

PLANNING COMMISSION MINUTES
CITY OF ROELAND PARK, KANSAS
ROELAND PARK CITY HALL
4600 WEST 51ST STREET, ROELAND PARK, KS 66205
FEBRUARY 21, 2017 6:00 P.M.

The Roeland Park Planning Commission met on February 21, 2017, in City Hall, 4600 West 51st Street.

Ms. Jones-Lacy started the meeting due to a lack of chair.

Present: Kyle Rogler, Bill Ahrens, Darren Nielsen, Mark Kohles and Paula Gleason

Absent: Maddie Kamphaus and Mike Hickey

Staff: Jennifer Jones-Lacy, Assistant City Administrator, John Jacobson, Building Official and Steve Mauer, City Attorney

1. **Minutes:**

A. November 22nd Meeting

MOTION: COMMISSIONER AHRENS MOVED AND COMMISSIONER NIELSEN SECONDED TO APPROVE THE NOVEMBER 22, 2016 PLANNING COMMISSION MINUTES. (MOTION PASSED 5-0)

2. **Business Items**

A. Elect a new Chair and Vice Chair

The Commissioners had some discussion on who should be the Planning Commission Chair and vice Chair.

MOTION: COMMISSIONER GLEASON MOVED AND COMMISSIONER KOHLES SECONDED TO APPOINT COMMISSIONER NIELSEN AS THE PLANNING COMMISSION CHAIR. (MOTION PASSED 5-0)

MOTION: COMMISSIONER KOHLES MOVED AND COMMISSIONER NIELSEN SECONDED TO APPOINT COMMISSIONER GLEASON AS THE PLANNING COMMISSION VICE CHAIR. (MOTION PASSED 5-0)

3. **Action Item**

A. Request for a rule exception per section 16-1423 regarding conveyance of land at 5145, 5149 and 5151 Buena Vista

Mr. Jacobson explained the purpose of the conveyance and explained that one homeowner purchased two lots and another purchased a third lot with the plan to demolish the three existing homes. The lot lines will be redrawn so that the property owners with two lots can

sell a portion of that property to the other home owner creating two lots instead of three. Mr. Jacobson explained that this can be done through the rule exception clause in the City code (16-1423) that states a property line adjustment can occur to facilitate conveyance of land between two adjacent platted lots if there is no need to relocate utilities and it doesn't create nonconforming lots.

Mr. Tom Clemons, the surveyor for the project spoke on behalf of the applicant. He stated that Toby and Joanna Rush plan to sell a portion of one lot to John and Kimberlee Christensen. He said it's a pretty straightforward project.

MOTION: COMMISSIONER KOHLES MOVED AND COMMISSIONER AHRENS SECONDED TO APPROVE THE REQUEST FOR A RULE EXCEPTION AND ALLOW FOR THE CONVEYANCE.
(MOTION PASSED 5-0)

Commissioner Ahrens said that in most other cities he has worked with, they do a lot split instead of a rule exception. He asked Mr. Mauer if the rule exception was the best method in this case. Mr. Mauer said that the City's way is certainly cleaner and more straight forward so he typically advocates for the most direct and easy method possible.

4. **Additional Business**

A. Update on 47th Street Development

Ms. Jones-Lacy explained that she had been in contact with one of the owners of the property Jeff Stehney who also owns Joe's KC, who stated that his partner Tyler Oliver has been meeting with potential partners on putting a restaurant at the corner of 47th and Mission in Roeland Park. Mr. Stehney indicated he had a couple meetings with a burger chain. Ms. Jones-Lacy said they do not have any Letters of Intent or any firm prospects as of yet. She said Mr. Stehney also indicated that he is working on his own plans for the corner but that he is having trouble making it work financially. He said they have bids for contractors to excavate the property and return it to grass. He also indicated that the owner of Taco Republic may approach the City regarding his use of the lot for parking. Ms. Jones-Lacy stated that anyone can ask for anything they want from the City but it is up the Planning Commission to recommend to Council and for Council to decide what they are willing to do.

Commissioner Nielsen asked what would happen once parking is no longer allowed on the site. Ms. Jones-Lacy stated that it would be a code enforcement issue at that point.

Commissioner Gleason asked if we would ticket the property owner or the owners of the vehicles. City Attorney Mauer said it would be an issue for the property owner and it would be his responsibility to ensure that it was clear that parking would no longer be permitted on the site.

Mr. Ahrens provided an overview the 47th and Mission Overlay Committee application for a parking lot in Kansas City, Kansas that was intended for Joe's KC staff parking. He said that Mr. Stehney was at the last meeting and indicated that the lot two lots north of Taco Republic was going to purchase by Joe's KC and used for parking but after understanding the

setback and landscaping requirements of the Unified Government, decided the lot wasn't large enough.

Commissioner Rogler asked if there were any plans or discussions at the Overlay Committee about having a spot of shared parking in the area. Ms. Jones-Lacy said that is an element of the Overlay District plan but that nobody has taken initiative to specifically create a lot for shared parking.

B. Ethics Ordinance Signatures

Ms. Jones-Lacy explained that the ethics ordinance is something we routinely have all appointed and elected board members sign on an annual basis and that the full ordinance was provided in the Planning Commission packet.

Mr. Nielsen asked if the Commission could get minutes sooner. Ms. Jones-Lacy stated she would send them as soon as they were available.

1. **Adjournment**

MOTION: COMMISSIONER ROGLER MOVED AND COMMISSIONER GLEASON SECONDED TO ADJOURN. (MOTION PASSED 5-0)