

**City of Spring Hill, Kansas**  
**Minutes of Planning Commission Regular Session**  
**SEPTEMBER 1, 2022**

A Regular Session of the Planning Commission was held at the Civic Center, 401 N. Madison St., Spring Hill, Kansas on September 1, 2022. The meeting convened at 7:00 p.m. with Chairman Stephen Sly presiding and Amy Long, Planning Secretary recording.

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

Commissioners absent: Josh Erhart

Staff in attendance: Patrick Burton, Director of Community Development (by phone)  
Amy Long, Planning Secretary

Others in Attendance: F. Charles Dunlay, City Attorney

**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 with the removal of Item #4.

**Roll Call Vote:** Arevalo- Aye, Dobson-Aye, Duitsman – Aye, Welsh- Aye, Sly-Aye, Mitchell-Aye, Dominick-Aye, Squire-Aye

**Motion carried 8-0-0**

## CITIZEN PARTICIPATION

### FORMAL COMMISSION ACTION

#### 1. Approval of Minutes from the August 4, 2022, Regular Meeting

**Motion by** Mr. Mitchell seconded by Mr. Arevalo to approve the minutes.

**Roll Call Vote:** Arevalo- Aye, Dobson-Aye, Duitsman – Aye, Welsh- Aye, Sly-Aye, Mitchell-Aye, Dominick-Aye, Squire-Abstain

**Motion carried 7-0-1**

#### 2. Final Plat Application (PLAT-000044-2022) – Woodland Crossing, Fourth Plat

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

**Motion by** Mr. Welsh, seconded by Mrs. Squire to approve the final plat application as presented.

**Roll Call Vote:** Arevalo- Aye, Dobson-Aye, Duitsman – Aye, Welsh- Aye, Sly-Aye, Mitchell-Aye, Dominick-Aye, Squire-Aye

**Motion carried 8-0-0**

#### 3. Final Plat Application (PLAT-000045-2022) – South Webster Addition

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

**Motion by** Mr. Welsh, seconded by Mr. Duitsman to approve the final plat application correcting error in “Recommendation” from “preliminary plat” to “final plat.”

**Roll Call Vote:** Arevalo- Aye, Dobson-Aye, Duitsman – Aye, Welsh- Aye, Sly-Aye, Mitchell-Aye, Dominick-Aye, Squire-Aye

**Motion carried 8-0-0**

#### 4. Site Plan Application (SP-000046-2022) – Family Dollar Tree

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

**Motion by** Mrs. Squire, seconded by Mr. Mitchell to approve the site plan application as presented.

**Roll Call Vote:** Arevalo- Aye, Dobson-Aye, Duitsman – Aye, Welsh- Aye, Sly-Aye, Mitchell-Aye, Dominick-Aye, Squire-Aye

**Motion carried 8-0-0**

#### 5. Preliminary Plat Application (PLAT-000037-2022) – Gosal Farms

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

Commissioners are concerned the below seven models do not meet the design standards:

1. RC Bridgeport;
2. RC Fenway;
3. RC Glenwood;

4. RC Holland;
5. RC Magnolia;
6. RC Newberry;
7. RC Roselyn.

**Motion by** Mrs. Squire, seconded by Mrs. Dobson to approve the site plan application with the seven aforementioned house plans being removed or revised.

**Roll Call Vote:** Arevalo- Aye, Dobson-Aye, Duitsman – Aye, Welsh- Aye, Sly-Aye, Mitchell-Aye, Dominick-Aye, Squire-Aye

**Motion carried 8-0-0**

## **DISCUSSION REPORTS**

6. Conditional Use Permit (CU-2016-0003) Annual Staff Review – Communication Tower; located at 19005 Webster St.; Staff has reviewed the site and finds it in compliance with applicable codes and conditions.
7. Conditional Use Permit (CU-2019-0002) Annual Staff Review – Dayton Creek Elementary School; located at 21120 W. 188<sup>th</sup> Ter; Staff has reviewed the site and finds the following items need attention: dead tree on south side, other trees need attention, grass could use see in spots (east side by circle drive) when weather permits.
8. Conditional Use Permit (CU-01-14) Annual Staff Review – Off-Premise Billboard (Ad Trend); located at approximately 1,000 ft N of 191<sup>st</sup> St, on E side of 169 Hwy.; Staff has reviewed the site and finds it in compliance with applicable codes and conditions.
9. Conditional Use Permit (CU-2015-0002) Annual Staff Review – The Bowery Event Center; located at 20559 Lone Elm Road; Staff has reviewed the site and finds it in compliance with applicable codes and conditions.
10. **The following item(s) related to Community Development were approved at the August 11, 2022, City Council meeting:**
  - No Agenda Items
11. **The following item(s) related to Community Development were approved at the August 25, 2022, City Council meeting:**
  - Site Plan Application (SP-000042-2022) – Doggy Day Care
  - Rezoning Application (PZD-000036-2022) – 215<sup>th</sup> Street and Columbia Road, R-R to RP-1

## **ANNOUNCEMENTS FROM PLANNING COMMISSIONERS AND STAFF**

### **ADJOURN**

**Motion by** Mr. Welsh, seconded by Mrs. Dobson to adjourn.

**Roll Call Vote:** Arevalo- Aye, Dobson-Aye, Duitsman – Aye, Welsh- Aye, Sly-Aye, Mitchell-Aye, Dominick-Aye, Squire-Aye

**Motion carried 8-0-0**

The meeting adjourned at 8:11 p.m.

**The September 1, 2022, regular meeting minutes were approved by the Planning Commission on October 6, 2022, as presented.**

*Amy Long* \_\_\_\_\_

Amy Long  
Planning Commission Secretary