

**PLANNING COMMISSION MINUTES**  
CITY OF ROELAND PARK  
4600 W 51<sup>st</sup> Street, Roeland Park, KS 66205  
September 13, 2016, 7:00 P.M.

The Roeland Park Planning Commission met on September 13, 2016, in City Hall, 4600 West 51<sup>st</sup> Street.

Chair Gleason declared a quorum and called the meeting to order.

Present:           Paula Gleason           Mike Hickey     Bill Ahrens  
                  Mark Kohles            Kyle Rogler

Absent:           Julie Mohart     Darren Nielsen

Staff:            Jennifer Jones-Lacy, Assistant City Administrator  
                  City Attorney Shortlidge

**I. Roll Call**

Co-Chair Gleason called the roll and noted that Commissioners Mohart and Nielsen were absent.

**II. MINUTES**

**1. July 26, 2016 Planning Commissioner Meeting Minutes**

**MOTION:** COMMISSIONER KOHLES MOVED AND COMMISSIONER ROGLER SECONDED TO APPROVE THE JULY 26, 2016 PLANNING COMMISSION MINUTES. (MOTION PASSED 5-0)

**III. PUBLIC HEARING**

**1. Applications from PI Real Estate**

- **Final Plat**
- **Final Development Plan**

Commissioner Gleason opened the Public Hearing.

Ms. Jones-Lacy said Andrew Osman, developer with PI Real Estate, who purchased the property at 4707 Roe would like to split the existing single occupant building into two. The dividing wall will be upgraded to meet fire code requirements. There is also a request to have an address of 4705 Roe and 4707 Roe. The businesses occupying the space will be Little Caesar's, which will be used as a training facility as well as office space. The other side would be Tropicana, an ice cream company, that will use the space as a warehouse and office space. Currently the building is in an unplatted planned industrial zoning district in the industrial park. This particular final development plan will help to develop parameters for future development in the industrial park.

The recommendation is that the Planning Commission approve the Final Plat and the Final Development Plan.

SKW project engineer/planner Vic Burks said he received the applications for the final plat and the final development plan. The final plat to split the parcel into two is pretty straightforward. The zoning analysis showed the plat is planned industrial. When that originally occurred, there should have been a document that would have established minimum setbacks, landscaping requirements, etc.,

and that document could not be located. SKW's recommendation to City staff is it is important to identify something for this lot that would be able to be referenced in the future should something happened to it where the building couldn't be enlarged. There was also some question when the platting came through with Roe as to the right-of-way and an access easement. When the right-of-way was depicted on the plat, it became evident there were some private improvements that were located within the City right-of-way. With the development plan the idea is to get all the factors identified, described and then establish who is responsible for what and also for the City to know its obligations.

SKW's recommendation would be to go ahead and approve the project because it is an existing structure and the zoning is present, but also with the stipulations stated.

Ms. Jones-Lacy noted the plat would be approved by the Planning Commission and there is no need to donate any easements.

City Attorney Shortlidge said the plat would need to go before City Council as there is reference to easements. They do not need to approve the plat itself, just accept the easement language.

**MOTION:** COMMISSIONER KOHLES MOVED AND COMMISSIONER ROGLER SECONDED TO APPROVE THE FINAL PLAT FOR THE PROPERTY AT 4707 ROE. (MOTION PASSED 5-0)

**MOTION:** COMMISSIONER AHRENS MOVED AND COMMISSIONER ROGLER SECONDED TO ACCEPT THE FINAL DEVELOPMENT PLAN FOR 4707 ROE. (MOTION PASSED 5-0)

Andrew Osman wanted to go on the record thanking staff for a fabulous time being able to work with them. He added that the two businesses, Tropicana Ice Cream and Little Caesar's Pizza specifically picked Roeland Park as their site for a number of different reasons - access, community, employment. When the previous tenant left, both businesses moved in immediately and they are very excited to be part of the Roeland Park community. The businesses will be opening in the next couple months and truly appreciate that the Council and Planning Commission could adopt the plat changes.

Commissioner Gleason closed the Public Hearing following the vote.

## **2. Applications from Commerce Bank and Embree Hospital for the Northwest Corner of Johnson Drive and Roe Boulevard.**

- **Rezone from Mixed Use Development (MXD) to a new MXD District**
- **Final Development Plan**
- **Final Plat**

Commissioner Gleason opened the Public Hearing

Ms. Jones-Lacy said the Commerce Bank property is currently zoned MXD. It was re-zoned in 2012 from single family to MXD, a designation that does allow uses that are in the planned restricted business district, but does not currently any use in CP-2. Hospitals are listed in CP-2. When the original ordinance was approved, the consideration of this type of facility was not considered as it is a new concept.

