

**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, April 25, 2022 at 5240 Belinder, Fairway, KS. The meeting was called to order at 6:00 P.M.

Present: Commissioners Shae Pelkowski, Jeremy Deeken, Rorric Pfalzgraf, Ron Denton.

Absent: Commissioners Ben Zwick and Michael Hoelscher.

Presiding: Chair Wendy Bailey.

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

Visitors: Scott Koenigsdorf, 4722 W. 68th Street, Prairie Village, Kansas.

1. INTRODUCTION OF NEWLY APPOINTED COMMISSIONER

Chair Bailey welcomed Rorric Pfalzgraf to the Commission.

2. APPROVAL OF MINUTES

Chair Bailey asked for a motion to approve the minutes from the February 28, 2022 meeting.

MOTION: Motion was made by Commissioner Denton to approve the February 28, 2022 minutes. Commissioner Pelkowski seconded the motion.

The motion carried unanimously.

3. OLD BUSINESS

None.

4. NEW BUSINESS

a. SITE PLAN FOR NEW SINGLE-FAMILY RESIDENCE, 3611 W. 61st TERRACE, FAIRWAY, KANSAS, AS SUBMITTED BY SCOTT KOENIGSDORF OF KOENIG BUILDING + RESTORATION, PROPERTY OWNER.

Chair Bailey requested the staff report.

Director Alani stated that the applicant has submitted a plan for a new single-family residence. The elevation has not changed. The watershed analysis shows that the drainage has increased; however, the engineer has determined that it will have no effect. The height of the building is 27 feet 7 inches.

Staff recommends approval of the application with the following conditions:

1. Three (3) complete sets of plans and one electronic set 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 Residential Code, 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.

Scott Koenigsdorf, 4722 W. 68th Street, Prairie Village, Kansas, offered to answer questions.

Chair Bailey noted that the watershed analysis indicates that the drainage will be directed away from neighboring properties; however, the grading in the back yard drops towards the neighboring property. She asked how the drainage in the back yard will be handled.

Mr. Koenigsdorf responded that the downspouts on the east and west sides of the home will be directed to the front yard. While the drainage study does indicate that the flow will be increased, the drainage will not increase to neighboring properties because the downspouts will be routed to the front yard, thus helping offset the increase.

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

MOTION: Motion was made by Commissioner Denton to approve the site plan for new single family-residence, 3611 W. 61st Terrace, as submitted by Scott Koenigsdorf of Koenig Building + Restoration, property owner, subject to staff recommendations. Commissioner Deeken seconded the motion

The motion carried unanimously.

5. ADDITIONAL BUSINESS

a. NEXT MEETING

Chair Bailey stated that the next meeting is scheduled for May 23, 2022.

City Clerk Young stated there are currently three applications scheduled for the May meeting, including the final site plan for the 4210/4220 Shawnee Mission Parkway project, a new home, and the addition of solar panels for the Fairway KC Family Dental building. In addition, KC Family Dental is requesting additional signage as they are having parking issues and want to install no parking signs.

Responding to Chair Bailey's question, City Clerk Young stated that staff has been reviewing the Code language concerning flags. She believes that issue will be reviewed under Chapter 6 related to nuisances, and will be considered by the combined Administration/Finance Committee and then the City Council. She does not expect the matter to come before the Commission.

There is a discussion concerning the low water crossing on State Park Road. City Clerk Young explained that the water crossing is within the City of Mission Hills and she is not aware of the current status. Commissioner Deeken stated that he is concerned that if the bridge is closed that there will be additional traffic on neighboring streets. City Clerk Young suggested that questions be directed to City Administrator Nogelmeier.

Commissioners Deeken and Denton also expressed concerns about the upcoming reconfiguration at the corner at State Park Road and Belinder where the corner will be rounded in order to make a left turn easier and the island will be extended. They questioned why that work is being done when the City of Mission Hills is still considering work along the low water crossing. City Clerk Young stated that the Council recently approved that work and noted that Superior Bowen donated the cost of the reconfiguration so it was at no cost to the City.

6. ADJOURNMENT

Chair Bailey asked for a motion to adjourn.

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

The motion carried unanimously.

Hearing no further business, the meeting adjourned at 6:19 P.M.

Kim H. Young, City Clerk