



**MINUTES OF THE
MARCH 20, 2018
LENEXA CITY COUNCIL MEETING
COMMUNITY FORUM, 17101 W 87th STREET PARKWAY
LENEXA, KS 66219**

CALL TO ORDER

The meeting was called to order at 7:00 PM.

ROLL CALL

The following Councilmembers were present with Mayor Mike Boehm presiding: Joe Karlin, Steve Lemons, Bill Nicks, Tom Nolte, Dan Roh, Corey Hunt, Andy Huckaba, and Mandy Stuke.

Staff present included Eric Wade, City Administrator; Todd Pelham, Deputy City Administrator; Mike Nolan, Assistant to the City Administrator; Beccy Yocham, Community Development Director; Cindy Harmison, City Attorney; Danielle Dulin, Assistant to the City Administrator/Interim City Clerk; and other City Staff.

APPROVE MINUTES

A motion to approve the minutes of the March 6, 2018 City Council meeting was made by Councilmember Stuke and seconded by Councilmember Huckaba. Motion passed unanimously.

MODIFICATION OF AGENDA

None.

PROCLAMATIONS

Vietnam Veterans Day

CONSENT AGENDA

1. Acceptance for Maintenance - Village Cooperative of Lenexa

This project constructed storm sewer and sidewalk improvements related to the Village Cooperative of Lenexa project which is located at 14000 W. 87th Street Parkway. The work included relocating a curb inlet and replacing a section of sidewalk.

2. Resolution approving the serving of complimentary alcoholic liquor or cereal malt beverage at Lenexa Artists' Receptions in 2018.

A non-profit organization is allowed to serve complimentary beverages at an event promoting the arts if approved by the Governing Body. The proposed resolution will approve and authorize the serving of complimentary alcoholic liquor or cereal malt beverages at the Lenexa Artists' Receptions in 2018.

3. Resolution consenting to the enlargement of the Consolidated Main Sewer District of Johnson County to include the property located at the Timbers at Clear Creek, 6th Plat.

This resolution consents to the enlargement of the Johnson County Wastewater's service area boundaries within the City. The enlargement of the district is necessary to accommodate a facility expansion to include the property located at the Timbers at Clear Creek, 6th Plat.

4. Resolution determining the intent of the City to issue revenue bonds in an amount not to exceed \$60,000,000 to refinance the costs of a health care project for the benefit of Lakeview Village, Inc.

Lakeview Village, Inc. submitted an application requesting the City to issue up to \$60 million in Health Care Facility Revenue Bonds to refinance existing bonds previously issued by the City in 2007. The new bonds would be issued to reduce future interest costs incurred by Lakeview Village. The bonds will be underwritten by B.C. Zielger and Company, with pricing of the bonds scheduled to occur in mid-April.

END OF CONSENT AGENDA

A motion to approve Items 1 through 3 on the consent agenda was made by Councilmember Nolte, seconded by Councilmember Roh. Motion passed unanimously.

A motion to approve Item 4 on the consent agenda was made by Councilmember Huckaba, seconded by Councilmember Lemons. Motion passed 7-0 with Councilmember Stuke abstaining.

BOARD RECOMMENDATIONS

5. Ordinance approving a Special Use Permit for Sarah's Little Explorers Day Care located at 9136 Kenton Street.

This is a request for a ten year special use permit to allow "daycare, general" for Sarah's Little Explorers Day Care located at 9136 Kenton Street. The special use permit would allow the applicant to care for a maximum of twelve children.

Magi Tilton, Planning and Development Administrator, stated that daycare with providing care for 6 or less children is allowed in residential zone; however, the special use permit would allow the daycare to provide care for 7-12 children. Ms. Tilton stated that a letter in opposition was received from an attorney representing the Reserve Homeowners Association. However, private restrictive covenants are a private matter between the association and the homeowner, and the city is not responsible for interpreting or enforcing such restrictions. Ms. Tilton noted there are two existing daycares in the Reserve subdivision.

A motion to approve Item 5 was made by Councilmember Huckaba, seconded by Councilmember Roh. Motion passed unanimously.

6. Ordinance approving a Special Use Permit for Apollo Hair Systems, located at 11041 Hauser Street, to allow a personal services use.

This is a request for a five-year Special Use Permit for Apollo Hair Systems to allow a personal services use at 11041 Hauser Street in the NP-O, Planned Neighborhood Office Zoning District.

Ms. Tilton stated Apollo Hair Systems, a high-end hair salon that specializes in custom hair replacement, has been classified as a personal services use; therefore a special use permit is required in the the NP-O district. The tenant's lease for the space is five years, and staff feels a five year year special use permit to coincide with the term of the lease is appropriate. Staff and the Planning Commission recommended approval of the special use permit with nine parking stalls being deferred with the stipulation that the applicant entering into an agreement to conduct a traffic study and construct the deferred parking stalls if deemed necessary in the future in addition to the landscaping must comply with the approved landscape plan.

Holly Mills, representing Apollo Hair Systems, requested that the special use permit be approved without the stipulation the tenant must enter into an agreement to conduct a traffic study and construct the nine deferred parking spaces in the future.

There was discussion regarding the current parking needs in the business park with

the existing special use permit for medical use and the process for bringing the property into compliance if parking became an issue in the future.