The proposal is to allow this hospital facility within the MXD zoning with the following stipulations:

- The facility should be no larger than 20,000 square feet.
- The hospital would remain a Level 4 to Level 5 trauma unit.

- The southeast corner is to be maintained for the one percent art requirement with the developers working with the City's Art Commission to integrate a sense of Roeland Park as the site is a gateway into the community.
- The signage is to be limited to the facades of the building on three sides with no monument sign so as not to compete with art installation.
- Noise levels will not exceed 60 decibels at the property line.
- Any revisions to the preliminary or final development plan which constitute substantial or significant changes to the approved plan, as defined term in the zoning ordinance, shall be subject to approval by the City Council.

City Attorney Shortlidge said when the property was re-zoned in 2012, the City Council specifically required that any final development plans come to the City Council for approval, which is normally not the case.

The bank and hospital have both submitted a preliminary and final plan which was contained in the packet provided to the Planning Commission. After review by staff it was determined that they meet or exceed city requirements.

Staff has also recommended that the landscape plan calls for a lot of native grasses, which are good for environmental purposes and helping with stormwater, but they also requested to see more diversity or color integrated into the plantings. They met with developers who have submitted a revised plan that included some of those elements.

The native grasses to be planted at the back of the property are needed to meet MARC best development practices. It is recommend to seed the sloped area, so there may be erosion issues, but the developer will do erosion control if needed at the time of the planting.

The photos of the brick color of the hospital are shown in two different shades of the development plan. Staff recommends the darker red brick color. This was clarified to be shade variations in the photographs, but will be the darker brick color.

The developers also met with the Redevelopment Committee on July 19<sup>th</sup> who also made several recommendations.

- Evaluate raising the tower, which they have agreed to do.
- Provide line of sight drawings in regards to the roof equipment. This has been done.
- Provide greater detail on the corner element for the one percent for art, which they will evaluate and provide greater detail in the future.

City Administrator Moody asked them to consider integrating the materials for the bank and the hospital and reemphasized that this is the gateway to the City, so they want to make sure that it is well designed and well received.

Ms. Jones-Lacy said the plat is fairly straightforward and would recommend it be approved as presented.

Aaron March, attorney with White Goss law firm on behalf of Commerce Bank, introduced Brent Hall, representative of Commerce Bank; Steven Kirkpatrick, Embree Asset Group, who has the western portion of the property under contract to purchase for the construction of the hospital; Matt Masilionis and Austin Herndon from RMTA Architects; and David Eickman and Seth Reece from Olsson and Associates to discuss the enhanced and modified landscaping plan discussed with staff.

Mr. March said that he truly enjoys working with the City of Roeland Park and thanked staff for scheduling meetings and providing direction to limit the issues that there may be to substantive factual questions as opposed to any misconceived perceptions. He also thanked the neighbors that came out to the neighborhood meeting, adding that they sent out personal letters inviting anyone in the neighborhood to show up and hear about the project along with the statutory notice.

Mr. March showed a PowerPoint presentation in support of the request to modify the lot to allow for the small hospital, the bank and parking.

Mr. Masilionis, project architect for the bank, said that everyone should know that the entrance drives from Roe and Johnson Drive have not changed, but the changes are within the site. He said that as banking needs have changed bank sites do not need to be as large, which helps to create a more sustainable neighborhood provision that the MXD is asking for.

Steven Kirkpatrick with the Embree Asset Group spoke to the functions of hospital. It will be classified as a Level 4 trauma hospital where they will treat what they can treat, and if it cannot be handled at their facility, they will stabilize the patient and transfer to another facility that offers a higher level of care. The hospital has two core functions. There will be an in-patient nursing side with eight beds. Nursing will be available for vital sign monitoring, perhaps end of life hospice care, treatment of infections, pain and toxicity. There will also be an emergency department. No out-patient services will be provided at the hospital. It will be a 24-hour/365-day facility. They will have some support services, one of which is a dietary service as they do provide meals, but none of that is prepared onsite. It is contracted out and brought in as needed and will stored in a warming kitchen or refrigerator until it's time to be served. They also will have an imaging department with a CT and x-ray machines, however, there will be no out-patient services for those.

