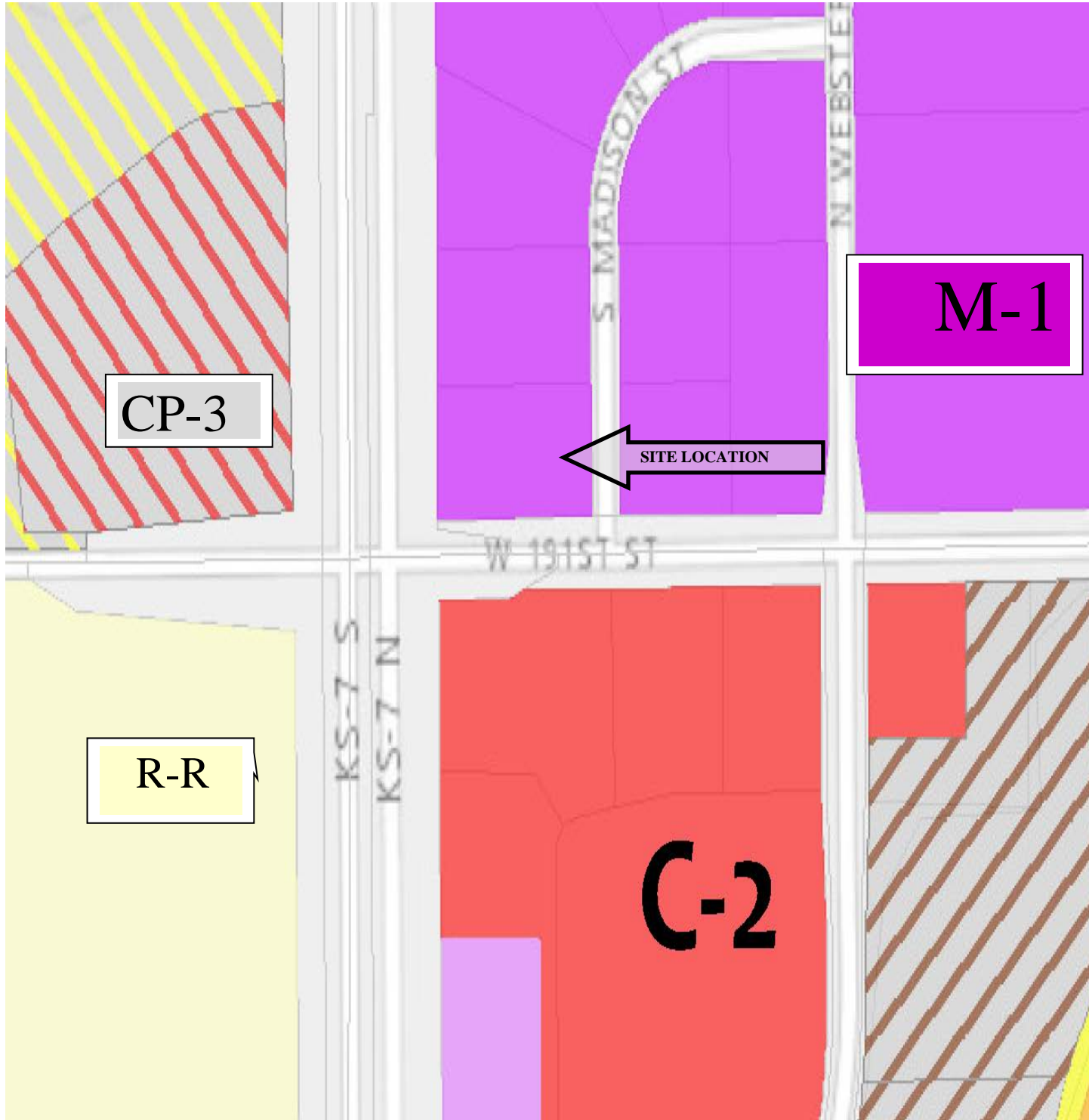
**Motion by** Mr. Nowlin, seconded by Mr. Mitchell, to approve the minutes as presented.

