

**PLANNING COMMISSION MINUTES**  
CITY OF ROELAND PARK, KANSAS  
4600 W 51<sup>st</sup> Street, Roeland Park, KS 66205  
February 18, 2025, 6:00 P.M.

The Roeland Park Planning Commission met virtually on February 18, 2025.

Commissioners Present: Lisa Brunner, Vice Chair  
Josey Shaw  
Haile Sims  
Macrina Abdouch

Commissioners Absent: Darren Nielsen, Chair  
Mark Kohles  
Joe Kmetz

Staff Present: Jennifer Jones-Lacy - Assistant City Manager/Finance Director  
Alex Felzien - City Attorney

**I. ROLL CALL**

Commissioner Brunner called the meeting to order. Ms. Jones-Lacy called the roll noting that Commissioners Nielsen, Kohles, and Kmetz were absent. In addition to Ms. Jones-Lacy, City Attorney Felzien was also present at the meeting. The meeting was held virtually.

**II. Approval of Minutes**

**1. Approve Minutes from November 19, 2024, Planning Commission meeting**

**MOTION:** COMMISSIONER BRUNER MOVED AND COMMISSIONER ABDOUCH SECONDED TO APPROVE THE PLANNING COMMISSION MEETING MINUTES OF NOVEMBER 19, 2024, AS PRESENTED. (THE MOTION CARRIED 4-0.)

**III. Public Hearing**

*No public hearing was held.*

**IV. Action Items**

**A. Finding of Consistency for the Redevelopment District No. 3 Project Plan for Area 3D**

Commissioner Bruner gave a recap of the proposed plan noting the district would include improvements to Nall Park, the area around the Community Center, some pathways and road work on Roe.

Ms. Jones-Lacy added that part of the TIF 3 area includes the Boulevard Apartments on the west side of Roe and the industrial park on the east side of Roe. She reviewed the areas to

be added to the TIF 3 boundary. TIF 3 and TIF 4 (The Rocks) have projects that are integrated with one another. One of the projects is to extend Skyline Drive west to Roe and be picked up again and completed further west to connect the Community Center, the Aquatic Center, and the trail system at Nall Park. This is an effort to improve access and increase the number of users at those features.

Ms. Jones-Lacy also reviewed the Nall Park Master Plan, which includes improving the bike trail, adding a natural arboretum, updating the restrooms and installing play structures with inclusive play options.

Commissioner Bruner said the report is very well-written. She also noted that it adds walkability, and this will work to integrate the east and west sides of the City.

**MOTION:** COMMISSIONER SIMS MOVED AND COMMISSIONER ABDOUCH SECONDED THAT THE TIF 3D REDEVELOPMENT DISTRICT PROJECT PLAN FOR AREA 3D IS CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN FOR DEVELOPMENT. (THE MOTION CARRIED 4-0.)

#### **V. Discussion Items**

*There were no Discussion Items.*

#### **VI. Other Matters Before the Planning Commission**

Ms. Jones-Lacy said they will be coming back to the Planning Commission later this year with a development plan for some work that the City of Fairway will be doing near their public works property. Currently there is not a date set for that.

She said the Rocks are still happening. The developer continues to work with staff. They have their building permits approved, but the City needs payment. They hope ground will break soon. The developer will come before the City Council at their March 3<sup>rd</sup> meeting for approval of their 1 percent for art. The developer is also working on universal design incentives for some units to make them more accessible.

#### **VII. Adjournment**

**MOTION:** COMMISSIONER BRUNER MOVED AND COMMISSIONER ABDOUCH SECONDED TO ADJOURN THE MEETING. (THE MOTION CARRIED 4-0.)

(Roeland Park Planning Commission Meeting Adjourned at 6:23 p.m.)