

PLANNING COMMISSION MEETING MINUTES

Tuesday, March 20, 2018 @ 7:00 p.m.

Members Present: Craig Stephan, Sherri Neff, Tyler McMahan, Jason Krone, Lloyd Mesmer, and Dave Pierce

Members Absent: Merle Parks

Staff Present: Don Slone, AICP, CFM, City Planner

Vice Chairman Pierce called the meeting to order at 7:02 p.m. and asked for a roll call. Roll call listed above.

Vice Chairman Pierce introduced **Item No. 1: Approval of Minutes** and called for a motion to approve the minutes of the February 20, 2018 Planning Commission meeting. Commissioner Krone made a motion to approve the minutes as written with a second from Commissioner Mesmer. Chairman Parks asked if there were any questions or comments about the minutes. Seeing none, he called for the vote. The minutes were approved by a 6-0 vote.

New Business:

Vice Chairman Pierce introduced **Item No. 2: Site/Landscape Plan: ST-18-106: "Midwest Bus-Kincaid Coach Lines"** Requested by Larry McPhee, Al J. Muller Design/Build Construction for the KG Properties, property owners of record. The Site/Landscape Plan is submitted in order to construct a 73,887 square foot building to house a bus sales and service and a commercial coach line business on 42.94 acres, zoned I-1, Light Industrial District located at 23889 W. 40th Street.

Vice Chairman Pierce asked for Staff Presentation. The City Planner presented the case with a Staff Recommendation to approve the Site/Landscape Plan with the listed conditions.

Vice Chairman Pierce asked if the applicant would like to address the Planning Commission. **Larry McPhee, Al J. Muller Design/Building Construction** stated they have worked through all the problems and are ready to proceed.

Vice Chairman Pierce asked if anyone in the audience had any questions or comments. Seeing none he called for a motion. Commissioner Mesmer made a motion to approve the Site/Landscape Plan with the twenty-four (24) listed conditions with a second from Commissioner Krone.

Vice Chairman Pierce asked if there were any additional questions from the Planning Commission. Seeing none he called for the vote. The motion was approved on a 6-0 vote.

Vice Chairman Pierce introduced **Item No. 3: Site Plan: ST-18-107, "Farmers Market Storage Shed"** Requested by Travis Slankard, Bonner Springs Library on property owned by the City of Bonner Springs. The Site Plan is submitted in order to place a 10' x 12' Storage Shed for use by the Bonner Springs Farmers Market on property that is zoned C-1, Central Business District located at 115 W. 2nd Street.

Vice Chairman Pierce asked for Staff Presentation. The City Planner presented the case with a Staff Recommendation to approve the Site Plan as presented with the listed conditions.

Vice Chairman Pierce called for a motion. Commissioner Stephan made a motion to approve the Site Plan with the two (2) listed conditions with a second from Commissioner McMahan.

Cassandra Long stated that she was there to represent the Farmers Market and stated that she was in agreement with the listed conditions.

Vice Chairman Pierce asked if there were any additional questions from the Planning Commission, seeing none he called for the vote. The motion was approved on a 6-0 vote.

Vice Chairman Pierce **Item No. 4: : Preliminary Plat: PT-18-102: "Compass Center"** Requested by Andy Gabbert, PLA, Renaissance Infrastructure Consulting for Jon Monson, Landschute Group, property owners of record. The preliminary plat consists of a five (5) lot warehouse/distribution center on 159.26 acres zoned I-1, Light Industrial District approved under Case No. BSZ-138 located at 110 S. 110th Street.

Vice Chairman Pierce asked for Staff Presentation. The City Planner presented the case with a Staff Recommendation to approve the Preliminary Plat as presented with the listed conditions. The City Planner stated he had received a letter from the City of Edwardsville with comments concerning the project. The City Planner made the letter a part of the meeting.

Vice Chairman Pierce asked if the applicant would like to address the Planning Commission. **Andy Gabbert, PLS, Renaissance Infrastructure Consulting**, stated that they were in agreement with all the conditions.

Vice Chairman Pierce asked if there were any questions or comments from the audience.

Jeff Tinberg, 11401 Riverview Avenue, stated that he lives just west of the project site and it was his understanding that there was to be a traffic study done. Mr. Tinberg asked how do they know how much traffic was on the road since it has been closed for so long? Mr. Tinberg asked how far off the property line are the boundaries going to be. He stated he was just wondering for his own information. The City Planner stated that they could go right up to the property line. Mr. Tinberg stated that at one point they said they were going to put up trees or a retaining wall to block out the noise. Commissioner Stephan informed Mr. Tinberg that issue will be decided at the site plan portion of the project. Mr. Tinberg asked about the water detention. The City Planner stated that when the detention is completed it should make a 30 percent difference in the run off on his property. Mr. Tinberg stated that he has a lot of run off on his property when it rains. Mr. Tinberg asked if there will be any notification for the Final Plat and the City Planner stated no there would not be any outside notification. Mr. Tinberg stated he would like to be notified of the meeting for the Final Plat.

Vice Chairman Pierce asked if there were any additional questions or comments from the Planning Commission. Seeing none he asked for a motion. Commissioner Stephan made a motion to approve the Preliminary Plat with the six (6) listed conditions and with the three (3) final plat notes with a second from Commissioner Neff.

Commissioner Stephan just wanted to clarify that in the letter from the City of Edwardsville that Condition No. 5 talks about the detention ponds and water runoff. Commissioner Stephan asked if they are talking about the northwest corner are you going to direct the water down and off of Riverview so it will not deteriorate their driveways and sidewalks. Andy Gabbert stated that is correct. Commissioner Stephan asked if they are actually going to detain more water than is required by the City.

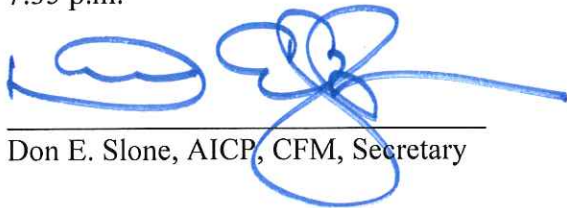
Vice Chairman Pierce talked about the detention pond at Wal-Mart and they have never had any problems with that detention pond. Vice Chairman Pierce asked Mr. Gabbert if this detention pond would be about the same. Vice Chairman Pierce asked how long Riverview would be shut down. What about 110th Street?

Commissioner Krone asked for clarification on the detention pond releases south. Is this because of how the creek flows? The City Planner stated yes.

Commissioner Mesmer asked if the right-of-way on 110th Street was to be fifty or sixty foot from the center line. The City Planner stated that is in the City of Edwardsville's jurisdiction. The added condition is for the developer to work with the City of Edwardsville to make that determination.

Vice Chairman Pierce asked if there were any additional questions from the Planning Commission. Seeing none he called for the vote. The motion was approved on a 6-0 vote.

Vice Chairman Pierce asked if there were any further business. Seeing none, he adjourned the meeting at 7:35 p.m.



Don E. Slone, AICP, CFM, Secretary