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## CALL TO ORDER

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Chairman Poss called the regular meeting of the Lenexa Planning Commission to order at 7:00 p.m. on Monday, May 1, 2023. The meeting was held in the Community Forum at Lenexa City Hall at 17101 W. 87<sup>th</sup> Street Parkway, Lenexa, Kansas.

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## ROLL CALL

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### 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

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## APPROVAL OF MINUTES

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The minutes of the April 3, 2023 meeting were presented for approval.

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

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## CONSENT AGENDA

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1. **Cottonwood Canyon, 14<sup>th</sup> Plat - Consideration of a revised final plat for a single-family residential lot located at 9309 Cottonwood Canyon Drive within the RP-1, Planned Residential (Low Density) District. PT23-02FR**
2. **Creekside Park First Plat - Consideration of a final plat for a single-family subdivision located near the southeast corner of 91<sup>st</sup> Street and Clare Road within the RP-1, Planned Residential (Low Density) District. PT23-12F**
3. **Midas Lenexa City Center - Consideration of a final plan for a mixed-use development with two hotels and retail space located between Elmridge Street and Penrose Lane and the east and west lanes of W. 87<sup>th</sup> Street Parkway within the CC, Planned City Center District. PL23-10F**

Chairman Poss entertained a motion to **APPROVE** Consent Agenda Items 1 through 3. Moved by Commissioner Horine, seconded by Commissioner Burson, and carried by a unanimous voice vote.

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## REGULAR AGENDA

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### 4. **Westside Family Church Care Center - Consideration of a preliminary plan for a two-story office building accessory to the church/place of worship located at 8500 Woodsonia Drive within the R-1, Single-Family Residential District. PL23-02P**

#### **APPLICANT PRESENTATION:**

Brian Rathsam, Architect with Mantel Teter Architects, presented information for the proposed project. The project includes a new building that will be two stories in height. The new building will match the existing material and tie into its current architecture. The new two-story building will include offices and meeting rooms for counseling. They will also be adding 70 parking stalls to the parking lot. They are also working to develop a new stormwater plan.

Dan Chaverin, Executive Pastor of Westside Family Church, talked about the church's plans for the new building. Westside Family Church's mission is to help families in the community by expanding the services they currently offer. Statistics show that the mental health crisis has worsened and their certified counseling services will be available to all families in the community.

#### **STAFF PRESENTATION:**

Stephanie Kisler presented the staff report. She displayed an aerial image of the project's location and the overall site. The proposed building is an accessory use to the existing church and is therefore allowed within the R-1 Zoning District. She also displayed the site's current zoning and future land use classification and talked about the applicant's overall future plans. The proposed two-story structure will be about 20,000 square feet in size and located on the southwest corner of Woodsonia Drive. Their proposal included sidewalk connections along both sides of Woodsonia Drive. The landscape plan and elevations include elements that will carry over from the existing site and existing church building to the new building.

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

Commissioner Horine commented that it was nice to see the church address the community's needs.

Commissioner Katterhenry echoed Commissioner Horine's comments, agreeing that the services the church offers are needed.

Chairman Poss asked if the building would meet the maximum height allowance of 35 feet for the R-1 District. Ms. Kisler noted that staff will review that requirement and a height deviation request could be necessary.

#### **MOTION:**

Chairman Poss entertained a motion to recommend **APPROVAL** of a preliminary plan for an office building accessory to the church/place of worship for **Westside Family Church** located at 8500 Woodsonia Drive.

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

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## **STAFF REPORT**

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Stephanie Kisler told the commissioners that Christa McGaha had given her notice since the last Planning Commission meeting and had taken a new position in the New England area.

Ms. Kisler noted amendment to the fence code, which had previously been before the Planning Commission, was not yet approved by the Governing Body. At the April 18<sup>th</sup> meeting the Governing Body requested changes to the requirements for fences on corner lots. In summary, the Governing Body directed staff to allow only fences that are 4' tall and open-style at a 15' setback from the street-side side yard.

Ms. Kisler mentioned that the special use permit application for Good Spirits was withdrawn.

Scott McCullough gave an update for the Comprehensive Plan stating that a joint meeting between Governing Body and the Planning Commissioners would take place Tuesday, May 9<sup>th</sup> at 7:00 p.m. in the Community Forum.

Kimberly Portillo presented pictures and talked about her experience at the national planning conference that she, Christa McGaha, and Commissioner Leib attended in Philadelphia in early April.

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## **ADJOURNMENT**

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Chairman Poss ended the regular meeting of the Lenexa Planning Commission at 7:44 p.m. on Monday, May 1, 2023.