



Planning Commission Meeting Minutes

August 1, 2019

7:00 p.m. Regular Meeting

CALL TO ORDER

- Chairman Morgan opened the meeting at 7:00 p.m.
- Roll Call: Planning Commissioners present were Chairman John Morgan, Vice Chairman Monica Gee, Patricia Gabel, and Zach Stoltenberg. Kevin Harris, Jake Dale and Crystal Harris were absent. City Manager George Brajkovic, Planning Clerk Melanie Tweedy, and City Engineer Brian Kingsley were also present.

1. APPROVAL OF PC MINUTES – May 2, 2019

- **Ms. Gee motioned to approve the Planning Commission meeting minutes from May 2nd, 2019.**
- **Ms. Gabel seconded.**
- **Vote of all ayes, motion carried.**

2. OPEN AGENDA – In order to speak during open agenda, you must sign in **before the meeting**. Please give your name and address to the City Clerk or designee. Comments will be limited to 3 minutes. Please wait to be recognized by the Chair and before speaking **state your name and address** for the record.

- No members of the public wished to speak.

3. NEW BUSINESS

A) Public Hearing – Preliminary Plat – Saunders Estates – Submitted by Southpark Development and Jack Willis

- Mr. Brajkovic presented the planning report. He went into detail on the recommendations from the planning staff. He discussed the planners' concerns with the plat as presented as well as previous discussions with the developer.
- Mr. Kingsley addressed the engineering concerns. He discussed the limitations on Smiley Road as it is an arterial road. He stated that during the rezoning there was discussion regarding the access for the new lots. He stated that the discussion for these four lots has been an allowance for 2 access points off of Smiley Road.
- Mr. Kingsley also addressed the stormwater plan. He stated that the applicant has met all the requirements. He asked that we note that the responsibility of maintenance for the storm drain? would go to the owner of Lot 1.
- Mr. Kinglsey stated that he feels it should be noted that Kent Heskett, the City's Public Works Director, will need to oversee the tap into the existing sewer line.

- Mr. Stoletenberg questioned why the plat and development plan had changed from the plan that was presented during the rezoning.
 - Mr. Kingsley explained that the developer is not interested in proceeding with the originally proposed Phase 2 at this time. He stated that the water pressure in the area has been an issue and further development was not ideal.
 - Mr. Stoltenberg wondered what would keep them from moving forward with the second phase if they were to approve the plat as presented.
 - Mr. Kingsley stated it could move forward at a later date, but that would require some coordination with the city on a potential new water tower.
 - Mr. Stoltenberg asked if the applicant had considered a street or shared drive behind the lots as opposed to directed access off of Smiley Road.
 - Mr. Kingsley explained that he did not believe they have, but that he had explored a shared drive along the front of the lots.
 - Mr. Joe Herring, Herring Surveyor, 315 N 5th Street, Leavenworth, Kansas, addressed the access issue on behalf of the applicant. He stated that the Timber Hills development has 2 access points. The Saunders Estates development is twice as large and the applicant had expected to receive a maximum 4 new access points. He stated that he believes they are matching the access of existing lots along Smiley Road.
 - Mr. Kingsley stated that they could do a drive along the back of the lots and not increase access onto Smiley Road.
 - Mr. Stoltenberg asked about the access to Lot 1 and where they could alternate access.
 - Mr. Kingsley and Mr. Stoltenberg explored further options for drive and access points.
 - Mr. Herring requested the spacing on the arterial roads.
 - Mr. Kingsley stated the definition. He explained that it was likely more a matter of function within the city limits.
 - Mr. Morgan asked if there were any additional questions.
 - Mr. Stoltenberg stated that he did not see the harm in allowing the plat as presented.
 - Ms. Gee asked when the lots across the street were granted access. She stated that this commission should not be expected to be held to a decision that was made by commission years ago.
 - Mr. Brajkovic explained that initially the developer was going to have a phase 2 with an additional 12-18 lots behind. He felt staff had been consistent in their message about requirements and what would be appropriate from the start of this project. He stated that we did give concessions to get the development to this point and believes we should consider this when considering this plan.
 - Mr. Stoltenberg explained that he would operate on the assumption that no more access would be given and further development would need to operate off the access that they would or would not be granted this evening.
 - Mr. Morgan asked if there were any further thoughts or questions.
 - No further commission staff or questions.
 - Mr. Morgan opened the public hearing.
 - No members of the public wished to speak.
- **Mr. Stoltenberg made a motion to approve the preliminary plat as submitted with the following staff recommendations: (submitted on page 4 of the staff report) limited to 2 NEW access points.**

