

PLANNING COMMISSION MINUTES
CITY OF ROELAND PARK
4600 W 51st Street, Roeland Park, KS 66205
April 19, 2016, 7:00 P.M.

The Roeland Park Planning Commission met on April 19, 2016, in City Hall, 4600 West 51st Street.

Chair Mohart declared a quorum and called the meeting to order.

Present: Julie Mohart Mike Hickey Bill Ahrens
 Paula Gleason Kyle Rogler Mark Kohles

Absent: Darren Nielsen

Staff: Mike Flickinger, Building Official
 Anna Krstulic, City Attorney

I. Roll Call

Mike Flickinger called the roll; Commissioner Darren Nielsen was absent.

II. Approval of Minutes

MOTION: COMMISSIONER MOHART MOVED, SECONDED BY COMMISSIONER HICKEY TO APPROVE THE JANUARY 26, 2016 PLANNING COMMISSION MEETING MINUTES. (MOTION PASSED 6-0)

III. New Business

There was no new business to discuss

IV. Discussion Items

a) Codes Enforcement update - mowing

Mr. Flickinger provided an update on codes enforcement for unmown tall grass in the City. He noted that he has not found any city that has a “three strikes and you’re out” policy and that he is still researching the feasibility and legality of implementing such a plan. There are provisions in the code for tall grass such as the annual notice that states any future times the grass is not mowed the City will mow with no further notice. He also added that he anticipates a lot of “first letters” to be issue at the beginning of the mowing season.

b) Chapter 16

Mr. Flickinger provided said that with the updates to Chapter 16 to allow for front porches they now need to address properties that have deed restrictions that with their platted setbacks would limit the property. The position of the City Administrator is that the City does not enforce platted setbacks or neighborhood rules, but only enforces the City Code. It is recommended that the Planning Commission review all the codes that refer to the platted setback and then have a public hearing to remove language from the code to allow for front porches. Mr. Flickinger added that currently there

are residents interested in adding a front porch and feels it would be prudent to move ahead with the code change.

The Commission discussed the history of platting setbacks and restrictions according to neighborhoods in the City.

Mr. Flickinger said he would advertise the proper notice for the public hearing, adding the changes to be made to Chapter 16. In addition to the three sections in Chapter 16, there are two sections in Chapter 4 that talk about the platted setback that would be revised. He will write the changes and present them to the Commissioners before the public hearing for their review.

MOTION: COMMISSIONER ROGLER MOVED, COMMISSIONER GLEASON SECONDED, TO SCHEDULE A PUBLIC HEARING TO ADDRESS SETBACK LANGUAGE IN CHAPTERS 4 AND 16 IN THE CITY OF ROELAND PARK MUNICIPAL CODE. (MOTION PASSES 6-0)

c) Comprehensive Plan Review

Mr. Flickinger said he was contacted by City Administrator Moody asking the Planning Commission to review the City's Comprehensive Plan that the Council would like to update.

Commissioner Kohles noted that the City last updated the plan about three years ago. Commissioner Gleason thought some sections were updated as recently as the past year. Mr. Flickinger suggested each Commissioner review the current plan individually and then put forward any items they would like discuss with the Commission's results presented to the City Council.

Ms. Gleason felt the annual review requirement is too much stating that the Planning Commission only meets half the year and she didn't believe there were enough changes to warrant an annual review. She then suggested a review every three to five years.

Mr. Kohles said when he was on the Council they hired someone every five years to redo it, adding that it was always interesting hearing the public opinion. He said that every ward has representatives who then bring the community's needs and wants forward to reflect community changes.

The Commissioners then discussed past updates to the plan and possible steps going forward.

Mr. Kohles suggested that the Commission review the plan, and make suggestions to Council to be included in their budget discussions.

After further discussion, the Commissioners agreed to review the current plan before the May Planning Commission meeting, at which time they'll discuss their ideas.

d) Building in Industrial Park

Mr. Flickinger said someone has bought the building where Little Caesar's currently occupies half the space. The other half has remained vacant for several years. The new investor would like to separate the building and split the lot in half to make two separate properties.

Commissioner Gleason asked what Mr. Flickinger felt the cons would be to this proposal. Mr. Flickinger said the only negative he could see would be if both tenants left the building, adding that the site has been vacant for quite a while. If separated, each property will be required to have their utilities, sanitary, water and electric lines.

After a brief discussion, the Commissioners decided to review the lot split plans and noted that a public hearing will be held before the plan is finalized.

e) Commerce Bank update

Mr. Flickinger said he has not received nor seen any drawings for the Commerce Bank site. His understanding is that Commerce Bank is working with a healthcare business that would like to construct an urgent care/healthcare facility on the north side of the property. The bank would also like to split the property as they do not wish to be a landlord or owner. He added that he is looking forward to seeing the new plans for the mixed use property. To date, nothing has been submitted that meets the City's guidelines.

f) 48th & Parish property

Plans have been received for the property at 48th & Parish previously owned by Linus Orth. The developer of the property would like to convert the two lots into three. The plan is to construct three houses starting with a two-story home, a story and a half in the middle, and then a one-story house, all of which will blend with the housing transitions in the area.

g) 47th & Mission update

Mr. Flickinger said the property has been sold to the owners of Taco Republic. The new owners are trying to get an extension on the parking agreement currently in place with the City. They are also working to get a restaurant on the site that fits with the area or the overlay district's guidelines.

V. Adjournment

**MOTION: COMMISSIONER MOHART MOVED, SECONDED BY COMMISSIONER GLEASON, TO
ADJOURN. (MOTION PASSES 6-0)**

(Roeland Park Planning Commission Meeting Adjourned)