

**PLANNING COMMISSION MINUTES**  
CITY OF ROELAND PARK, KANSAS  
4600 W 51<sup>st</sup> Street, Roeland Park, KS 66205  
July 16, 2024, 6:00 P.M.

The Roeland Park Planning Commission met in a joint meeting with the Governing Body on May 21, 2024, at 6:05 p.m.

Commissioners Present: Lisa Brunner, Vice Chair  
Mark Kohles  
Joe Kmetz  
Macrina Abdouch

Commissioners Absent: Darren Nielsen, Chair  
Josey Shaw  
Haile Sims

Staff Present: Jennifer Jones-Lacy - Assistant City Manager/Finance Director  
Wade Holtkamp - Building Inspector  
Alex Felzien - City Attorney  
Chris Shires/Confluence - Consultant

**I. ROLL CALL**

Commissioner Brunner called the meeting to order. Ms. Jones-Lacy called the roll noting that Commissioners Nielsen, Shaw, and Simms were absent. In addition to Ms. Jones-Lacy, staff present were Building Inspector Wade Holtkamp, City Attorney Alex Felzien, and the City's consultant from Confluence, Chris Shires.

**II. Approval of Minutes**

**1. Approve Minutes from May 21, 2024, Planning Commission meeting**

**MOTION:** COMMISSIONER KOHLES MOVED AND COMMISSIONER ABDOUCH SECONDED TO APPROVE THE PLANNING COMMISSION MEETING MINUTES OF MAY 21, 2024, AS PRESENTED. (THE MOTION CARRIED 4-0.)

**III. Public Hearing**

Christopher Shires with Confluence provided an overview of the Zoning Code sections that have changed. took the feedback from several joint Planning Commission/Council meetings in April and May and updated the language in the following sections of Chapter 16 - Zoning and Subdivision Regulations:

- Article 2 - Definitions
- Article 4 - Zoning Districts

- Article 6 - Accessory Uses and Structures
- Article 9 - Sign Regulations
- Article 10 - Landscaping & Screening
- Article 14 - Subdivision Regulations

Those revisions are attached for review and approval by the Planning Commission. Chris will also provide a brief presentation summarizing any updates from the latest joint meeting on this topic that took place on May 21st.

City staff published a notice to hold a public hearing to receive feedback on the Zoning Code updates in the Legal Record. After the Planning Commission Chair opens the public hearing, takes public comment, and closes the hearing, the Commission can vote to recommend the Council adopt the proposed changes, or make changes prior to making that recommendation. After the recommendation moves to Council, the Council can adopt the changes via ordinance as recommended by Planning, make an amendment and override the recommended changes via a 2/3 majority vote, or remand the decision back to the Planning Commission with recommendations for revisions.

The Planning Commissioners did not have any follow-up questions for Mr. Shires.

Vice Chair Brunner opened the public hearing for discussion of the Chapter 16 Zoning Code.

There were no questions or comments from the public.

Vice Chair Brunner closed the public hearing.

Ms. Jones-Lacy assured the Commission that all the changes recommended by Planning Commission and City Council that were previously discussed in the joint meetings were incorporated into the draft code that is before the commission.

#### **IV. Action Items**

**MOTION:** COMMISSIONER BRUNNER MOVED AND COMMISSIONER KHOLES SECONDED TO RECOMMEND APPROVAL TO THE PROPOSED CHANGES TO THE CODE REVISIONS AS PRESENTED & RECOMMENDED TODAY. (THE MOTION CARRIED 4-0.)

#### **V. Discussion Items**

##### **1. Review Zoning Code Updates**

#### **VI. Other Matters Before the Planning Commission**

##### **1. August 20<sup>th</sup> Planning Commission Meeting**

Ms. Jones-Lacy stated that the City Council Meeting originally planned for August 19<sup>th</sup> has been moved to August 20<sup>th</sup> due holding the public hearing to adopt the budget, which now

conflicts with the regularly scheduled Planning Commission meeting. She recommended cancelling the Planning Commission meeting for August due to not having any specific business to discuss and no pending applications.

The Commission agreed.

## **VII. Adjournment**

**MOTION:** COMMISSIONER KHOLES MOVED AND COMMISSIONER BRUNNER SECONDED TO ADJOURN THE MEETING. (THE MOTION CARRIED 4-0.)

The meeting adjourned at 6:18 p.m.