

City of Spring Hill, Kansas
Minutes of Planning Commission Regular Session
March 5, 2020

A Regular Session of the Planning Commission was held at the Civic Center, 401 N. Madison St., Spring Hill, Kansas on March 5, 2020. The meeting convened at 7:03 p.m. with Chairman Stephen Sly presiding, and Amy Long, Planning Secretary recording.

Commissioners in attendance: Stephen Sly
Cindy Squire
Mary Dobson
Troy Mitchell
Josh Erhart
Janell Pollom
Roger Welsh, II

Commissioners absent: Mike Denny

Staff in attendance: Patrick Burton, Director of Community Development
Amy Long, Planning Secretary

Public in attendance: Chad Eckert
Steve Owen
Bill Peterman
Rodolfo Arevalo
Kari Fisher

PLEDGE OF ALLEGIANCE

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. Welsh seconded by Mr. Mitchell to approve the agenda as presented.

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

Motion carried 7-0-0

CITIZEN PARTICIPATION

Members of the public are welcome to use this time to make comments about City matters that do not appear on the agenda.

Kari Fisher, resident discussed the following topics:

- Contain the Rain Johnson County
- Artwork being displayed from the Comprehensive Plan 20 years ago
- Bridge the Gap

FORMAL COMMISSION ACTION

1. Approval of Minutes from the February 6, 2020 Regular Meeting

Motion by Ms. Squire seconded by Mr. Erhart to approve the minutes as presented.

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

Motion carried 7-0-0

2. Final Plat (PLAT-000001-2020) – Woodland Ridge, VIII

Beginning of Staff Report

SPRING HILL PLANNING COMMISSION FINAL PLAT STAFF REPORT

Case #: PLAT-000001-2020 **Meeting Date:** March 5, 2020

Description: Woodland Ridge VIII

Location: 207th St. & Emerald Street

Applicant: Chris George Homes, LLC.

Engineer: Allenbrand-Drews & Associates, Inc.

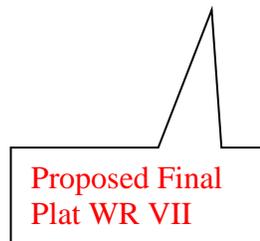
Site Area: 8.14 acres

Minimum Lot Area: 9,000 sq. ft. **Number of Lots:** 21

Current Zoning: “R-1” **Proposed Use:** Single-Family Residential

Related Applications: PP-02-02, FP-4-02,
FP-6-03, FP-7-03,
FP-2-04, FP-6-06,
FP-03-15, FP-02-17

The developer complied with the Planning Commissions recommendation from the 2017 Final Plat of Woodland Ridge VII. The Planning Commission informed the developer that a second entrance into the subdivision needs to be implemented in the next phase.



Staff Comment:

1. Staff has submitted the proposed final plat to utility providers, consultants, Spring Hill Public Works and JOCO Fire District #2 for review and comment. Comments from Staff, Departments and consultants have been and will be implemented into the plat. Some consultant comments are to be applied with in the improvement plan submittal. Staff finds the proposed final plat in substantial compliance with the preliminary plat approved by the Planning Commission in 2002, as well as the Spring Hill Subdivision Regulations, and Comprehensive Plan.

Staff will submit a draft Improvement Agreement to the developer for review. Once approved by all parties, this Improvement Agreement will be forwarded to the Governing Body, along with final plat. Anticipated action by the Governing Body is March 26, 2020.

The applicant will need to submit the required plans/drawings showing the proposed construction of all streets, public use areas, storm water facilities, sanitary sewer lines and water lines. These drawings will be reviewed by the City Engineer, Public Works and applicable utility companies with some changes to the plat. Most of the changes will be easement oriented.

PLANNING COMMISSION REVIEW AND ACTION: Upon review of the final plat 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

Staff recommendation:

Staff recommends approval of final plat application PLAT-000001-2020, Woodland Ridge VIII Final Plat with the following suggested motion:

Suggested motion: *Motion to recommend approval Final Plat of Woodland Ridge VIII, application PLAT-000001-2020 as presented by staff.*

End of Staff Report

Mr. Patrick Burton presented the staff report as outlined above.

Motion by Mr. Welsh seconded by Ms. Dobson to approve the minutes as presented.

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

Motion carried 7-0-0

3. Public Hearing – Zoning Ordinance

Beginning of Staff Report

AGENDA ITEM REVIEW SHEET

TO: PLANNING COMMISSION

SUBMITTED BY: PAT BURTON, COMMUNITY DEVELOPMENT DIRECTOR

MEETING DATE: MARCH 5, 2020

DATE: MARCH 3, 2020

Agenda Item: Hold a Public Hearing on the proposed amendments to the zoning regulations addressing Pawn Shops, Precious Metals and Distilleries uses in individual zoning districts.

