

**REGULAR PLANNING COMMISSION MEETING
CITY OF MERRIAM, KANSAS
9001 W. 62nd St.
COUNCIL CHAMBERS
MINUTES**

**June 7, 2017
7:00 P.M.**

The Regular Planning Commission meeting for the City of Merriam, Kansas was called to order at 7:00 p.m. by Chairman Carol Whitlock on Wednesday, June 7, 2017 in the Council Chambers with the Chairman inviting everyone present to participate in the Pledge of Allegiance to the Flag.

I. ROLL CALL

Members Present: Bill Bailey
Bill Carter
Reuben Cozmyer
Brian Dailey
Judy Devere
Mitchell Fowler
Vice Chairman Leah Ann McCormick-arrived at 7:06 p.m.
Chairman Carol Whitlock

Members Absent: Secretary Russ Harmon

Also Present: Bryan Dyer, Community Development Director; Nancy Yoakum, Recording Secretary.

II. APPROVAL OF MINUTES OF MARCH 1, 2017.

Chairman Carol Whitlock stated that the Planning Commission members had received a copy of the March 1, 2017 meeting minutes and asked if there were any corrections or additions.

Hearing no comments, Chairman Carol Whitlock entertained a motion.

BILL BAILEY MOVED THAT THE MINUTES OF THE PLANNING COMMISSION MEETING OF MARCH 1, 2017 BE APPROVED. MITCHELL FOWLER SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY APPROVED.

III. ITEMS OF BUSINESS

- 1. Find that the amended Merriam Pointe Redevelopment Project Plan (TIF Project Plan) is consistent with the intent of the Merriam Comprehensive Plan.**

Chairman Carol Whitlock presented to the Planning Commission to find that the amended Merriam Pointe Redevelopment Project Plan, which is a TIF Project Plan, is consistent with the intent of the Merriam Comprehensive Plan.

Community Development Director Bryan Dyer stated the item is the first step in revising the Merriam Pointe Development Project Plan. The Planning Commission's role that they play in a TIF project is a very narrow and limited role in the process. The Planning Commission considers finding that the proposed project plan is in conformance with the intent of the Merriam land use plan.

Mr. Dyer stated that the reason for revising the TIF Project Plan is that the original plan did not contemplate that particular property for being redevelopment. This would be additional parcel and space to be developed.

Mr. Dyer stated that within the future land use map of the City of Merriam's Comprehensive Plan shows the area as green space. The Comprehensive Plan does encourage new commercial areas to be located within existing and new shopping centers of established areas. The Comprehensive Plan also discourages any isolated spot commercial development.

Mr. Dyer stated that infilling this area into an existing automobile dealership makes sense.

Mr. Dyer stated that staff recommends that the Planning Commission find that the proposed amended Merriam Pointe Redevelopment Project Plan is consistent with the intent of the Comprehensive Plan for the development of the city.

Chair Carol Whitlock inquired if there were any questions for Mr. Dyer.

Hearing none, Chairman Whitlock inquired if there were any questions for the applicant.

Sandra Watts, Attorney from White Goss Law Firm, 4510 Belleview, Kansas City, MO introduced herself to the Planning Commission.

Ms. Watts stated that Richard Webb is her client. Ms. Watts stated that David Olson is also present, that Mr. Olson is affiliated with the current developers under the existing TIF, and that Mr. Olson handles the construction side. Ms. Watts stated they would answer any questions from the Planning Commissioners.

Chairman Carol Whitlock inquired if there were any questions for Ms. Watts or Mr. Olson. Hearing none, Chairman Whitlock entertained a discussion or a motion.

Commissioner Brian Dailey wanted to clarify that the scope is for the use of the plot and that is the extent.

Mr. Dyer stated that was correct and the current project plan is a narrative, it is not a project plan with plans and designs. The current project plan does include those other areas with the exception of the one area for being developed.

Commissioner Brian Dailey inquired if drainage revisions are not coming forward at this time.

Mr. Dyer stated those details will be coming forward at next month's meeting.

Commissioner Reuben Cozmeyer inquired when there would be an opportunity to discuss the drainage and habitat.

Mr. Dyer stated at next month's meeting.

Chairman Carol Whitlock inquired if there were any other questions, hearing none she entertained a discussion or motion.

JUDY DEVEREY MOVED THAT THE PLANNING COMMISSION FIND THE PROPOSED AMENDED MERRIAM POINTE DEVELOPMENT PROJECT PLAN IS CONSISTENT WITH THE INTENT OF THE COMPREHENSIVE PLAN FOR THE DEVELOPMENT OF THE CITY. LEAH ANN MCCORMICK SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY APPROVED.

IV. UNFINISHED BUSINESS

None

V. OLD BUSINESS

None

VI. BUSINESS FROM THE FLOOR

Community Development Director Bryan Dyer provided the following updates:

- There were multiple submissions that were received today for the July Planning Commission meeting.
- The Police Department is now vacant in preparation for the upcoming remodel. Staff has been relocated to City Hall and the Community Center.
- The development on Johnson Dr. and Slater St. with the AT & T and Subway development is complete.
- The city had an opportunity to purchase a house on Slater St. next to Vavra Park, which was purchased, demolished, seeded and strawed.
- There was a neighborhood meeting regarding a Special Use permit for an Elderly Care facility on Blackhoof Trail, however the developer did not submit an application. Any questions can be directed to staff.
- There are communications regarding the vacant K-Mart building, but no submissions at this time.

VII. ADJOURNMENT

With no further business for discussion, Chairman Carol Whitlock asked for a motion for adjournment.

MITCHELL FOWLER MOVED FOR ADJOURNMENT. The meeting was adjourned at 7:16 p.m.

Respectfully Submitted,

**Nancy Yoakum
Recording Secretary**

Approved: July 5, 2017