

**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, September 25, 2023. The meeting was called to order at 6:00 P.M.

Present: Commissioners Ben Zwick, Jeremy Deeken, Rorric Pfalzgraf and Shae Pelkowski.

Absent: Commissioners Ron Denton and Michael Hoelscher.

Presiding: Chair Wendy Bailey.

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

Visitors: Ana Rogler 4502 W 66<sup>th</sup> Ter, Prairie Village, KS, Katie Trenkle 4319 W 69<sup>th</sup> St, Prairie Village, KS.

1. APPROVAL OF MINUTES

Chair Bailey asked for a motion to approve the minutes from the August 28, 2023 meeting.

MOTION: Motion was made by Commissioner Zwick to approve the August 28, 2023 minutes. Commissioner Pfalzgraf seconded the motion.

The motion carried unanimously.

2. OLD BUSINESS

a. ANNUAL REVIEW OF PLANNING COMMISSION BY-LAWS.

Chair Bailey asked that this item be moved after New Business.

3. NEW BUSINESS

a. SITE PLAN – 6005 BUENA VISTA STREET, FAIRWAY, KANSAS, AS SUBMITTED BY ANA ROGLER OF ROGLER PROPERTIES LLC, 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 29.5 feet from the existing grade of 965.1 feet. The proposed elevation measured at the proposed threshold is 966 feet. The watershed analysis shows the proposed hardscape will reduce the rear drainage runoff and increase the front street drainage. 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).

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.
5. Complies with ARTICLE IV – PUBLIC TREE PROTECTION.

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

MOTION: Motion was made by Commissioner Pfalzgraf to approve the site plan for 6005 Buena Vista Street, Fairway, Kansas, as submitted by Ana Rogler of Rogler Properties LLC, Property Owner, for new single-family home, subject to staff recommendations. Commissioner Zwick seconded the motion.

The motion carried unanimously.

4. OLD BUSINESS

a. ANNUAL REVIEW OF PLANNING COMMISSION BY-LAWS.

Zoning Counsel Krstulic explained that a redline of the recommended changes and a revised version of the By-Laws had been provided to the Commission prior to the meeting for review. The By-Laws have not been updated for some time and the revisions reflect current practices of the Commission. She reviewed language in the proposed By-Laws concerning postings on the applicant's property in the event of a continuance. Since the City does not require posting for any applications, she suggested that the language be removed from the By-Laws. She offered to answer questions.

City Clerk Young clarified that while the City does not require posting on the property, it does require that certified letters be mailed to neighbors within the buffer zone for variances and certain applications going to the Planning Commission.

Chair Bailey asked if there were questions for staff.

Responding to Commissioner Deeken's question, Zoning Counsel Krstulic confirmed that the language concerning posting would be removed from the By-Laws.

Chair Bailey asked for a motion.

MOTION: Motion was made by Commissioner Deeken to remove the language from the draft By-Laws concerning posting and to otherwise approve the Planning Commission By-Laws. Commissioner Zwick seconded the motion.

The motion carried unanimously.

5. ADDITIONAL BUSINESS

a. NEXT MEETING

City Clerk Young stated that the next meeting is scheduled for October 30, 2023.

6. ADJOURNMENT

Chair Bailey asked for a motion to adjourn.

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

The motion carried unanimously.

Hearing no further business, the meeting adjourned at 6:10 P.M.

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Kim H. Young, City Clerk