**Roll Call Vote:** Nowlin-Aye, Mitchell-Aye, Sly-Aye, Pollom-Aye, Vaughan-Aye, Squire-Aye

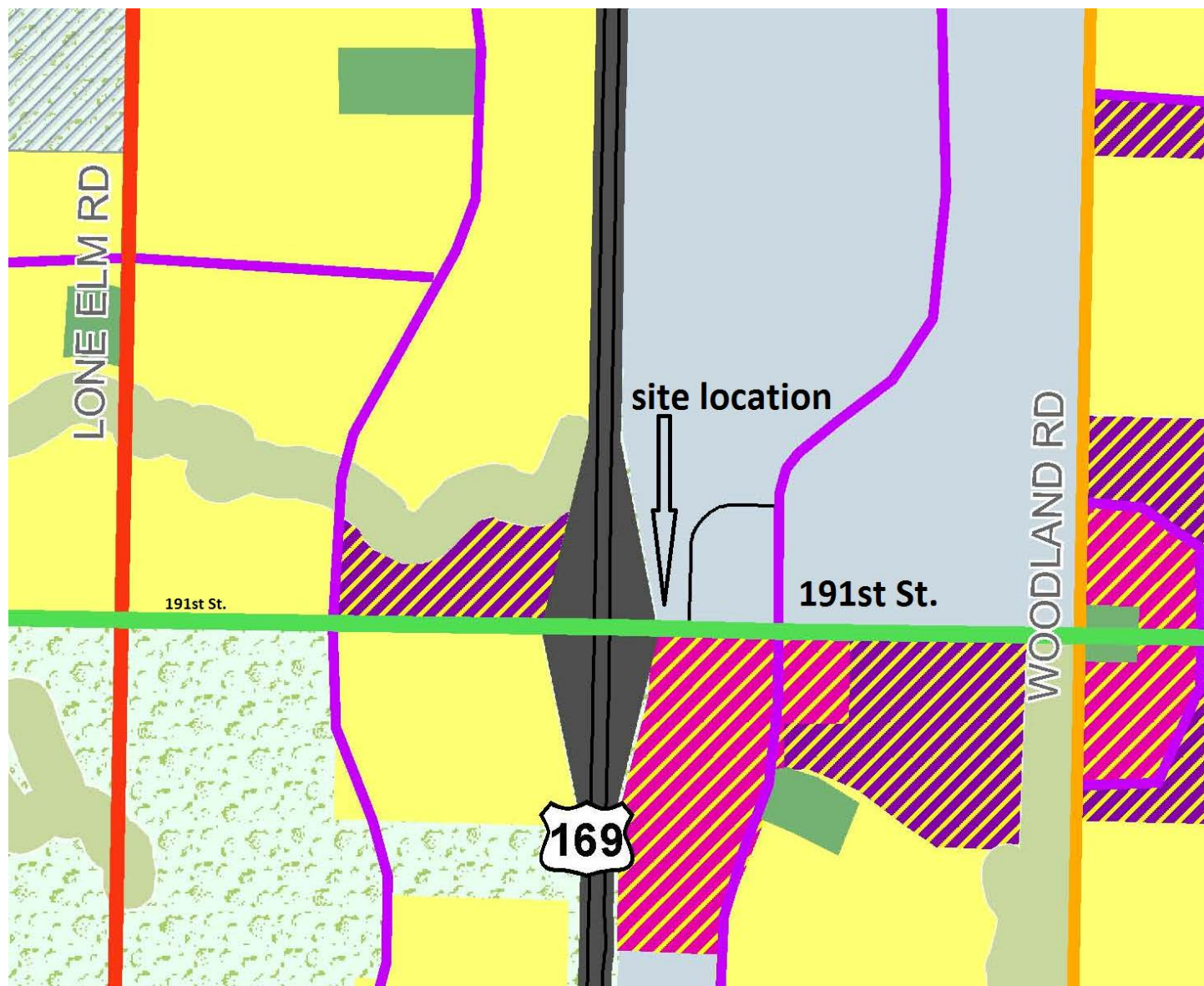
**Motion carried 6-0-0**



# Zoning Map



## Future Land Use Map



**BACKGROUND:** The applicant, Hometown Development, LLC. has submitted a request for approval of a site development plan at the NE corner of Hwy 169 and 191<sup>st</sup> Street. The building and parking is proposed on lot 12 of Country Meadows Industrial Park 4<sup>th</sup> Plat at 20650 W. 191<sup>st</sup> Street. The lot contains 1.36 acres more or less. The proposed access to the building consists of two entrances off existing Madison Street. The project consists of constructing a 7,200 sq. ft. event center/ retail fireworks sales building with 56 standard parking spaces with 3 H/C Van spaces. This amount of parking exceeds the code requirements of 15. The storm water from the site will be directed to an onsite curb inlet that will be connected to the existing storm water system. They show fencing to enclose the trash container and screen the HVAC equipment. The exterior lighting and landscaping are shown.

### STAFF REVIEW:

Staff has reviewed the site plan under the requirements of Section 17.340 of the Spring Hill Zoning Ordinance as follows:

1. All lot lines and right-of-ways are identified.
2. All proposed structures with applicable data are identified. The exterior metal siding is identified as tan or gray in color.

3. All parking and traffic areas have been identified and the type of surface and base course to be used.
4. Utilities are available, identified, and in compliance with regulations.
5. Exterior lighting on the proposed structure is compliant with regulations as per the lighting diagram. The lighting will not negatively affect surrounding properties or traffic. Manufacturer information on the fixtures are required to be submitted at time of building permit application review.
6. Consultants, utility providers, and city staff have reviewed the site plan and provided comments. These comments and recommendations have been received and implemented on the site plan.

### **STANDARDS OF REVIEW**

In addition to the above noted items, the site plan has been reviewed for compliance with the following standards:

1. *The extent to which the proposal conforms to the provisions of the Code.*  
The proposed use is in compliance with the Spring Hill Zoning Code.
2. *The extent to which the proposal conforms to the provisions of the Spring Hill Subdivision Regulations.*  
The site is in compliance with the Spring Hill Subdivision Regulations. This is an existing platted lot.
3. *The extent to which the development would be compatible with the surrounding area.*  
The project is compatible with the surrounding area.
4. *The extent to which the proposal conforms to the recommendations of the Spring Hill Comprehensive Plan including but not limited to the Vision Plan, the Community Development Recommendations, and the Planning and Principles and Design Guidelines.*  
The proposal is in conformance with the recommendations of the Comprehensive Plan including the Future Land Use map that identifies this area as industrial.
5. *The extent to which the proposal conforms to customary engineering standards used in the City.*  
The overall project has been designed by recognized and licensed architects and engineers. The City Engineer has reviewed the site plan.
6. *The extent to which the location of streets, paths, walkways, and driveways are located so as to enhance safety and minimize any adverse traffic impact on the surrounding area.*  
The traffic entrances and exits will utilize Madison Street before going onto 191<sup>st</sup> Street then Hwy 169.

### **STAFF AND CONSULTANTS COMMENTS:**

1. Sheet # A200 Elevations
  - a) This sheet will also be reviewed, at the building permit process, for compliance with City building regulations and codes.

