

PLANNING COMMISSION MINUTES
CITY OF ROELAND PARK, KANSAS
4600 W 51st Street, Roeland Park, KS 66205
January 23, 2024, 6:00 P.M.

The Roeland Park Planning Commission met on January 23, 2024.

Commissioners Present: Lisa Brunner, Vice Chair (online)
Josey Shaw

Macrina Abdouch
Joe Kmetz
Haile Sims (online)

Commissioners Absent: Darren Nielsen, Chair
Mark Kohles

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

I. ROLL CALL

Ms. Jones-Lacy called the meeting to order. Commissioners Nielsen and Kohles were absent. Commissioner Brunner later joined the meeting online. In addition to Ms. Jones-Lacy, staff present were Building Inspector Wade Holtkamp and City Attorney Alex Felzien.

II. Approval of Minutes

1. Approve Minutes from November 21, 2023, Planning Commission meeting

MOTION: COMMISSIONER ABDOUCH MOVED AND COMMISSIONER SHAW SECONDED TO APPROVE THE PLANNING COMMISSION MEETING MINUTES OF NOVEMBER 21, 2023, AS PRESENTED. (THE MOTION CARRIED 4-0.)

III. Public Hearing

1. Review Request for Special Use Permit for 5015 Buena Vista

Ms. Jones-Lacy opened the public hearing. Mr. Holtkamp highlighted several points from the staff report. Brandy Poiry, the applicant, was also present to answer questions.

Mr. Holtkamp said the subject site is the former Southridge Presbyterian Church and the request is for a special use permit to use as a daycare. Currently the property is zoned Residential. Mr. Holtkamp also noted the stipulations made by staff. The daycare will be operated on the first floor and will be the area of concentration for remodeling. Photos were shown outlining the proposed modifications. The daycare staff will be fully licensed and receive approval from the Fire Marshal to operate. They will also need to go through

the building permit process and obtain permits for approved plans for plumbing and electrical needs, which will be subject to inspection before obtaining a certificate of occupancy. The daycare will also need a city business license.

Mr. Holtkamp said they did receive notice of concerns from a few neighbors regarding where the parking is located. Ms. Poiry commented that there will be a designated parking area where parents or an authorized person will drop the children off and there will be a parking attendant. Mr. Holtkamp said the special use permit will be a one-time approval, but that the Planning Commission always has authority to call up the permit should there be any nuisance or health violations. Ms. Jones-Lacy added that should they desire to expand to the second floor, then the SUP can be amended.

Mr. Holtkamp reviewed the playground and play areas, the one existing and the one proposed as well as fencing and parking.

Ms. Jones-Lacy said some of the issues in the SUP will be discussed when they review the zoning code as the code currently does not have anything to allow for a commercial daycare.

Commissioner Abdouch asked if the daycare is only on the first floor, who would be maintaining the second floor. Mr. Holtkamp said the second floor would be for storage or additional office space but will not be a location where the children would be.

Commissioner Sims asked about the wall next to the existing play area and whether it currently exists. Ms. Jones-Lacy replied the fence is already in place.

Commissioner Kmetz asked if the site was previously a daycare and the zoning changed. Ms. Jones-Lacy said the site has always been Residential as churches can exist in any zoning district. The site was primarily used as a church with a secondary use as a daycare. He asked if there is the possibility of a conflict with the operation of the daycare and the Roesland schedule and Ms. Jones-Lacy said there should not be, and one is not anticipated.

Ms. Poiry, the applicant, said she currently has a daycare for ten children in less than a 1,000 square foot house. She said she has a background in K-12 education and her sister has the administration knowledge and knows all the ins and outs. She said they fell in love with the building and could truly see its potential. She said that it is across the street from Roesland feels right and they are excited about the opportunity to be able to do this.

Commissioner Abdouch asked about the name of the school, Gioiosa, and its meaning. She said it is Italian for "joy" and after Maria Montessori who developed the Montessori method, it seemed appropriate.

