



**TONGANOXIE PLANNING COMMISSION**  
**Meeting Minutes**  
**February 1, 2024 7:00 p.m.**  
**303 S. Bury Street**

**CALL TO ORDER**

- Chair Monica Gee opened the meeting at 7:00 p.m.

Roll Call: Planning Commission members present were Chair Monica Gee, Vice Chair Patti Bitler, Kirsten Moreland, John Kirk, Howie Brewington and Brianna Irvin were present. Amanda Horner was absent. Assistant City Manager Dan Porter, City Attorney Anna Krstulic, Municipal Court Clerk Lindsay Huntington, and City Planner Chris Brewster were also present. City Manager George Brajkovic was present via phone.

**1. APPROVAL OF PC MINUTES – December 7, 2023**

- **Ms. Moreland made a motion to approve the minutes from the December 7, 2023 Commission meeting.**
- **Ms. Bitler seconded the motion.**
- **Vote of all ayes, motion carried.**

**2. OLD BUSINESS**

- a) Public Hearing: Application to Rezone Wren Estates property generally located at Washington and East Streets, Tonganoxie, KS 66086 from R-R and R-SF to R-SF
  - Mr. Brewster with Multistudio delivered the staff report for the project.
- b) Consideration of Application to Rezone Wren Estates property generally located at Washington and East Streets, Tonganoxie, KS 66086 from R-R and R-SF to R-SF
  - Mr. Brewster with Multistudio delivered the staff report for the project.
  - Mr. Mark Breuer, 14920 W 107<sup>th</sup> Street, Lenexa, Kansas with Schlagel and Associates presented on behalf of the applicant for the project.
  - Ms. Moreland expressed concerns regarding one exit for the street and safety concerns.
  - **Ms. Bitler made a motion to rezone Wren Estates property generally located at Washington and East Streets from Rural Residential to Rural Single Family.**
  - **Mr. Brewington seconded the motion.**
  - **Roll call vote – All ayes, motion passed.**
- c) Public Hearing: Preliminary Plat for Wren Estates generally located at Washington and East Streets, Tonganoxie, KS 66086
  - **No Members from the public addressed the Planning Commission during the public hearing.**
  - **Ms. Gee closed the public hearing.**
- d) Consideration of Preliminary Plat for Wren Estates generally located at Washington and East Streets, Tonganoxie, KS 66086
  - **Mr. Brewington made a motion to approve the Preliminary Plat for Wren Estates subject to the staff conditions and recommendations.**
  - **Ms. Bitler seconded the motion.**
  - **Roll call vote was 5-1 (No's – Moreland). Motion passed.**

### 3. EX PARTE COMMUNICATION

### 4. NEW BUSINESS

- a) Swearing in Brianna Irvin to Planning Commissioner position previously held by Angela Schultz
  - Ms. Huntington swore in newly appointed Commissioner Brianna Irvin.
- b) Consider Recommendation of Approval of Revised Final Plat for Stone Creek Addition No. 10
  - Mr. Brewster with Multistudio delivered the staff report for the revised final plat for Stone Creek Addition No. 10. Mr. Brewster stated they recommend approval with all the same conditions of the final plat that was approved in November.
  - **Mr. Kirk made a motion to approve the Final Plat for Stone Creek Edition number 10 with staff recommendations.**
  - **Ms. Bitler seconded the motion.**
  - **Roll call vote – All ayes, motion passed.**
- c) Consider Approval of Revised Site Plan for Wilson Glass
  - Mr. Brewster with Multistudio delivered the staff report for the revised Site Plan for Wilson Glass. Mr. Brewster recommending approval of the revised Site Plan subject to the same conditions and added condition that at permitting the building official can look closer to the specifications for the driveway connection.
  - **Ms. Bitler made a motion to approve the revised Site Plan for Wilson Glass with staff recommendations.**
  - **Ms. Moreland seconded the motion.**
  - **Roll call vote – All ayes, motion passed.**
- d) Downtown Study RFP Evaluation Update
  - Mr. Porter delivered a presentation to update the Commissioners on the project. The presentation included details on the two RFP respondents received from Houseal Lavigne and Multistudio.
  - Planning Commissioners discussed respondents and evaluation scoring for each.
  - **Ms. Bitler made a motion to recommend to the City Council the use of Multistudio for the Downtown Study project.**
  - **Mr. Kirk seconded the motion.**
  - **Roll call vote – All ayes, motion passed.**

### 5. GENERAL INFORMATION

- a) Home Builder's Association Reports

### 6. ADJOURN

- **Ms. Moreland made a motion to adjourn the meeting.**
- **Ms. Bitler seconded the motion.**
- **Vote of all ayes, motion carried.**
- **Meeting adjourned at 8:07p.m.**

Respectfully submitted,



Lindsay Huntington, Planning Clerk