

City of Spring Hill, Kansas
Minutes of Planning Commission Regular Session
June 1, 2023

A Regular Session of the Planning Commission was held at the Civic Center, 401 N. Madison St., Spring Hill, Kansas on June 1, 2023. The meeting convened at 7:00 p.m. with Chairman Troy Mitchell presiding and Amy Long, Planning Secretary recording.

Commissioners in attendance: Troy Mitchell
Rodolfo Arevalo
Stephen Sly
Mary Dobson
Josh Erhart
Debbie Dominick

Commissioners absent: Cindy Squire
Roger Welsh, II

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. Arevalo seconded by Mr. Erhart, to approve the agenda as amended removing Item No. 3.

Roll Call Vote: Dobson- Aye, Erhart-Aye, Mitchell-Aye, Arevalo-Aye, Dominick – Aye, Sly-Aye

Motion carried 6-0-0

CITIZEN PARTICIPATION

- Brendan Carlton, 20441 W. 217th Street, spoke on rezoning request
- Joe OBorny, 21705 S. Race Street, spoke on rezoning request (ASL Interpreter)

FORMAL COMMISSION ACTION

1. Approval of Minutes from the May 4, 2023 Regular Meeting

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

Roll Call Vote: Dobson- Aye, Erhart-Abstain, Mitchell-Aye, Arevalo-Aye, Dominick – Abstain, Sly-Aye

Motion carried 4-0-2

2. Public Hearing – Rezoning Application (Z-000092-2023) – C-2 to R-2

Motion by Mrs. Dobson, seconded by Mr. Erhart, to approve rezoning application as presented by staff.

Roll Call Vote: Dobson- Aye, Erhart-Aye, Mitchell-Aye, Arevalo-Aye, Dominick – Aye, Sly-Aye

Motion carried 6-0-0

3. Preliminary Plat Application (PLAT-000077-2023) – Estates of Wolf Creek – REMOVED

Motion by Mr. Arevalo, seconded by Mr. Erhart, to remove Item #3 from agenda.

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

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

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

Roll Call Vote: Dobson- Aye, Erhart-Aye, Mitchell-Aye, Arevalo-Aye, Dominick – Aye, Sly-Aye

Motion carried 6-0-0

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

Motion by Mrs. Dobson, seconded by Mr. Erhart, to approve the final plat application as presented.

Roll Call Vote: Dobson- Aye, Erhart-Aye, Mitchell-Aye, Arevalo-Aye, Dominick – Aye, Sly-Aye

Motion carried 6-0-0

6. Site Plan Application (SP-000024-2023) – A&M Powdercoating

Mr. Burton presented the requested landscape change on the already approved site plan.

Motion by Mr. Sly, seconded by Mrs. Dobson, to approve the amended site plan application as presented with the addition of evergreen screening around trash dumpster.

Roll Call Vote: Dobson- Aye, Erhart-Aye, Mitchell-Aye, Arevalo-Aye, Dominick – Aye, Sly-Aye

Motion carried 6-0-0

DISCUSSION

REPORTS

1. The following item(s) related to Community Development were approved at the May 11, 2023, City Council meeting:

- Final Plat Application (PLAT-000076-2022), Garrett Ranch, First Plat
- Site Plan Application (SP-000068-2023), Cummins 12K Lease Buildings

2. The following item(s) related to Community Development were approved at the May 25, 2023, City Council meeting:

- Site Plan Application (SP-000084-2022), RCK Investments, LLC
- Site Plan Application (SP-000079-2023), Royal Ready Mix
- Final Plat Application (PLAT-000082-2023), Oak Woods Townhomes, Second Plat
- Rezoning Application (PZD-000085-2023), RP-4
- Rezoning Application (Z-000086-2023), C-2
- Rezoning Application (Z-000087-2023), MP

ANNOUNCEMENTS FROM PLANNING COMMISSIONERS AND STAFF

ADJOURN

Motion by Mrs. Dobson, seconded by Mrs. Dobson, to adjourn.

Roll Call Vote: Dobson- Aye, Erhart-Aye, Mitchell-Aye, Arevalo-Aye, Dominick – Aye, Sly-Aye

Motion carried 6-0-0

The meeting adjourned at 8:34 p.m.

The June 1, 2023, regular meeting minutes were approved by the Planning Commission on July 6, 2023, as presented.

Amy Long

Amy Long
Planning Commission Secretary