

**PLANNING COMMISSION MINUTES**  
CITY OF ROELAND PARK, KANSAS  
4600 W 51<sup>st</sup> Street, Roeland Park, KS 66205  
April 15, 2025, 6:00 P.M.

The Roeland Park Planning Commission met virtually on April 15, 2025.

Commissioners Present: Lisa Brunner, Vice Chair

Josey Shaw

Haile Sims

Mark Kohles

Joe Kmetz

Macrina Abdouch

Commissioners Absent: Darren Nielsen - Chair

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

Wade Holtkamp - Building Inspector

Alex Felzien - City Attorney

**I. ROLL CALL**

Commissioner Brunner called the meeting to order. Ms. Jones-Lacy called the roll.

Commissioner Nielsen was absent. All other Planning Commissioners were present. In addition to Ms. Jones-Lacy, staff present were City Attorney Felzien and Building Inspector Holtkamp.

**II. Approval of Minutes**

**1. Approve Minutes from February 18, 2024, Planning Commission meeting**

**MOTION:** COMMISSIONER ABDOUCH MOVED AND COMMISSIONER BRUNNER SECONDED TO APPROVE THE PLANNING COMMISSION MEETING MINUTES OF FEBRUARY 18, 2025, AS PRESENTED. (THE MOTION CARRIED 6-0.)

**III. Public Hearing**

*No public hearing was held.*

**IV. Action Items**

**A. Volunteers for City Strategic Plan Committee and Public Art Master Plan Input**

Ms. Jones-Lacy said the City's last strategic plan was last done in 2015. Also, they have hired a consultant to create a Parks master plan. Staff and the Governing Body are asking for

volunteers from the various City committees to participate in the planning process of those two endeavors.

Commissioner Brunner expressed an interest to serve as the Planning Commission representative for the Strategic Plan and Josey Shaw said he would like to serve as the Planning Commission representative for the Public Arts Master Plan.

**MOTION:** COMMISSIONER SIMS MOVED AND COMMISSIONER KMETZ SEONDED TO NOMINATE LISA BRUNNER AS THE PLANNING COMMISSION REPRESENTATIVE FOR THE STRATEGIC PLAN AND JOSEY SHAW AS THE REPRESENTATIVE FOR THE PUBLIC ARTS MASTER PLAN. (THE MOTION CARRIED 6-0.)

**V. Discussion Items**

**A. Discuss Zoning Code Update Restricting the Number of Vehicles on a Single Family Lot**

Ms. Jones-Lacy said there is a home on Roe Boulevard that has numerous cars that park on their single-family lot and staff has received complaints from nearby residents. There is currently no codes violation at this time, and so staff thought this might be time to look at zoning code changes to restrict the number of vehicles allowed on a single-family lot.

City Attorney Felzien said there may not be a need for a zoning code change. If they were to make a code change, it would require a public hearing. Also, a change to the code would make this property be a non-confirming use. He felt the issue might be addressed in Chapter 14 of the traffic code. The 200s section of Chapter 14 deals with residential parking limiting it to parking on pavement and not on grass. He felt that enforcement may be the best route to handle the issue.

Commissioner Brunner asked if there was a way to get around a non-conforming use. Mr. Felzien said that by updating the traffic code there is more case law to support that it better reflects the needs of the community versus a particular zone. He said this is a more precise tool.

Ms. Jones-Lacy asked where this would fit into Chapter 14. Mr. Felzien said Chapter 14, Article 209, is reserved for future use and 14-210 deals with residential parking.

Ms. Jones-Lacy stated they need to consider what the unintended consequences are and how it affects others. Also, do they want all the vehicles parked on the street where this becomes a different issue.

Commissioner Brunner asked if they are exposing themselves to risk or confusion down the road or creating a tool not to have 14 cars on a lot. She asked if this house is a visual nuisance. Ms. Jones-Lacy said it is a visual nuisance. It has way more concrete than it should, and there are no record of permits. Ms. Jones-Lacy looked at the property file as far as building permits. There were some issued for additional garages where a request was made and then it lapsed, and the owner had to do it again. They added onto the structure a few times and even added a pool. Some of these charges are no longer on site. Also, the current owner is not who put in all the concrete.

There was consensus among the Commissioners that they struggled changing the codes for one house.

