

**PLANNING COMMISSION MINUTES**  
CITY OF ROELAND PARK, KANSAS  
4600 W 51<sup>st</sup> Street, Roeland Park, KS 66205  
November 21, 2023, 6:00 P.M.

The Roeland Park Planning Commission met on November 21, 2023.

Commissioners Present: Lisa Brunner, Vice Chair  
Mark Kohles  
Josey Shaw  
Matthew Lero

Commissioners Absent: Darren Nielsen, Chair  
Macrina Abdouch  
Haile Sims

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

**I. ROLL CALL**

Ms. Jones-Lacy called the meeting to order. Commissioners Nielsen, Abdouch, and Sims were absent.

**II. Approval of Minutes**

**1. Planning Commission Meeting Minutes - June 21, 2023**

**MOTION:** COMMISSIONER LERO MOVED AND COMMISSIONER KOHLES SECONDED TO APPROVE THE PLANNING COMMISSION MEETING MINUTES OF JUNE 21, 2023, AS PRESENTED. (THE MOTION CARRIED 4-0.)

**2. Planning Commission Meeting Minutes - October 17, 2023**

**MOTION:** COMMISSIONER LERO MOVED AND COMMISSIONER SHAW SECONDED TO APPROVE THE PLANNING COMMISSIONER MEETING MINUTES OF OCTOBER 17, 2023, AS PRESENTED. (THE MOTION CARRIED 4-0.)

**III. Public Hearing**

**1. Approve Final Plat of 5400 Buena Vista**

Ms. Jones-Lacy opened the public hearing and provided a staff report regarding the requested final plat for 5400 Buena Vista. The property owners plan to tear down the existing house and build a larger two-story home on the property. It was discovered that the property had never been platted and is a stipulation in City code for a property to be platted before a plat can be approved. Once approved by the Planning Commission, it

would then go to the City Council for approval of the dedication of easements. The specific plat information and notes are provided in the agenda packet. One item that staff is recommending is to allow for a rule exception for a sidewalk. City Code would require a sidewalk be placed on the Buena Vista side of the street. However, since a sidewalk was recently installed on the east side, it renders this location less of a priority and for that reason the request from the Planning Commission to approve the rule exception.

Ms. Jones-Lacy asked for public comment.

**Terry Hires** (4109 West 54<sup>th</sup>) Ms. Hires said she is confused at what was going on and that she and her mother had concerns with a larger house built next door, it would drive their property values down.

Commissioner Lero said he is not sure anyone on the Commission have any expertise in real estate, but they are to only approve the plat and the City Council will approve the easements.

Commissioner Kohles said they are just approving the property plat and not the actual design of the house.

**Donald Smith** (5408 Buena Vista) Mr. Smith said he is good with everything and agreed the sidewalk rule exception should be approved since there is one across the street.

Ms. Jones-Lacy closed the citizen comment portion of the public hearing, and then called for a vote.

**MOTION:** APPROVE THE FINAL PLAT FOR 5400 BUENA VISTA AS WELL AS A RULE EXCEPTION TO THE SIDEWALK REQUIREMENT AS LAID OUT IN SEC. 16-1440 OF THE CITY CODE. (THE MOTION CARRIED 4-0.)

#### **IV. Action Items**

*No Action Items were presented.*

#### **V. Discussion Items**

*No Discussion Items were presented.*

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

Ms. Jones-Lacy gave an update on the meeting regarding the zoning code updates. She said there were members of the public in attendance who commented on what they would like to see in the code updates. She added that there was a lot of good conversation largely about fences and ADU. She noted that Commissioner Lero was also in attendance. Chris Shires, their consultant from Confluence, was at the meeting taking in all the information from which he will prepare a draft to present to the Planning Commission for review. Once approved, it will then go to the City Council for final approval.

Ms. Jones-Lacy said they also need to put on the agenda the Planning Commission's annual review of the Comprehensive Plan as required by state statute. Their review ensures it is still helping development and makes sense for their community. The last complete rewrite of the Comprehensive Plan was three years ago.

## **VII. Adjournment**

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

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