

**City of Leawood
Planning Commission Meeting
May 24, 2022
Dinner Session – 5:30 p.m. – No Discussion of Items
Leawood City Hall – Main Conference Room
Meeting - 6:00 p.m.
Leawood City Hall Council Chambers
4800 Town Center Drive
Leawood, KS 66211
913.339.6700 x 160**

CALL TO ORDER/ROLL CALL: McGurren, Hunter, Belzer, Hoyt, Elkins, and Coleman. Absent: Block, Stevens, Peterson.

Chairman Elkins: We have a quorum, barely.

APPROVAL OF THE AGENDA

Chairman Elkins: Does staff have any changes to the agenda?

Mr. Sanchez: We do not.

A motion to approve the agenda was made by Coleman; seconded by Hoyt. Motion carried with a unanimous vote of 5-0. For: McGurren, Hunter, Hoyt, Belzer, and Coleman.

APPROVAL OF MINUTES: Approval of the minutes from the April 26, 2022 Planning Commission meeting.

Chairman Elkins: Does anyone have any revisions or corrections? I have one revision and one question. On the first page where we have the motion to approve the minutes for the March 22, 2022 Planning Commission meeting, I ask if there are any corrections or revisions. For clarity's sake, I would ask that we add, "for the April 12th work session." On page 4, at the bottom of the page, we have in bold type a motion, and there is another case listed in the motion.

A motion to approve the minutes from the April 26, 2022 Planning Commission meeting was made by Coleman; seconded by Hunter. Motion carried with a unanimous vote of 5-0. For: McGurren, Hunter, Hoyt, Belzer, and Coleman.

CONTINUED TO JUNE 28, 2022:

CASE 25-22 – 8900 STATE LINE ROAD – JOHNSON COUNTY WASTEWATER PUMPSTATION, PS #10/11 – Request for approval of zoning to SD-O (Planned Office), preliminary plan and special use permit located south of 89th Street and west of State Line Road. **PUBLIC HEARING**

CASE 26-22 – 10346 STATE LINE ROAD – JOHNSON COUNTY WASTEWATER PUMPSTATION, PS #13/13A – Request for approval of a zoning to BP (Planned Business Park), preliminary plan and special use permit located north of 104th Street and west of State Line Road. **PUBLIC HEARING**

CASE 27-22 – 11200 OVERBROOK ROAD – JOHNSON COUNTY WASTEWATER PUMPSTATION, PS #14/16 – Request for approval of a preliminary plan and special use permit located south of College Boulevard and west of State Line Road. **PUBLIC HEARING**

CONSENT AGENDA:

CASE 54-22 – CITY OF LEAWOOD 2023-2027 CAPITAL IMPROVEMENT PROGRAM – Request for approval of the 2023-2027 Capital Improvement Program public improvements, facilities and utilities as being in conformance with the Comprehensive Plan.

Chairman Elkins: Does anyone wish to hear a presentation on Case 54-22? If not, is there a motion?

A motion to approve the Consent Agenda was made by Coleman; seconded by Hunter. Motion carried with a unanimous vote of 5-0. For: McGurren, Hunter, Hoyt, Belzer, and Coleman.

NEW BUSINESS:

NC 43-22 – CORNERSTONE OF LEAWOOD – CHARLES SCHWAB ADDITION – Request for approval of a Final Plan, located south of 135th Street and east of Nall Avenue.

Staff Presentation:

City Planner Ricky Sanchez made the following presentation:

Mr. Sanchez: Before we get started, we would like to make a change to Stipulation 16(B). It looks like the title for that stipulation was added again.

Chairman Elkins: Would you recommend that we strike 16(B) and renumber the remaining stipulations?

Mr. Sanchez: Correct. This is case NC 43-22 – Cornerstone of Leawood – Charles Schwab Addition – Request for approval of a Final Plan. The Planning Commission may remember this case from November, and it was approved by the Governing Body in January of 2020. They came in for an addition to the existing Charles Schwab building. One of the big differences in the final that is coming in before you is that they made the addition smaller, so it's more compact and conforming to the site. They're increasing green space, so they shrunk the building and turned that space into green space. The addition of a sidewalk to the rear of the building is another addition that was added. Staff

recommends approval of Case 43-22 with the stipulations listed in the staff report. I'd be happy to answer any questions.

Chairman Elkins: Thank you Mr. Sanchez. If there are no questions, we'll hear from the applicant.

Applicant Presentation:

Patrick Reuter, Klover Architects, 8813 Penrose Lane, Suite 400 appeared before the Planning Commission and made the following comments:

Mr. Reuter: I don't have anything else to add to the staff report. Going through with the tenant, we discovered that we had too many offices, so that's the reason for the downsize. I'll take any questions and I'm okay with any stipulations.

Chairman Elkins: Are there any questions for the applicant? If there are no questions, that takes us to a discussion. Are there any comments that any commissioners have with respect to the application for a final plan? Is there a motion?

A motion to recommend approval of Case NC 43-22 – CORNERSTONE OF LEAWOOD – CHARLES SCHWAB ADDITION – Request for approval of a Final Plan, located south of 135th Street and east of Nall Avenue was made by Hoyt; seconded by Hunter. Motion carried with a unanimous vote of 5-0. For: McGurren, Hunter, Hoyt, Belzer, and Coleman.

Chairman Elkins: Is there anything else coming before the commission?

Comm. Coleman: I wanted to point out that the commissioners got invited to the Affordable Housing Networking Training Event, which was held Thursday, May 12th at Merriam City Hall. Myself, Chairman Elkins, and Comm. Hunter attended.

Chairman Elkins: It was an interesting exercise. A plan was given to us and we acted as a planning commission, addressing issues around affordable housing. It was about a different level of housing as opposed to something that Section-8 has. We were told that we will have more workshops like that coming soon. Any other business?

Mr. Klein: I just want to remind everybody that we plan on having a Planning Commission work session on June 14th to continue our discussion with regard to the high-density green space housing types as well as LDO minutes to discuss.

Chairman Elkins: Thank you all.

MEETING ADJOURNED