



AGENDA

Planning Commission Meeting
Tuesday, June 23, 2020
7:00 pm
Gardner City Hall
120 E. Main Street

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CONSENT AGENDA

All matters listed within the Consent Agenda have been distributed to each member of the Planning Commission for study. These items are considered to be routine and will be enacted upon by one motion with no separate discussion. If separate discussion is desired on an item, from either the Planning Commission or from the floor, that item may be removed from the Consent Agenda and placed on the Regular Agenda.

1. Standing approval of the minutes as written for the meeting on May 26, 2020.

REGULAR AGENDA

1. PRAIRIE TRACE MEADOWS

Located southeast corner of W 175th Street and Interstate 35

- a. **FDP-20-02:** Consider a final development plan for 27 single-family lots, phase 1 of Prairie Trace Meadows.
- b. **FP-20-02:** Consider a final plat for 12.76 acre Prairies Trace Meadows, First Plat.

2. PRAIRIE TRACE ESTATES

Located southeast corner of W 175th Street and Interstate 35

- a. **FDP-20-03:** Consider a final development plan for 27 single-family lots, phase 1 of Prairie Trace Estates.
- b. **FP-20-03:** Consider a final plat for 17.93 acre Prairie Trace Estates, First Plat.

3. CULVERS RESTAURANT

SP-20-04: Consider a site plan for a 4,587 sf restaurant with a drive-thru to be located south and west of the intersection of 188th Street and Gardner Road.

DISCUSSION ITEMS

1. TITLE

ADJOURNMENT



In compliance with the Americans with Disabilities Act, the City of Gardner will provide reasonable accommodations for all public meetings. Persons requiring accommodations in attending any of our public meetings should contact the City Clerk's office at 856-0945 a minimum of 48 hours prior to the meeting.

PLANNING COMMISSION MEETING

City of Gardner, Kansas

Tuesday, May 26, 2020

7 p.m.

Remotely via Zoom

CALL TO ORDER

The meeting of the Gardner Planning Commission was called to order using Zoom at 7:00 p.m. on Tuesday, May 26, 2020, by Chairman Scott Boden.

ROLL CALL

Commissioners present:

Chairman Boden
Commissioner Deaton
Commissioner Hansen
Commissioner McNeer
Commissioner Meder

Commissioners Absent:

Commissioner Ford
Commissioner Simmons-Lee

Staff members present:

Larry Powell, Director, Business & Economic Development
Kelly Drake Woodward, Chief Planner
Michelle Leininger, Principal Planner
Robert Case, Planner
Ryan Denk, City Attorney

The applicants of the cases and members of the public who submitted their request to speak in advance of the meeting were present via Zoom.

CONSENT AGENDA

1. **Approval of the minutes as written for the meeting on April 28, 2020.**

Motion made by McNeer and seconded by Hansen.

Motion passed 5-0.

REGULAR AGENDA

1. **HILLTOP RIDGE**

FP-20-06: Consider a final plat for approximately 17 acres for Hilltop Ridge 1st Plat for 32 single-family lots located just west and south of the intersection of 167th Street and Kill Creek Road.

Mr. Robert Case, Planner, began the presentation of the final plat with a description of the property. This 17.081 acre property was annexed into the City in December of 2019 with a County zoning designation of RUR (Rural, Agricultural uses and single-family dwellings).

It is currently vacant agricultural land. In February, 2020, the property was rezoned from RUR to R-1 (Single-family Residential) District. The application is for a final plat for phase 1 of the Hilltop Ridge Subdivision.

The land to the east and west of the site is vacant farmland, and land to the north is a residential subdivision within the City limits of Gardner. The land directly south of this subdivision will be phases 2 thru 5 of the Hilltop Ridge Subdivision. The preliminary plat for Hilltop Ridge included 71 acres of undeveloped farmland for a 150 lot single-family subdivision.

This is the 1st phase of the Hilltop Ridge subdivision, which includes 32 lots and 3 tracts of land. Tract A, located along the south side of 167th Street is designated for future access into the subdivision and a sidewalk. Tracts B and C are being designated for open space and retention. Existing utilities including gas, water, electric and sewers are located along 167th Street and also along Osage Street to the south.

Staff finds that the final plat is in substantial compliance with the preliminary plat and the Land Development Code. The request for final platting is consistent with established goals and policies of the City. No deviations are requested with this plat. Excise tax will be levied with this plat.

Staff recommends approval of the final plat for Hilltop Ridge 1st Plat with the six conditions outlined in the Recommended Motion.

COMMISSION DISCUSSION

Brett Cox of Renaissance Infrastructure, the engineer and surveyor for the project, was present for questions. There were no public comments.

There were no comments or questions from the Commission.

Motion made after review of application FP-20-06, a final plat for Hilltop Ridge 1st Plat, located on the south side of 167th Street approximately 170 feet west of Kill Creek Rd, Tax Id 2F221422-1003, and final plat dated April 15, 2020, and staff report dated May 26, 2020, the Planning Commission approves the application as proposed, provided the following conditions are met:

- 1. Public improvement plans shall be submitted and approved prior to the release of the final plat for recording at the County.**
 - 2. Revise the final plat to show Hilltop Street to be named Scott Street.**
 - 3. Revise the plat to show 168th Street to be 168th Place.**
 - 4. Provide a revised street tree plan based on staff comments, for approval prior to the release of the plat for recording.**
 - 5. Prior to the recording of the final plat, excise tax shall be paid to the City.**
 - 6. Correct square footage of the subdivision on the legal description.**
- and recommends the Governing Body accept dedication of right-of-way and easements.**

Motion made by McNeer and seconded by Deaton.

Motion passed 5-0.

2. **PRAIRIE TRACE MEADOWS - DEFERRED TO JUNE 23, 2020**

Located southeast corner of W 175th Street and Interstate 35

- a. **FDP-20-02:** Consider a final development plan for 27 single-family lots, Phase I of Prairie Trace Meadows.
- b. **FP-20-02:** Consider a final plat for 12.76 acre Prairie Trace Meadows, First Plat.

3. **PRAIRIE TRACE ESTATES - DEFERRED TO JUNE 23, 2020**

Located southeast corner of W 175th Street and Interstate 35

- a. **FDP-20-03:** Consider a final development plan for 27 single-family lots, Phase I of Prairie Trace Estates.
- b. **FP-20-03:** Consider a final plat for 17.93 acre Prairie Trace Estates, First Plat.

DISCUSSION ITEMS

No items discussed.

ADJOURNMENT

Motion to adjourn made by McNeer and seconded by Hansen.

Motion passed 7-0.

Meeting adjourned at 7:13 pm.