

**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 via telephone and video conference on Monday, November 28, 2022. The meeting was called to order at 6:00 P.M.

Present: Commissioners Shae Pelkowski, Ben Zwick, Jeremy Deeken, Rorric Pfalzgraf, Michael Hoelscher, Ron Denton.

Absent: None.

Presiding: Chair Wendy Bailey (via Zoom).

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

Visitors: Rick Mosely, RM Contracting, Inc., 3901 W 56th Street; Mike Kress, Generator Studio, 1615 Baltimore, Kansas City, Missouri; Sean Kreger, 6010 Mission Road.

1. APPROVAL OF MINUTES

Chair Bailey asked for a motion to approve the minutes from the October 24, 2022 meeting.

MOTION: Motion was made by Commissioner Denton to approve the October 24, 2022 minutes. Commissioner Pfalzgraf seconded the motion.

The motion carried unanimously.

2. OLD BUSINESS

None.

3. NEW BUSINESS

a. SITE PLAN FOR NEW SINGLE-FAMILY RESIDENCE – 5938 EL MONTE, FAIRWAY, KANSAS, AS SUBMITTED BY RICK MOSELY OF RM CONTRACTING INC. ON BEHALF OF MEJ REAL ESTATE, LLC, PROPERTY OWNER.

Chair Bailey requested the staff report.

Director Alani reported that the applicant submitted a request for new single-family residence with a footprint of approximately 2,246 sq. ft. The height of the structure is 29.25 feet and the grade is existing at 940 feet. The proposed elevation measured at the proposed threshold is 949. The watershed analysis shows the proposed hardscape will reduce the runoff to the rear and increase runoff to the street. There is no need for a detention system. The project meets all requirements of Code Sections 15-296 (dimension standards) and 15-297 (site design standards).

Staff recommends approval of the project, subject to 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 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 questions for staff. Hearing none, she asked if there were questions for the applicant. Hearing none, Chair Bailey asked for discussion. Hearing none, Chair Bailey asked for a motion.

MOTION: Motion was made by Commissioner Hoelscher to approve the site plan for new single-family residence – 5938 El Monte, Fairway, Kansas, as submitted by Rick Mosely of RM Contracting Inc. on behalf of MEJ Real Estate, LLC, property owner, subject to staff recommendations. Commissioner Pelkowski seconded the motion.

The motion carried unanimously.

- b. SITE PLAN FOR EXTERIOR RENOVATION – 6010-6014 MISSION ROAD, FAIRWAY, KANSAS, AS SUBMITTED BY MICHAEL KRESS OF GENERATOR STUDIO ON BEHALF OF JLO INVESTMENTS, LLC, PROPERTY OWNER.

Chair Bailey requested the staff report.

Director Alani reported that the applicant submitted a request to renovate an existing commercial building. They plan to install a new roof and will be reconfiguring the openings in the facades. The existing front building façade has windows and doors equal to 23 percent and the proposed plans show 29 percent. The north façade has 4.9 percent window/door openings and the new renovations will increase that to 14.8 percent.

Staff recommends approval of the project because the project is a renovation and the applicant will be improving the nonconformity. If Planning Commission approves the site plan, the following conditions should apply:

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 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 questions from staff.

Responding to Commissioner Zwick's question, Director Alani stated that typically new commercial buildings are required to have 50 to 80 percent window and door openings. The project will renovate an existing building. The changes to the façade are just relocation and increase size of the windows.

Chair Bailey asked if there were questions for the applicant.

Mike Kress, Generator Studio, 1615 Baltimore, Kansas City, Missouri, stated that he is the applicant. He introduced Sean Kreger, 6010 Mission Road, the property owner.

Responding to Commissioner Denton's question, Mr. Kreger stated that the building will continue to be used for financial services with the current tenant.

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

MOTION: Motion was made by Commissioner Hoelscher to approve the site plan for exterior renovation – 6010-6014 Mission Road, Fairway, Kansas, as submitted by Michael Kress of Generator Studio on behalf of JLO Investments, LLC, property owner, subject to staff recommendations. 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 December 19, 2022.

5. 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 6:08 P.M.

Kim H. Young, City Clerk