

## **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 4, 2026. The meeting was held in the Community Forum at Lenexa City Hall at 17101 W. 87th Street Parkway, Lenexa, Kansas.

## **ROLL CALL**

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### **COMMISSIONERS PRESENT**

Chairman Chris Poss  
Vice-Chairman Mike Burson  
Commissioner Sunny Dharod  
Commissioner Ben Harber  
Commissioner Don Horine  
Commissioner Jermaine Jamison  
Commissioner Curt Katterhenry  
Commissioner Cara Wagner  
Commissioner David Woolf

### **COMMISSIONERS ABSENT**

None

### **STAFF PRESENT**

Scott McCullough, Director of Community Development  
Stephanie Sullivan, Planning Manager  
Andrew Diekemper, Assistant Fire Chief  
Steven Shrout, Assistant City Attorney  
Dave Dalecky, Planner II  
Jessica Lemanski, Planner II  
James Molloy, Planner II  
Noah Vaughan, Planning Specialist I  
Gloria Lambert, Senior Administrative Assistant

## **APPROVAL OF MINUTES**

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The minutes of the April 6, 2026 meeting were presented for approval. Hearing no changes or corrections to the minutes of the regular meeting, Chairman Poss entertained a motion to **APPROVE** the minutes as written. Moved by Commissioner Harber, seconded by Commissioner Horine, and **APPROVED** by a majority voice vote.

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## CONSENT AGENDA

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1. **Arise Sales Center** — Consideration of a revised final plan for an office use with deferred parking on property located at 8622 Maurer Road within the CP-2, Planned Community Commercial District. PL26-01FR
2. **Hedge Lane Residential** — Consideration of a final plat for a mixed-residential development on property located at 9140 Hedge Lane Terrace within the RP-1, Planned Residential (Low Density) and RP-2, Planned Residential (Intermediate Density) Districts. PT26-14F
3. **8412 Bridle Dale Addition** — Consideration of a deviation from the side yard setback requirement to allow an addition on property located at 8412 Bridle Dale Street within the RP-E, Planned Residential Estate District. DV26-02

Chairman Poss entertained a motion to **APPROVE** the Consent Agenda. Moved by Commissioner Horine, seconded by Commissioner Wagner, and carried by a unanimous voice vote.

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## REGULAR AGENDA

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None.

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## CONTINUED APPLICATIONS (NO DISCUSSION)

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4. **Highlands at Clear Creek** — Consideration of a final plat for a single-family residential subdivision on property located near the southeast corner of 86th Terrace and Clare Road within the RP-1, Planned Residential (Low Density) District. PT26-11F *(Continued to the June 1, 2026 Planning Commission Meeting)*
5. **Canyon Ridge** — Consideration of a final plan for the multifamily residential component of a mixed-use development located at the northwest corner of K-10 Highway & Canyon Creek Boulevard with the PUD (Planned Unit Development) District. PL26-03F *(Continued to the June 1, 2026 Planning Commission Meeting)*

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## STAFF REPORT

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6. **National Planning Conference Presentation** — Staff will present highlights from the American Planning Association's National Planning Conference in Detroit, Michigan

Jessica Lemanski, Planner II, and Noah Vaughan, Planning Specialist I, along with Commissioner Jamison, each delivered a presentation summarizing their experiences at the National Planning Conference held in Detroit, Michigan, from April 24 through April 27.

Jessica Lemanski began by discussing *Village of Euclid v. Ambler Realty*, a landmark ruling that upheld zoning as a valid exercise of government power to protect public welfare. She noted that while the decision established the foundation for modern zoning, it also contributed to unintended consequences such as housing shortages and segregation, which have since driven reforms promoting more flexible

and inclusive development practices. Ms. Lemanski also shared insights about the Small Developers of KC organization, which trains local residents to navigate the development process and pursue community-based projects, transforming traditional barriers into a more positive, locally driven cycle of investment and growth. She concluded by emphasizing that effective planning requires curiosity, conflict management, and meaningful face-to-face engagement, and that strong public reactions often reflect deeper concerns such as feeling unheard, uncertainty about impacts, or resistance to change.

Noah Vaughan described his first day at the conference, where he attended workshops focused on community-driven reuse of vacant parkland, intergovernmental collaboration between towns and counties, the rapid expansion of data centers and artificial intelligence, and practical planning tools such as GIS and cost-benefit analysis to support trail funding and development. On his second day, he participated in sessions addressing zoning strategies to support small businesses, the role of mobility hubs in improving access, disaster resource planning, and placemaking strategies in music-driven cities like Detroit. On Mr. Vaughan's third day, he attended sessions on policy and politics, focusing on how planning professionals can respond when political dynamics influence our complicated policy implementation. He also learned about Native housing initiatives across the United States, approaches for interacting with the public through storytelling in planning practice, and strategies for preserving historic places through conservation easements.

Commissioner Jamison attended several sessions and chose to highlight a few. He expounded on leadership and values in public service, community-focused development partnerships, and reframing approaches to affordable housing. He concluded by reflecting on Lenexa's strong leadership and community, stating that he feels fortunate to live in the City of Lenexa. Commissioner Jamison noted that Lenexa's leadership consistently upholds shared values and ensures decisions align with the City's codes and policies, while prioritizing the best interests of the community.

## **ADJOURNMENT**

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Chairman Poss ended the regular meeting of the Lenexa Planning Commission at 7:29 p.m. on Monday, May 4, 2026.