Issue: The addition of Pawn Shops, Precious Metals and Distillery uses to the zoning regulations.

Background: The City has never listed, addressed or regulated the above uses with in the zoning regulations and ordinances. The Planning Commission has discussed the uses in several meetings.

Analysis: The Planning Commission studied the zoning districts and concluded the M-1 (General Industrial Use District) would be the proper zoning district for Pawn Shops and Precious Metals uses. The Distillery uses was not directly addressed with in the zoning regulations by name but has been comparatively identified with microbreweries shown as an approved use in the C-2 (General Business District).

Alternatives for the Planning Commission Actions: Upon the information presented in the Public Hearing and discussion by the Planning Commission a majority vote of those members present:

- Recommend approval of the zoning changes to the Governing Body, or
- Recommend denial of the zoning changes to the Governing Body, or
- Table the action zoning change action to a specific date to remand for further study

Legal Review: City Attorney, Frank Jenkins will review the proposed ordinance for the changes to the zoning regulations.

Funding Review or Budgetary Impact: N/A

Recommendation: Staff recommends approval of the proposed changes to the Unified Zoning Ordinance.

Suggested motion: *Motion to recommend approval of the changes to the Unified Zoning Ordinance adding regulations for Pawn Shops and Precious Metals in the M-1 (General Industrial District) and included the description of Distillery in the C-2 (General Commercial District).*

End of Staff Report

Mr. Burton presented the report as outlined above.

Mr. Chairman opened hearing to the public.

Kari Fisher, resident, raised concerns about the zoning district for distilleries. Her concerns were the following:

- More police involvement
- Noise
- More traffic

Bill Peterman, resident, raised concerns about the amount of grain that can be brought in for distilleries.

With no more comments from the public, Mr. Chairman closed the public hearing.

Ms. Squire and Mr. Welsh raised concerns about how a restaurant and a distillery would fit together as one business in the proposed district.

Motion by Mr. Welsh seconded by Ms. Dobson to approve the changes to the Unified Zoning Ordinance adding regulations for Pawn Shops and Precious Metals in the M-1 (General Industrial District) and included the description of Distillery in the C-2 (General Commercial District) as presented.

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

Motion carried 7-0-0

4. Election of Planning Commission Chair and Vice Chair

Mr. Sly read process of making nominations. Requested nomination from Commissioners for Chairperson. Ms. Squire nominated Mr. Sly and Mr. Mitchell seconded. Mr. Sly accepted.

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

Vote carried 6-0-1

Mr. Sly opened the nominations for Vice-Chairperson. Mr. Erhart nominated Mr. Welsh for vice-chairperson. Mr. Sly closed the nominations. Roll call vote was unanimous.

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

Vote carried 6-0-1

DISCUSSION

5. Spring Hill Middle School Site Assessment

REPORTS

6. **The following item(s) related to Community Development were approved at the February 13, 2020 City Council meeting:**

- No Agenda Items

7. **The following item(s) related to Community Development were approved at the February 27, 2020 City Council meeting:**

- No Agenda Items

The following Conditional Use Permit's had their annual review by Staff:

8. 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.

9. 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 finds it in compliance with applicable codes and conditions.

10. 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.

11. Conditional Use Permit (CU-2017-0003) Annual Staff Review – Chris Coulson- billboard sign located at 191st St and US 169 Highway.; Staff has reviewed the site and finds it in compliance with applicable codes and conditions.

12. Conditional Use Permit (CU-2018-0001) Annual Staff Review – NIPS, LLC – Concrete batch plant; located at 19001 Chestnut St.; OUT OF BUSINESS

13. 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.

14. 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.

15. Conditional Use Permit (CU-2018-0004) Annual Staff Review – Bettis Asphalt & Construction; located at 18900 N. Webster St.; Staff has reviewed the site and finds it in compliance with applicable codes and conditions. – NO LONGER ONSITE

16. Conditional Use Permit (CU-2016-0001) Annual Staff Review – The Wholesome Child, LLC; located at 21901 S. Victory Rd.; Staff has reviewed the site and finds it in compliance with applicable codes and conditions. – OUT OF BUSINESS

ANNOUNCEMENTS FROM PLANNING COMMISSIONERS AND STAFF

Mr. Burton requested the Commissioners notify Staff if they plan on attending any events/meetings. Staff needs to follow the meeting requirements and notify public if a quorum maybe present even though there would be no official business conducted.

ADJOURN

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

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

Motion carried 7-0-0

The meeting adjourned at 8:37 p.m.

The March 5, 2020 regular meeting minutes were approved by the Planning Commission on June 4, 2020 as presented.



Amy Long
Planning Commission Secretary