Ms. Jones-Lacy also stated there is no precedent in Johnson County.

Mr. Felzien also mentioned screening found in Chapter 16, Section 811. Ms. Jones-Lacy did say the homeowner wanted to replace a fence in the front that had fallen, but that it was too tall.

There was discussion of tree screening of the property. Commissioner Brunner sounds like there are some options available and possibly going through the Board of Zoning Appeals for a variance.

After their discussions, the Planning Commission decided they had no interest in pursuing a code change as they do not see this issue as a community-wide problem and pertains to one property.

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

### **A. City of Fairway Public Works Dept. Site Plan Update**

Ms. Jones-Lacy updated the Planning Commission on the Fairway Public Works site. Staff received a report in July of 2024 of illegal dumping. By way of background, Ms. Jones-Lacy said that Fairway purchased the site in the City of Roeland Park from a private individual. The site contains the salt storage building that Roeland Park shares with Fairway. The City of Fairway had concerns about erosion on the property and that could damage the salt building and their vehicles which represent expensive assets for their city. To control the issue, Fairway has been depositing broken up concrete from other projects to help shore up the erosion. City staff has met with Fairway officials who provided an analysis of the situation. To date, they have not presented any solutions to address what's there and that are in compliance with Roeland Park. She said it is not pleasant to look at. Ms. Jones-Lacy has told Fairway to submit plans so they can be brought before the Planning Commission. Fairway is planning on putting this into their 2026 budget. Roeland Park is giving them that time to solve the problem. She said the hope is they will bring site plans for the Planning Commission to review and approve by the end of the year or beginning of next year.

Commissioner Brunner asked how what is currently there prevents any erosion and is this part of an engineering norm. Ms. Jones-Lacy said they had trouble finding an engineer to sign off on this and it does not meet City code. Prairie Village states these were the existing conditions when they purchased the site. Ms. Jones-Lacy said it was on Prairie Village to do their due diligence when they purchased the property. Also, it is in everyone's best interest to get this resolved as this will not be a "good look."

### **B. City Projects Update**

Ms. Jones-Lacy provided an update on The Rocks project. She said they continue to get quarterly reports from EPC, the developer. The parking garage and vertical construction permits have been approved but need to be paid for. EPC has been working with Johnson

County Wastewater and their architects and consultants. EPC wants to take advantage of the Universal Design incentive, which they can receive by making 83 accessible units in accordance with those standards. That will permit them to waive the permit fees. Because of tariffs and interest rates, they are working on value engineering things and finalizing for that. They have said that re-mobilization will start for Q2 in 2025. Ms. Jones-Lacy takes that to mean to vertical construction. The project is anticipated to be complete in 2027.

There is also a project scheduled for Roe Parkway, which is dictated by the EPC project, so that will be put on hold for now.

The Community Center is in their next phase with kitchen and JCPRD office renovations. The renewed gym is set to reopen in May. And they are also working on the outside irrigation system.

Nall Avenue is set for some road work. WaterOne is completing their work and AT&T is doing some relocates. In May, they will set the schedule for construction with a plan for completion in the fall.

The Mission Road project is set to begin soon. There are a few more easements they need to secure. First, they will work on stormwater, then concrete replacement, mill and overlay, and finally street lighting. They will begin when school closes for the summer and plan to finish before it reopens.

Ms. Jones-Lacy spoke about the Mighty Bike planned for R Park. It is being fabricated and will have a powder coat, and then finally assembled on site with a planned install late May - early June. The have also obtained a pour-in-place fall protection surface around the bike. Ms. Jones-Lacy emphasized that the structure will be huge.

The City has created a 75<sup>th</sup> Anniversary committee for the City's birthday next July, which also coincides with the World Cup.

There was also some general discussion about picking a sister city for Roeland Park.

A Commissioner asked what was going on at The Mission Center. Ms. Jones-Lacy said it is now owned by the bank, but she does not know its status.

## **VII. Adjournment**

**MOTION:** COMMISSIONER ABDOUCH MOVED AND COMMISSIONER BRUNNER SECONDED TO ADJOURN THE MEETING. (THE MOTION CARRIED 6-0.)

(Roeland Park Planning Commission Meeting Adjourned at 7:05 p.m.)