### **Planning Commission Review and Action:**

Upon review of the site plan application the Planning Commission may by a majority vote of those members present:

- Recommend approval of the application to the Governing Body, or
- Recommend denial of the application to the Governing Body and notify the applicant of such action, or
- Table action on the application to a specific date and notify the applicant of such action

### **RECOMMENDATION:**

It is the recommendation of staff, that the Planning Commission recommend approval of site plan SP-03-16 for Hometown Development, LLC.

*Suggested Motion: Motion to recommend approval of Site Plan application SP-03-16 for Hometown Development, LLC as presented by staff.*

Attachments:            Site Development Plans  
                                 Elevations

*End of Staff Report*

Mr. Hendershot, Community Development Director, presented the staff report to the Planning Commission, as outlined above.

Mr. Burton presented the site plan images outlining the visual details presented in staff report.

Mr. Vaughan asked if there is event space outside. Mr. Burton clarified that there is not enough space to move an event outside. The events are planned for inside the building only.

Mr. Mitchell asked if there would be a second level to the building. Mr. Burton stated that we do not have the building plans at this time, but these details will all be submitted and thoroughly reviewed for code compliance with the building permit application. Mr. Hendershot added that the review would include the plans for temporary storage of fireworks, along with separation walls to ensure compliance with all building and fire rating codes.

Mr. Vaughan asked if the Planning Commission had to approve a conditional use permit each year for the fireworks sales. Mr. Hendershot stated that the applicant must submit an application annually for seasonal fireworks sales. At this time, City Staff and Johnson County Fire District No. 2 work together to review and inspect each site for code compliance before a license to sell fireworks is issued.

Mr. Vaughan asked if applicant would be allowed to use the space for events during the fireworks season. Staff stated it would not be used for events during that time, as the building would be utilized as a fireworks sales center only. No events will take place simultaneous to fireworks sales.

Ms. Pollom asked if the storage of fireworks would only be during the seasonal timeframe for sales. Staff confirmed that is correct. No storage of fireworks will be on-site, other than the allowed sales season. Mr. Burton further clarified that it would be monitored by City Staff and the fire department to ensure that no fireworks are on-site, except during the allotted timeframe. This will be done through periodic fire safety checks by the fire department, as well as by City Staff during annual inspections for issuance of fireworks sales permits.

Ms. Squire disclosed that she previously worked for the company in which the applicant is associated. However, she has not worked for this company for the past three years. She further explained that her husband works for a business partner associated with the applicant.

Ms. Squire asked how City Staff would know if the applicant decides to convert some of the open space inside the building to office space. Mr. Hendershot indicated that building permits are required for structural and/or use changes of this nature. If building changes are made without an approved building permit, then staff would know, as annual site visits are required for issuance of fireworks sales permits. In addition, the fire department routinely inspects commercial buildings at least once per year.

Ms. Squire expressed her concern that the applicant has not submitted their annual business report to the Kansas Secretary of State.

Mr. Vaughan asked if we know what types of events would be taking place in this space and if there is a need for this type of business in the city. Also, will there be food and/or alcohol license requirements, along with special permits. Mr. Hendershot indicated that there have not been any discussions with the applicant regarding food/alcohol. He did reiterate that there is not a kitchen on-site, so events would have to be catered. Mr. Hendershot added that proper licenses and/or permits would be in place if required.

Mr. Vaughan inquired about requiring the applicant to add stone façade to the structure for aesthetics. Mr. Hendershot indicated that the current code does not require these types of aesthetics, as it is not in a Planned Zoning District. He acknowledged that the City Council has tasked staff to research and recommend changes to the code requirements, but at this time, it is not something that we can require.

Mr. Nowlin added that he believes the applicant has provided an aesthetically pleasing site plan. He also stated that it is City Staff's responsibility to maintain alcohol licenses, not the Planning Commission's, so he does not feel they should deny a recommendation for approval based on these reasons.

Ms. Squire asked if the city still has an agreement regarding the K-7 Corridor. Mr. Hendershot clarified that a Memorandum of Understanding (MOU) has technically expired, but is being reviewed by both the Kansas Department of Transportation (KDOT) and the City of Spring Hill. Mr. Hendershot added that staff has done its due diligence by explaining to the applicant the possibility of right-of-way acquisition in the future, which would directly affect their building; he stated that this is a risk that the applicant is willing to take.

Ms. Squire asked if there are any references in the Comprehensive Plan of applicant's land, or any land that might be in some type of agreement with an entity like the K-7 Corridor, BNSF, or KDOT. Mr. Hendershot indicated that he would check the Comprehensive Plan for clarification to answer to her question, as he is not sure if it is addressed.

**Motion by** Ms. Pollom, seconded by Mr. Nowlin, to recommend approval of Site Plan application (SP-03-16) for Hometown Development, LLC.

