

**LENEXA PLANNING COMMISSION
MEETING MINUTES
January 8, 2018**

Chairman Chris Poss called the regular meeting of the Lenexa Planning Commission to order at 7:03 p.m. on Monday, January 8, 2018. The meeting was held in the Community Forum at Lenexa City Hall at 17101 W. 87th Street Parkway, Lenexa, Kansas.

Roll call was taken with the following members present:

Commissioner Horine
Commissioner Leib
Commissioner Burson
Commissioner Harber
Commissioner Katterhenry
Commissioner Harper
Commissioner Snider
Vice-Chairman Hoye
Chairman Poss

Staff members attending were:

Magi Tilton, Development Review Administrator
Tim Collins, Engineering Construction Services Administrator
James Kraatz, Planner
Dave Dalecky, Planner
Sean McLaughlin, Assistant City Attorney
Peter Simonsen, Assistant City Attorney
Andrew Diekemper, Fire Division Chief

APPROVAL OF MINUTES: December 4, 2017

The minutes of the December 4, 2017, meeting were presented for approval. Hearing no changes or corrections to the minutes of the regular meeting, Chairman Poss entertained a motion to **APPROVE** the minutes as written. Moved by Commissioner Leib, seconded by Commissioner Horine, and **APPROVED** by a majority voice vote.

CONSENT AGENDA:

1. Final Plat for **The Timbers at Clear Creek, Sixth Plat**, located at 83rd Street and Clare Road. **PT17-20F**
2. a. Final Plan for **Olathe Elementary School**, located at the 97th Terrace and McCormack Drive. **PL17-22F**
b. Final Plat for **Olathe Elementary School**. **PT17-25F**
3. Final Plan for **Sonoma Plaza, Private Infrastructure**, located south of 87th Street Parkway and west of Loiret Boulevard. **PL18-02F**
4. Final Plan for **Bristol Highlands, Landscape Plan**, located north of 83rd Street and east of Monticello Road. **PL18-01F**

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5. Final Plan for **Academy Bank ATM w/Enclosure**, located 13218 West 87th Street Parkway. **PL18-04F**
6. Final Plat for **Cottonwood Canyon, Street Plat**, Cottonwood Canyon Drive, 94th Street and Cottonwood Canyon. **PT18-01F**

MOTION:

Chairman Poss entertained a motion to **APPROVE** Consent Agenda Item Numbers 1 thru 6. Moved by Commissioner Katterhenry, seconded by Commissioner Hoye, and carried by a majority voice vote.

END OF CONSENT AGENDA

REGULAR AGENDA:

PUBLIC HEARING:

1. a. Rezoning for **QuikTrip #295**, located at the northwest corner of 95th and Noland Road from R-1, Residential Single-Family and NP-O, Planned Neighborhood Office Zoning Districts to CP-2, Planned Community Commercial Zoning District. **RZ17-16**
- b. Concept Plan for **QuikTrip #295**. **PL17-02CP**

This application was **WITHDRAWN** at the request of the applicant, until they are ready to proceed. At that time re-notification of surrounding property owners will occur.

2. Preliminary Plan for **Broderson Manufacturing**, located north of 106th Street and east of Lackman Road. **PL18-01P**

This application was **WITHDRAWN** at the request of the applicant.

3. A resolution finding Redevelopment (TIF) Project Plan 3G (KSMC 87th Mixed Use Project) is consistent with the City's Comprehensive Plan for development.

STAFF RECOMMENDATION:

Assistant City Attorney Sean McLaughlin addressed the Commission. Mr. McLaughlin stated up for consideration is Project Plan 3G in City Center TIF District. The City Center TIF District was established in 2001 and amended in 2005; and its purpose is to encourage economic development in the City Center area. The city recognizes the development of mixed use and urban developments can be more expensive due to infrastructure, hardscape and parking costs. Thus, the TIF was established to help the developers to offset some of the costs. The City Center TIF District specifically authorizes allowable expenditures including infrastructure, site prep, stormwater improvements, structured parking facilities as well as other costs. The city received a TIF application from KSMC, LLC for the TIF Project Plan associated with the multi-tenant building on 1.6 acres at the northeast corner of Winchester and 87th Street Parkway. This is more familiar as the Gomer's project and final plan that the Commission approved last month. The Planning Commission is required to review the project plan and find it consistent with the city's Comprehensive Plan. The

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resolution in the packet identifies a number of the ways it is consistent with the Comprehensive Plan. The City Council approved the final plan on December 19, the project incorporates the mixing of uses, which is an important component of City Center North and the City Center in general, and the project includes pedestrian friendly public spaces, landscaping and sidewalk connections. In addition, the following excerpts from the Comp Plan, which says the creation of the City Center at the intersection of Renner Boulevard and 87th Street Parkway is a key recommendation and the City Center concept requires the initiative on the part of the City. Staff recommends the Planning Commission make a finding of the TIF Project Plan 3G is consistent with the cities approved Com Plan as set forth in the resolution.

PLANNING COMMISSION DISCUSSION:

Commissioner Leib asked why the natatorium to be built is included in the project map.

Mr. McLaughlin stated it is included when we do a project like this as a 20-year project plan and they get approximately 10-years of reimbursable for private TIF expenses for that developer. The balance of those funds will be taken in by the city, the city is participating in the parking structure of about 50/50 with the school district, and the city will allot those funds to the city itself to have offset the cost for participating with the school district. It is not within the project plan area, but it is within the TIF District as a whole, which is an allowable cost for the city. This is not the first time something like this has been done; but probably one of the first times the Commission has seen it as specific. It will often have public infrastructure improvements reimbursable so they are not specific, so you have just associated with streets around it, but this one is very specific as to what the costs could be incurred and used for in the future.

MOTION:

Chairman Poss entertained a motion finding the Redevelopment (TIF) Project Plan 3G (KSMC 87th Mixed Use Project) is consistent with the City's Comprehensive Plan for development. Moved by Commissioner Hoye, seconded by Commissioner Leib, and carried by a majority voice vote.

The meeting adjourned at 7:09 p.m.

/s/
Lu Anne Johnson , Recording Secretary

/s/
Beccy Yocham, Director of Community Development