

Planning and Zoning Commission
Village of Leawood

The Planning and Zoning Commission met Tuesday, January 21, 2014 at Redings Mill Fire Station #2 (South Rangeline).

Chairman Kurt Higgins opened the 6:00 p.m. meeting with Cliff Barker, Denny Desmond, Brad Long, and Phyllis Sapp present. Rick McCord was absent.

Newly appointed member Bill Bowers was introduced and welcomed to the commission.

A new roster was distributed with contact information for the current seven members.

Agenda approval was motioned by Sapp with Long seconding. Minutes of the September 17, 2013 meeting were approved with Longmaking the motion and second by Barker.

Jason Ray and Nathan Jurey of the HSTCC were present and provided an update of the Comprehensive Plan project. They have met with the resident committee six times and a summary of data from survey responses has been compiled. With 200 surveys sent out and 92 responding, it was considered exceptionally good. An overview of survey results was provided to the P & Z with an analysis of the strengths, weaknesses, opportunities, and threats noted. Map of "land use" (not zoning) was included. Overall, it was the opinion of the HSTCC reps. that residents were not opposed to future development, but "really cautious" at this time. Zoning process, as mentioned by Denny Desmond and agreed by members present, should be left as is and future changes should be requested at time of interest.

The next meeting of HSTCC with the CP committee will look closely at narratives of goals and continue to work on objectives. P & Z requested it be noted in the results that Leawood did not want to extend 50th to Rangeline. The next public meeting to present the results of the surveys will be held Thursday, Feb. 27 at the main Redings Mill Fire Station. The completion of the project will be to present the completed draft to the P & Z who will respond by forwarding their recommendation to the Trustees who will vote.

It is anticipated this can be successfully completed by the March Trustees' meeting.

In old business, Kurt reported that asphalt repairs will be done in March and April with Vance Brothers then microsealing and all should be completed by June or July.

Phyllis extended Brookwood's appreciation for the road repair.

New business included a formal letter from Aaron Wilcox (2718 E. 46th St.) requesting action of the violation of Ordinance 4, Bill 11 by the property owner of Shady Lane Trailer Park. Empire's removal of trees has eliminated the buffer zone between the park and his backyard. Denny will write a letter to the owner of the park and Kurt will deliver it and talk with the owner.

Other new business is a request by owner of 514 Grandview to install fencing across the Empire easement. P & Z advises a building permit is required and gates should be installed for access to the easement. Kurt will notify the resident.

The next P & Z meeting will be called as needed with a reminder of the Feb. 27th Public Meeting for the Comprehensive Plan draft. Being no further business, Kurt Higgins adjourned the meeting.

Respectfully submitted,

Phyllis Sapp

Secretary, Planning and Zoning Commission

Minutes approved: _____ Date: _____