

PLANNING COMMISSION MINUTES
CITY OF ROELAND PARK
4600 W 51st Street, Roeland Park, KS 66205
June 16, 2020, 6:00 P.M.

The Roeland Park Planning Commission met remotely on June 6, 2020.

Commissioners Present: Paula Gleason Bill Ahrens
 Mark Kohles Susan Schenewerk
 Lisa Brunner Brian Ashworth

Commissioners Absent: Darren Nielsen

Staff: Jennifer Jones-Lacy, Assistant City Administrator
 John Jacobson, Building Official
 Keith Moody, City Administrator

I. ROLL CALL

Commissioner Gleason called the meeting to order.

Ms. Jones-Lacy called the roll noting that Commissioner Nielsen was absent.

II. Approval of Minutes

1. Approval of Minutes from February 18, 2020

MOTION: COMMISSIONER KOHLES MOVED AND COMMISSIONER AHRENS SECONDED TO APPROVE THE FEBRUARY 18, 2020 MINUTES AS SUBMITTED. (MOTION CARRIED 6-0)

III. Public Comment

There was no public comment.

IV. Action Items

There were no Action Items.

V. Discussion Items

1. **Draft of the Roeland Park Moving Forward 2040: Comprehensive Plan Update**

Confluence made an updated presentation to the Planning Commissioners on the Comprehensive Plan that addressed the feedback they have received from previous meetings.

Chris Cline introduced the Confluence staff on the call with Chris Shires, Marshall Allen, and Jane Reasoner.

Ms. Reasoner reviewed the sections of the proposed Comprehensive Plan. The community vision sets the scene of why they do what they do, what the process will be, and an explanation of some of the key components. The next section focuses on the Roeland Park community profile and demographics followed by a summary of the feedback from public participation. Also included is a land use development plan for existing land use, future land use, as well as a strategic opportunities plan. Definitions have also been provided to help with the reading of the document.

Commissioner Kohles said the street listed as Mohawk should be Neosho. He also stated that a definition of community connectors would be helpful. Ms. Reasoner said the definitions are further into the document, but they could put the words in bold that have definitions listed. They will also make the change on the street to properly reflect Neosho.

Mr. Shires also reviewed the compatibility matrix and the zoning map.

Another component of the plan was to address the concerns of residents and builders with respect to residential design standards. Bulk regulations would keep the same floor area ratio (FAR) which follows a stakeholder request that regulations not too complicated.

Commissioner Gleason said she believed the current City codes address the issue without having a FAR, which would make it a more complex issue. Sixty-six (66) percent of the City's homes were less than 2,300 square feet and that the house on Buena Vista would still be built with the FAR in place. She said the potential problem would apply to larger lots and not the smaller one which could lead to a lawsuit as why should they restrict people who make a greater investment on their lot.

Mr. Shires said it is always a balancing act between regulation and too much regulation.

Commissioner Kohles asked what the FAR achieves as it does not seem to have an impact on the big homes, but he does struggle with the idea of restricting people who want to grow their house on a smaller lot.

Mr. Shires' recommendation was to go into this lightly and not be too restrictive. This could be an item to monitor over time to see if becomes an issue.

City Administrator Moody said the reason the FAR was incorporated into the plan as there is an interest from Councilmembers to look at how they might manage larger construction. He believes the FAR is rational and it does have logic behind it. He added that as with any zoning regulation it is difficult to regulate for the outlier and put forward that the Buena Vista house is a bit of an outlier. The City has not experienced someone buying multiple lots and bringing them together as one. The approach of a FAR in the document as something the Planning Commission might consider gives nod to the City Councilmembers that it has been discussed but there is not a clear consensus. The Governing Body will more than likely need to work through it further if it is something they want to see put into place. He thinks

the Commissioners have come to realize there are differences of opinion and they may not arrive at the same conclusion, but they have done their due diligence and put the document together for the Councilmembers.

Ms. Jones-Lacy said the recommendations of the Comprehensive Plan would not go into effect until they go through a process of updating zoning the code. This must be worked on in the future to implement.

Commissioner Schenewerk said under being around the house on Buena Vista, seeing its size and living by it is a whole different experience. She said that it is really disturbing to the neighbors on Clark.

A section for residential design standards was also included in the Comprehensive Plan which gave guidance to ways to soften impacts to neighborhoods with items such as garages, exterior building materials, wall and roof articulations, windows, and driveways. It was noted that education is also important on the design process. The report also goes beyond ADA standards when considering residential design standards. There are many different ideas on education and incentivizing programs that can be discussed in the future.

Mr. Allen from Confluence reviewed the implementation process. They took the feedback as an opportunity to better define the goals, priorities, and action numbers with the hope to make a more realistic document easier to implement. They did adjust the priority wording from high, medium, and low to short, medium, and long-term route. They also refined the number of goals with no more than three action and policy items to keep it as succinct as possible.

Mr. Cline said if the Planning Commissioners feel comfortable moving the Comprehensive Plan forward, he will make a final presentation to the City for discussion and approval. He thanked the Commissioners and staff for allowing Confluence to engage the whole community in the process.

Ms. Jones-Lacy said they have all done a great job and recognized that they spent a lot of time on this and they really do appreciate it. All the Planning Commissioners agreed with those comments.

Commissioner Gleason opened the public hearing. There were no public comments and the hearing was closed.

Ms. Jones-Lacy asked for a motion to approve Resolution No. 2020-1 for presentation to the Council.

Commissioner Gleason wanted to reiterate that the FAR and other regulations in the plan were discussed but are not currently in the code. She said these are items that need to be discussed in the future after which they will be voted on before they are added to the code.

MOTION: COMMISSIONER KOHLES MOVED AND COMMISSIONER SCHENEWERK
SECONDED TO APPROVE RESOLUTION 2020-1 AS DRAFTED. (MOTION CARRIED)

Mr. Shires thanked everyone and said it has been a fun process for them.

Ms. Jones-Lacy again thanked not only Confluence but all the Commissioners for their input.

City Administrator Moody said this is a big task and he applauded their willingness to put in the time, and their critical thinking to create a plan that reflects what the community hopes they will be. He also thanked Confluence, and this plan is something they should all be proud of.

VI. Other Matters before the Planning Commission

There were no other items presented.

VII. Adjournment

MOTION: COMMISSIONER AHRENS MOVED AND COMMISSIONER BRUNNER SECONDED TO ADJOURN. (MOTION CARRIED 6-0)

(Roeland Park Planning Commission Meeting Adjourned)