A motion to approve Item 6 as recommended was made by Councilmember Nolte, seconded by Councilmember Roh. Motion passed unanimously.

7. Ordinance rezoning property for McKeever's Market at the southeast quadrant of 87th Street Parkway and I-435 in Sonoma Plaza from RP-4 to PUD, Planned Unit Development Zoning District.

This is an application to rezone 0.82 acres of property within the Sonoma Plaza development from RP-4, Planned Residential (High Density) Zoning District to PUD, Planned Unit Development Zoning District. This change adjusts the zoning line between the multifamily property and the future McKeever's Market.

Ms. Tilton stated that the proposed rezoning is less than one acre and accommodates minor adjustments in the site plan of McKeever's Market.

A motion to approve Item 7 was made by Councilmember Roh, seconded by Councilmember Lemons. Motion passed unanimously.

8. Consideration of a rezoning request and companion concept plan for Southern Star Central Gas Pipeline, located at 19600 West 87th Lane, to allow construction of an office building
 - a. Ordinance rezoning property located at 19600 W. 87th Lane for Southern Star Central Gas Pipeline from AG, Agricultural Zoning District to NP-O, Planned Neighborhood Office Zoning District
 - b. Approval of a concept plan for construction of an office building for Southern Star Central Gas Pipeline, located at 19600 W. 87th Lane.

This is a request for approval of an ordinance rezoning property owned by Southern Star Central Gas Pipeline from AG, Agricultural to NP-O, Planned Neighborhood Office Zoning District and approval of a concept plan for a new office building. The subject property is located at 19600 W 87th Lane.

Ms. Tilton stated that the applicant is proposing to rezone the entire parcel to allow for the construction of an office building and is requesting approval of a concept plan for the office building. Ms. Tilton stated that the proposed rezoning does not conform to the Future Land Use Plan, and Ms. Tilton stated staff and the Planning Commission recommend denial of the rezoning request and the concept plan due to its incompatibility with the surrounding neighborhood and the inadequate access from 87th Lane to the property. Ms. Tilton stated if the Governing Body is inclined to approve the rezoning and concept plan, staff requests a stipulation be made that access to the office building must be moved to 87th Street Parkway.

Aaron Brown, Southern Star Gas Central Gas, stated Southern Star understands the concerns of staff and the Planning Commission and is willing to work with staff to address these concerns. Specifically, Mr. Brown indicated Southern Star would be willing to reduce the size of the rezoning request to the area of the building and would agree to provide access to the building from 87th Street Parkway.

There was discussion among the Governing Body members regarding the Golden Factors—specifically the unique character of the neighborhood, the highest and best use of the property, and access to the property.

Councilmember Huckaba moved to remand Item 7 to the Planning Commission with direction to the applicant to reduce the area to be rezoned, provide access from 87th Street Parkway, and refine the concept plan and building design. The motion was seconded by Councilmember Roh. The motion passed 5-3 with Councilmembers Lemons, Roh, Hunt, Huckaba, and Stuke in favor and Councilmembers Karlin, Nicks, and Nolte opposed.

9. Resolution naming the new shelter at Sar-Ko-Par Trails Park the "Grand Pavilion."

The Sar-Ko-Par Trails Park Pavilion Project, which includes the construction of a new large capacity shelter, is nearing completion. The Parks and Recreation Advisory Board is authorized to recommend names for city-owned property to the Governing Body. The Parks and Recreation Advisory Board voted unanimously on February 14, 2018 to recommend naming the new large capacity shelter at Sar-Ko-Par Trails Park the "Grand Pavilion."

After discussing the recommendation of the Parks Board, the Governing Body felt this was a great opportunity to “tell a story” about Lenexa and referred the proposed name back to the Parks Board for further review and recommendations requesting the Parks Board give particular consideration to the City’s history, geography or property characteristics and vision.

A motion to refer the naming of the pavilion at Sar-Ko-Par Trails Park to the Park Board was made by Councilmember Nicks, seconded by Councilmember Roh. Motion passed unanimously.

STUDENT INTRODUCTIONS

The following students were present: Gage Vandevenster, Logan Doering, Brady Walker, Marco Cardino, Jacob Burns, and Molly King.

BUSINESS FROM FLOOR

Sergeants Todd Seay and Rob Sanderson thanked the Governing Body for its continued support of the Lenexa Police Department.

COUNCILMEMBER REPORTS

None.

STAFF REPORTS

10. Legislative update

Mike Nolan, Assistant to the City Administrator, gave a brief report on the trip to the National League of Cities conference in Washington, D.C. and provided an update on the 2018 Legislative Session.

11. Police Manpower Discussion

Chief Hongslo addressed the concerns regarding staffing and compensation levels of the Lenexa Police Department that were raised at the March 6, 2018 City Council meeting. He stated that despite the challenges the department has experienced in the last several months there has not been a reduction in service levels. He praised his staff for their dedication and commitment and thanked the Governing Body and community for their support of the Lenexa Police Department.

ADJOURN

It was moved and seconded to adjourn the meeting. Motion passed unanimously.

Meeting adjourned at 8:50 PM.

/s/Danielle Dulin

Assistant to the City Administer/Interim City Clerk