

MINUTES

1. The meeting was called to order with Roll Call by Chairman Mike Kroeger.

2. Roll Call:	Crumbaker	Present	Kroeger	Present
	Hemphill	Present	Krudwig	Present
	Honomichl	Present	Lane	Present
	Winslow	Present		

**3. General Business:**

A. Approve Planning Commission Agenda.

Motion by Commissioner Honomichl to move Item 7. a. to before Item 5.a. and approve the amended Agenda; second by Winslow.

All Commissioners approved by “ayes”.

Motion carried.

B. Approve minutes of the February 23, 2010 Planning Commission meeting.

Motion by Commissioner Hemphill to approve the Minutes; second by Honomichl.

All Commissioners approved by “ayes”. Commissioner Crumbaker abstains.

Motion carried.

C. Disclosure of conflicts of interest: None

D. Disclosure of outside communications regarding Commission business. None

**4. Call to Public:**

Members of the public who wish to address the Planning Commission regarding items not on the agenda may do so at this time. Any presentation is for information purposes only. No action will be taken. There is a four-minute time limit.

No one appeared.

A. Consideration of site plan review for a micro-mini wind turbine at Starside Elementary School. Planner Bohnsack reviewed her staff report to Commissioners dated March 23, 2010, for this site plan. This is a proposed installation of a Solar and Wind Turbine System consisting of three solar panels and a mini-wind turbine at the front entrance to Starside Elementary School above the administrative offices. The system is being set up as a demonstration site by a local supplier. This installation will offer a unique educational experience for the students and the community through an integrated

recording system that will have a visual display and, in addition, will be available for web viewing.

Staff has reviewed the application and the applicable requirements for this minimal use. Staff recommends approval of the site plan for the installation of this micro-mini wind turbine at Starside Elementary School. A discussion ensued between Staff and Commissioners regarding the regulations. Commissioner Krudwig asked if all the information has been given for this project. Discussion continued on the wind system.

Motion by Commissioner Crumbaker to approve the Site Plan as outlined in the Staff Report; second by Honomichl.

Roll Call:	Crumbaker	Yes	Kroeger	Yes
	Hemphill	Yes	Krudwig	Yes
	Honomichl	Yes	Lane	Yes
	Winslow	Yes		

Motion carried.

## 5. Public Hearing:

- A. Public hearing to consider an amendment to Article 5, Section 10 of the Zoning Regulations concerning architectural projections. Planner Bohnsack reviewed the Staff Report to Commissioners dated February 23, 2010, regarding the comments and suggestions pertaining to the architectural projections that have been incorporated for review. Engineer Brungardt discussed the exemption of stairs and steps. Commissioner Hemphill said he prefers the word "required" over "necessary". Discussion ensued that "fire codes" should be moved to "building and fire codes" in effect at the time of application.

Commissioner Hemphill and Planner Bohnsack discussed the eaves, soffits and cornices. He further stated that "fire escapes" are not allowed in new construction. Commissioners commented on terminology changes on Exhibit D.

Chairman Kroeger opened the public hearing for comment. No one appeared and the public hearing was closed.

Motion by Commissioner Hemphill that Staff revise the wording as discussed tonight and bring it back to the next Planning Commission meeting for consideration; second by Honomichl.

Roll Call:	Crumbaker	Yes	Kroeger	Yes
	Hemphill	Yes	Krudwig	Yes
	Honomichl	Yes	Lane	Yes
	Winslow	Yes		

Motion carried.

## 6. Old Business: None

## 7. New Business:

- A. Note to Record: This item was moved forward in the Agenda.

- B. Discussion of Site Plan Review for nominal structures. Planner Bohnsack commented on the accessory structures and the regulations for commercial and industrial buildings. Engineer Brungardt and Commissioners discussed the accessory structure on commercial properties that have more than one accessory structure and the site plan review process. Chairman Kroeger said he would like Staff to bring suggestions so that Commissioners get a feel for what Staff is dealing with. Commissioners feel a commercial property should submit a Site Plan so all the information is available. The Planning Commission reserves the right to make a recommendation to waive a plan. Engineer Brungardt will bring a draft back for Commissioners to consider.

**8. Staff Advisory Reports:**

- A. Council comments/action on Peak Ravenwood and State rezonings. Approved.
- B. New official newspaper – The Olathe News.

**9. Calendar:**

- A. April 1, 2010 City Council tentative Planning Agenda items include: None
- B. April 15, 2010 City Council tentative Planning Agenda items include:
  - TA for Article 5, Section 10 Architectural projections
- C. April 27, 2010 Planning Commission tentative agenda items include:
  - Amend SUP for Silver Wheel to include serving area on exterior deck
- D. Upcoming Business:

Motion by Commissioner Hemphill to adjourn at 8:28 p.m.; second by Crumbaker.

All Commissioners approved by “ayes”.

Motion carried.

Respectfully submitted:

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Lana R. McPherson, MMC, City Clerk