

---

## CALL TO ORDER

---

Chairman Poss called the regular meeting of the Lenexa Planning Commission to order at 7:00 p.m. on Monday, June 5, 2023. The meeting was held in the Community Forum at Lenexa City Hall at 17101 W. 87<sup>th</sup> Street Parkway, Lenexa, Kansas.

---

## ROLL CALL

---

### COMMISSIONERS PRESENT

Commissioner Ben Harber  
Commissioner Don Horine  
Commissioner Curt Katterhenry  
Commissioner Brenda Macke  
Vice-Chairman Mike Burson  
Commissioner David Woolf  
Commissioner John Handley  
Chairman Chris Poss

### COMMISSIONERS ABSENT

Commissioner Jason Leib

### STAFF PRESENT

Scott McCullough, Director of Community Development  
Stephanie Kisler, Planning Manager  
Tim Collins, Engineering Construction Services Administrator  
Andrew Diekemper, Assistant Chief – Fire Prevention  
Steven Shrout, Assistant City Attorney  
Dave Dalecky, Planner II  
Kim Portillo, Planner III  
Gloria Lambert, Senior Administrative Assistant  
Will Sharp, Planning Intern

---

## APPROVAL OF MINUTES

---

The minutes of the May 1, 2023 meeting were presented for approval.

Chairman Poss entertained a motion to **APPROVE** the minutes as amended. Moved by Commissioner Handley, seconded by Commissioner Horine, and **APPROVED** by a majority voice vote.

---

## CONSENT AGENDA

---

1. **Heartland Coca-Cola Parking Lot Expansion** - Consideration of a final plan for a parking lot expansion on property located at 10001 Industrial Boulevard within the BP-2, Planned Manufacturing District. PL23-12F

Chairman Poss entertained a motion to **APPROVE** Consent Agenda Items 1. Moved by Commissioner Handley, seconded by Commissioner Katterhenry, and carried by a unanimous voice vote.

---

## REGULAR AGENDA

---

2. **WITHDRAWN: KC Power Facility** - Consideration of a special use permit for a youth volleyball training facility on property located at 15600 West 99th Street within the BP-2, Planned Manufacturing District. SU23-05
  
3. **Sarah's Busy Bees LLC** - Consideration of a special use permit for an in-home daycare on property located at 8909 Park Street within the R-1, Single-Family Residential District. SU23-04

### APPLICANT PRESENTATION:

Sarah Shatzer, owner of Sarah's Busy Bees, stated she requests a special use permit to expand her business of five years by adding a second daycare provider and adding more children.

### STAFF PRESENTATION:

David Dalecky presented the Staff Report. The request is a special use permit for an in-home daycare to expand her business from a maximum of 6 children to a maximum of 12 children. He provided an overview of the site location and showed an aerial image of the site. He discussed her business narrative and pointed out the criteria for special use permit review. He noted communication received from a neighbor across the street. The neighbor had concerns of cars using their driveway to turn around after dropping off/picking up children at the daycare. Staff directed the applicant to inform her clients to cease using the neighbor's driveway. Staff proposed a one-year special use permit to make sure the situation with the neighbor's driveway was alleviated. He noted the applicant could come back to the Planning Commission after one year and request a longer special use permit.

### PUBLIC HEARING:

Chairman Poss **OPENED** the Public Hearing and asked if anyone wished to speak on this item.

Karen Beaman, 8903 Park Street, spoke in favor of the special use permit. She said she lives north of the applicant's daycare. She said it is a positive business and that it is an asset to Lenexa. She said Sarah's Busy Bees is very necessary for those in the area that need quality daycare services.

Chairman Poss entertained a motion to **CLOSE** the Public Hearing. Moved by Commissioner Burson, seconded by Commissioner Handley, and carried by a unanimous voice vote.

### PLANNING COMMISSION DISCUSSION:

Commissioner Horine told the applicant that the one-year special use permit will give her the opportunity to address the problem with people using her neighbor's driveway. Hopefully after a year when she returns there will not be any concerns. David Dalecky said the applicant will have the opportunity to come back to the Planning Commission and request a longer special use permit after one year.

