

## **PLANNING COMMISSION MEETING**

City of Gardner, Kansas  
Tuesday, August 25, 2020  
7 p.m.

### **CALL TO ORDER**

The meeting of the Gardner Planning Commission was called to order at 7:00 p.m. on Tuesday, August 25, 2020, by Chairman Scott Boden.

### **ROLL CALL**

Commissioners present:

Chairman Boden  
Commissioner Deaton  
Commissioner Ford  
Commissioner Hansen  
Commissioner McNeer  
Commissioner Meder

Staff members present:

Robert Case, Chief Planner  
Kristie Hatley, Planning Technician  
Ryan Denk, City Attorney

There were 2 members of the public in attendance.

### **CONSENT AGENDA**

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

**Motion made by McNeer, seconded by Ford.**

**Motion passed 6-0.**

### **REGULAR AGENDA**

#### **1. COPPER SPRINGS MEADOWS**

Located southeast corner of 159<sup>th</sup> Street and University Park Drive

- a. **PP-20-08:** Consider a preliminary plat for a 168 single-family lot development.

Mr. Robert Case, Chief Planner, presented preliminary plat PP-20-08, an extension of the existing Copper Springs Subdivision. The property includes approximately 55 acres of land located at the Southeast corner of W 159<sup>th</sup> Street and University Park Drive. It was never previously platted nor developed. There are multiple points of access into the subdivision and all infrastructure is available to the site.

Staff has found the application in accordance with the Comprehensive Plan, complies with the requirements of the Land Development Code and the proposed phasing demonstrates a

logical and coordinated approach to development. Impacts identified by specific studies or technical reports, including a preliminary review of storm water, are mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments. Lastly, the proposed plan does not deter any existing or future development on adjacent property from meeting the goals and policies of the Comprehensive Plan nor does it impede the construction of anticipated or planned future public infrastructure within the area. Staff recommends approval of this application with the condition outlined below.

Mr. Todd Allenbrand, Payne and Brockway, represented the developer, Mr. Phil Martens, who was also present. He stated they agreed with the staff report and were available to answer questions.

### **COMMISSION DISCUSSION:**

No discussion ensued.

**Motion made after review of case PP-20-08, a preliminary plat for Copper Springs Meadows, Tax Ids CF221413-3007 & CF221413-3008, located at the southeast intersection of W 159<sup>th</sup> Street and University Park Drive and preliminary plat dated July 10<sup>th</sup>, and staff report dated August 25, 2020, the Planning Commission approves the application as proposed, provided the following conditions are met:**

- 1. Approval of a Stormwater Management Plan and Traffic Impact Study by the Public Works Department.**

**Motion by Ford and seconded by McNeer.**

**Motion passed 6-0.**

### **DISCUSSION ITEMS**

No items discussed.

### **ADJOURNMENT**

**Motion by Ford and seconded by McNeer.**

**Motion passed 6-0.**

Meeting adjourned at 7:06 pm.