The main material focus for the building will be of brick and stone, red and gray colors of brick. They do prefer the darker, reddish-brown color of brick. Mr. Embree provided views of the site looking out and line of site views from surrounding areas of the building. He added that all of the rooftop units will be screened on all four sides of mechanical equipment.

Seth Reece addressed the landscaping planned for the site which will include native grasses and plantings that are proposed and showed the revised renderings of the landscape plan submitted. The idea is to create a layered effect going to the site. Layered plantings will include Prairie Dropseed, followed by feathered reed grass. In front of the grasses Knock Out roses and some barberry plants will be added to create some accents to the textures and the colors of the native grass to complement those.

Mr. Reece said there were some concerns expressed about the native grasses on the west side of the property. He said they are actually required to meet the mandated BMP requirements as outlined in the MARC manual as well as helping to reduce irrigation requirements and being responsible with the landscape. The goal with the landscape is to filter the water before it goes into the storm system. Switchgrass will be on the west boundary. Karl Foerster feathered reed grass will be at the southeast corner with the Prairie Dropseed.

Mr. March spoke to the Planning Commission recommendations in the staff report.

There is agreement with the recommendation not to exceed 20,000 square feet and they will not seek a license in excess of Trauma 4 or 5. They will not exceed 60 decibels at the property line.

He believes they have met the condition of staff as it relates to improving the landscaping, modifying the landscape to create some varieties, some warmth, some color and will continue to work with staff to achieve that objective.

One area they would like to discuss is the limitation of the signage to preclude the option for a monument sign. They feel it is important especially in an emergency where someone might miss the entrance. The sign would predominately serve people coming from the east to the west into the site. If going east on Johnson Drive, there is no place to make a left turn into the site. A sign at the entrance identifying the hospital would keep someone from having to double back. He felt that giving up one of the three wall signs for a monument sign and a sign possibly on Roe that would integrate the design components of the entryway-gateway feature would be appropriate. He requested that any monument sign on the site incorporate the design aesthetic of the gateway and be subject to review and input by the Roeland Park Art Commission. This is the only point in the staff report that they would ask to be modified in the report.

Mr. March said they look forward to bringing two new neighbors to the community of Roeland Park, a new Commerce Bank and a new small hospital.

***Public Comment:***

**Tyler Norris** (5711 Cedar Street) Mr. Norris had questions pertaining to the retaining wall on the north and west side of the property, its construction materials and height.

David Eickman, Olsson Associates, said the retaining wall is about 8' at the highest point. It will be constructed with similar materials used in small modular types of wall, similar color to what the building is using. The retaining wall will not be viewed from the neighbors to the west as it will retain the building to the east.

City Administrator Moody added that where the height of the wall exceeds 42 inches, there will need to be a fall protection or fence incorporated into it. Additional detail plans will have to be submitted and approved and that will be a part of that submittal.

**Jane Dermeyer** (5708 Cedar) Ms. Dermeyer questioned the need for a hospital when KU Med and Shawnee Mission Medical Center are close by. She also asked about noise from sirens, bright lights, if water will be allowed to collect behind property possibly causing flooding and mosquitos. She also inquired as to the amount of traffic at the site. She wanted to know if the developer cares about Roeland Park and who would oversee the landscaping ongoing.

Steven Kirkpatrick, Embree Asset Group said he does not anticipate ambulances coming to the facility to drop off patients. In a situation where an ambulance is required, they are already exceeding the services that this hospital will provide. They will be a part of the Emergency Management System who will know the capabilities of the hospital. If a patient is stabilized at hospital and needs to be transferred there will be no need for lights and sirens. He feels this will be a very quiet neighbor just because of the types of services provided. With regard to water, the lot is designed for bio-retention and stormwater quality, but is not designed to collect water and there is no retention pond on the site. Water will be filtered through the landscaping then sent downstream.

Mr. Kirkpatrick feels that a hospital such as this fills a need between urgent care and a major emergency room. Urgent care clinics close and have limited hours, then a person decides to an emergency room unless they decide to wait. They are trying to fill a niche of not having to wait at major hospital waiting room by taking out the less severe cases and treating more minor emergencies in a much shorter fashion. They do not anticipate serving a large area, but would be a community hospital for Roeland Park and surrounding communities. There is a large gap between urgent care and severe trauma and they are filling that gap.

City Administrator Moody said it was mentioned that they anticipate partnering with a local health service provider in the operation of the facility. Mr. Kirkpatrick added that this hospital is being developed for a local healthcare provider that is committed to the community.

