

**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 24, 2024. The meeting was called to order at 6:00 P.M.

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

Absent: Commissioner Michael Hoelscher.

Presiding: Chair Wendy Bailey.

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

Visitors: Craig Nelson, 5878 Windsor Drive; Brian Douglas, Platform Ventures, 4100 Shawnee Mission Parkway.

1. APPROVAL OF MINUTES

Chair Bailey asked for a motion to approve the minutes from the May 20, 2024 meeting.

MOTION: Motion was made by Commissioner Denton to approve the May 20, 2024, 2024 meeting minutes. Commissioner Zwick seconded the motion.

The motion carried unanimously.

2. OLD BUSINESS

a. SITE PLAN – 5925 EL MONTE STREET, FAIRWAY, KANSAS, AS SUBMITTED BY BRIAN STANDLEY OF JAMES ENGLE CUSTOM HOMES, LLC, PROPERTY OWNER, REQUEST FOR A NEW SINGLE-FAMILY RESIDENCE.

Director Alani explained that this item was continued from the May 20, 2024 meeting. The applicant has made some minor changes to the elevation. The applicant submitted a request for a new single-family residence. The structure is 29 feet 4 ¼ inches measured from the existing grade of 940.7 feet. The watershed analysis shows a proposed swale to carry the rear flow to the street and the front street drainage runoff will increase. The project meets all the requirements of Code Section 15-296 (Dimension Standards) and the applicant requests approval of the project.

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. Add two large shade trees before final occupancy.
6. Installation of approved temporary fencing before a permit is issued.

Chair Bailey asked for discussion from the Commission.

Commissioner Zwick stated that he believes the applicant has addressed previous issues with the elevation.

Chair Bailey asked for a motion.

MOTION: Motion was made by Commissioner Zwick to approve the Site Plan – 5925 El Monte Street, Fairway, Kansas, as submitted by Brian Standley of James Engle Custom Homes, LLC, property owner, request for a new single-family residence, subject to staff recommendations. Commissioner Pfalzgraf seconded the motion. Commissioner Deeken abstained because he was not present at the May meeting.

The motion carried unanimously

3. NEW BUSINESS

a. SITE PLAN – 5933 DELMAR STREET, FAIRWAY, KANSAS, AS SUBMITTED BY ZACH MORGAN OF SUN SOLAR ON BEHALF OF CHAD JOHNSON, PROPERTY OWNER, REQUEST TO INSTALL ROOF MOUNTED SOLAR PANELS.

Director Alani explained that the applicant has requested 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 for discussion from the Commission.

Responding to Commissioner Zwick’s question, Director Alani stated that it is acceptable for the solar panels to be on the street-facing elevation as there is no restriction on the location of the solar panels.

Chair Bailey asked for a motion.

MOTION: Motion was made by Commissioner Denton to approve the Site Plan – 5933 Delmar Street, Fairway, Kansas, as submitted by Zach Morgan of Sun Solar on behalf of Chad Johnson, Property Owner, request to install roof mounted solar panels, subject to staff recommendations. Commissioner Deeken seconded the motion.

The motion carried unanimously

- b. SITE PLAN –5401 FAIRWAY ROAD, FAIRWAY, KANSAS, AS SUBMITTED BY SCOTT KOENIGSDORF OF KOENIG BUILDING + RESTORATION, PROPERTY OWNER, REQUEST FOR A NEW SINGLE-FAMILY RESIDENCE.

Chair Bailey requested the staff report.

Director Alani reported that the applicant is requesting a new single-family residence. The height of the new structure is 27 feet 2 2/4 inches measured from the existing grade of 945.9 feet. The watershed analysis calls for positive swales along the sides of the house. The front street drainage runoff will increase. There is no impact to neighboring properties and storm detention is not required. The project meets all the requirements of Code Section 15-296 (Dimension Standards) and the applicant requests approval of the project.

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. Add one large shade tree before final occupancy.
6. Installation of approved temporary fencing before a permit can be issued.

Chair Bailey 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 – 5401 Fairway Road, Fairway, Kansas, as submitted by Scott Koenigsdorf of KOENIG Building + Restoration, Property Owner, request for a new single-family residence, subject to staff recommendations. Commissioner Pfalzgraf seconded the motion.

The motion carried unanimously.

- c. SITE PLAN –5838 HOWE DRIVE, FAIRWAY, KANSAS, AS SUBMITTED BY CRAIG NELSON OF NELSON DESIGN BUILD LLC ON BEHALF OF JAMES AND KATHERINE DWYER, PROPERTY OWNERS, REQUEST EXCEPTION TO GREENSPACE.

Chair Bailey requested the staff report.

Director Alani reported that the home had an 11' x 18' dining addition on the back completed on October 26, 2020. The applicant is requesting an exception to the greenspace requirement for construction of a larger covered patio to replace the current patio. The existing greenspace is 67.7 percent and the required greenspace is 67.7 percent. The exception request is for proposed greenspace of 13,805.45 square feet or 67.45 percent. The applicant is requesting that the watershed analysis be waived as the exception request is for 45 square feet of impervious area being added at the center of the lot.

