

**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, December 20, 2021 at Fairway City Hall, 5240 Belinder, Fairway, KS. The meeting was called to order at 6:00 P.M.

Present: Commissioners Ben Zwick, Jonalan Smith, Michael Hoelscher, Jeremy Deeken, Shae Pelkowski, Ron Denton.

Absent: Zoning Counsel Anna Krstulic.

Presiding: Chair Wendy Bailey.

Staff Present: City Clerk Kim Young; Community Development Director Basil Alani.

Visitors: Rick Mosely, 5638 Mission Road.

1. APPROVAL OF MINUTES

Commissioner Deeken asked that on page 5, first paragraph in the motion state “grading and elevation plans”.

Chair Bailey asked for a motion to approve the minutes from the November 29, 2021 meeting.

MOTION: Motion was made by Commissioner Denton to approve the November 29, 2021 minutes as amended. Commissioner Smith seconded the motion and the motion carried unanimously.

2. OLD BUSINESS

None.

3. NEW BUSINESS

a. SITE PLAN FOR NEW SINGLE-FAMILY RESIDENCE – 5908 ALHAMBRA, FAIRWAY, KANSAS, AS SUBMITTED BY RICK MOSELY OF RM CONTRACTING ON BEHALF OF MEJ REAL ESTATE, PROPERTY OWNER.

Chair Bailey requested the staff report.

Director Alani stated that this project is a tear down and rebuild and he referred the Commission to the report in the packet.

Staff recommends approval of the application with clarification concerning of the non-permeable area and grade and elevation, with the following recommendations:

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 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 the applicant to address the Commission.

Commissioner Pelkowski asked if the Code requires diversity of siding material on each façade.

Director Alani replied that the Code requires architectural relief and up to two base materials and three accents materials. The applicant did revise the plans to meet the requirements.

Chair Bailey asked for a motion.

MOTION: Motion was made by Commissioner Denton to approve the site plan for new single-family residence at 5908 Alhambra, Fairway, Kansas, as submitted by Rick Mosely of RM Contracting on MEJ Real Estate, property owner. Commissioner Smith seconded the motion and the motion carried unanimously.

b. UPDATE REGARDING SOLAR PANELS CODE LANGUAGE.

City Clerk Young stated the Commission has the proposed language for solar systems drafted by Zoning Counsel Krstulic and revisions to the Code sections.

City Attorney Cook, who was filling in for Zoning Counsel Krstulic, noted that the draft language focused on solar and not geothermal or batteries systems. His understanding is the consensus was the Commission should review solar projects. The next step moving forward would be for the Commission to set a Public Hearing.

Commissioner Deeken said he likes the way the proposed language has been set out but is not too specific and the requires the review and approval of the Commission.

Director Alani said that he has received two applications for solar panels since the Commission started reviewing this issue; the companies providing the work have provided substantial reporting and information.

Commissioner Zwick said there was discussion regarding panels articulating to the sun and seasonal path and understood that a 5-inch off-set was proposed. Discussion followed.

Commissioner Denton asked if there are any regulations that the roof must be capable of supporting the solar panel load and resistance to wind.

Director Alani responded that, under the 2012 IBC and IRC Codes that the City adopted by reference and is currently operating under, solar panels must be set back from the roof ridge.

Chair Bailey suggested that if standoff or articulating panels are allowed that a roof study should be required to ensure that the roof is structurally able to withstand the loads.

Commissioner Denton suggested the draft use the 6-inch parameter for panels to be off-set.

Chair Bailey asked for additional discussion. Hearing none, discussion on this item was closed.

City Clerk Young stated she would notice the Public Hearing for the Ordinance regulating solar systems for January 31, 2022.

4. ADDITIONAL BUSINESS

a. NEXT MEETING

City Clerk Young stated that the next meeting is scheduled for January 31, 2022.

5. ADJOURNMENT

Chair Bailey asked for a motion to adjourn.

MOTION: Motion was made by Commissioner Zwick to adjourn. Commissioner Denton seconded the motion and the motion carried unanimously.

Hearing no further business, the meeting adjourned at 6:45 P.M.

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Kim H. Young, City Clerk