

MINUTES  
PLANNING COMMISSION  
January 28, 2010  
7:00 P.M. – COUNCIL CHAMBER

	<u>Name</u>	<u>Attendance</u>
MEMBERS PRESENT:	Bob Bucher	(1-0)
	Jerome Goolsby	(1-0)
	Reba Hebert	(1-0)
	Joseph Morrey	(1-0)
	Jason Park	(1-0)
	Bruce Taylor	(1-0)
MEMBERS ABSENT:	Ann Fisher	(0-1)
	Mark Manville	(0-1)
	Steve Wenger	(0-1)

Quorum Present. Five members constitute a quorum.

OTHERS PRESENT:       Mike Kellam, City Planner  
                              Roger Sparks, City Engineer  
                              Bruce Taylor, Civil Engineer  
                              Vicki Johnson, Assistant City Planner

***Call to Order***

At 7:06 p.m., Vice Chairman Taylor announced that the application for Robert's Roofing zoning change has been withdrawn. He then read the regulations adopted by the Planning Commission. He stated that there is a certified copy of Chapters 11, 26 and 31 of the Code of Ordinances available for reference if needed. He then called the meeting to order.

***Minutes***

Mr. Taylor asked for corrections and/or additions to the minutes of the meeting of December 17, 2009. Bob Bucher made a motion to approve the minutes as submitted. Jerome Goolsby seconded the motion and Vice Chairman Taylor called for the vote.

VOTE: Bucher – yes, Goolsby – yes, Hebert – yes, Morrey – yes, Park – yes, Taylor – yes.  
Ayes – 6, Nays – 0. Quorum vote is five votes. Motion passes.

***Postponements/Adjustments to Agenda***

Vice Chairman Taylor said there is nothing on the consent agenda this meeting. Additionally, the application for a zoning district change at 1714 Buchanan Avenue has been withdrawn.

***New Business:***

**ITEM #1 BOEHRINGER-INGELHEIM by Kenneth Dedrick, agent** -- Requesting approval of a minor subdivision plan to be known as Boehringer Ingelheim First Plat, located at 2621 North Belt Highway; proposes two lots on property currently zoned MP-2 Planned Heavy Manufacturing District.

**Staff recommendation: Conditional Approval**

**Minor Subdivisions are approved or denied by the Planning Commission**

Mike Kellam said that about a year ago, Boehringer established a planned unit development in order to continue the expansion of their St. Joseph campus. This minor subdivision follows that PUD. He explained that staff recommends conditions to obtain additional right-of-way along Gene Field Road and to require a drainage easement along the creek running through the property.

Robert Bucher asked if the applicant has agreed to the conditions. Mike said discussions have taken place about these items and he does not anticipate any problems. Roger Sparks said that in addition to these conditions, some language needs to be cleared up regarding the creek. He said these items will be finalized during development review. Jerome Goolsby asked if BIVI will be able to move forward if they do not meet these conditions. Mike said no, because the plat cannot be filed with the Recorder until all conditions are met.

Joe Morrey asked about ingress and egress. He said he personally would prefer they not have access to the two main streets, Woodbine and Gene Field. Mike explained that this request is simply to split the land. Roger said our preferred access is from Woodbine Road with Gene Field our second preference.

Bruce Taylor asked about the drainage run-off since they will be creating additional parking. Roger said the plans allow the additional drainage to be handled by the creek that is located west of this site.

Reba Hebert announced that she has a conflict of interest with this item and will recuse herself from discussion and voting.

Kenneth Dedrick, Kaw Valley Engineering, 14700 W. 114<sup>th</sup> Terr, Lenexa, KS, appeared representing the applicant. He said he is happy to answer any questions. Mr. Dedrick said George Butler is handling the drainage plans for this development. He said the plan is to utilize the creek for the run-off.

Bob Bucher asked if BIVI owns property on Berkshire. Mr. Dedrick said they own property adjacent to Berkshire.

No one else appeared to speak in favor of this request and no one appeared to speak in opposition. There were no further questions from Planning Commission members. Therefore, Vice Chairman Taylor called for the vote.

VOTE: Bucher – yes, Goolsby – yes, Hebert – abstain, Morrey – yes, Park – yes, Taylor – yes.  
Ayes – 5, Nays – 0, Abstain – 1. Quorum vote is five votes. Motion passes.

This minor subdivision has been **APPROVED** by the Planning Commission.

**ITEM #2 REPORT FROM CITY PLANNER/GENERAL DISCUSSION**

- Mike said we have received a request for a zoning district change at a location on the Belt Highway for next month's agenda. The deadline is not until 5:00 tomorrow afternoon, so there may be additional applications filed.
- Joe Morrey asked for some follow-up on the tire retread operation. Mike said the owner has installed some landscaping in the way of 6 ft. trees as well as purchasing a new piece of equipment that does not emit smoke. He said they have brought everything into compliance.
- Bruce Taylor said he likes the idea of walkability discussed in the latest issue of the Commissioner.

There being no further business, Mr. Taylor adjourned the meeting at 7:26 p.m.

cc: City Clerk  
Planning Commission Members  
Clint Thompson, P&CD Director  
Ted Elo, Assistant City Attorney  
Mark Townsend