Staff recommends approval of the request to waive the watershed analysis. Staff is not opposed to the requested exception to greenspace. If the Planning Commission recommends approval of the request, 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 for discussion from the Commission.

Commissioner Denton understands that the requirements for additions is that they match the material on the main home. He noted that the proposed addition does not match the original structure.

Director Alani suggested that the applicant address that question.

Craig Nelson, 5878 Windsor Drive, explained that the stone feature will match the front elevation and the trim material will match the front porch. The owners are also adding a trim detail to accentuate the panel so it won't just be a blank panel on the two surfaces. The rest of the materials will be retractable screening. The roof will be a composite material to match the existing roof.

Commissioner Denton stated that he does not have any problem approving the exception for greenspace.

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

MOTION: Motion was made by Commissioner Zwick moved to approve the Site Plan – 5838 Howe Drive, Fairway, Kansas, as submitted by Craig Nelson of Nelson Design Build LLC on behalf of James and Katherine Dwyer, Property Owners, request exception to greenspace, subject to staff recommendations, with an additional

requirement that the applicant use exterior materials that meet the building guidelines. Commissioner Denton seconded the motion.

The motion carried unanimously.

- d. SITE PLAN –5828 SUWANEE ROAD, FAIRWAY, KANSAS, AS SUBMITTED BY TAYLOR ERICKSON OF S&E DEVELOPMENT ON BEHALF OF JEFF KUNTZ, PROPERTY OWNER, REQUEST EXCEPTION FOR GENERATOR LOCATION.

Chair Bailey requested the staff report.

Director Alani reported that the applicant is submitting a request for side street location for a generator on a corner lot with landscaping to screen the generator from view. The dimensions of the backyard and pool do not allow for installation of the generator in the backyard. The decibel level of the generator will not affect the neighbors and the applicant is proposing to add some evergreen screening.

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

1. Building permit must be obtained and fees paid, as required by City Code.
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.
4. Landscaping to be installed and maintained to screen the generator from view.

Chair Bailey 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 – 5228 Suwanee Road, Fairway, Kansas, as submitted by Taylor Erickson of S&E Development on behalf of Jeff Kuntz, Property Owner, request exception for generator location, subject to staff recommendations. Commissioner Pfalzgraf seconded the motion.

The motion carried unanimously.

- e. PUBLIC HEARING – SPECIAL USE PERMIT FOR TEMPORARY LEASING OFFICE 12' X 60' TRAILER WITH SIGNAGE 8' X 46' ON TRAILER AT 4100 SHAWNEE MISSION PARKWAY, AS SUBMITTED BY BRIAN DOUGLAS OF PLATFORM VENTURES ON BEHALF OF MREM FAIRWAY PROPERTY RETAIL LLC, PROPERTY OWNERS.

Chair Bailey requested the staff report.

Director Alani reported that the applicant is requesting a Special Use Permit for temporary sales office. The trailer will be a 12' x 60' trailer with two signs measuring 8' x 46' for the Fieldston apartment complex until July 30, 2025. The required written notices were mailed

prior to June 4, 2024. If the Planning Commission recommends approval of the project, it will come before the Governing Body on July 8, 2024 for final approval.

Staff is not opposed to approval of the Special Use Permit. Staff recommends that the approval include the following conditions:

1. Permit application with a permit fee of \$550 and one electronic set of plans must be submitted for plan review and approval.
2. The Special Use Permit should have a duration until July 30, 2025 per applicant request.
3. Project must comply with all City Ordinances, the 2012 International Building Code and other incorporated technical codes.

Chair Bailey opened the Public Hearing and asked for comments from the public. Hearing none, she closed the Public Hearing on this item.

Chair Bailey asked for discussion from the Commission.

Commissioner Zwick asked if the trailer will be lit at night.

Chair Bailey asked the applicant to address the Commission.

Brian Douglas, Platform Ventures, 4100 Shawnee Mission Parkway, stated that he is not aware of any exterior lighting on the trailer. He stated that the sales trailer will have renderings of the apartments and soft seating to create a calm sales environment to talk through leasing prospects and the overall design of the project.

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 Special Use Permit for temporary leasing office 12' x 60' trailer with signage 8' x 46' on trailer at 4100 Shawnee Mission Parkway, as submitted by Brian Douglas of Platform Ventures on behalf of MREM Fairway Property Retail LLC, Property Owners, subject to staff recommendations. Commissioner Deeken seconded the motion.

The motion carried unanimously.

4. ADDITIONAL BUSINESS

a. NEXT MEETING

City Clerk Aldridge stated that the next meeting is scheduled for July 29, 2024.

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 6:22 P.M.

Abbie Aldridge, City Clerk