

**MINUTES OF PLANNING COMMISSION MEETING  
OF THE CITY OF FAIRWAY, KANSAS**

The Planning Commission of the City of Fairway, Kansas (the "Commission") conducted a meeting on Monday, June 26, 2023. The meeting was called to order at 6:00 P.M.

Present: Commissioners Shae Pelkowski, Ben Zwick, Jeremy Deeken, Rorric Pfalzgraf, Michael Hoelscher, Ron Denton.

Absent: None.

Presiding: Chair Wendy Bailey.

Staff Present: City Clerk Kim Young; Zoning Counsel Anna Krstulic; Community Development Director Basil Alani; Recording Secretary Barb Fox.

Visitors: Matt Varley, Buck Roofing, 1122 Merriam Lane, Kansas City, Kansas; Kurt Osburn, ADT Solar, Riverside, Missouri; Reid Hensfeld, Astrawatt Solar, 11 East 78<sup>th</sup> Street, Kansas City, Missouri; Krissy Spitcaufsky, 4222 Brookridge; Robin Sterling, RPS Services, LLC, 9120 Flint, Overland Park.

1. APPROVAL OF MINUTES

Chair Bailey asked for a motion to approve the minutes from the April 24, 2023 meeting.

MOTION: Motion was made by Commissioner Zwick to approve the April 24, 2023 minutes. Commissioner Pfalzgraf seconded the motion.

The motion carried unanimously.

2. OLD BUSINESS

None.

3. NEW BUSINESS

a. SITE PLAN – 2706 W. 53<sup>RD</sup> STREET, FAIRWAY, KANSAS, AS SUBMITTED BY MATT VARLEY OF BUCK ROOFING ON BEHALF OF GRI FAIRWAY LLC, PROPERTY OWNER, REQUEST FOR ROOF REPLACEMENT.

Chair Bailey requested the staff report.

Director Alani reported that the applicant submitted a request for a new roof material on the Fairway Shops with Davinci Smokey Grey on the front slopes of the building and CertainTeed Landmark shingles on back of the building. The existing front slope material is wood shake.

Staff recommends approval of the final site plan. If the Planning Commission recommends approval of the requested submittals, the following conditions should be met:

1. One electronic set of plans must be submitted for plan review and approval.
2. Building permit must be obtained and fees paid, as required by City Code.
3. Project must comply with all City Ordinances, the 2012 International Building Code and other incorporated technical codes.
4. Application and approval are void if the building permit is not obtained within one year of the date of Planning Commission approval.

Chair Bailey asked if there were other questions for staff.

Responding to Chair Bailey's question, Director Alani confirmed that roof section over Hen House will remain as it exists and the other half of the roof will be replaced.

Responding to Commissioner Denton's question, Director Alani stated that it is not a requirement that new roofs match existing roofs on other roofs in the Fairway Shops.

Chair Bailey asked the applicant to address the Commission.

Matt Varley, Buck Roofing, 1122 Merriam Lane, Kansas City, Kansas, explained that they are replacing the existing wood shake shingles. They will install new decking and synthetic slate-look shingles. They will replace the roofing at the Fairway Shops but not the roof on the grocery store. Mr. Varley presented a sample of the roofing material to Commissioners. The roofing material has a life expectancy of 20 to 30 years.

Responding to Commissioner Denton's question, Mr. Varley stated that they did not want to install concrete tile, which would have a longer life expectancy. They prefer to use a synthetic material, which is more expensive. The requirements for ice and water shields are the same on a synthetic roof as they are on a regular composition roof.

Chair Bailey asked if there were additional questions for the applicant. Hearing none, she asked for further discussion from the Commission or a motion.

MOTION: Motion was made by Commissioner Pelkowski to approve the site plan for 2706 W. 53<sup>rd</sup> Street, Fairway, Kansas, as submitted by Matt Varley of Buck Roofing on behalf of GRI Fairway, LLC, property owner, request for roof replacement, subject to staff recommendations. Commissioner Zwick seconded the motion.

The motion carried unanimously.

- b. SITE PLAN – 5827 REINHARDT DRIVE, FAIRWAY, KANSAS, AS SUBMITTED BY KARYSSA YOUNG OF ADT SOLAR ON BEHALF OF ERIC SCHNEIDER, PROPERTY OWNER, REQUEST FOR NEW SOLAR PANELS.

Chair Bailey requested the staff report.

Director Alani reported that the applicant is requesting to install roof mounted solar panels.

Staff recommends approval of the roof mounted solar panels. Should the Planning Commission approve the application, staff recommends the following conditions:

1. One electronic set of plans must be submitted for plan review and approval.
2. Building permit must be obtained and fees paid, as required by City Code.
3. Project must comply with all City Ordinances, the 2012 International Building Code and other incorporated technical codes.
4. Application and approval are void if the building permit is not obtained within one year of the date of Planning Commission approval.

