



## Planning Commission Meeting Minutes

September 5, 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, Patti Bitler, Zach Stoltenberg, Kevin Harris, Jake Dale and Crystal Harris. No Commissioners were absent. City Manager George Brajkovic, Planning Clerk Melanie Tweedy, City Planner Chris Brewster, City Attorney Anna Krstulic, and Assistant City Manager were also present.

### 1. APPROVAL OF PC MINUTES – August 1, 2019

- Ms. Gee motioned to approve the Planning Commission meeting minutes from August 1, 2019.
- Mr. Stoltenberg 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) Swearing in of New Commissioners – Jake Dale and Patti Bitler

- Mr. Porter completed the swearing in of Jake Dale and Patti Bitler as Planning Commissioners.

#### B) Public Hearing - Rezone Application– R-SF (Residential Single Family) to R-MF2-P (Multi-Family II District with Development Plan) 304 Shawnee Street – Submitted by Schoolyard Townhomes, LLC

- Mr. Brajkovic delivered a presentation on the subject of the City of Tonganoxie’s strategic planning efforts and the timeline of steps related to the property proposed for rezoning.
- Mr. Brewster presented the Planning Staff report for the rezoning and preliminary plat.
- Jason Sword addressed the Planning Commission on the part of the applicant and
- Chairman Morgan opened the Public Hearing.
- Drew Overmiller, 121 E 2<sup>nd</sup> Street, Tonganoxie, KS 66086, addressed the Planning Commission and spoke in opposition to the project. He described perceived conflicting aspects of the staff report and the Comprehensive Plan and several variances that he
- Jason Sword commented that his group is committed to working with the neighborhood on design elements.

- Ashley Sadowski, Odimo Architecture, described the architectural aspects of the plans and building appearances, including similarities in design and materials to aspects of the neighborhood.
- Karen Seymour, 305 E 2<sup>nd</sup> Street, addressed the Planning Commission in opposition to the project. She expressed concerns with the number of units, parking availability, and traffic impacts.
- Jason Sword commented that the applicant will be able to post the project details online for review.
- Chairman Morgan closed the public hearing.
- Ms. Gee commented that she had heard from several people in the community that were in favor of the project.
- Chairman Morgan added that he had heard about the project being multi-family zoning for a period of time since the school vacated the property but that he also had concerns with the setbacks being proposed.
- Mr. Stoltenberg commented about density of the project and stated that he has concern with the use of R-MF 2 in lieu of a less dense classification in light of the abutment of this parcel, though he was in favor of the proposed zoning.
- Mr. Sword commented that the density of the site is correct, but that he could do more adjustments.
- Ms. Sadowski commented that single family housing costs were difficult to accommodate in a project of this size, so a townhouse feel gives more density but also an experience of walking down the street and seeing the neighbor's front door.
- Ms. Henson commented that the environment and lifestyle of Tonganoxie didn't support a project with this level of density and parking.
- Mr. Brewster commented that staff reviewed the standards of the R-MF 1 district and it didn't quite address.
- Mr. Harris commented that he didn't like the parking along 2<sup>nd</sup> Street and the existing parking
- Mr. Sword commented that he was willing to look at the parking plan again.
- Mr. Stoltenberg added that he had issues with the parking units being based on the per unit scale in the City's regulations, whereas some communities have adopted a per bedroom approach. He commented that he likes the concept of putting parking onto site in lieu of the on street parking, especially along 2<sup>nd</sup> Street.
- Mr. Sword commented that he was willing to go back and see what changes were possible.
- Mr. Morgan commented that he had concern with the scale of the buildings and proximity to the street in some cases.
- Mr. Stoltenberg shared that he was open to the 10-25 feet range from the street, but that he had concern with shorter setbacks.
- Ms. Henson commented that in general, the City's resources need to be considered when looking at new housing and new development.
- Mr. Stoltenberg stated that he was familiar with Jason and Sunflower Development and that he know the involved groups build a quality project.
- **Ms. Gee made a motion to approve the rezoning application from R-SF to R-MF 2-P with staff recommendations from the staff report.**
- **Mr. Harris seconded.**

- Mr. Stoltenberg asked if this motion allowed for adjustments to the project.
- Mr. Brajkovic shared that the first vote dealt with rezoning and the second.
- Chairman Morgan asked if the development was to be reworked would it apply to another developer.
- Ms. Krstulic confirmed that this rezoning was application specific.
- **Roll Call Vote: Yes – Stoltenberg, Harris, Bitler, and Gee. No – Dale, Morgan, Henson. Vote of 4-3, motion carried.**

C) Public Hearing – Preliminary Plat – Schoolyard Townhomes – Submitted by Schoolyard Townhomes, LLC

- **Mr. Stoltenberg made a motion to continue the item to the next Planning Commission meeting.**
- **Mr. Harris seconded.**
- **Vote of all ayes, motion carried.**

D) ITEM WITHDRAWN BY APPLICANT\* Public Hearing - Rezone Application– R-R (Residential Rural) to R-MF2-P (Multi-Family III District) 00000 West Street (5.15 Acres) – Submitted by Tomica and Ljubinka Cvetkovic

- Mr. Morgan stated that this item was withdrawn by the applicant.

E) Public Hearing – Variance – 834 E 4th Street – Submitted by Kelly Angell and Steve Trieb

- Mr. Brajkovic commented that the applicant had noticed for a public hearing but that they didn't
- **Mr. Dale made a motion to continue the item to the next Planning Commission meeting.**
- **Mr. Stoltenberg seconded.**
- **Vote of all ayes, motion carried.**

#### 4. OLD BUSINESS

- Mr. Stoltenberg commented that based on recent codes discussion at the City Council he wanted to know more about what the
- Mr. Brajkovic
- Mr. Dale thanked the Planning Commission and the City Council for the support
- No other topics were discussed.

#### 5. GENERAL INFORMATION

- Ms. Tweedy commented that the residential building statistics were not available in time for the packet and they would be included at the October meeting.

#### 6. ADJOURN

- **Mr. Stoltenberg made a motion to adjourn the meeting.**
- **Mr. Dale seconded the motion.**
- **Vote of all ayes, motion carried.**
- **Meeting adjourned at 8:28 p.m.**

Respectfully submitted,

Melanie Tweedy, Planning Clerk