
CALL TO ORDER

Chairman Poss called the regular meeting of the Lenexa Planning Commission to order at 7:00 p.m. on Monday, April 1, 2024. The meeting was held in the Community Forum at Lenexa City Hall at 17101 W. 87th Street Parkway, Lenexa, Kansas.

ROLL CALL

COMMISSIONERS PRESENT

Chairman Chris Poss
Vice-Chairman Mike Burson
Commissioner Don Horine
Commissioner David Woolf
Commissioner Curt Katterhenry
Commissioner Brenda Macke
Commissioner Cara Wagner

COMMISSIONERS ABSENT

Commissioner Ben Harber
Commissioner John Handley

STAFF PRESENT

Scott McCullough, Director of Community Development
Stephanie Kisler, Planning Manager
Steven Shrout, Assistant City Attorney II

APPROVAL OF MINUTES

The minutes of the March 4, 2024 meeting were presented for approval. Chairman Poss entertained a motion to **APPROVE** the minutes. Moved by Commissioner Macke seconded by Commissioner Horine and **APPROVED** by a unanimous voice vote.

CONSENT AGENDA

1. **Advent Health Building 2A and Parking Garage - Consideration of a final plan for a medical office building and parking garage on the Advent Health Campus located at the southwest corner of 86th Street & Renner Boulevard within the CC, Planned City Center District. PL24-03F**
2. **Advent Health Building 2C - Consideration of a final plan for a mixed-use building on the Advent Health Campus located at the northeast corner of westbound W. 87th Street & Scarborough Street within the CC, Planned City Center District. PL24-04F**
3. **Crown IV (Midwest Compounders) - Consideration of a revised final plan for exterior modifications on property located at 13715 W. 109th Street within the CP-O, Planned General Office District. PL24-04FR**

4. **Westside Family Church, Second Plat - Consideration of a revised final plat to construct an accessory office building on property located at 8500 Woodsonia Drive within the R-1, Single-Family Residential District. PT24-02FR**
5. **Spyridakis/Cooper Home Deviation - Consideration of a deviation from the 25' side yard setback requirement to construct a single-family home at a 10' side yard setback on property located at 7802 Allman Road within the RP-E, Residential Planned Estate District. DV24-02**

Chairman Poss entertained a motion to **APPROVE** Consent Agenda Items 1-5. Moved by Commissioner Horine seconded by Commissioner Katterhenry and carried by a unanimous voice vote.

REGULAR AGENDA

6. **Request to Continue to the June 3, 2024 Planning Commission Meeting - Consideration of a preliminary plan for a mixed-use development on property located approximately at the southwest corner of 87th Street Parkway & Scarborough Street within the CC, Planned City Center District. PL24-02P.**

COMMISSION DISCUSSION

Commissioner Horine asked the reason for the postponement. Stephanie Kisler responded by explaining that the application had been continued twice, primarily because Staff had been collaborating closely with the applicant to enhance the retail presence along the 87th Street segment of the project. She highlighted that the applicant was exploring the feasibility of incorporating additional intensity along 87th Street. Ms. Kisler noted that the current plans feature a parking garage fronting 87th Street, and Staff is working with the applicant to maximize activation through retail and office storefronts.

Henry Klover, Klover Architects, elaborated on their involvement in revising the plans, noting a unique approach required for the parking deck to span over the retail section. He mentioned the intricacies involving precast work and pricing, adding that completion of these tasks coincided with a period of vacation for everyone involved, thus pushing beyond this April 1st meeting. However, Mr. Klover expressed optimism, stating that despite increased construction costs, the project is progressing faster than anticipated. To ensure sufficient preparation time, they request extending the Planning Commission consideration to the June 3rd meeting.

Chairman Poss entertained a motion to continue City Center Area C Mixed-Use Hotel Development to the June 3, 2024 Planning Commission agenda. Moved by Commissioner Woolf seconded by Commissioner Wagner and carried by a unanimous voice vote.

STAFF REPORT

Scott McCullough informed the Commissioners that the Comprehensive Plan Open House took place last week, drawing approximately 55 participants. Mr. McCullough said the event lasted around two hours with consistent activity throughout. He then announced the upcoming Comprehensive Plan Work Session, which is a joint meeting scheduled with both the City Council and Planning Commission on April 23rd. He emphasized efforts to enhance the room setup to facilitate a more interactive session compared to previous joint meetings. Following the joint session, he mentioned that they will gather feedback and comments to finalize revisions to the

Comprehensive Plan. Subsequently, the formal adoption process will commence at the May 6th Planning Commission meeting. If approved, the plan will proceed for final adoption by the Governing Body on May 21st.

ADJOURNMENT

Chairman Poss ended the regular meeting of the Lenexa Planning Commission at 7:10 p.m. on Monday, April 1, 2024.