

Planning Commission Minutes
Regular Meeting – May 12th, 2016
Peculiar City Hall, Council Chambers @ 7:00pm

Present: Chairman Mr. Roger Dougherty, Mr. Jim Antonides, Alderman Matt Hammack, Mrs. Kimberly Mallinson, Mr. Gregory Vincent, City Administrator Brad Ratliff and City Planner Clifford McDonald

1. Chairman Dougherty called the meeting to order at 7:00 p.m.
2. Chairman Dougherty asked all to stand for the “Pledge of Allegiance”

3. Roll Call of Members:

Commissioner Antonides	Aye
Commissioner Broadhurst	Excused
Commissioner Dougherty	Aye
Commissioner Fausett	Excused
Alderman Hammack	Aye
Commissioner Mallinson	Aye
Commissioner Vincent	Aye

4. Consideration of the Minutes, April 14, 2016. Chairman Dougherty asked the Commission to review the minutes and note if any corrections or additions to the minutes are necessary. Chairman Dougherty questioned the vote on page 2, paragraph 6.c.i, where he voted “Aye” as did the rest of the Commission. Alderman Hammack questioned the accuracy of a comment by Mr. Sallee at the end of the Second paragraph on page 2 and moved that it be stricken. Chairman Dougherty asked for a Motion to accept the minutes as amended; Motion Made, Seconded & Passed (MMSP) (Alderman Hammack, 2nd by Mr. Antonides) to accept the Minutes as amended.

5. Consideration of the Agenda: Chairman Dougherty asked if there were any changes or amendments to the Agenda, Mr. McDonald stated there were none. Chairman Dougherty asked for a motion to approve the agenda as presented; Motion Made, Seconded & Passed (MMSP) (Mr. Antonides, 2nd by Alderman Hammack) to accept the Agenda as presented.

6. New Business: NONE

7. Old Business: REVIEW AND DISCUSSION OF PLANNING COMMISSION APPROVAL CRITERIA AND APPROVED LAND-USE TABLE.

Mr. Brad Ratliff, City Administrator, discussed Zoning actions and how Litigious these are; briefing the Commission on his experience in Wyandotte County and their Zoning Commission. He relayed that the Commission cannot base their “Zoning” decision(s) upon the Applicant’s “Intent” to build or develop a property – the applicant could always change their mind afterwards, or sell the property, and anything which is an “Approved Use” within that Zoning District could be developed there.

Because anything that’s approved for a Zoning District could be developed there, the Commission also reviewed the Approved Land-use Table from the City’s Zoning Regulations. Although not perfect, previously everything new being proposed required a Special Use Permit for approval. Be mindful in asking questions, and requesting additional information from an applicant. The Municipal Code specifies the submittal of sketch plans and supporting information for both Special Use and Conditional Use Permits. Additionally, certain Zoning Districts (District C-P, Planned Business and Peculiar Way Overlay District) require more specific information with plans and studies presented to both the Planning Commission and Board of Aldermen.

Lastly, Mr. Ratliff commented that Commissioner’s should be mindful of what they say & ask during Zoning Hearings as those same comments may be presented in a Court of Law.

Alderman Hammack commented about pursuing additional Planning Commission training opportunities; both the City Planner and Administrator believed that to be worthwhile.

8. Commissioner's Comments: There were no comments from the Commissioners. Mr. McDonald stated that Mrs. Mallinson's mayoral appointment to the Planning Commission expires June 1st, 2016; the Mayor has another appointee she will present to the Board of Aldermen for approval. As this is Mrs. Mallinson's last meeting Mr. McDonald and the Commissioners wanted to thank her for her years of dedication and service

9. Next Meeting Date: Scheduled for Thursday, June 9th, 2016.

10. There was no further business; Chairman Dougherty asked for a motion to adjourn. Commissioner Vincent motioned to adjourn, seconded by Alderman Hammack, (MMSP); Meeting adjourned at 8:00 pm.

Minutes were taken and prepared by Mr. Clifford McDonald, City Planner.