City Administrator Moody asked if they have other sites approved in the Kansas City market. Mr. Kirkpatrick said they have been through the entitlement process. They have an application approved in Leawood and they're through the final plan and it is now in permitting. There are others in the process, notably in Overland Park.

Mr. Kirkpatrick spoke to the upkeep of the landscape. There is a reciprocal easement with the bank and added that they are in this project together and relying on one another and are working together.

City Administrator Moody said the plat does have covenants and restrictions that provide for the cooperative care of the common areas.

**Susie Sundberg** (5705 Cedar) Ms. Sundberg has lived in Roeland Park for 28 years and is distressed about the proposal. She questioned why all Roeland Parkers were not invited to give input. She also expressed concern about the intersection at Johnson Drive and Roe and the addition of two more facilities will cause even more congestion. She felt the new development would lower property values.

**Deb Settle** (5715 Cedar) Ms. Settle said she has enjoyed living in Roeland Park. She asked how many of these hospitals exist, how they have done, how long they have been there, and have they been opened and since closed. She also would like to see a higher retaining wall to block out the mechanics on top of the building. She expressed a concern with regards to privacy and the possibility of people walking in her yard. She also expressed concerns on the lighting and asked the developer to keep the lights in mind. She asked for clarification on 60 decibels of sound and expressed concern about water on the property. She also inquired about the adjacent property held in trust and what the plans are for that.

**Unidentified Speaker.** She said she was a speech pathologist and 60 decibels is conversational speech.

Mr. Kirkpatrick said on the west side of the building there are no proposed sidewalks, so there is no reason for anyone back there and they would be on the low side of a wall. There is really no easy way or incentive for them to wander out. They designed the property to dis-incentivize people from walking around the back. With regards to lighting, they will meet all of the City requirements and take into consideration residential neighbors and will do anything they can do to cut off the light. There is a photometric plan included that does touch on the light levels at the property line. Mr. Kirkpatrick added that this facility addresses the changing nature of healthcare and provides a much higher level of care than what you would normally see in an emergency room.

John Honiotes, civil engineer and project manager with SKW, addressed the stormwater concerns. He said the development team has addressed city requirements with respect to stormwater runoff and also the quality and quantity of treatment of approximately 90 percent of all rain events. The soil mixture to be used promotes percolation of the soil and beneath that is a trench and pipe that's carrying water and providing filtration. It's a natural-looking feature for water quality treatment and also supplements the landscape features.

City Administrator Moody said there was a traffic study that was reviewed and updated to reflect the impact of these two sites. A traffic engineer from SKW reviewed what was presented and there was

no warrant for any additional lanes or any changes to the design of the traffic system that serves this area.

**WANDA RYAN** (4800 Johnson Drive) Ms. Ryan said she still had concerns with where the entrance/exits were to the property and the distance of the building to the street.

City Administrator Moody added that the entrances were designed to minimally impact traffic, and when traveling east on Johnson Drive you would not be able to turn into the facility.

David Eickman said the distance from the building to the property line is about 42 feet, and another 55 feet of the property is to the west.

John Honiotes said the sanitary sewer will be connected to a line on the east side of Roe. They will be connecting to the stormwater system on Johnson Drive and one on Roe. All of drainage studies show that the capacity is there for what is needed for this site.

**TOM MADIGAN** (5316 W. 49<sup>th</sup> Terr.) Mr. Madigan said he has lived in Roeland Park for 31 years. He received a call from NotifyJoCo with regard to the meeting tonight and recommended everyone sign up for the service. He also said he supports the hospital for Roeland Park. He understands the neighbors' concerns and that they need to be addressed. He also said the intersection is confusing, but it is actually in the city of Mission and not Roeland Park.

**TERESA KELLY** (4200 W. 54<sup>th</sup> Terr.) Ms. Kelly spoke to the lighting at the site and wanted to make sure it was not intrusive in any way to anyone living around the site. She also requested business statistics for the hospital and that if they are doing a business model, then that information should be available to the people who request it. She said she was glad to see the bio-retention being built in. She added the City has a very active Sustainability Committee and is very pro-environmental stormwater management. She expressed concern that this type of hospital is not a passing fad or that they will be popping up all around close together.

Mr. Embree said they will work to make sure lighting does not shine past their development. He said the statistics they have provided will be that an ambulance runs once or twice a month, and they anticipate 30-35 patients over a 24-hour period, which is considered light traffic.

City Administrator Moody said in mixed use zoning the development plan that gets approved establishes the side yard setback, which becomes the 40 feet that they have between the west property line and the west face of the building. It shall not be less than the side yard setback of the single family residential district, which is five feet.

