

**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, August 28, 2023. The meeting was called to order at 6:00 P.M.

Present: Commissioners Ben Zwick, Jeremy Deeken, Rorric Pfalzgraf, Ron Denton.

Absent: Commissioners Shae Pelkowski and Michael Hoelscher.

Presiding: Chair Wendy Bailey.

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

Visitors: James Engle, 7726 Belmont, Kansas City, Missouri.

1. APPROVAL OF MINUTES

Chair Bailey asked for a motion to approve the minutes from the June 26, 2023 meeting.

MOTION: Motion was made by Commissioner Denton to approve the June 26, 2023 minutes. Commissioner Pfalzgraf seconded the motion.

The motion carried unanimously.

2. OLD BUSINESS

None.

3. NEW BUSINESS

a. SITE PLAN – 5919 GRANADA STREET, FAIRWAY, KANSAS, AS SUBMITTED BY BRIAN STANDBY ON BEHALF OF JAMES ENGLE CUSTOM HOMES, PROPERTY OWNER, FOR NEW SINGLE-FAMILY HOME.

Chair Bailey requested the staff report.

Director Alani reported that the applicant submitted a request for a new single-family residence. The plans show the height of the structure is 29 feet 6 ¾ inches and the existing grade is 938.6 feet. The proposed elevation measured at the threshold is 940.7 feet. The watershed analysis shows the proposed hardscape will reduce the rear drainage runoff and increase the front drainage runoff. There is no impact to neighboring properties and storm detention is not required. The project meets all requirements of Code Sections 15-296 (Dimension Standards) and 15-297 (Site Design Standards).

Director Alani stated that there is only about 4 ½ square feet of allowable greenspace remaining on the property.

He noted that the building elevation was raised about 2 feet 2 inches but still meets the height restrictions allowed. There is a tree in the right of way and the applicant has paid the required fee if they want to remove the tree.

Staff recommends approval of the project with 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.

Responding to Commissioner Denton's question, Director Alani stated that if an applicant pushes the foundation walls up higher, they have to be covered by plantings across the front of the home.

Discussion followed concerning where the height of the structure is measured from. City Clerk Young stated that the height of the structure is measured at the existing grade at the front door threshold and not from the threshold of the proposed new structure.

Chair Bailey asked if there were 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 Denton to approve the site plan for 5919 Granada Street, Fairway, Kansas, as submitted by Brian Standby on behalf of James Engle Custom Homes, property owner, for new single-family home, subject to staff recommendations. Commissioner Pfalzgraf seconded the motion.

The motion carried unanimously.

- b. SITE PLAN – 5918 DELMAR STREET, FAIRWAY, KANSAS, AS SUBMITTED BY BRIAN STANDBY ON BEHALF OF JAMES ENGLE CUSTOM HOMES, PROPERTY OWNER, FOR NEW SINGLE-FAMILY HOME.

Chair Bailey requested the staff report.

Director Alani reported that the applicant has submitted a request for a new single-family residence. The plans show the height of the structure is 29 feet 6 ¼ inches and the existing grade is 947.7 feet. The proposed elevation measured at the proposed threshold is 949.2 feet.

The watershed analysis shows the proposed hardscape will reduce drainage to the rear and will increase front street drainage. There is no impact to neighboring properties and storm detention is not required. The project will result in only about 5 ½ square feet of greenspace remaining.

The project will require an exception to the Code requirement that base material changes only occur horizontally at architectural elements or vertically at internal corners. The applicant submitted revised plans to address compliance; however, the applicant is still not in compliance with Section 15-297(b)(6)f.5.

Staff does not support the exception request, but otherwise, supports approval of the application. Should the Planning Commission grant an exception, approval is 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 questions for staff.

Discussion followed concerning the applicant's revision of the plans in the location of the lower brick where it now extends to an inside corner. The applicant has not extended the higher brick on the left side to an interior corner and currently, the brick stops about one foot short because of the window.

City Clerk Young added that there are three different materials on the front of the home but all the other facades have just lap siding.

Responding to Commissioner Zwick's question concerning whether there is a requirement for a landing at the bottom of the stairs on the back porch, Director Alani stated that a landing is not required.

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

James Engle, 7726 Belmont, Kansas City, Missouri, stated that he is the builder on the project. As for changes to the materials on the front of the home, Mr. Engle proposed eliminating the stucco and replacing it with lap siding. He would prefer to keep the brick on the left corner because it helps balance the left side of the house. If the brick is removed, there will be a large empty area of wall space to the left of the window.

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

Commissioner Zwick read a letter he received from Mark Sandy, the neighbor to the south of the proposed new home. Mr. Sandy feels that there are stark design differences in the proposed home when compared to other original homes on the block. He thinks there are other design choices that would be closer in style to the neighboring homes on the block.

Commissioner Denton asked Mr. Engle why he decided to design a more modern home.

Mr. Engle responded that he believes the market calls for the more modern home.

From a structural engineer perspective, Chair Bailey likes the current plan because it gives the visualization of a column on the front of the home.

Commissioner Denton added that the entrance is a little offset and the brick gives that side of the home more weight so he is in favor of granting the exception.

As for the comment from the neighbor concerning the modern style of the home, Commissioner Denton stated that he understands the neighbor's concerns but the Planning Commission does not have the ability to dictate the style of a home.

Chair Bailey agreed, stating that neighborhoods change and evolve over time.

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

MOTION: Motion was made by Commissioner Deeken to approve the site plan for 5918 Delmar Street, Fairway, Kansas, as submitted by Brian Standby on behalf of James Engle Custom Homes, property owner, for new single-family home, subject to staff recommendations, with the additional requirement that the applicant install lap siding to replace the stucco siding on the front of the home as shown on the plans. In addition, the exception request is granted to not require the brick on the front left corner of the home to wrap around to an inside corner. Commissioner Pfalzgraf seconded the motion.

The motion carried unanimously.

c. ANNUAL REVIEW OF PLANNING COMMISSION BY-LAWS.

Zoning Counsel Krstulic requested that this item be set over to the September meeting. She also asked for suggestions for any revisions that the Commission would like considered.

MOTION: Motion was made by Commissioner Denton to continue the annual review of Planning Commission By-Laws to the September 25, 2023 meeting. Commissioner Deeken seconded the motion.

The motion carried unanimously.

4. ADDITIONAL BUSINESS

a. NEXT MEETING

City Clerk Young stated that the next meeting is scheduled for September 25, 2023.

5. ADJOURNMENT

Chair Bailey asked for a motion to adjourn.

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

The motion carried unanimously.

Hearing no further business, the meeting adjourned at 6:28 P.M.

Kim H. Young, City Clerk