Ms. Jones-Lacy opened the public comment portion of the meeting.

Roger Thompson (5009 Clark) Mr. Thompson expressed his concerns about traffic and parking noting that parents are blocking Clark when picking up children from Roesland. He felt the daycare may cause extra commotion and said he would like to see restricted or no parking on Clark.

Mary Brunner (5306 Rosewood) Ms. Brunner said her son lives in a home adjacent to the parking lot. She said there are a lot of children, and the area is very congested. She asked that the Commissioners consider the traffic on Clark. She said that her children are excited about a daycare coming to this location.

George Reichman (5215 Clark) Mr. Reichman expressed concerns with the traffic as well but expressed his overall support for the proposal.

Jim Constant (5039 Buena Vista) Mr. Constant said the proposed daycare parking lot is already full of children leaving Roesland and said they will need to get a handle on that. He also hoped the daycare would do some outside maintenance and cleaning of the property.

After public comments were made, Ms. Jones-Lacy closed the public hearing.

Commissioner Abdouch asked if the main entrance would be the door facing the parking lot. Ms. Poiry said that it would be.

Ms. Jones-Lacy said if the Planning Commission approves the SUP, it will go before the Governing Body for final approval.

MOTION: HAILE SIMS MOVED AND LISA BRUNNER SECONDED TO APPROVE THE SPECIAL USE PERMIT (SUP) FOR THE 5015 BUENA VISTA STREET, THE FORMER SOUTHRIDGE PRESBYTERIAN CHURCH, FOR USE AS A DAYCARE WITH THE FOLLOWING CONTINGENCIES:

- FACILITY ONLY OPERATES ON THE FIRST FLOOR OF THE FACILITY.
- FACILITY RECEIVES FULL LICENSURE TO OPERATE A DAYCARE FACILITY FROM THE STATE OF KANSAS.
- FACILITY RECEIVES APPROVAL FROM THE STATE FIRE MARSHALL TO OPERATE A DAYCARE IN THE FACILITY.
- THE FACILITY IS ABLE TO GET A CERTIFICATE OF OCCUPANCY THROUGH THE BUILDING PERMITTING PROCESS; AND
- THE FACILITY RECEIVES A BUSINESS LICENSE FROM THE CITY TO OPERATE.
- DAYCARE CHILDREN ARE REQUIRED TO BE WALKED INTO THE FACILITY BY A PARENT OR THEIR DESIGNEE. (THE MOTION CARRIED 5-0.)

IV. Action Items

1. Elect a Chair and Vice Chair of the Planning Commission

MOTION: LISA BRUNNER MOVED AND HAILE SIMS MOVED SECONDED TO APPROVE THE REAPPOINTMENT OF DARREN NIELSEN AS PLANNING COMMISSION CHAIR. (THE MOTION CARRIED 5-0.)

MOTION: MACRINA ABDOUCH MOVED AND JOE KMETZ SECONDED TO APPROVE THE REAPPOINTMENT OF LISA BRUNNER AS PLANNING COMMISSION VICE CHAIR. (THE MOTION CARRIED 5-0.)

V. Discussion Items

No Discussion Items were presented.

VI. Other Matters Before the Planning Commission

Ms. Jones-Lacy said work continues updating the zoning code process. They have gone through a draft review with Chris Shires. Mr. Shires is also creating a table for permissible uses in zoning categories and tidying up definitions. It will be brought before the Planning Commission in pieces to review due to its size. They hope to bring that draft to the Planning Commission for their review.

Also, the Planning Commission is expected to review the Comprehensive Plan on an annual basis to ensure that it still makes sense, and nothing has changed in Roeland Park that should be included or removed from the document. That review will also be coming before the Planning Commission in the future.

VII. Adjournment

MOTION: COMMISSIONER KMETZ MOVED AND COMMISSIONER ADOUCH SECONDED TO ADJOURN. (THE MOTION CARRIED 5-0.)

(Roeland Park Planning Commission Meeting Adjourned at 6:46 p.m.)