Chair Bailey asked if there were questions for staff. Hearing none, she asked the applicant to address the Commission.

Kurt Osburn of ADT Solar, Riverside, Missouri, explained that each panel will have four attachment points and four lag bolts will go through the roof deck to attach the racking to the roof.

Responding to Commissioner Pelkowski's question, Mr. Osburn responded that the home is three years old so the roof framing would be considered a trustable system and strong enough to support the racking attachments and panels.

Mr. Osburn explained that the system is expected to produce about 15,000 kilowatt hours, which is about \$2,500 worth of power per year. Over the next 25 years, the energy savings would be about \$70,000. Typically, the estimated payback for the cost of the solar panels would be 10 to 12 years.

Chair Bailey asked if there were additional questions for the applicant. Hearing none, she asked if there was additional discussion from the Commission. Hearing none, she asked for a motion.

MOTION: Motion was made by Commissioner Denton to approve the site plan for 5827 Reinhardt Drive, Fairway, Kansas, as submitted by Karyssa Young of ADT Solar on behalf of Eric Schneider, Property Owner, request for new solar panels, subject to staff recommendations. Commissioner Pfalzgraf seconded the motion.

The motion carried unanimously.

- c. SITE PLAN – 5507 FALMOUTH ROAD, FAIRWAY, KANSAS, AS SUBMITTED BY MEGAN HAIL OF ASTRAWATT SOLAR ON BEHALF OF BENJAMIN SKIDMORE, PROPERTY OWNER, REQUEST FOR NEW SOLAR PANELS.

Chair Bailey requested the staff report.

Director Alani reported that the applicant is requesting to install roof mounted solar panels.

Staff recommends approval of the roof mounted solar panels. Should the Planning Commission approve the application, staff recommends the following conditions:

1. One electronic set of plans must be submitted for plan review and approval.
2. Building permit must be obtained and fees paid, as required by City Code.
3. Project must comply with all City Ordinances, the 2012 International Building Code and other incorporated technical codes.
4. Application and approval are void if the building permit is not obtained within one year of the date of Planning Commission approval.

Chair Bailey asked if there were questions for staff. Hearing none, she asked the applicant to address the Commission.

Reid Hensfeld, Astrawatt Solar, 11 East 78<sup>th</sup> Street, Kansas City, Missouri, stated that he represents the applicant.

Responding to Commissioner Pelkowski's question concerning the strength of the roof in relation to the weight of the solar panels, Mr. Hensfeld stated that typically during the site analysis the rafters will be examined to determine if structural improvements are needed and if so, they are addressed and corrected.

Director Alani added that an engineering report is included in the report that confirms that the roof structure is structurally sound for the solar panels.

Responding to Chair Bailey's question, Mr. Hensfeld stated discussed the attachments of the solar panels to the roof.

Responding to Commissioner Pelkowski's question, the applicant explained how the panels on the interior of the roof would be accessed for maintenance.

Chair Bailey asked if there were other questions for the applicant. Hearing none, she asked for additional discussion from the Commission. Hearing none, she asked for a motion.

**MOTION:** Motion was made by Commissioner Pelkowski to approve the site plan for 5507 Falmouth Road, Fairway, Kansas, as submitted by Megan Hail of Astrawatt Solar on behalf of Benjamin Skidmore, Property Owner, request for new solar panels, subject to staff recommendations. Commissioner Zwick seconded the motion.

The motion carried unanimously.

d. PUBLIC HEARING AND SITE PLAN – 4222 BROOKRIDGE, FAIRWAY, KANSAS, AS SUBMITTED BY KRISSY SPITCAUFSKY, PROPERTY OWNER, FOR SPORTS COURT.

Chair Bailey requested the staff report.

Director Alani reported that the applicant is requesting a Special Use Permit for a sports court. The property is 25,064 square feet with a minimum required greenspace of 17,298 square feet. With the addition of the sports court, the greenspace will be 19,069 square feet. The required greenspace is 69 percent and with the addition of the sport court, the greenspace percentage will be 76 percent. He added that the applicant moved the location of the sport court from the original submission because a portion of it was in the flood plain.

Staff does not oppose the approval of the Special Use Permit. Should the Planning Commission approve the site plan and requested exceptions, staff recommends the following conditions:

1. One electronic set of plans must be submitted for plan review and approval.
2. Project must comply with all City Ordinances, the 2012 International Building Code and other incorporated technical codes.
3. Application and approval are void if the building permit is not obtained within one year of the date of Planning Commission approval.

Chair Bailey asked if there were questions for staff. Hearing none, she asked the applicant to address the Commission.

Krissy Spitcaufsky, 4222 Brookridge, stated that she is the applicant. Ms. Spitcaufsky stated that the sport court will be concrete and will be used for basketball. The sport court will have no lighting.

Chair Bailey opened public hearing. Hearing no comments from the public, Chair Bailey closed the public hearing.

