

**PLANNING COMMISSION MINUTES**  
CITY OF ROELAND PARK  
4600 W 51<sup>st</sup> Street, Roeland Park, KS 66205  
May 24, 2016, 7:00 P.M.

The Roeland Park Planning Commission met on April 24, 2016, in City Hall, 4600 West 51<sup>st</sup> Street.

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

Present:           Julie Mohart                      Bill Ahrens            Darren Nielsen  
                      Paula Gleason                    Kyle Rogler           Mark Kohles

Absent:            Mike Hickey

Staff:             Mike Flickinger, Building Official  
                      Jennifer Jones-Lacy, Assistant City Administrator

**I. Roll Call**

Mike Flickinger called the roll; Mike Hickey was absent.

**II. MINUTES – APRIL 19, 2016**

**MOTION: COMMISSIONER MOHART MOVED, SECONDED BY COMMISSIONER ROGLER TO APPROVE THE APRIL 19, 2016 PLANNING COMMISSION MEETING MINUTES. (MOTION PASSED 6-0)**

**III. New Business**

- 1. Public Hearing for 4937 Parish Re-Plat – Lambie Custom Homes**
  - a. Open Public Hearing – Staff Report, Open Public Comment**

Commissioner Mohart opened the public hearing.

Mike Flickinger presented the background information for this request. The house at 4937 Parish currently is on a combination of two lots. The home was previously used as a rental, but has been sold. Developer Jim Lambie would like to take the two lots and turn them into three. The property does meet the City's lot requirements with a minimum 60-foot frontage, 115-average depth, and an area of 7,500 square foot or larger. Mr. Flickinger also has the documentation to prove that there are adequate public facilities such as gas, electric, sewer, water and phone at the site.

Commissioner Kohles said that while there is an average frontage for the City requirement, these properties will be less than the frontage of the surrounding properties. Mr. Flickinger acknowledged that most of the properties on Parish have a hundred foot frontage, but these three houses will be designed as transition houses to blend into the homes on 48<sup>th</sup> Street.

Commissioner Mohart commented that there is a large mix of house sizes in the area. Commissioner Kohles said the space seems a little tight and is surprised it meets the criteria. He said if it does meet the requirements, fine, but just feels that it will be a lot going on for a corner.

Commissioner Gleason has reviewed the work of the contractor and commented it is really nice work. When she reviewed the plan, she noted it was designed for a higher density area such as this. She also added that some people want a nice sized house without the huge yard and this fits a nice niche to have a reputable builder and is an incredible opportunity for Roeland Park that would be positive for property values.

Jim Lambie, Lambie Custom Homes, 8712 West 151<sup>st</sup> Street in Overland Park, Kansas addressed the Planning Commission. He stated he has worked closely with Mike and has met all the City's requirements. He also showed the Commissioners some sample elevation drawings. Mr. Lambie said he has buyers for all three lots which will be a two story, a story and a half, and a reverse. One of the buyers have lived in the City before and wants to move back in. The others are younger couples. He then provided more detailed drawings of the proposed plans.

Commissioner Mohart opened the Public Hearing for public comments.

***Public Comment:***

Sharon Vandenberg\* (5025 Parish Drive). Ms. Vandenberg questioned the size and style of the homes to be built and asked how many driveways would be on Parish versus on 48<sup>th</sup> Street. Mr. Lambie responded that there would be two driveways on 48<sup>th</sup> and one on Parish. The square footage would be 1,500 with the largest at 2,400 with the highest price in the mid-300s.

Brad Bryan\* (4124 W. 48<sup>th</sup> Street). Mr. Bryant spoke in opposition to the project as he felt the lot was too small for three houses. Mr. Lambie responded that he builds all types of homes in all types of price ranges and believes these will fit the needs of the community as well as blend in with the existing homes in the area.

Sandy Reigert (4115 W. 48<sup>th</sup>). As resident adjacent to the property, Ms. Reigert would like to see two houses rather than cramming the corner with three. She also stated that there's a natural spring that runs underneath that property and will cause further flooding issues at her property due to runoff. She also stated that a stake has been put in her driveway to which Mr. Lambie noted that her driveway was encroaching about a foot on his Parish Street property. He said they are doing a drainage study to make sure that what's built on the lot does not cause a problem. If needed, detention tanks will be put in the yard and the house down spouts will go into those tanks.

Tim Thorp\* (4920 Wells). Mr. Thorp said a large percentage of his back yard is directly behind the proposed development. He said that he sees increasing the housing stock in Roeland Park a good thing as such properties are becoming more difficult to find. He did express concerns as to water drainage issues with the new homes.

Mr. Lambie said the house on the property is currently vacant and he has been approached about renting it out, but he stated he would not feel comfortable doing that in its current condition. He also added that he is able to put the driveways far enough away from the intersection to meet City requirements.

Mr. Flickinger addressed the City's codes pertaining to permeable ground. The code requires 55 percent of the property remain permeable. The remaining 45 percent could be patio, driveway, sidewalk, shed, garage, house, or anything that won't let water pass through. He felt there will be some effect with three houses versus the one existing now.

Larry G. Smith (4949 Parish). Mr. Smith spoke in support of the project as opposed to looking at a vacant home and an unkempt lot.

Commissioner Kohles appreciated being able to look at the footprint of the house and being able to see the scale of the house and the character of the house is very critical in the decision.

**b. Close Public Hearing**

Commissioner Mohart closed the public hearing.