**Roll Call Vote:** Nowlin-Aye, Mitchell-Aye, Sly-Aye, Pollom-Aye, Vaughan-Aye, Squire-Aye

**Motion carried 6-0-0**

**3. Site Plan Application (SP-04-16) – Spring Hill Elementary School Gym Addition**

*Beginning of Staff Report*

**SPRING HILL PLANNING COMMISSION  
SITE PLAN STAFF REPORT**

**Case #:** SP-04-16                      **Meeting**      January 17, 2017  
**Date:**

**Description:** Spring Hill Elementary School Gym Addition

**Location:** 300 S. Webster Street

**Applicant:** USD 230

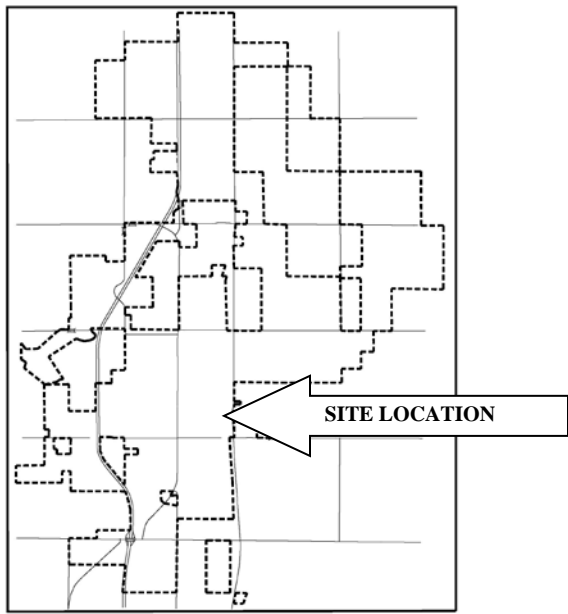
**Engineer:** DLR Group Inc.

**Site Area:** 18.49 +/- acres

**Minimum Lot Area:** N/A                      **Related Case:**  
CU-03-06 and CU-01-1

**Current Zoning:** R-1                      **Proposed Use:** Elementary School Gym Addition

	<b>Current Zoning</b>	<b>Existing Land Use</b>	<b>Future Land Use Map</b>
<b>Site:</b>	R-1	Single Family Res.	Institutional
<b>North:</b>	R-1 & R-4	Single Family Multi-Family	Residential
<b>South:</b>	R-1 & C-2	Single Family & General Business	Residential / Institutional Mixed-Use Commercial
<b>East:</b>	R-1	Single Family	Residential
<b>West:</b>	R-1 & C-2	Single Family & General Business	Mixed Use Commercial

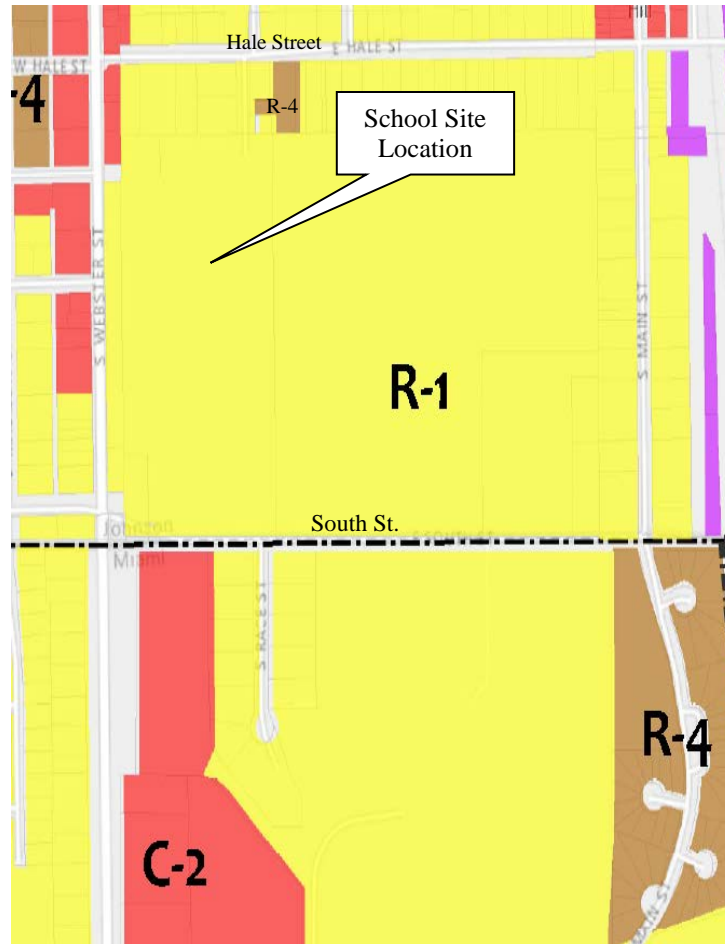




**Spring Hill Elementary School  
300 S. Webster Street**



## Zoning Map



**BACKGROUND:** The applicant, DLR Group, has submitted an application and site plan for the removal of a portion of the Spring Hill Elementary School, located at 300 S. Webster Street, and construct a new gymnasium in its place for the owner USD #230. A copy of the site plan is included with the staff report.

As per Section 17.318.C.3, schools are allowed in an R-1 district with an approved Conditional Use Permit. This site is governed under a Conditional Use Permit that was reviewed and approved by staff in October 2016. It was then reported to the Planning Commission on December 1, 2016, to be in compliance with the CUP. The CUP is reviewed by staff every 5 years.

### **STAFF REVIEW:**

Staff has reviewed the site plan under the requirements of Section 17.340 of the Spring Hill Zoning Ordinance as follows:

7. All proposed structures with applicable data are identified. They are demolishing 3,425 sq. ft. of the existing structure and building a 7,140 sq. ft. gym.
8. Parking areas have not changed. An existing structure is going to be removed and the new gym will replace the demolished structure. Staff has reviewed the amount of existing parking spaces and determined that the parking is adequate for the existing building use along with the new gym.
9. There is no additional exterior lighting shown.
10. Landscaping is identified on the overall landscape plan and is in compliance with code requirements for the addition.
11. The exterior finish of the building addition is concrete masonry units (CMU) split face placed a quarter (1/4) of the way up the walls. Then CMU smooth face on the remainder of the walls.
12. Architectural screening is integrated with the mechanical roof top units.

13. Utilities are identified and in compliance with regulations.
14. Adequate erosion and pollution control systems are identified.
15. Consultants, utility providers and city staff have reviewed the site plan and provided comments.