Chair Bailey asked for additional discussion from the Commission. Hearing none, she asked for a motion.

MOTION: Motion was made by Commissioner Denton to approve the site plan for Special Use Permit for 4222 Brookridge, Fairway, Kansas, as submitted by Krissie Spitcaufsky, property owner, for Sports Court, subject to staff recommendations. Commissioner Deeken seconded the motion.

The motion carried unanimously.

e. SITE PLAN – 5915 BUENA VISTA, FAIRWAY, KANSAS, AS SUBMITTED BY CALEB GEORGE, ON BEHALF OF CHRIS GEORGE HOMES, PROPERTY OWNER, FOR NEW SINGLE-FAMILY HOME.

Chair Bailey requested the staff report.

Director Alani reported that the applicant submitted plans for a new single-family residence. The height of the structure is 27 feet 3 inches. The watershed analysis shows the hardscape will increase from 23 percent to 35.2 percent, which will increase runoff. An infiltration trench is proposed to reduce discharge. The project meets all requirements of Code Sections 15-296 (Dimension Standards) and 15-297 (Site Design Standards). The enlargement of the driveway affects two right of way trees. The trees are less than 30 inches in diameter and approval for the removal will be required from the Public Works Director.

Staff recommends approval of the project subject to the following conditions:

1. One electronic set of plans must be submitted for plan review and approval.
2. Building permit must be obtained and fees paid, as required by City Code.
3. Project must comply with all City Ordinances, the 2012 International Building Code and other incorporated technical codes.
4. Application and approval are void if the building permit is not obtained within one year of the date of Planning Commission approval.
5. Approval of right of way trees removal from Public Works Director.

Chair Bailey asked if there were other questions for staff. Hearing none, she asked for discussion from the Commission. Hearing none, she asked for a motion.

MOTION: Motion was made by Commissioner Denton to approve the site plan for 5915 Buena Vista, Fairway, Kansas, as submitted by Caleb George, on behalf of Chris George Homes, property owner, for new single-family home, subject to staff recommendations. Commissioner Pelkowski seconded the motion.

The motion carried unanimously.

- f. SITE PLAN – 5443 PAWNEE LANE, FAIRWAY, KANSAS, AS SUBMITTED BY ROBIN STERLING OF RPS SERVICES, LLC, PROPERTY OWNER, FOR NEW SINGLE-FAMILY HOME.

Chair Bailey requested the staff report.

Director Alani reported that the applicant has submitted plans for a new single-family residence. The height of the structure is 28 feet 1 ¼ inches. The watershed analysis shows the proposed hardscape to increase from 21 percent to 36 percent, which will increase the runoff at the front property. Storm detention is not required.

Director Alani pointed out there is an issue regarding window and door opening percentage. The left elevation shows the windows at 14.85 percent and the applicant has agreed to increase the openings to meet the 15 percent requirement. The openings on the right elevation are 8.1 percent and do not meet the requirement and would require an exception. The applicant is

proposing to meet the requirement with either real or decorative windows; however, revised plans have not yet been submitted. The applicant has also already paid for a right of way tree that is being removed.

Staff is supportive of the application if the façade is corrected to meet Section 15-297(b)(5)(b) and recommends approval of the project subject to the following conditions:

1. One electronic set of plans must be submitted for plan review and approval.
2. Building permit must be obtained and fees paid, as required by City Code.
3. Project must comply with all City Ordinances, the 2012 International Building Code and other incorporated technical codes.
4. Application and approval are void if the building permit is not obtained within one year of the date of Planning Commission approval.

Chair Bailey asked if there were other questions for staff. Hearing none, she asked the applicant to address the Commission.

Robin Sterling, RPS Services, LLC, 9120 Flint, Overland Park, stated that they propose to revise the right and left elevations to meet the 15 percent requirement.

Chair Bailey noted that the left elevation is currently at 14.85 percent and the Commission routinely grants small exceptions to the window and door openings.

Chair Bailey asked for further discussion. Hearing none, she asked for a motion.

MOTION: Motion was made by Commissioner Pelkowski to approve the site plan and exception to window and door openings on the left elevation for 5443 Pawnee Lane, Fairway, Kansas, as submitted by Robin Sterling of RPS Services LLC, property owner, for new single-family home, subject to staff recommendations, with the additional requirement that the applicant meet the 15 percent window and door opening requirement on the right elevation. Commissioner Pfalzgraf seconded the motion.

The motion carried unanimously.

4. ADDITIONAL BUSINESS

a. NEXT MEETING

City Clerk Young stated that the next meeting is scheduled for July 31, 2023.

5. ADJOURNMENT

Chair Bailey asked for a motion to adjourn.

MOTION: Motion was made by Commissioner Denton to adjourn. Commissioner Pfalzgraf seconded the motion.

The motion carried unanimously.

Hearing no further business, the meeting adjourned at 6:41 P.M.

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Kim H. Young, City Clerk