

City of Spring Hill, Kansas
Minutes of Planning Commission Regular Session
February 2, 2023

A Regular Session of the Planning Commission was held at the Civic Center, 401 N. Madison St., Spring Hill, Kansas on February 2, 2023. The meeting convened at 7:03 p.m. with Chairman Stephen Sly presiding and Amy Long, Planning Secretary recording.

Commissioners in attendance: Troy Mitchell
Rodolfo Arevalo
Roger Welsh, II
Mary Dobson
Cindy Squire
Scott Duitsman
Stephen Sly
Josh Erhart

Commissioners absent: Debbie Dominick

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

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

Motion carried 8-0-0

CITIZEN PARTICIPATION

FORMAL COMMISSION ACTION

1. Approval of Minutes from the January 5, 2023 Regular Meeting

Motion by Mr. Mitchell, seconded by Mrs. Squire to approve the minutes.

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

Motion carried 5-0-3

2. Revised Preliminary Plat Application (PLAT-000063-2022) – Oak Woods

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

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

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

Motion carried 8-0-0

3. Public Hearing - Rezoning Application – (Z-000064-2022)

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

- Anna Taylor, 18785 W. 199th St., Spring Hill, spoke on concerns for subdivision next to county property
- Christine Repine, 14520 W. 155th Terr St., Olathe, spoke on concerns of lot sizes
- Email read by Pat Burton from Randy Gallagher, 20275 Ridgeview Rd., Spring Hill, concerned with density of smaller lots
- Ray Holt, 17720 W. 207th St., Spring Hill, spoke on concerns of lot sizes
- Rhonda Williams, 20595 Ridgeview Rd., Spring Hill, spoke on concerns of additional drainage issues
- Kat Knaebel, 20477 Ridgeview Rd., spoke on concerns of lot sizes and setback of homes and additional landscape
- Tanner Hutson, 20575 Ridgeview Rd., spoke on concerns of lot sizes
- Ann Symmonds, 18245 W. 199th St., spoke on concerns of lot sizes and traffic
- Larry North, 20591 Ridgeview Rd., spoke on traffic concerns and large lots

The 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: Dobson- Aye, Arevalo-Aye, Duitsman- Aye, Welsh-Aye, Sly- Aye, Erhart- Aye, Mitchell-Aye, Squire-Aye

Motion carried 8-0-0

4. Public Hearing - Rezoning Application – (PZD-000065-2022)

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

- Kat Knaebel, 20477 Ridgeview Rd., spoke on concerns of lots sizes not transitioning from urban lot sizes to larger rural lot sizes adjacent.
- Christine Repine, 14520 W. 155th Terr St., Olathe, spoke on concerns of lot sizes and development aligned with surrounding rural properties
- Ann Symmonds, 18245 W. 199th St., spoke on concerns shopping/restaurants

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

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

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

Motion carried 8-0-0

5. Preliminary Plat Application – (PLAT-000066-2022)

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

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

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

Motion carried 8-0-0

DISCUSSION

6. City's Comprehensive

7. Plan Proposed plan from 199th to 207th and Renner Rd Plan

REPORTS

ANNOUNCEMENTS FROM PLANNING COMMISSIONERS AND STAFF

ADJOURN

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

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

Motion carried 8-0-0

The meeting adjourned at 9:32 p.m.

The February 2, 2023, regular meeting minutes were approved by the Planning Commission on March 2, 2023, as presented.

Amy Long

Amy Long
Planning Commission Secretary