- **Mr. Morgan seconded the motion.**
- **Roll Call Vote – 2 ayes (Stoltenberg, Morgan), 2 nays (Gee, Gabel). Motion Not Carried.**
- Ms. Gee stated that she would like there to only be 2 total access points.
- Mr. Stoltenberg stated that any of the options they discussed tonight would be viable options. He believes that there are solutions that would be satisfy staff, commission and developers.
- Commission engaged in further discussion about options to seek approval this evening, including a sixty foot easement for a future road and utilities between lots 2 and 3.
- **Mr. Stoltenberg amended the motion to include staff’s prior recommendations 2 through 5 and an additional condition that developer will work with staff to include a 60’ access corridor to be reserved as a future easement/collector street at one of the new access points for future development of the property adjacent to the west.**
- **Mr. Morgan seconded.**
- **Roll Call Vote – all ayes. Motion carries.**

B) Review Final Plat – Saunders Estates – Submitted by Southpark Development and Jack Willis

- **Mr. Stoltenberg made a motion to approve the final plat with staff’s prior recommendations 2 through 5 and an additional condition that developer will work with staff to include a 60’ access corridor to be reserved as a future easement/collector street at one of the new access points for future development of the property adjacent to the west.**
- **Mr. Gabel seconded the motion.**
- **Roll Call Vote – All ayes. Motion carried.**

City Council will consider the final plat for Saunders Estates at the regular meeting on August 19th at 7PM in the Council Chambers, located at 321 S Delaware St.

C) Consideration of Planning Commissioner Applications

- Mr. Brajkovic stated that Ms. Gabel and Mr. Dale were the two seats up for re-appointment. Ms. Gabel has chosen to not reapply at this time. There were four applicants who submitted applications for the commission, Mr. Jacob Dale, Mr. Tim Eicherl, Ms. Patricia Bitler and Ms. Amanda Starcher-Beach.
- Mr. Morgan, Mr. Stoltenberg, Ms. Gee and Mr. Brajkovic thanked Ms. Gabel for her time on the commission.
- Mr. Brajkovic stated that the planning commission does get a chance to review the applications prior to the applicants going to Mayor Ward for review. He asked if they would like to recess to review the applications and discussion.

- All of the commissioners did review the applicants prior to the meeting this evening and did not believe they would need to recess for further discussion.
- Mr. Morgan stated that he felt all the applicants were well qualified for the commission. He would like a letter to go to the two who were not recommended letting them know that we may have openings later in the year due to City Council Elections.
- Mr. Morgan asked if any of the applicants would like to speak.
- Ms. Patricia Bitler addressed the commission with her reasons for applying and thanked them for their consideration and opportunity to speak with and observe them. She stated that was excited for the potential opportunity to work with them.
- Mr. Morgan stated he would recommend Ms. Patricia Bitler and Mr. Jacob Dale, but was open to any of the applicants.
- Mr. Stoltenberg stated that his top choices would be Mr. Dale and Mr. Tim Eicherl.
- Ms. Gee stated that she would like to state that she did not want to exclude the applicants that are not here this evening. Her top two choices would be Mr. Jacob Dale and Mr. Tim Eicherl.
- Ms. Gabel stated that he would like to see Mr. Dale continue and see Patricia Bitler join the commission.
- Mr. Morgan tallied the recommendations and stated that the commission will recommend Mr. Jacob Dale, Ms. Patricia Bitler and Mr. Tim Eicherl for City Council's consideration at the regular meeting on August 5th, 2019 at 7PM in the City Council Chambers at 321 S Delaware Street.

4. OLD BUSINESS

- No topics.

5. GENERAL INFORMATION

- Reviewed Homebuilders Residential Statistics.
- Mr. Brajkovic stated that we have two multifamily projects that will be presented to the commission in the coming months and city staff was looking forward to those projects.

6. ADJOURN

- **Ms. Gee made a motion to adjourn the meeting.**
- **Ms. Gabel seconded the motion.**
- **Vote of all ayes, motion carried.**
- **Meeting adjourned at 8:23 p.m.**

Respectfully submitted,

Melanie Tweedy, Planning Clerk