### MOTION:

Chairman Poss entertained a motion to recommend **APPROVAL** of a Staff recommends approval of SU23-04 - a special use permit for a daycare, general use for **Sarah's Busy Bees Daycare** located at 8909 Park Street for a period of one year.

Moved by Commissioner Katterhenry, seconded by Commissioner Woolf, and carried by a unanimous voice vote.

4. **The Mint** - Consideration of a rezoning and a final plan for an event space located at 12345 West 95th Street, from the CP-O, Planned General Office, and the CP-3, Planned Regional Commercial, Districts to the CP-1, Planned Neighborhood Commercial District. RZ23-04 & PL23-13F

### APPLICANT PRESENTATION:

Henry Klover, Klover Architects, presented information for the proposed project. He explained the site is the old Bank of America building located at the southwest corner of 95<sup>th</sup> and Monrovia Street. The owner, Steve Beaumont, saw an opportunity to create a new event space with other office uses. Plans include interior renovations with the addition of green lighting elements at the building entry. The plans also include enclosing the drive-thru canopy. The applicant worked with staff to create better circulation throughout the parking lot.

### STAFF PRESENTATION:

David Dalecky presented the staff report and noted that the final plan application submitted was contingent on approval of the rezoning application. He displayed an aerial image showing the site location and talked about the zoning and future land use. The applicant requests rezoning to the CP-1, Planned Neighborhood Commercial Zoning District for a 33,000 square foot 2-story building on a 2.5 acres site. The plans include a right-in and right-out entrance at the northern entrance from Monrovia Street. There is a shared parking agreement with the adjacent properties for 55 additional parking stalls for a total of 142 stalls for the use. Staff is supportive of the parking deviation requested by the applicant. A sidewalk exists on 95<sup>th</sup> Street but there are concerns with adding a sidewalk on Monrovia Street due to existing easements and HVAC equipment. The applicant will install new internal sidewalks. He displayed the criteria for review for rezoning requests. He pointed out the parking lot and building setbacks and said Staff recommends approval of the proposed setbacks. He concluded by stating that Staff recommends approval of the rezoning and of the final plan, with two conditions:

1. The applicant shall provide to the City's benefit a 10-foot-wide public sidewalk easement along Monrovia Street prior to the issuance of a building permit; and
2. The landscape plan shall be revised prior to the issuance of a building permit to accommodate the public sidewalk easement and future sidewalk.

### PUBLIC HEARING

Chairman Poss **OPENED** the Public Hearing and asked if anyone wished to speak on this item. Hearing no comments from the public, Chairman Poss entertained a motion to **CLOSE** the Public Hearing. Moved by Commissioner Horine, seconded by Commissioner Katterhenry, and carried by a unanimous voice vote.

### PLANNING COMMISSION DISCUSSION:

Commissioner Harber voiced his concern of the traffic behind the site and that some traffic would be right-in and right-out but had concerns of the traffic circulation. David Dalecky said it is the likely hood that a lot of the traffic will take the new ramps to get to Quik Trip.

Commissioner Woolf asked about the sidewalk installation and David Dalecky replied that the details have not yet been finalized.

Commissioner Handley said he would rather approve of a reduction to the parking instead of reducing landscaping.

Commissioner Katterhenry commented that the project was great and at a good location. He also encouraged screening of mechanical equipment.

Chairman Poss addressed the applicant and said that they need to work with Staff to improve the east side of the property. Henry Klover responded that they would install new fencing on that side of the property.

#### **MOTION:**

Chairman Poss entertained a motion to recommend **APPROVAL** of **The Mint** located 12345 W. 95<sup>th</sup> Street, for a banquet facility and office uses, with the deviations from the UDC as listed in the Staff Report, and with the following conditions:

1. The applicant shall provide to the City's benefit a 10-foot-wide public sidewalk easement along Monrovia Street prior to the issuance of a building permit; and
2. The landscape plan shall be revised prior to the issuance of a building permit to accommodate the public sidewalk easement and future sidewalk.

