

**PLANNING COMMISSION MINUTES**  
CITY OF ROELAND PARK, KANSAS  
4600 W 51<sup>st</sup> Street, Roeland Park, KS 66205  
February 20, 2024, 6:00 P.M.

The Roeland Park Planning Commission met on February 20, 2024.

Commissioners Present:

Darren Nielsen, Chair  
Lisa Brunner, Vice Chair (online)  
Mark Kohles  
Macrina Abdouch  
Joe Kmetz  
Haile Sims (online)

Commissioners Absent:

Josey Shaw

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

**I. ROLL CALL**

Ms. Jones-Lacy called the meeting to order. Commissioner Shaw was absent. In addition to Ms. Jones-Lacy, Building Inspector Wade Holtkamp was also present.

**II. Approval of Minutes**

**1. Approve Minutes from January 23, 2024, Planning Commission meeting**

**MOTION:** COMMISSIONER BRUNNER MOVED AND COMMISSIONER KOHLES SECONDED TO APPROVE THE PLANNING COMMISSION MEETING MINUTES OF JANUARY 23, 2024 AS PRESENTED. (THE MOTION CARRIED 4-0.)

**III. Action Items**

**1. Review T-Mobile cell tower generator installation**

Mr. Holtkamp highlighted several points from the staff report.

T-Mobile would like to apply for a building permit to install an emergency back-up generator near the Community Center to support their cell tower. Proposed is a diesel 80 kW Generac model SD080 with an added sound dampening enclosure. The generator runs a brief 5 minute weekly test cycle. It runs continuous in the event of a total power loss event. No fuel tanks will be installed underground. The rated decibel level at 23 feet away is 74.8 db.

For comparison, this is equivalent to the sound of a vacuum cleaner at 23 feet (<https://ehs.yale.edu/sites/default/files/files/decibel-level-chart.pdf>). Mature trees surround the cell tower grounds further helping reduce noise levels. Nearby neighbor distances are residential apartments north, 200 ft. Residential homes west, 275 ft. Residential homes south, 385 ft.

As the cell tower is located in a residential neighborhood, we're asking the Planning Commission to review and approve the expansion. The installation of a backup generator will provide more consistent cell service for those who use T-Mobile's network in the event of a power outage. However, it would also generate consistent noise during an outage at a low volume. In addition, two mature trees would need to be removed prior to the installation. City administration will negotiate a new lease with T-Mobile and that will go to Council for final approval. For the actual expansion and installation, staff would like the Planning Commission's input and approval before proceeding.

Commissioners asked about the timing of tests for the generator and Mr. Holtkamp indicated it would only be done for about five minutes/week. They also asked about screening that exists and if additional screening would be required. Mr. Holtkamp indicated that there were arbor vitae screening that exists. Mr. Kohles stated that he would like to see dead or dying trees replaced by T-Mobile as part of this agreement. Mr. Sims concurred and stated that the trees that are being removed should be replaced. Mr. Moody stated that if trees are replaced they wouldn't necessarily need to be in the same vicinity, and could be designated by Public Works.

Several questions about the necessity of the generator and Mr. Moody indicated that staff requested T-Mobile to use a natural gas generator rather than a diesel engine but the applicant was not interested in going that route due to cost and reliability. He said he wanted the Planning Commission's clearance on whether this land use was an appropriate use for this addition.

Mr. Kohles said he would like the generator testing to be done at the same time as the JCPRD sports dome so it mitigates noise for neighbors.

Mr. Sims asked if they are removing two trees if we can mandate they replace those with four trees.

**MOTION:** DARREN NEILSEN MOVED AND LISA BRUNNER SECONDED TO APPROVE THE SUBMITTAL WITH THE FOLLOWING STIPULATIONS:

- THAT THE WEEKLY TEST WOULD BE AT A TIME COORDINATED ON THE SAME TIME OF DAY AS THE JOHNSON COUNTY TESTING OF THE SPORTS DOME GENERATOR
- REPLACEMENT OF THE TWO REMOVED TREES WITH FOUR TREES A MINIMUM OF TWO-INCH CALIPER EACH
- PROVIDE EMISSIONS CONFIRMATION SHEET TO CITY BUILDING OFFICIAL THAT CONFIRMS TIER TWO GENERATOR AT A MINIMUM
- (THE MOTION CARRIED 6-0.)

Mr. Holtkamp asked if that they don't meet the second tier of emissions standards, that the permit get denied. The Commission agreed to that. They also would like to see the testing done during daytime hours.

#### **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**

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

Ms. Jones-Lacy said that there will be a joint planning-council meeting to discuss the zoning code updates and that date is tentatively April 1<sup>st</sup> with the goal of getting everyone around the same table.

#### **VII. Adjournment**

**MOTION:** COMMISSIONER KOHLES MOVED AND COMMISSIONER SIMS SECONDED TO ADJOURN. (THE MOTION CARRIED 6-0.)

(Roeland Park Planning Commission Meeting Adjourned at 6:44 p.m.)