



TONGANOXIE PLANNING COMMISSION
Meeting Minutes
June 2, 2022 7:00 p.m.
303 S. Bury Street

CALL TO ORDER

- Chair Monica Gee opened the meeting at 7:01 p.m.

Roll Call: Planning Commission members present were Chair Monica Gee, Vice Chair Patti Bitler, John Kirk, Howie Brewington, Amanda Horner, Meagan Vestal, and Angela Schultz. City Manager George Brajkovic, Assistant City Manager Dan Porter, City Attorney Anna Krstulic, and City Planner Chris Brewster were also present.

1. APPROVAL OF PC MINUTES – May 5, 2022

- **Ms. Bitler made a motion to approve the minutes from the May 5, 2022 Commission meeting.**
- **Ms. Schultz seconded the motion.**
- **Vote of all ayes, motion carried.**

2. OLD BUSINESS

- No items.

3. EX PARTE COMMUNICATION

- None reported.

4. NEW BUSINESS

- a) Public Hearing; Application to rezone property located at 316 S. Main Street from HBD to LBD or GBD
 - Mr. Brewster delivered the planning staff report on the rezoning proposal of 316 S Main Street. Mr. Brewster explained the original use of the building was auto maintenance. Due to updates to the zone code auto maintenance is no longer an allowed use for HBD zoning. However, if the building is rezoned it would not meet the current standards for LBD or GBD zoning.
 - Mr. Brewster recommends denial of the proposed rezoning unless conditions are in place to limit future development according to the LBD or GBD standards, conditions are in place to repurpose the building and ensure that future improvements conform to the downtown design standards, and the planning commission review downtown plans and zoning for other potential policy improvements. Mr. Brewster's recommendations are that staff consider amending the allowed uses in the HBD district to include any other commercial or service used allowed in the LBD district provided it is under 5,000 square feet, requires urban format buildings with all activates interior to the building and the buildings and site comply with the downtown building and site design guidelines.
 - Mr. Porter stated that if the Planning Commission does decide to follow Mr. Brewster's recommendations of amending the HBD use table it would be a separate procedure called a text amendment.
- **Ms. Gee opened the public hearing.**
- No members of the public addressed the Planning Commission.

- **Ms. Gee closed the public hearing.**
- b) Consideration of Application to Rezone property located at 316 S. Main Street from HBD to LBD or GBD
 - Ms. Krstulic recommends tabling this item until the next meeting and preparing a text amendment.
 - **Ms. Bitler made a motion to continue with the rezoning of the property at 316 S Main Street from HBD to LBD or GBD until the July 7th, 2022 meeting to give staff and the applicant time to reevaluate the request.**
 - **Mr. Brewington seconded the motion.**
 - **Roll call vote – All ayes, motion passed.**
- c) Consideration of site plan for Dollar General project located at the intersection of Smiley Road and 24-40 Highway
 - Mr. Brewster delivered the planning staff report on the site plan application for the Dollar General project and provided a detailed recommendation list of items needing to be met.
 - Ms. Gee asked if a Dollar General representative would like to respond to the items in question from the presentation.
 - The applicant Karsten Erdman with Davidson Architect and Engineering, 4301 Indian Creek Parkway, Overland Park, Kansas, addressed the Planning Commission and said that they are proposing a privacy fence and in terms of additional evergreens it is acceptable.
 - Mr. Erdman also stated that their Civil Engineer believes he has satisfied all of the engineering comments and will get the plans revised and submitted.
 - **Mr. Brewington made a motion to approve the site plan with identified exceptions and subject to the conditions identified by staff being fully addressed.**
 - **Ms. Bitler seconded the motion.**
 - **Roll call vote – All ayes, motion passed.**
- d) Consideration of Final Plat for Stone Creek Business Center, a Replat of Stone Creek Addition No. 6
 - Mr. Brewster delivered the planning staff report on the Final plat for Stone Creek Business Center. Mr. Brewster explained that the replat is something that can be done administratively and also gave staff recommends for approval of the site plan be given and provided a detailed list of conditions to be met.
 - Ms. Gee asked if a Stone Creek representative would like to respond to the items in question from the presentation.
 - Mr. Chris Donnelly, 648 Shady Bend, Tonganoxie, Kansas addressed the Planning Commission and explained that the items addressed will be worked through and resolved to meet if not exceed KDOT and City criteria. Mr. Donnelly mentioned that a temporary building will be in place for a short period of time while construction is in process and will be removed as soon once the final building is completed.
 - Ms. Horner asked if there was any consideration about reducing the number of entrances from the street due to the volume of traffic.
 - Mr. Donnelly explained that one entrance is for the ATM and drive thru only and by having that entrance it will actually move traffic more efficiently and lessens the traffic on Woodfield.
 - Ms. Horner also mentioned be mindful of lighting requirements.
 - Mr. Brewster explained there is a City ordinance which will be followed.

- **Ms. Bitler made a motion to approve the Final Plate for the Stone Creek Business Center subject to the staff recommended conditions.**
 - **Mr. Kirk seconded the motion.**
 - **Roll call vote – All ayes, motion passed.**
- e) Consideration of Site Plan for First Security Bank, generally located Stone Creek Avenue & US 24-40
- **Mr. Kirk made a motion to approve the Site Plan subject to the staff recommended conditions.**
 - **Ms. Schultz seconded the motion.**
 - **Roll call vote – All ayes, motion passed.**

5. GENERAL INFORMATION

- (a) February 2022 Home Builder's Association Reports
- (b) Ms. Gee asked for feedback regarding the planning training that was attended by two Planning Commission members.
 - Mr. Brewington stated that it was very educational and informative. Mr. Brewington stated his take a way were how to cover the rolls of the Planning Commission and having the long-term goals in mind. It also provided a better overall understanding of the meetings and how they are run as well as the comprehensive planning and the zoning regulations.
 - Ms. Bitler also found the training informative, and has paperwork that she is willing to share if anyone would like a copy.
 - Mr. Himpel also attended and added he felt many things he learned also applied to a county level.

6. ADJOURN

- **Ms. Bitler made a motion to adjourn the meeting.**
- **Ms. Vestal seconded the motion**
- **Vote of all ayes, motion carried.**
- **Meeting adjourned at 7:53p.m.**

Respectfully submitted,



Lindsay Huntington, Planning Clerk