

City of Leawood
Planning Commission Minutes
May 14, 2002
6:00 – Meeting

Call to order/roll call: Henderson (tardy), Rohlf, Carper, Conrad, Brain (absent), Duffendack, Breneman (absent), Munson (absent), Pilcher

Approval of the agenda: A motion was made to approve the agenda by Carper and seconded by Duffendack. Motion approved unanimously.

Continued from the April 23, 2002 meeting:

Case 16-02 Southwestern Bell – Utility Box Request for a Special Use Permit for a utility box. Located south of 129th Street and east of Roe Avenue.

Staff Presentation: Presentation by Mark Klein. When this case was seen in April, the issues raised were the special use permit time limit and the retaining wall. The applicant should be addressing these issues tonight. Lisa Wetzler is present to answer any legal questions.

Wetzler gave direction to take an executive session. **A motion was made to recess to an executive session for 15 minutes by Carper and seconded by Duffendack. Motion approved unanimously.**

Applicant Presentation: Chris Carroll representing SWBT. At the last meeting, the issue was the time limit in respect to the utility structure. Since that time, Carroll has worked with Staff and now agrees to all of the stipulations.

Henderson asked if the applicant might leave the site within a 10-year period. Carroll responded he would not anticipate ever leaving the site. Henderson then asked if there should be a stipulation added stating the applicant should return the site to its original condition if they ever leave the site. Carroll responded by stating they do not plan on ever leaving the site. Henderson asked if the size of the box would ever change and if the site would remain aesthetically pleasing. Carroll responded it would remain the same. Duffendack stated stipulation number three would take care of Henderson's concern. Conrad suggested adding a stipulation stating the site would be returned to its original condition if the applicant were to ever leave the site.

Conrad asked the size of the proposed retaining wall. Carroll responded his landscaper has recommended a 2-3 ft. wall, made of keystone-type rock and/or railroad tie-type material. The applicant would agree to whatever the homes association agrees on, but is currently looking at a keystone-type rock. Conrad stated the keystone rock would be preferred to a decomposable wood wall. Conrad then expressed concern with the easement size in regard to its location. He would like to have something looked at for further cases of this type to make the easement large enough for accessibility and landscaping.

Conrad asked if the equipment that is now proposed would be the limit of what would be on the site. Carroll responded, yes.

Public Hearing: With no one present to speak at the public hearing, a motion to close was made by Henderson and seconded by Pilcher. Motion approved unanimously.

A motion to approve case 16-02 with the addition of a seventh stipulation stating, “the applicant shall remove all equipment and restore the site to its original condition if the site is ever abandoned”, made by Duffendack and seconded by Pilcher. Motion approved unanimously.

Case 39-02 Carpet Corner – Plaza Pointe, Lot 8 Request for a final site plan. Located at 135th Street and Roe Avenue within the Plaza Pointe development.

Staff presentation: Presentation by Jeff Joseph. The applicant is Jack Shank. The applicant is requesting approval of a final site plan for 7,904 sq.ft. of retail space on lot 8 of the Plaza Pointe development. This case was continued from the April 23rd meeting due to some issues with the signage. The applicant has worked with Staff to create some changes in the signage. The length of the sign has changed from 20 ft. to 18 ft. due to a narrower script being used. This change reduced the mass unit of the sign in proportion to the building façade. This change is more compatible with the overall style of the building. Staff is supportive of this change and is recommending approval of this case with the attached stipulations.

Henderson asked if Staff and the applicant feel the parking is adequate. Joseph responded Staff and the applicant are both comfortable with the parking spaces because it is shared parking.

Duffendack asked the color of the plastic on the sign. Joseph responded, white.

Applicant presentation: Presentation by Jack Shank, representing Jim Matthews with Carpet Corner. The face of the letters will be white plastic and internally illuminated. The frame will be dark bronze, matching the dark brown brick of the building.

Henderson asked if the other buildings in this development would have internally illuminated signs. Binckley responded the Town and Country Bank, which is directly north of this building, has internally illuminated white letters, the other buildings have metal letters with the halo effect. Duffendack believed the sign would be appropriate for the development. Pilcher asked if there should be a stipulation stating the hours the letters could be illuminated. Binckley responded that type of stipulation is only added when the sign would be near a residential area, and this one is not.

A motion to approve was made by Carper and seconded by Pilcher. Motion approved unanimously.

Election of Officers: Henderson asked if Brain wishes to remain the Chair. Duffendack and Conrad stated they would wish to remain as co-vice-chairs.

A motion to approve the nominations of Brain as chair and Duffendack and Conrad as co-vice chairs made by Carper and seconded by Henderson. Motion approved unanimously.

Adjourn

Ken Conrad Co-Vice Chair