Commissioner Gleason closed the Public Comment portion of the hearing.

Commissioner Ahrens asked if Mr. Embree will operate the facilities. Mr. Embree said they are just the developer and do not operate the facility. They have a tenant that would operate the facility. Commissioner Ahrens believes that the MXD zoning currently in place is both reasonable and land appropriate and does not feel they should modify the City's zoning code to accommodate a particular use or a particular applicant. Changing the language on the City's zoning code just to accommodate one entity sets a bad precedent.

Commissioner Gleason received a letter from a medical group that expressed concern over how this facility would be used and would it create the opportunity for it to actually cause harm in some ways to people through misunderstanding. How do people know what is an appropriate or inappropriate use of the facility? She also asked about the medical costs.

Mr. Kirkpatrick said the hospital will take anybody and stabilize anybody. It is a saving of time to receive the initial medical care for a patient and to begin the process. It allows for someone to be seen immediately without having to drive a distance and it is a great place to start. This way they are receiving appropriate medical care on the way to the next facility, or they can be stabilized and treated. For the private citizen it is always a decent place to start. The physician is board-certified in emergency services, the same as initially seen at a larger facility. The medical costs would be the same. They will take all kinds of insurance, Medicaid and Medicare and the patient would see no difference as long as they are an in-network provider. Since they are partnering with a local provider, they would not see this as a problem. The patient would also not incur two emergency room bills if they needed to be transferred.

Commissioner Rogler expressed concerns as to whether this development fit into the definitions set aside in the MXD zoning. He read portions of Section 16 into the record noting that the mixed use development is to encourage sustainable neighborhoods, walkability and a sense of place. He felt that the current design plan failed under the MXD designation. He emphasized the pedestrian/bicycle element and the spaces to allow for bike parking. He also said the City is looking for an STP grant for Roe Boulevard and had concerns if this development were being pushed forward, it would not provide an adequate pedestrian or bicycle network in which people are encouraged to walk to this place.

Mr. March responded to Commissioner Rogler by stating in the existing MXD zoning there is approval of a Commerce Bank with a drive-thru. That was the starting point and moved towards a use that does add the sense of pace, a gathering spot. He conceded the hospital may not be considered as a gathering spot, but it will bring people to the community in a positive way. The architecture of the corner is one of the more interesting and challenging corners in the city and they are trying to handle it with an aesthetic that will allow you to know that you're coming into the City of Roeland Park. They are trying to create an environment that will people will want to stop and sit. They also have the bus stop next to the site. The businesses are for profit entities and the site will generate more money for the City than it ever has.

Commissioner Kohles asked for an agreement with Mr. March with regards to art in the City. Mr. March said this is a good start towards satisfying their financial commitment. Mr. Kohles would also like to see doors on trash enclosures. He added that he felt his questions have been answered through this discussion.

Commissioner Hickey said he spoke with two hospital administrators one at KU and the other at St. Luke, which are both Level 1 trauma centers. There are only three in Kansas City area. He said the ambulances are going to the big hospitals. He added that the administrators said patients appropriate for the new hospital are the types of patients they would prefer not to be in their ER as it ties up their ER staff from providing emergency care. This hospital would fill a niche and given the direction of healthcare, he can't see this not working.

Commissioner Kohles recommended that the one percent be for art and not for signage.

City Administrator Moody asked for clarification as to whether the signage would be a part of the art as his understanding was it would share materials that are incorporated into the wall. Mr. March said the intent would be that they be allowed monument signs. Whatever the one percent for art is, whatever the design aesthetic is at the corner that the monument signs would be additive to that and not counted as the one percent for art, but would adopt the design aesthetic for the art design.

Commissioner Kohles then asked since two businesses were sharing one entry, would the signage be for both businesses. Ms. Jones-Lacy said she believed the sign on Roe would just be for Commerce Bank.

Commissioner Gleason noted that this property is already zoned for a bank and is the only property zoned like this in Roeland Park. Commissioner Rogler's questioned that within the requirements in MXD and the vision that it sets out, how it works with the City's comprehensive and strategic plans to be pedestrian oriented and help encourage walkable development.

Commissioner Gleason asked for clarification of the re-zoning from mixed use district to a new mixed use district. City Attorney Shortlidge said that it is rezoning the MXD use to allow for a hospital.

