

City of Spring Hill, Kansas
Minutes of Planning Commission Regular Session
OCTOBER 6, 2022

A Regular Session of the Planning Commission was held at the Civic Center, 401 N. Madison St., Spring Hill, Kansas on October 6, 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
Josh Erhart
Rodolfo Arevalo
Cindy Squire – arrived at 7:45pm
Mary Dobson
Debbie Dominick

Commissioners absent: Scott Duitsman
Roger Welsh, II

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

Others in Attendance: Ryan Denk, 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. Mitchell seconded by Mrs. Dobson to approve the agenda moving Item #4, Capital Improvement Program (CIP) 2023-2027 from Discussion to Formal Commission Action.

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

Motion carried 6-0-0

CITIZEN PARTICIPATION

FORMAL COMMISSION ACTION

1. Approval of Minutes from the September 1, 2022, Regular Meeting

Motion by Mr. Mitchell seconded by Mrs. Dobson to approve the minutes.

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

Motion carried 5-0-1

2. Final Plat Application (PLAT-000049-2022) – Wiswell Farms, First Plat

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

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

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

Motion carried 6-0-0

3. Site Plan (SP-000046-2021) – GemTech – Elevation Changes

Mr. Burton presented the Staff Report for the revised elevation changes.

Motion by Mrs. Dobson, seconded by Mrs. Dominick to approve the site plan elevation changes.

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

Motion carried 6-0-0

4. Capital Improvement Program (CIP) – 2023-2027 – Moved from Discussion Item

Ms. Dun, Finance Director, presented the Capital Improvement Program to the Commission.

The Commissioners stated they would like the following:

1. Color code items tied to the Comprehensive Plan
2. Needs more time to review
3. Would like sidewalks to be higher on the list
4. Would like a cover sheet to accompany the CIP

Motion by Mr. Mitchell, seconded by Mrs. Dobson to table the Capital Improvement Program to the next regular Planning Commission meeting.

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

Motion carried 7-0-0

DISCUSSION

5. Request for Proposal – Comprehensive Plan

REPORTS

5. The following item(s) related to Community Development were approved at the September 8, 2022, City Council meeting:

- No Agenda Items

6. The following item(s) related to Community Development were approved at the September 22, 2022, City Council meeting:

- Site Plan Application (SP-000046-2022) – Family Dollar Tree
- Final Plat Application (PLAT-000045-2022) – South Webster Addition
- Final Plat Application (PLAT-000062-2022) – Oak Woods, Fourth Plat

ANNOUNCEMENTS FROM PLANNING COMMISSIONERS AND STAFF

ADJOURN

Motion by Mrs. Squire, seconded by Mr. Mitchell to adjourn.

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

Motion carried 7-0-0

The meeting adjourned at 8:25 p.m.

The October 6, 2022, regular meeting minutes were approved by the Planning Commission on November 3, 2022, as presented.

Amy Long

Amy Long

Planning Commission Secretary