

CALL TO ORDER

Chairman Poss called the regular meeting of the Lenexa Planning Commission to order at 7:00 p.m. on Monday, July 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 Ben Harber
Commissioner Brenda Macke
Commissioner David Woolf
Commissioner Don Horine
Commissioner John Handley
Commissioner Cara Wagner
Commissioner Curt Katterhenry

COMMISSIONERS ABSENT

None

STAFF PRESENT

Scott McCullough, Community Development Director
Stephanie Sullivan, Planning Manager
Andrew Diekemper, Assistant Chief – Fire Prevention
Steven Shrout, Assistant City Attorney II
Will Sharp, Planning Specialist
Britton Johnson, Planning Intern
Gloria Lambert, Senior Administrative Assistant

APPROVAL OF MINUTES

The minutes of the June 3, 2024 meeting were presented for approval. Chairman Poss entertained a motion to **APPROVE** the minutes. Moved by Commissioner Horine seconded by Commissioner Macke and **APPROVED** by a unanimous voice vote.

Chairman Poss asked Staff if there were any changes to the agenda. Stephanie Sullivan responded that changes had occurred since the agenda was distributed on Thursday, June 27th. Ms. Sullivan noted that Canyon Creek Forest, Second Plat (PT24-09F), originally a Consent item, had been moved to the Regular Agenda to give the applicant an opportunity to discuss a minor change from what was written on the Staff Report. She also stated that two projects, Apartments at the Trails (PL24-08F, PT24-10F) and Twin Villas at the Trails (PT24-11F), had been withdrawn by the applicant.

CONSENT AGENDA

1. **Tupelo Honey - Consideration of a revised final plan to add a new patio canopy and cover for a new restaurant located at 16720 City Center Drive within the CC, Planned City Center District. PL24-06FR**
2. **Sierra - Consideration of a revised final plan for a facade improvement for a new tenant space within an existing building located at 9656 Quivira Road within the CP-3, Planned Regional Commercial District. PL24-07FR**
3. **Santa Fe Commerce Center - Consideration of a final plat for an industrial development located at the northeast corner of Santa Fe Trail Drive & Lakeview Avenue within the BP-2, Planned Manufacturing District. PT24-08F**

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

REGULAR AGENDA

4. **Request to continue to the August 5, 2024 Planning Commission Meeting: AT&T Generator - Consideration of a special use permit for a new equipment shelter and generator adjacent to the existing cell tower located at 9100 Renner Boulevard within the CP-O, Planned General Office District. SU24-05**

MOTION

Chairman Poss entertained a motion **to continue to the August 5, 2024 Planning Commission Meeting**. Moved by Commissioner Horine, seconded by Commissioner Woolf, and carried by a unanimous voice vote.

5. **Request to continue to the August 5, 2024 Planning Commission Meeting: Sonoma Plaza Phase 3 Apartments – Consideration of a revised preliminary plan and final plat for a four-story, multifamily residential development located approximately east of 88th Street & Maurer Road within the PUD, Planned Unit Development District. PL24-01PR, PT24-07F**

MOTION

Chairman Poss entertained a motion **to continue to the August 5, 2024 Planning Commission Meeting**. Moved by Commissioner Wagner, seconded by Commissioner Macke, and carried by a unanimous voice vote.

6. **Canyon Creek Forest, Second Plat - Consideration of a final plat to replat Lot 23 & Tract A to facilitate construction of a single-family home located at 25023 West 98th Place within the RP-1, Planned Residential (Low Density) District. PT24-09F**

APPLICANT PRESENTATION

David Rinne of Schlagel Engineering spoke on behalf of the developer, Clay Blair with Prime Development. Mr. Rinne explained that the reason for the replat change was to add property to the rear of the lot to accommodate a home that was slightly deeper than originally planned. He noted that the

approved preliminary plan for the subdivision includes Lot 23, which backs up to a tract of green space known as Tract A. He displayed the original plot plan on the screen, highlighting the small triangular area added to the rear of the lot. He then showed a slide of the proposed change to the footprint of the structure, which included an added bump-out in the master bedroom area, resulting in a change of three and a half feet further back with a slight rotation to avoid the sanitary sewer easement. He also noted that 100 square feet was added to the triangular area in the rear to offset the added footage to the home.

STAFF PRESENTATION

Stephanie Sullivan stated that Staff had reviewed the applicant's revised plans and noted that the proposed replat presented this evening resulted in an additional 143 square feet to be modified from the boundary of Tract A to become part of Lot 23. Ms. Sullivan said Staff has no concerns about with the revision proposed by the applicant and Staff still recommends approval.

MOTION

Chairman Poss entertained a motion to recommend **APPROVAL** of the final plat for PT24-09F – **Canyon Creek Forest, Second Plat** for property located at 25023 W. 98th Place, for single-family residential use.

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

STAFF REPORT

Stephanie Sullivan introduced Britton Johnson, the Planning Intern. Mr. Johnson addressed the Commissioners by first introducing himself and then sharing information about his background and what he has been working on in the Planning Division.

Ms. Sullivan then asked Will Sharp, Planning Specialist, to give another staff update. Mr. Sharp proceeded to the podium and informed the Commissioners that he would be leaving the City of Lenexa, with his last day being Friday, July 5th. He thanked the Commissioners for their work as board members and commented that he had enjoyed being a part of the Planning team.

Stephanie Sullivan announced that the fall Planning Commission Retreat is scheduled for Friday, November 22nd and details will be coming soon.

Ms. Sullivan also announced that the Comprehensive Plan will be on tomorrow's (July 2nd) City Council agenda for final consideration.

ADJOURNMENT

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