

City of Leawood
Planning Commission Meeting
March 10, 2015
Dinner Session – 5:30 p.m. - No Discussion of Items
Meeting - 6:00 p.m. - Leawood City Hall Council Chambers
Planning Commission Work Session – Main Conference Room Following Meeting
4800 Town Center Drive
Leawood, KS 66211
913.339.6700 x 160

CALL TO ORDER/ROLL CALL: Levitan, Pateidl, Roberson, Williams, Elkins and Strauss. Absent: Jackson, Ramsey and Walden.

APPROVAL OF THE AGENDA:

A motion to approve the agenda was made by Elkins; seconded by Roberson. Motion carried with a unanimous vote of 5-0. For: Levitan, Pateidl, Roberson, Elkins and Strauss.

APPROVAL OF MINUTES: Approval of the minutes from the January 27, 2015 Planning Commission meeting and the February 10, 2015 Planning Commission work session.

A motion to approve the minutes from the January 27, 2015 Planning Commission meeting was made by Elkins; seconded by Roberson. Motion carried with a unanimous vote of 5-0. For: Levitan, Pateidl, Roberson, Elkins and Strauss.

A motion to approve the minutes from the February 10, 2015 Planning Commission work session was made by Elkins; seconded by Roberson. Motion carried with a unanimous vote of 5-0. For: Levitan, Pateidl, Roberson, Elkins and Strauss.

CONTINUED TO MARCH 24, 2015:

CASE 137-14 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-2-6.4 MXD (MIXED-USE DEVELOPMENT DISTRICT) – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to required use ratios. **PUBLIC HEARING**

CASE 138-14 – LEAWOOD DEVELOPMENT ORDINANCE AMENDMENT TO SECTION 16-4-6.13, PERMANENT SIGN REGULATIONS – Request for approval of an amendment to the Leawood Development Ordinance, pertaining to window signs. **PUBLIC HEARING**

CONSENT AGENDA:

CASE 18-15 TUSCANY RESERVE VILLAGE – 5 TH PLAT – Request for approval of a Revised Final Plat, located north of 137th Street and west of Chadwick Street.

A motion to approve the Consent Agenda was made by Elkins; seconded by Roberson. Motion carried with a unanimous vote of 5-0. For: Levitan, Pateidl, Roberson, Elkins and Strauss.

NEW BUSINESS:

CASE 21-15 NEENAN PLUMBING SHOWROOM – Request for approval of a Final Plan, located north of 104th Street and west of State Line Road.

Staff Presentation:

City Planner Ursula Brandt made the following presentation:

Ms. Brandt: This is Case 21-15 – Neenan Plumbing Showroom Final Plan, located near 104th Street and State Line. The applicant is requesting approval to modify the exterior of an existing building, resurfacing and restriping of a parking lot and relocation of landscaping. The building is an existing nonconforming structure, and the proposed changes do not increase the nonconformance. The applicant is proposing a new façade on the north and east elevations with minor changes to the south and west. A tan stucco tower element is proposed at the northeast corner of the building, and a new main entrance is proposed in that same corner. Two metal canopies are proposed over the main entrance and the existing entrance. Other materials being used on the east elevation include stucco painted grey on the lower half and 10"X30" glazed white ceramic panels on the top half. The south, west and north elevations are proposed to be cleaned and painted a light grey. The existing canopy on the west elevation will be replaced, and a new canopy will cover the west entrance and a rolling door. Landscaping is proposed to increase by 50 square feet and will be in two planters. One will be on the east elevation between the entrances; the other will be on the north elevation between the subject property and Gates Barbecue. Staff is recommending approval of Case 21-15, and I would be happy to answer any questions.

Comm. Elkins: You noted that the current facility is a nonconforming use.

Ms. Brandt: It is a nonconforming structure, so it does not meet setbacks because the property lines are so small. It is grandfathered in because everything was built prior to the current LDO.

Comm. Elkins: Under the LDO, as long as they are not exacerbating the nonconformance, we are still able to approve a change to the facility?

Ms. Brandt: Correct.

Comm. Strauss: Mr. Ley, in your Public Works memo, you say that the developer shall follow FEMA guidelines for building construction. Can you explain that generally?

Mr. Ley: If the developer makes an improvement that is 50% of the value of the actual structure, he must provide water-resistant materials to the floodplain elevation to 2 feet above the elevation.

Chairman Williams: If there are no further questions, we'll hear from the applicant.

Applicant Presentation:

Chris Armor, architect, 7133 W. 80th Street, Overland Park, appeared before the Planning Commission and made the following comments.

Mr. Armor: Andrew Neenan, the owner, is here as well. I think we have a good project here to maintain a good building in the city.

Chairman Williams: Are you in agreement with the stipulations?

Mr. Armor: We agree 100% with the staff.

Chairman Williams: Any discussion from the panel?

Comm. Strauss: I noticed that the Fire Chief said they would install a sprinkler system. I didn't notice it in the stipulations, but maybe I missed it.

Chairman Williams: It wouldn't be because it's a building code issue.

Comm. Strauss: I was curious if the applicant is planning on putting in a system.

Mr. Coleman: They would be required to by code.

Mr. Armor: There is a cost analysis on the sprinkler issue. We understand it is a building code issue.

Chairman Williams: Any further questions? Then, could I get a motion?

A motion to recommend approval of CASE 21-15 NEENAN PLUMBING SHOWROOM – Request for approval of a Final Plan, located north of 104th Street and west of State Line Road – was made by Elkins; seconded by Roberson. Motion carried with a unanimous vote of 5-0. For: Levitan, Pateidl, Roberson, Elkins and Strauss.

CASE 36 -15 PLANNING COMMISSION BY-LAWS – Approval of revisions to the Planning Commission By-laws.

Staff Presentation:

Assistant Director Mark Klein made the following presentation:

Mr. Klein: This is Case 36-15, amendment to the Leawood Planning Commission By-Laws. Currently, the By-Laws permit the Planning Commission to continue agenda items; however, it is only in the case of inclement weather. This amendment would allow obtaining part of the quorum by phone for the purpose of continuing an agenda to a future meeting at a date certain. Staff is recommending approval.

Comm. Elkins: Are these By-Laws on the website?

Mr. Klein: I would have to check on that.

Mr. Coleman: I don't think they are currently posted, but we can post them.

Comm. Elkins: It might make sense. In my ten years on this commission, this may be the first time I've seen the By-Laws.

Chairman Williams: You talk about allowing a quorum to be assembled by phone. Is that on an individual basis or a conference call basis?

Mr. Klein: In the past, we have had a conference call. Typically, some of the commissioners will be able to come to the meeting room and then be part of a conference call with other members who could not attend.

Chairman Williams: Does that need to be clarified in this? Okay, we're fine.

A motion to approve CASE 36 -15 PLANNING COMMISSION BY-LAWS – Approval of revisions to the Planning Commission By-laws – was made by Elkins; seconded by Roberson. Motion carried with a unanimous vote of 5-0. For: Levitan, Pateidl, Roberson, Elkins and Strauss.

Planning Commission work session to follow the meeting.

MEETING ADJOURNED