Moved by Commissioner Harber seconded by Commissioner Burson, and carried by a unanimous voice vote.

- 5. Canyon Creek Commercial** - Consideration of a preliminary plan for a commercial development located at the southwest corner of Prairie Star Parkway and Shady Bend Road within the CP-1, Planned Neighborhood Commercial District. PL23-04P

#### **APPLICANT PRESENTATION:**

Andrew Kibble, Kimley-Horn and Associates said the proposed project consists of commercial space and a daycare. He discussed their grading and lighting plan. He emphasized that the lighting will be directed away from the adjacent duplexes. He displayed architectural photos and elevations and noted some of the materials that will be used. There will be a shared parking agreement throughout the property.

#### **STAFF PRESENTATION:**

David Dalecky presented the Staff Report. He showed an aerial image of the site. The area west of Shady Bend Road will remain commercial for a community node as a part of the Vision 2040 Plan. Residents of nearby developments will have access to the commercial center. There are three components of development in this vicinity, which consist of duplexes, commercial uses, and a daycare. He listed the requested special setback deviations from Prairie Star Parkway

and said Staff supported the requests. He explained the landscape plan and noted that it complies with the City's buffer requirements. He displayed elevations of the proposed plans and concluded that Staff was recommended approval.

#### **PLANNING COMMISSION DISCUSSION:**

Commissioner Katterhenry said he had no opposition but did have a little concern of the encroachments and setbacks.

Commissioner Burson asked the applicant which building is driving the project. Andrew Kibble said the construction would begin on the outside and then work its way into the interior part of the site, that is how they got the shapes of their buildings. They plan to start with the coffee and retail first, then move towards the daycare and multi-tenant.

Commissioner Horine recommended improvements to the appearance of the site from Prairie Star Parkway because that portion of the design looked plain.

Commissioner Macke said she also struggled with the encroachments with the building and the fence, especially with it backing up to Prairie Star Parkway because it will be front and center.

Chairman Poss said that the requested deviations are acceptable, but the view from Prairie Star Parkway needs to look more appealing.

#### **MOTION:**

Chairman Poss entertained a motion to recommend **APPROVAL** of the preliminary plan for **Canyon Creek Commercial** located at the southwest corner of Prairie Star Parkway and Shady Bend Road, for neighborhood retail uses, with deviations as noted within the Staff Report.

Moved by Commissioner Woolf, seconded by Commissioner Horine, and carried by a unanimous voice vote.

#### **CONTINUED APPLICATIONS (NO DISCUSSION)**

- 6. Raman 101<sup>st</sup> Street Single-Family** - Consideration of a preliminary plat for a single-family subdivision located at the northeast corner of 101<sup>st</sup> Street and Lone Elm Road within the R-1, Single-Family Residential District. PT23-03P

#### **STAFF REPORT**

Stephanie Kisler introduced Will Sharp, summer Planning Intern.

Will Sharp addressed the Planning Commission and gave some background information concerning his education.

Ms. Kisler also announced that a new Planner had been hired and would be starting on Wednesday. The new Planner is Logan Strasburger.

---

**7. Discuss/debrief the Comprehensive Plan update presented at the May 9, 2023 joint session with the City Council.**

Scott McCullough presented the Comprehensive Plan update. He began with a summary overview displaying the Land Use Map. He explained that there are three scenarios:

1. The currently adopted map
2. Reimagined – future land use
3. Reimagined with increased density

He noted that some of the categories on the current Comprehensive Plan Map have changed due to approved projects. He displayed the Area of Change map and pointed out the neighborhood nodes and land use trends.

Chairman Poss commented that Scenario 3 seemed to be a good blueprint for ADUs (Accessory Dwelling Units).

The Commissioners spoke about the use of ADUs in Lenexa and the need to start thinking about the City's future to anticipate the use of ADUs in more communities. They spoke further about the potential growth and development in Lenexa and how that will impact the Comprehensive Plan.

---

**ADJOURNMENT**

Chairman Poss ended the regular meeting of the Lenexa Planning Commission at 8:35 p.m. on Monday, June 5, 2023.