

**PLANNING COMMISSION MINUTES**  
CITY OF ROELAND PARK, KANSAS  
4600 W 51<sup>st</sup> Street, Roeland Park, KS 66205  
October 17, 2023, 6:00 P.M.

The Roeland Park Planning Commission met on October 17, 2023.

Commissioners Present: Matthew Lero  
Haile Sims  
Darren Nielsen  
Macrina Abdouch  
Josey Shaw  
Lisa Brunner (online)  
Mark Kohles

Commissioners Absent:

Staff: Jennifer Jones-Lacy - Assistant City Manager/Finance Director  
Wade Holtkamp - Building Official

**I. ROLL CALL**

Ms. Jones-Lacy called the meeting to order. All Commissioners were present. Staff also present with Ms. Jones-Lacy was Wade Holtkamp, the City's Building Inspector.

**II. Approval of Minutes**

*There were no minutes for approval.*

**III. Public Hearing**

*There was no public hearing.*

**IV. Action Items**

*No Action Items were presented.*

**V. Discussion Items**

**1. Introduction of New Staff**

Wade Holtkamp formally introduced himself to the Planning Commission and provided his professional background noting that he is taking classes to become the building official for the City. Previously, Mr. Holtkamp was the City's Codes Enforcement Officer.

Ms. Jones-Lacy reintroduced herself as she has returned to the City as the Assistant City Administrator and Finance Director. She also provided her professional back and what she is involved with in Roeland Park.

Commissioner Nielsen asked Mr. Holtkamp if he will be doing plan reviews. Mr. Holtkamp said they are currently outsourced to an architectural firm, but he will take that on once he gets his certification.

Ms. Jones-Lacy said they also continue to use Chris Shires with Confluence and IBTS for contracted building inspection assistance.

## **2. Zoning Code Update**

Ms. Jones-Lacy said there will be a public hearing on the zoning updates November 13<sup>th</sup> from 3:30 to 5:00 in City Hall. She has invited any contractors who work in the City as well as sign companies looking for their feedback. She asked the Planning Commissioners if they knew of any realtors who work in Roeland Park to please invite them as well.

Ms. Jones-Lacy said some of the issues may be controversial and referenced the Prairie Village situation. No major changes or recommendations are being made to the code, but they do want to make it more modern and streamlined. Following the forum on the 13<sup>th</sup>, there will be a joint meeting with the City Council and the Planning Commission held on November 20<sup>th</sup>.

Commissioner Brunner asked if there was anything in the zoning code that addresses properties reverting to native plantings versus traditional grass yards. Mr. Holtkamp said if the property has native plantings but does not look like it is being maintained or has no organization, then it could become an enforcement issue. There's also a list available of noxious weeds not suitable for planting. He said it does become a judgment call.

There was Commission discussion of various properties in the City that do not seem to be maintained properly and what recourse they could take.

Ms. Jones-Lacy also mentioned the Contain the Rain program and the funding they provide for native plantings and rain barrels.

There was also further discussion of future topics such as accessory dwelling units and various uses of properties.

Ms. Jones-Lacy provided an update on Med-Wise the Planning Commission previously approved noting that they are working with the City Administrator to resolve sewage lines for the property.

The Barn Players who were presented at the last Commission meeting have decided not to move forward and the property is still available for purchase.

The Rocks site is currently on schedule, and they are working on the underground utilities.

Community Center updates are done, and everyone was invited to see the improvements.

Commissioner Sims noted the Walmart shopping center is not looking as good as it should be. Ms. Jones-Lacy said the owners are looking to sell the lot, but they are limited in what they can do on private property.

## **VI. Other Matters Before the Planning Commission**

*No other matters were brought before the Planning Commission.*

## **VII. Adjournment**

**MOTION:** COMMISSIONER NIELSEN MOVED AND COMMISSIONER SIMS SECONDED TO ADJOURN. (THE MOTION CARRIED 4-0.)

(Roeland Park Planning Commission Meeting Adjourned at 6:38 p.m.)