

PLANNING COMMISSION MINUTES
CITY OF ROELAND PARK
4600 W 51st Street, Roeland Park, KS 66205
October 17, 2017, 7:00 P.M.

The Roeland Park Planning Commission met on October 17, 2017, in City Hall, 4600 West 51st Street.

Chair Nielsen declared a quorum and called the meeting to order.

Present: Paula Gleason Bill Ahrens Darren Nielsen
 Mike Hickey Kyle Rogler

Absent: Mark Kohles

Staff: Jennifer Jones-Lacy, Assistant City Administrator
 John Jacobson, Building Official
 Carly Iverson, City Attorney representative

I. Roll Call

Ms. Jones-Lacy called the roll and noted that Commissioner Kohles was absent.

II. MINUTES

1. September 22, 2017 Planning Commission Meeting Minutes

MOTION: COMMISSIONER ROGLER MOVED AND COMMISSIONER GLEASON SECONDED TO APPROVE THE SEPTEMBER 22, 2017 PLANNING COMMISSION MEETING MINUTES.
(MOTION CARRIED 5-0)

III. PUBLIC HEARING

1. Eliminate the Redevelopment Committee

Ms. Jones-Lacy said the Redevelopment Committee is a group of two Planning Commissioners, two City Council members that would meet with the project team or developer to review their project and give them feedback prior to being presented to the Planning Commission. Some of the committee's members believe it is a bit redundant as the applicant has the opportunity to meet with staff regarding their project and they could integrate members of the Planning Commission and a member of the City Council that could be involved in that meeting.

Attached code language shows eliminations of the Redevelopment Committee in Chapter 16, the zoning code.

If approved by the Planning Commission, then the City Attorney's office will work on putting together an ordinance that would codify the elimination of the Redevelopment Committee.

2. Rezoning of 5000 Johnson Drive

Discussion of this item was postponed.

3. Amendment to Special Use Permit Regulations to Include In-Home Day Cares

This item was reviewed at the last Planning Commission meeting. There was a resident who was interested in having an in-home daycare in the City and the current City code does not permit more than three children in a daycare, whereas, Kansas law allows up to ten children.

Mr. Jacobson has been reviewing this and has made the recommendation that this could go through a conditional or special use permitting process and come before the Planning Commission for approval. This would involve incorporating information regarding in-home day cares into the special use permit section of the City Code on zoning.

Ms. Jones-Lacy presented the additional language that states requests for more children are subject to additional provision in §5-605, which states that any proposed in-home daycare operation with more than three children, and up to the maximum allowed by the state of Kansas must seek a special use permit as outlined in Chapters 16-318 and 16-319.

Staff will work with the City Attorney’s office to finalize the language.

The City will provide a definition of day care and that it must be licensed with the state, they obtain a special use permit from the Planning Commission, have a City business license, square footage requirements per child, parking and loading requirements, and meet all building codes. They will also be required to notify homeowners who live near a home that intends to have a day care. The permit would be valid for five years and could be revoked at any time if they determine there is a violation of any section of the code. If it is a rental property, they must have landlord consent to have this type of operation.

Ms. Gleason asked about fencing on the day care property. Mr. Jacobson a day care would be required to have a six-foot privacy fence to enclose the open play area for the children.

IV. ACTION ITEMS

MOTION: COMMISSIONER GLEASON MOVED AND COMMISSIONER AHRENS SECONDED TO ELIMINATE THE REDEVELOPMENT COMMITTEE. (MOTION CARRIED 5-0)

MOTION: COMMISSIONER GLEASON MOVED AND COMMISSIONER AHRENS SECONDED TO APPROVE THE AMENDMENT TO THE SPECIAL USE PERMIT REGULATIONS TO INCLUDE IN-HOME DAY CARES PER PLANNING COMMISSION DISCUSSION. (MOTION CARRIED 5-0)

V. DISCUSSION ITEMS

1. Sustainable Code Audit Discussion

The Planning Commission continued their discussion about the Sustainable Code Audit after having given direction to staff to review housing density and the possibility of increasing density for some single-family residential lots. Mr. Jacobson recommended look at adding an additional single-family zoning district. The only change would be the square footage of the lot. Ms. Jones-Lacy provided examples of other cities who have multiple single-family districts.

Mr. Jacobson said there are an unlimited number of possibilities for regulation, but warned the more restrictive the guidelines become the harder it is address development in those particular areas and the more restrictive it becomes, the harder it is to stop less desirable development in those particular areas.

Mr. Jacobson also said he believed the City has a pretty defined set of criteria and a variance process to allow some accommodation and some diversity in design, and they could also word it to accommodate the variance process or variables within the design guidelines a little bit to address the design element being discussed.

The Commission discussed ways to best utilize the smaller lot sizes while retaining the character that is Roeland Park. Mr. Jacobson also reminded the Planning Commission to keep in mind the walkability aspects the City wants to incorporate.

Mr. Jacobson said they should allow themselves flexibility to make the decisions as they occur and to consider the idea of sub-planning areas to be specific to the character of the difference neighborhoods in the town.

VI. OTHER MATTERS BEFORE THE PLANNING COMMISSION

There were no other matters discussed.

VII. ADJOURNMENT

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

(Roeland Park Planning Commission Meeting Adjourned)