In addition to the above noted items, the site plan has been reviewed for compliance with the following standards:

1. *The extent to which the proposal conforms to the provisions of the Code.*  
The proposed use is allowed with a conditional use permit as provided for in Section 17.318.C.3. There is a current approved CUP on this site.
2. *The extent to which the proposal conforms to the provisions of the Spring Hill Subdivision Regulations.*  
As communities grow, additions to schools are necessary to provide education opportunities to the youth of the area. Consequently, schools are allowed in residential districts with an approved conditional use permit.
3. *The extent to which the development would be compatible with the surrounding area.*  
The school has been in this location for a number of years. The school is compatible with the future land use map, which indicates the use as institutional.
4. *The extent to which the proposal conforms to the recommendations of the Spring Hill Comprehensive Plan including but not limited to the Vision Plan, the Community Development Recommendations and the Planning and Principles and Design Guidelines.*  
Appendix E, of the Spring Hill Comprehensive Plan, addresses the school district's growth potential and scenarios to adequately provide facilities to accommodate this growth. As the population grows, facility changes are needed in the quest to provide proper education and services for the residents.
5. *The extent to which the proposal conforms to customary engineering standards used in the City.*  
The building has been designed by recognized and licensed architects and engineers.
6. *The extent to which the location of streets, paths, walkways, and driveways are located so as to enhance safety and minimize any adverse impact on parking and entering the building.*  
The site plan shows several doorways into the building and new sidewalk(s) to accommodate their use. Any traffic congestion problems that occur at the facility should be noted. Staff suggests the school district should study the traffic flow within the site to help eliminate potential traffic backups on Webster Street. For the safety of the children walking to school, the district should explore the installation of a sidewalk on site further away from Webster Street with a more direct route to the building entrance.
7. *All structures shall be required to have permanent or continuous footings and foundations.*  
All structures are adequately designed and engineered.

**STAFF RECOMMENDATION:**

Staff recommends approval of Site Plan application SP-04-16, Spring Hill Elementary Gym Addition.

**PLANNING COMMISSION REVIEW AND ACTION:** Upon review of the site plan application, the Planning Commission may by a majority vote of those members present:

- Recommend approval of the application to the Governing Body, or
- Recommend denial of the application to the Governing Body and notify the applicant of such action, or
- Table action on the application to a specific date and notify the applicant of such action

**RECOMMENDATION:**

It is the recommendation of Staff that the Planning Commission recommend approval of Site Plan SP-04-16 for the Spring Hill Elementary Gym Addition.

Attachments: Site Plan  
Building elevations  
Floor Plan

*End of Staff Report*

Chairman Sly asked the Planning Commissioners to acknowledge if they have any connection to USD 230 and how it would influence their ability to make a decision regarding the site plans as presented on the agenda.

- Mr. Nowlin stated that he has a few children attending school in the district; this will not affect his decision.
- Mr. Mitchell stated that he has four children attending school in the district, and his wife is a BOE member; this will not affect his decision.
- Mr. Sly stated that his wife works for the district, and he has two children attending school in the district; this will not affect his decision.
- Ms. Pollom stated that she works for the district, and she has two children attending school in the district; this will not affect her decision.
- Mr. Vaughan stated that he has four children attending school in the district; this will not affect his decision.
- Ms. Squire stated that she works for the district; this will not affect her decision.

Mr. Hendershot, Community Development Director, presented the staff report to the Planning Commission, as outlined above.

Mr. Burton presented the site plan images outlining the visual details presented in staff report.

**Motion by** Mr. Nowlin, seconded by Mr. Vaughan, to recommend approval of Site Plan (SP-04-16) for the Spring Hill Elementary School Gym Addition

**Roll Call Vote:** Nowlin-Aye, Mitchell-Aye, Sly-Aye, Pollom-Aye, Vaughan-Aye, Squire-Aye

**Motion carried: 6-0-0**

**4. Site Plan Application (SP-05-16) – Spring Hill High School Expansion (Phase I & II)**

*Beginning of Staff Report*

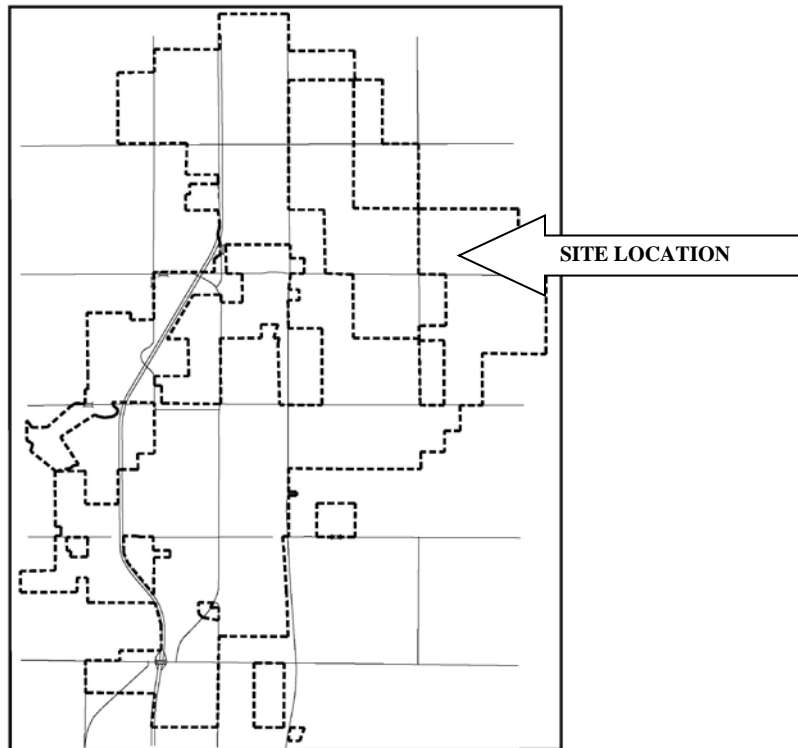
**SPRING HILL PLANNING COMMISSION  
SITE PLAN STAFF REPORT**

<b>Case #:</b>	SP-05-16	<b>Meeting Date:</b>	January 17, 2017
<b>Description:</b>	Spring Hill High School Expansion (Phase I & II)		
<b>Location:</b>	19701 S. Ridgeview Road		
<b>Applicant:</b>	USD 230		
<b>Engineer:</b>	DLR Group Inc.		
<b>Site Area:</b>	141.81 +/- acres		

