

**Temporary changes due to COVID-19.** — Attendance at meetings was limited to 10 individuals including Commissioners and staff. Public comments, for agenda items only, must be submitted in writing by noon on the day of the meeting to [planning@springhillks.gov](mailto:planning@springhillks.gov). There were no comments received. Public access to the meeting was available via phone or by a link that was provided at the City of Spring Hill website [www.springhillks.gov](http://www.springhillks.gov).

**City of Spring Hill, Kansas**  
**Minutes of Planning Commission Regular Session**  
**May 7, 2020**

A Regular Session of the Planning Commission was held at the Civic Center, 401 N. Madison St., Spring Hill, Kansas on May 7, 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  
Janell Pollom  
Roger Welsh, II

Commissioners absent: Mike Denny  
Josh Erhart

Staff in attendance: Patrick Burton, Director of Community Development  
Amy Long, Planning Secretary  
Antwone Smoot, I.T.

## **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** Ms. Squire seconded by Mr. Mitchell to approve the agenda as presented.

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

**Motion carried 6-0-0**

## **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.

## **FORMAL COMMISSION ACTION**







## Aerial



## Landscape Plan







within acceptable limits. Shielding on the light fixtures will be utilized to reduce the glare where applicable. Photometric is also provided for the sports area to show minimal impact surrounding areas.

- City Staff will work with the District to ensure minimal noise pollution will occur with the use of the sports broadcast system.
- Landscaping, existing and proposed is identified on the overall landscape plan and complies with regulations. Existing trees and green space on the west property boundary will remain as identified on the plans. To enhance the visual buffer from residential properties, additional landscaping will be installed on the south side of the property as identified.
- Utilities are identified and in compliance with regulations.
- Adequate erosion and pollution control systems are identified.
- The site plan was sent out to City Staff and consultants for review. The review comments from the government agencies, consultants and utility providers will be implemented as applicable on revised plan if necessary. The applicant and their engineer have agreed to address provided comments.
- The storm water study for the improvements resulted in proposed construction of two detention basins to be provided to the west side of the property.
- The site layout and the building are designed to help protect the views from the adjacent residential housing district.

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 improvements to the property are in compliance with the Code.
2. *The extent to which the proposal conforms to the provisions of the Spring Hill Subdivision Regulations.*  
Schools are allowed in residential districts with an approved Conditional Use Permit (CUP) that will be reviewed for renewal as previously determined.
3. *The extent to which the development would be compatible with the surrounding area.*  
There has been an elementary school in the surrounding area for several years. The school is compatible with the future land use map. It is staff's opinion the applicant has been very cognizant and considerate of the adjoining residential development and has designed the project to protect the property values, lines of sight and overall appearance of the project from the adjoining development.
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 proposed improvements have 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.*  
Provisions and recommendations of the traffic impact study will be implemented into the design of the project to minimize any adverse impact on the property and adjoining properties.

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

- *Approval of application* with final action by the Governing Body on May 28, 2020, or
- *Denial of application* (application would be forwarded to Governing Body) on May 28, 2020, or
- *Continuance* of item to future meeting identifying specific issues to be reviewed by staff and/or the applicant.

**RECOMMENDATION:**

Staff recommends approval of site plan application SP-000011-2020, Spring Hill Middle School #3, as presented by Staff.

*Suggested Motion: Move to recommend approval to the Spring Hill Governing Body for site plan SP-000011-2020 as presented by staff.*

Attachments: Exterior Elevations  
Utility Plan  
Site Perspective Images  
Landscape Plan

*End of Staff Report*

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

**Motion by** Mr. Mitchell seconded by Ms. Pollom to approve the Site Plan (SP-000011-2020 with recommendation to add turn lane at 192<sup>nd</sup> St. and 193<sup>rd</sup> St. on Ridgeview Rd. north turning west bound.

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

**Motion carried 6-0-0**

**DISCUSSION**

**REPORTS**

3. **The following item(s) related to Community Development were approved at the April 9, 2020 City Council meeting:**

- No Agenda Items

4. The following item(s) related to Community Development were approved at the April 23, 2020 City Council meeting:

- No Agenda Items

**ANNOUNCEMENTS FROM PLANNING COMMISSIONERS AND STAFF**

**ADJOURN**

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

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

**Motion carried 6-0-0**

The meeting adjourned at 8:33 p.m.

**The May 7, 2020 regular meeting minutes were approved by the Planning Commission on June 4, 2020 as presented.**



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Amy Long  
Planning Commission Secretary