**c. Board Deliberation**

Commissioner Kohles said he feels comfortable with the three plots especially since he has seen the house plans with respect to the setbacks and design.

Commissioner Gleason said it is difficult to find properties in the \$450,000 and under price range and to have three properties in the City at that price range is great.

Commissioner Nielsen expressed concerns on the driveway for the middle lot and its proximity to the intersection and the school parking lot, adding that it's one more point of safety. He concluded by stating that just because we can doesn't mean we should.

Commissioner Mohart said she takes the position that if a developer comes to the City and is working within the parameters as outlined in the codes, then she doesn't want to make it too difficult so that no one wants to work with Roeland Park.

Commissioner Ahrens also expressed concerns with the closeness of the driveway to the intersection.

Mr. Flickinger stated that the APWA standards say that the driveway cannot be within 40 feet of an intersection or a corner and the plans as submitted meet that restriction.

**d. Vote of the Board**

**MOTION:** COMMISSIONER AHRENS MOVED, COMMISSIONER GLEASON SECONDED, TO APPROVE THE PRELIMINARY AND FINAL RE-PLAT AS SUBMITTED. (MOTION PASSES 5-1)

**2. Public Hearing on Chapter XVI Codes Concerning Verbiage**

**a. Open Hearing – Staff Report, Open Public Comment**

Mr. Flickinger provided background information stating that zoning ordinances in Chapter 16 have been passed that would allow people to build a front porch on their house. The caveat for this was that there were no deed restrictions on the property. He said it is not the City's responsibility to monitor platted neighborhood developments that were done 40, 50, 60 years ago, but to enforce the City codes. The purpose for the change is to remove verbiage that restricts front porches as long as they remain open, not screened or glassed in, or enclosed.

Ms. Jones-Lacy added that the City wants the code to prevail over what is in the deed.

Mr. Flickinger presented suggested language for the modifications and asked for feedback from the Planning Commissioners.

**b. Close Public Hearing**

Commissioner Mohart closed the Public Hearing as there were no public comments made.

**c. Board Deliberation**

After a brief discussion, all Commissioners agreed to the language changes to the code and to recommend this for approval to the City Council.

**d. Vote of the Board**

**MOTION:** COMMISSIONER MOHART MOVED, COMMISSIONER ROGLER SECONDED, TO FORWARD THIS TO THE ROELAND PARK CITY COUNCIL FOR APPROVAL BY RECOMMENDATION OF THE PLANNING COMMISSION. (MOTION PASSES 6-0)

**IV. Discussion Items**

**1. Comprehensive Plan Discussions**

Commissioner Mohart said there had been a request for the Planning Commission to review the Comprehensive Plan.

The Commissioners had a general discussion about what has been done in the City and how things have changed and the importance of the CIP as a roadmap for planning.

Commissioner Gleason asked how the CIP could be updated to show exactly what has been done. Ms. Jones-Lacy responded that the ad hoc development committee provides minutes as to what is discussed at their meeting. Currently they're working on finalizing the agreement with CBC to hire them as a development for the 4800 Roe site. To date, they've inspected the structural integrity of the caves. There has been some clearing of the site. The TIF money does expire January 25, 2018, so they need to move very quickly to get it spent, otherwise it needs to be returned to taxpayers who paid into the TIF. The clearing, consultation, engineering fees are all being paid for by the TIF funding. In addition to developing the site, the plan is to move the Public Works building to a new location. Ms. Jones-Lacy said someone from the development committee could come to speak with the Planning Commission

Commissioner Ahrens said having someone from the committee to come in would be helpful as there's a lot of crossover on the future land uses. Commissioner Mohart also agreed it would be helpful to hear from the Redevelopment Committee and that the remaining sections of the CIP could be discussed further at a later time.

Commissioner Rogler spoke to the redevelopment of the City and projects at 47<sup>th</sup> & Mission, Johnson & Roe and potential housing developments in the City and that things seemed to be happening in the City. Commissioner Rogler volunteered to do an in-depth review of Section 5.

It was agreed that the discussion will continue after meeting with a representative from the Ad Hoc Development Committee.

**V. Other Matters before the Planning Commission**

**1. Upcoming Development Items**

**a. Lot Split of Building in Industrial Park**

Mr. Flickinger said at this time he only has the plan to do the interior work to make the building into two separate units that are protected by a fire unit.

Mr. Flickinger did want to comment on in the thought of denser housing in the City and that the owner of three lots on Falmouth off 47<sup>th</sup> Street wants to put in an apartment house with 24 to 30 units. He notified him that his first step would be to speak to the 47<sup>th</sup> & Mission Overlay District regarding his plans.

**b. Commerce Bank Request for Re-plat, etc.**

Mr. Flickinger met with representatives from Commerce Bank, but he has not seen the actual proposal on paper. Commerce is wanting to do a lot split and sell off part to a small hospital. The property is zoned mixed use and the Planning Commission could override this to allow for the hospital. Ms. Jones-Lacy said it was a small in-patient facility with eight beds and the staff is less than ten individuals. There will be an emergency room. Ms. Jones-Lacy will be sending Commerce Bank a list of the steps they need to take. They will also need to meet with the Redevelopment Committee and then schedule a public hearing for the Planning Commission, after which the Commission would make their recommendation to City Council for final resolution.

**VI. ADJOURNMENT**

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

(Roeland Park Planning Commission Meeting Adjourned)

Scheduled Meeting Dates for 2016:

January 26	February 16	March 15	April 19	May 17	June 21
July 19	August 16	September 20	October 18	November 22	December 20