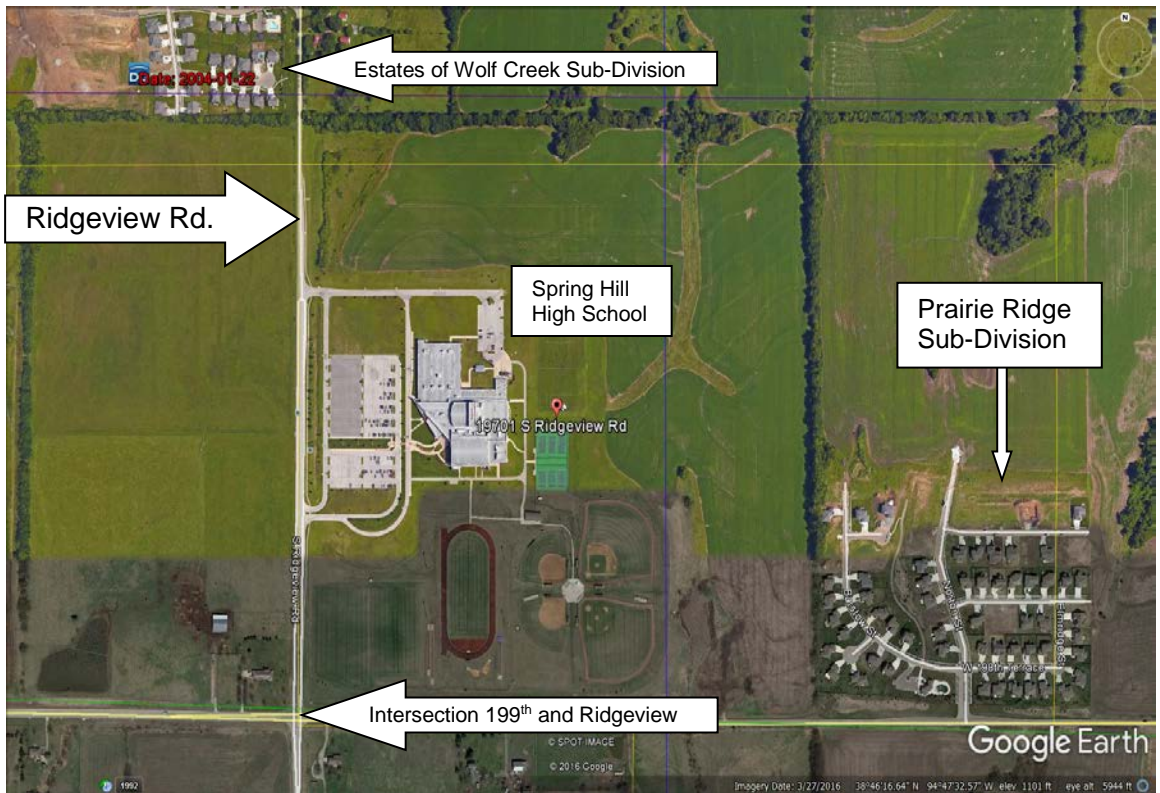
<b>Minimum Lot Area:</b>	<b>Related Case:</b>
N/A	CU-02-05, PP-03-05, FP-04-05

<b>Current Zoning:</b>	R-R	<b>Proposed Use:</b>	High School Buildings & Facilities Additions and Upgrades
	<b>Current Zoning</b>	<b>Existing Land Use</b>	<b>Future Land Use Map</b>

<b>Site:</b>	R-R	Rural Res. Dist.	Institutional
<b>North:</b>	County	Single Family House and farm land	Rural
<b>South:</b>	R-R & County	Rural Res. Dist.	Residential / Institutional Mixed-Use Commercial
<b>East:</b>	R-1	Single Family	Residential
<b>West:</b>	County	Single Family House and farm land	Rural