City Administrator Moody said that staff researched this issue very well and sought the advice of City Attorney Shortlidge and also reviewed past minutes, packets and information regarding this property in order to make their recommendations. He also said if the site was re-zoned to another designation other than this MXD it could allow for and attract businesses that the residents and the city do not want for this area. The developers plan to invest \$6 million into the site which results in about a \$51,000 property tax revenue to the City. This property will become a good revenue generator for the city.

Commissioner Rogler reiterated his concerns with what has been done in the past, but said that moving forward as a City with the strategic plan and the comprehensive plan it is important to encourage that walkable development and encourage healthy environments for community of all ages. He said that MXD zoning is the most progressive zoning to create a walkable development.

City Attorney Shortlidge said if this recommended re-zoning is denied, then the existing zoning remains.

Commissioner Gleason said she participated in the original designation of the MXD and the intent was not to focus on the particulars of mixed use, but to allow for businesses that the homeowners would like that would not be noisy and high traffic. There were certain businesses they did not want for that area and that only left MXD zoning. Later Commerce bank came to the City and it was passed to allow for the bank. She added that what is proposed is still a quieter, less traffic kind of facility than many of the things that could be there.

Poll of the Commissioners in support to Rezone for Mixed Use District to a New Mixed Use District

Ahrens - N Gleason - Y Rogler - Y Kohles - Y Hickey - Y

Poll of the Commissioners to Limit Signage to the Face of the Building

Ahrens - No opinion Gleason - Y Rogler - Y Kohles - Y Hickey - Y

There was complete agreement by the Planning Commission for the following:

- The noise level not to exceed 60 decibels from the property line.
- The City Council is to approve any changes to the development plans.
- The facility shall not exceed 20,000 square feet.
- Trash receptacles will have doors.
- There will parking for one bicycle for every ten automobile parking spaces.
- The proposed landscaping and exterior brick colors.
- To connect the existing sidewalks so that pedestrians can get to the property.

**MOTION:** COMMISSIONER KOHLES MOVED AND COMMISSIONER HICKEY SECONDED TO APPROVE THE REZONING WITH THE STIPULATION THAT ANY CHANGES BE REVIEWED BY CITY COUNCIL. (MOTION PASSED 4-1; WITH COMMISSIONER AHRENS VOTING NAY.)

**MOTION:** COMMISSIONER KOHLES MOVED AND COMMISSIONER HICKEY SECONDED TO APPROVE THE FINAL DEVELOPMENT WITH THE ADDED STIPULATIONS TO HAVE ONE BICYCLE PARKING SPACE FOR EVERY TEN MOTOR VEHICLE SPACES AND THAT TRASH RECEPTACLES HAVE DOORS ON THE FRONT, AND A CONNECTION MADE FROM THE NORTHEAST PARKING LOT TO THE SIDEWALK SYSTEM. (MOTION PASSED 4-1; WITH COMMISSIONER ROGLER VOTING NAY.)

**MOTION:** COMMISSIONER AHRENS MOVED AND COMMISSIONER KOHLES SECONDED TO APPROVE THE FINAL PLAT AS PRESENTED. (MOTION PASSED 4-1; WITH COMMISSIONER ROGLER VOTING NAY.)

Commissioner Gleason closed the Public Hearing.

**3. Updates to the City's Comprehensive Plan**

Commissioner Gleason opened the Public Hearing

Ms. Jones-Lacy requested and was granted a continuance for the Public Hearing in order to update the maps and demographics so as to be able to provide a better review and summary.

The Planning Commission agreed to the continuance.

Commissioner Gleason closed the Public Hearing adding that it will be continued to the October Planning Commission meeting.

**IV. DISCUSSION ITEMS**

*There were no items to discuss.*

**V. OTHER MATTERS BEFORE THE PLANNING COMMISSION/FUTURE ITEMS**

Ms. Jones-Lacy said a re-plat request a residential neighborhood will be brought before the Planning Commission to take four lots and convert them into three.

**VI. ADJOURNMENT**

The Commissioners thanked the staff for the job that they have done. Mr. March said he appreciated staff and thanked City Administrator Moody for helping the residents with their questions and leading them down the right path to the right people.

**MOTION:** COMMISSIONER ROGLER MOVED AND COMMISSIONER HICKEY SECONDED TO ADJOURN. (MOTION PASSED 5-0)

(Roeland Park Planning Commission Meeting Adjourned)

Scheduled Meeting Dates for 2016:

January 26	February 16	March 15	April 19	May 17	June 26
July 19	August 16	September 20	October 18	November 22	December 20