

MINUTES
PLANNING AND ZONING COMMISSION
SPECIAL MEETING
MONDAY, JUNE 6, 2022
4:00 P.M.

The Planning and Zoning Commission met in a special session Monday, June 6, 2022. Present were Commission members Wendy Brueckner-Sears, Kent Eastman, Rodney McCullough, Drew Kimble, Mary Ann Phillips, Janice Steele, and Amia Warren. Keegan Stanton represented the Planning, Development, and Neighborhood Services Department.

1. Roll Call:

Keegan Stanton called the roll.

All commissioners are present.

Ms. Brueckner-Sears read the Public Hearing Rules.

Case 040-22: Site Plan Review: Approximately 500' West of the intersection of E. Zora St. and N. St. Louis Ave. – A request to review a site plan – Dollar General

Chris Crowder, 14700 W 114th Terr., Lenexa KS. Here representing Dollar General and to answer any questions about the case.

Mr. Eastman asked what the hours of operation were?

Mr. Crowder replied he believed 8am to 10pm.

Mr. Kimble stated there was no proposed stop light, but there was a shared entry, can you talk about that?

Mr. Crowder stated they planned to have that shared entry for use by future development adjacent to the proposed development.

Ms. Brueckner-Sears asked if there was anyone in the audience to speak in favor of this case? There was not.

Ms. Brueckner-Sears asked if there was anyone in the audience to speak in opposition of this case?

David Sheppard. I live in the Northbrook subdivision. We are a residential area and should stay that way. Maybe apartments on that corner would be ok, but not commercial.

Mr. Stanton stated that this case did not involve the zoning or commercial use of the land, but a review of the proposed site for design and function. The property is already zoned commercial, so the commercial use is already allowed.

Charles Wilson, also live in Northbrook. Concerned with traffic on Zora. People speed and run the stoplight at St. Louis as it is, concern with adding another entrance that exits onto Zora.

Jennifer Fuller. Share concerns already stated. Don't think commercial is right for this place. Concerned with stormwater runoff and trash that may be produced on site.

Joseph Fry. Do not think Zora is safe, and that commercial would make it more unsafe. Commercial does not fit here.

Kay Shoresman, live in Northbrook. Agree with everything said. Suggests adding amenities for trail south of location.

Keven Beck. Concern with security issues that may arise from homeless individuals transiting the area. He also wanted to know if Dollar General considered an alternate location?

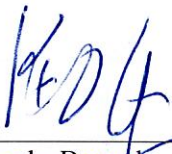
Mr. Crowder stated he was not sure, as the engineering firm, location was not part of their purview in this project.

Whitney Cosby. Homeless community is prominent. Concerns with trash and security.

Ms. Brueckner-Sears asked if there was anyone else to speak in opposition? There was not.

MR. KIMBLE MOVED, SECONDED BY MR. EASTMAN THAT CASE 040-22 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED WITH MR. EASTMAN, MR. MCCULLOUGH, MS. STEELE, MR. KIMBLE, AND MS. PHILLIPS "AYE," MS. WARREN "NAY." (6 IN FAVOR, 1 OPPOSED)

MR. EASTMAN MOVED, SECONDED BY MS. PHILLIPS TO ADJOURN. MOTION CARRIED WITH MS. BRUEKNER-SEARS, MR. EASTMAN, MR. MCCULLOUGH, MS. STEELE, MR. KIMBLE, MS. WARREN, AND MS. PHILLIPS "AYE" (7 IN FAVOR).

Approved 
Wendy Brueckner-Sears, Chair

Approved 
Keegan Stanton, Staff

 KENT EASTMAN CO-CHAIR