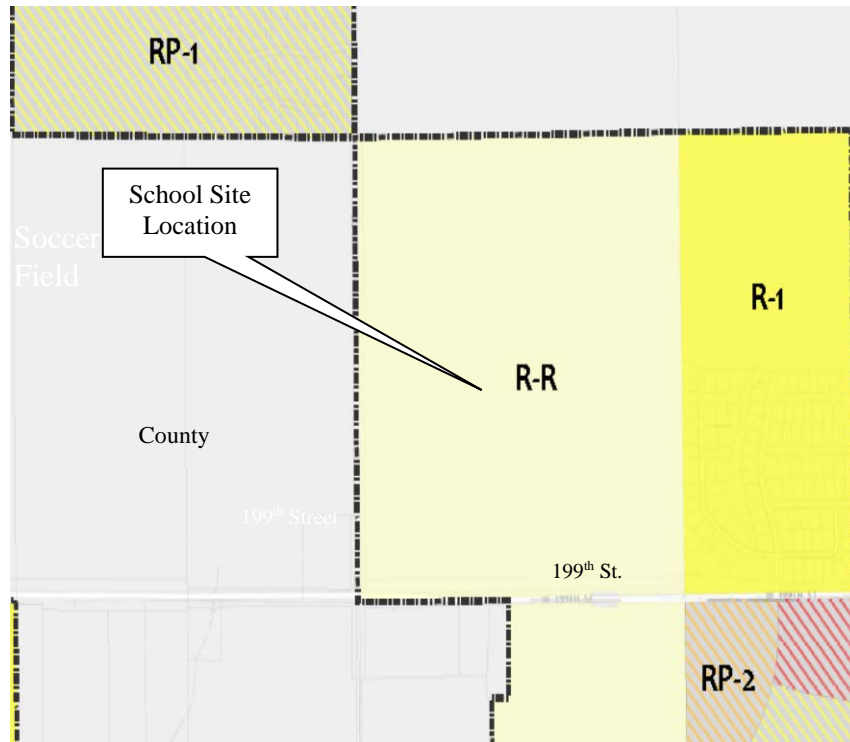


**Spring Hill High School  
19701 S. Ridgeview Road**





### Zoning Map



**BACKGROUND:** The applicant, DLR Group, has submitted an application for site plan approval for the following additions and changes to the high school located at 19701 S. Ridgeview Road, owned by USD 230. There are two phases shown on the site plan, and the applicant is requesting both phases be reviewed for approval. The majority of the work shown on the plans will be constructed in the first phase. The project includes additions to the existing buildings, new stadium building, bleachers, stadium entrance, field lighting, parking lots and several amenities. Copies of site plans and elevations are included with this staff report.

As per Section 17.318.C.3, schools are allowed in an R-R district with an approved Conditional Use Permit. This site is governed under a Conditional Use Permit that was reviewed and approved by the Planning Commission in 2005, with a 25 year renewal.

**STAFF REVIEW:**

Staff has reviewed the site plan under the requirements of Section 17.340 of the Spring Hill Zoning Ordinance as follows:

1. All proposed structures with applicable data are identified. There are two proposed building additions and two proposed new buildings in phase one. Phase two consists of two more proposed building additions. The stadium and bleachers are shown to be constructed in phase one. The stadium entrance area is to be added to serve the athletic fields. The elevation plans have an attractive appearance in keeping with the appearance of the existing building.
2. The parking area in the front of the school is proposed to be increased, as well as a new parking lot behind the school near the stadium entrance. Staff has reviewed the amount of existing parking and proposed additional parking spaces, and finds them adequate for the facility changes and site uses.
3. There is additional exterior lighting shown for parking lots and fields. Staff has reviewed the photometric plans and study. The offsite light disbursement shows a minimal impact on the surrounding areas. Shielding on the light fixtures will be utilized to reduce the glare.
4. The sound systems need to be installed for maximum affect for the spectators, and at the same time minimize the affect off-site. The locations of the speakers need to be shown to achieve this requirement.
5. The sports complex walkways, restrooms and site amenities meet the requirements for the site plan. These items will be reviewed at the building permit application stage for code compliance.
6. Landscaping is identified on the overall landscape plan. Additional landscape is required along 199<sup>th</sup> Street to buffer and screen the sports complex. This should also help deflect noise and enhance the appearance of the site. It is encouraged to combine elements like land berms and planting barriers to achieve this goal. One large shade tree is required for every 50 feet of street frontage. In addition to the above requirement, one tree for every 3,000 sq. ft. of landscaped open space at the new improved detention basin is required. The screening requirements need to comply with low impact screening per Section 17.360.
7. Identify all landscape watering systems on the plans.
8. Architectural screening is integrated with the mechanical rooftop units.
9. Utilities are identified and in compliance with regulations.
10. Adequate erosion and pollution control systems are identified.
11. In the General Notes 11 and 12 on Sheet C1.0, it needs to state that a geotechnical information needs to be completed and approved by City Engineer.
12. On Sheet C1.9- The detention basin is described as a dry basin in the report, but there is no outlet pipe shown. Details of the outlet as described in the report will be required. The basin will need an emergency spillway. It appears the incoming flow will just sheet flow into the basin and down the slopes. The upstream slopes will need some form of erosion control such as rip rap. The outlet structure will also need erosion control both inside and outside of the basin. There is a concrete weir wall shown on the south side of the basin. Will this be part of the emergency spillway?
13. The existing detention area, at the NW corner of the site, needs to be repaired and all of the overgrowth removed so the designed detention area can be maintained and function properly.
14. The Traffic Impact Study has been completed and reviewed by the City Consultants. Their recommendations are as follows:



- a) It is recommended that a traffic signal be reviewed for installation if the proposed school expansion conditions continue along with growth of surrounding areas, and approved projects materialize. The City will review options for traffic control at this intersection.
  - b) Upon the installation of a traffic signal, a southbound right-turn and westbound right-turn lane should be provided. Provisions for a potential westbound right-turn lane should be incorporated in the traffic signal design.
15. Phase two of the project will be reviewed by staff for the building permit approval. Additional changes may be required per the Adopted Construction Codes.
16. Consultants, utility providers and city staff have reviewed the site plan and provided the above comments.

