

**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, May 20, 2024. The meeting was called to order at 6:00 P.M.

Present: Commissioners Ben Zwick, Rorric Pfalzgraf, Michael Hoelscher and Ron Denton.

Absent: Commissioner Jeremy Deeken.

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 of Nelson Design Build LLC, 5725 Windsor Dr.

1. APPROVAL OF MINUTES

Chair Bailey asked for a motion to approve the minutes from the April 29, 2024 meeting.

MOTION: Motion was made by Commissioner Zwick to approve the April 29, 2024 meeting minutes. Commissioner Denton seconded the motion.

The motion carried unanimously.

2. OLD BUSINESS

None.

3. NEW 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 the applicant has requested a continuance of this item to the June 24, 2024 meeting.

Chair Bailey asked for a motion.

MOTION: Motion was made by Commissioner Denton to continue 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, to the June 24, 2024 meeting. Commissioner Pfalzgraf seconded the motion.

The motion carried unanimously

- b. SITE PLAN – 5845 FONTANA DRIVE, FAIRWAY, KANSAS, AS SUBMITTED BY CRAIG NELSON OF NELSON DESIGN BUILD, LLC ON BEHALF OF MEJ REAL ESTATE COMPANY, LLC, 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 29 feet 7 3/8 inches measured from the existing grade of 924 feet. The watershed analysis shows drainage runoff will increase but there is no impact to neighboring properties. Storm detention is not required. The project meets all the requirements of Code Section 15-296 (Dimension Standards). Public Works has confirmed that the tree shown on the survey near the proposed driveway is located outside of the right of way and therefore, is not a protected tree.

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. Provide revised survey plan showing correct footage of garage projecting in front of primary entrance, and location of tree near proposed driveway (outside of right of way).

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

MOTION: Motion was made by Commissioner Pfalzgraf to approve the Site Plan – 5845 Fontana Drive, Fairway, Kansas, as submitted by Craig Nelson of Nelson Design Build, LLC on behalf of MEJ Real Estate Company, LLC, Property Owner, request for a new single-family residence, subject to staff recommendations. Commissioner Denton seconded the motion.

The motion carried unanimously.

4. ADDITIONAL BUSINESS

- a. NEXT MEETING

City Clerk Aldridge stated that the next meeting is scheduled for June 24, 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 6:06 P.M.

Abbie Aldridge, City Clerk