

City of Spring Hill, Kansas
Minutes of Planning Commission Regular Session
May 4, 2023

A Regular Session of the Planning Commission was held at the Civic Center, 401 N. Madison St., Spring Hill, Kansas on May 4, 2023. The meeting convened at 7:01 p.m. with Chairman Troy Mitchell presiding and Amy Long, Planning Secretary recording.

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

Commissioners absent: Josh Erhart
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 Mrs. Dobson, to approve the agenda as amended adding Item No. 12.

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

Motion carried 6-0-0

CITIZEN PARTICIPATION

- Charles Morse, 18460 Ridgeview Road, spoke about the existing silos for Monarch Cement and the impact they have on the surrounding neighbors.

FORMAL COMMISSION ACTION

1. Approval of Minutes from the April 6, 2023 Regular Meeting

Motion by Mr. Welsh, seconded by Mrs. Dobson, to approve the minutes.

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

Motion carried 6-0-0

2. Approval of Minutes from the April 20, 2023 Special Meeting

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

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

Motion carried 6-0-0

3. Site Plan Application (SP-000079-2023) – Royal Ready Mix

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

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

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

Motion carried 6-0-0

4. Site Plan Application (SP-000084-2023) – Karri’s Guns

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

Motion by Mr. Welsh, seconded by Mr. Sly, to approve the site plan application with the addition of wainscoting on the south side of the property per code.

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

Motion carried 6-0-0

5. Preliminary Plat Application (PLAT-000094-2023) – Avondale Meadows (formerly Gosal Farms)

Motion by Mrs. Squire, seconded by Mrs. Dobson, to table the preliminary plat application.

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

Motion carried 6-0-0

6. Final Plat Application (PLAT-000081-2023) – Avondale Meadows (formerly Gosal Farms)

Motion by Mr. Welsh, seconded by Mrs. Dobson, to table the final plat application.

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

Motion carried 6-0-0

7. Final Plat Application (PLAT-000082-2023) – Oak Woods Townhomes, Second Plat

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

Motion by Ms. Squire, seconded by Mr. Welsh, to approve final plat application as presented.

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

Motion carried 6-0-0

8. Public Hearing - Rezoning Application (PZD-000085-2023) – RP-4 to RP-4 (Amended)

Chairman Mitchell opened the public hearing.

No ex-party contacts or conflicts of interest with commission members

Mr. Burton presented the Staff Report for the Rezoning Application

Representative for Applicant made a brief presentation

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

Christine Natrass, 17940 W. 191st Street, inquired about charging stations

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

Motion by Mrs. Squire, seconded by Mrs. Dobson, to approve rezoning application as presented.

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

Motion carried 6-0-0

9. Preliminary Plat Application (PLAT-000088-2023) – Spring Hill Commons (Revised)

Mr. Burton presented the Staff Report for the Rezoning Application.

Motion by Mr. Sly, seconded by Mrs. Squire, to approve preliminary plat application as presented.

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

Motion carried 6-0-0

10. Public Hearing - Rezoning Application (Z-000086-2023) – MP, C-2, RP-4 to C-2 (Amended)

Chairman Mitchell opened the public hearing.

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. With no public comment, the Chairman closed the public hearing.

Motion by Mrs. Squire, seconded by Mr. Welsh, to approve rezoning application as presented.

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

Motion carried 6-0-0

11. Public Hearing - Rezoning Application (Z-000087-2023) – MP, C-2, RP-4 to MP (Amended)

Chairman Mitchell opened the public hearing.

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. With no public comment, the Chairman closed the public hearing.

Motion by Mrs. Squire, seconded by Mr. Welsh, to approve rezoning application as presented.

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

Motion carried 6-0-0

12. Permanent Sign Application

Mr. Burton presented the application for a permanent sign that was larger than the code allowed.

Motion by Mr. Welsh, seconded by Ms. Dobson, to deny permanent sign application.

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

Motion carried 6-0-0

DISCUSSION

REPORTS

13. The following item(s) related to Community Development were approved at the April 13, 2023, City Council meeting:

- Final Plat Application: Woodland Crossing South, First Plat

14. The following item(s) related to Community Development were approved at the April 27, 2023, City Council meeting:

- Site Plan Application (SP-000062-2023), Bedrock Concrete

ANNOUNCEMENTS FROM PLANNING COMMISSIONERS AND STAFF

ADJOURN

Motion by Mr. Welsh, seconded by Mrs. Dobson, to deny permanent sign application.

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

Motion carried 6-0-0

The meeting adjourned at 8:52 p.m.

The May 4, 2023, regular meeting minutes were approved by the Planning Commission on June 1, 2023, as presented.

Amy Long

Amy Long
Planning Commission Secretary