In addition to the above noted items, the site plan has been reviewed for compliance with the following standards:

1. *The extent to which the proposal conforms to the provisions of the Code.*  
The proposed use is allowed with a conditional use permit as provided for in Section 17.318.C.3.
2. *The extent to which the proposal conforms to the provisions of the Spring Hill Subdivision Regulations.*  
As communities grow, additions to schools are necessary to provide education opportunities to the youth of the area. Consequently, schools are allowed in residential districts with an approved conditional use permit.
3. *The extent to which the development would be compatible with the surrounding area.*  
The school has been in this location for a number of years. The school is compatible with the future land use map, which indicates the use as institutional.
4. *The extent to which the proposal conforms to the recommendations of the Spring Hill Comprehensive Plan including but not limited to the Vision Plan, the Community Development Recommendations, and the Planning and Principles and Design Guidelines.*  
Appendix E of the Spring Hill Comprehensive Plan addresses the school district's growth potential and scenarios to adequately provide facilities to accommodate this growth. As the population grows, the facility's needs and uses are vital in the quest to provide proper education and services for the residents.
5. *The extent to which the proposal conforms to customary engineering standards used in the City.*  
The building has been designed by recognized and licensed architects and engineers.
6. *The extent to which the location of streets, paths, walkways, and driveways are located so as to enhance safety and minimize any adverse impact on parking and entering the building.*  
The site plan shows several doorways into the buildings and new sidewalk to accommodate the sports complex. Additional review will be applied at the building permit stage.
7. *All structures shall be required to have permanent or continuous footings and foundations.*  
All structures will be adequately designed, engineered and reviewed by the City for compliance with adopted building codes.

**STAFF RECOMMENDATION:**

Staff recommends approval of site plan application SP-05-16, Spring Hill High School with the following conditions:

**PLANNING COMMISSION REVIEW AND ACTION:** Upon review of the site plan application, the Planning Commission may by a majority vote of those members present:

- Recommend approval of the application to the Governing Body, or
- Recommend denial of the application to the Governing Body and notify the applicant of such action, or
- Table action on the application to a specific date and notify the applicant of such action

**RECOMMENDATION:**

It is the recommendation of Staff that the Planning Commission recommend approval of Site Plan SP-05-16 for Spring Hill High School with the following requirements listed under Staff Review:

- # 4 Show locations of speakers for sports complex area.
- # 6 Show additional required landscape.
- # 7 Identify landscaping watering system(s).
- # 11 Provide geotechnical information to the City Engineer.
- # 12 Provide required information on plans for detention basin.
- # 13 Place a note on the plans, that the required work on the existing detention basin will be completed.

Attachments: Site Plans  
Landscape Plans  
Building elevations  
Floor Plans

*End of Staff Report*

Mr. Hendershot, Community Development Director, noted for the record that the previous acknowledgements made by Planning Commissioners as outlined in Agenda Item #3 will apply to Agenda Item #4 as well. This is in regards to connections to USD 230 and how it would influence their ability to make a decision regarding the site plans as presented on the agenda.

Mr. Hendershot, Community Development Director, presented the staff report to the Planning Commission, as outlined above.

Mr. Burton presented the site plan images outlining the visual details presented in staff report.

Mr. Brian Hill, Civil Engineer with MKEC Engineering, addressed the Planning Commission to explain how the proposed drainage and detention facilities will work. He explained that the proposed new detention center is located southeast of the ball fields along 199<sup>th</sup> Street. Currently, drainage goes to the area from the north, and the existing high school has a storm system into the 199<sup>th</sup> Street ditch from the west. He stated that this system will stay in place with a few minor improvements on the west side to accommodate for the field improvements. The new detention area will compensate for the stadium water runoff. He further explained that the detention area located in the northwest corner of the site will stay the same with some minor cleanup of overgrown vegetation. It was noted that it is the intention with the detention basin design and improvements that the amount of water being released will actually be less than what is currently released.

Mr. David Contag, Architect with DLR Group, explained that the sound speakers will be installed on or near the light poles on both the home and visitor side bleachers. He reiterated that the design engineers are working to implement a sound system that will project sound to those in the stadium. The speakers will be directed right into the stands/bleachers, in an effort to minimize the sound that carries outside the stadium area.

Mr. Sly asked about the traffic impact study and the timing of possible improvements at the intersection of 199<sup>th</sup> Street and Ridgeview Road. Mr. Hendershot stated that City Staff is currently in the process of working with traffic consultants to explore options for this intersection. There will be more information provided in the near future.

**Motion by Ms. Squire, seconded by Mr. Mitchell, to recommend approval of Site Plan (SP-05-16) for Spring Hill High School Expansion Phase I & II with the following requirements listed under Staff Review:**

- # 4 Show locations of speakers for sports complex area.
- # 6 Show additional required landscape.
- # 7 Identify landscaping watering system(s).
- # 11 Provide geotechnical information to the City Engineer.
- # 12 Provide required information on plans for detention basin.
- # 13 Place a note on the plans, that the required work on the existing detention basin will be completed.

**Roll Call Vote:** Nowlin-Aye, Mitchell-Aye, Sly-Aye, Pollom-Aye, Vaughan-Aye, Squire-Aye

**Motion carried: 6-0-0**

## DISCUSSION

- Mr. Mitchell asked about the status of the cargo storage containers that are located at 18781 S. US169 Hwy. Staff is aware of the issue and is working with the Code Compliance Officer to rectify this matter.
- Mr. Nowlin asked if and when street lights will be installed in the new phase of Woodland Ridge, as it is very dark and a safety concern. Staff will follow up with the developer on this matter.

## REPORTS

### ANNOUNCEMENTS FROM PLANNING COMMISSIONERS AND STAFF

- Reminder that starting February 2, 2017, all Planning Commission meetings will be held at the Community Center located at 613 S. Race St.

## ADJOURN

**Motion by** Mr. Mitchell, seconded by Ms. Pollom, to adjourn.

**Roll Call Vote:** Nowlin-Aye, Mitchell-Aye, Sly-Aye, Pollom-Aye, Vaughan-Aye, Squire-Aye

**Motion carried 6-0-0**

The meeting adjourned at 8:50 p.m.

**The January 17, 2017 special meeting minutes were approved by the Planning Commission on February 2, 2017, as presented.**



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Christie Campbell  
Planning Commission Secretary