

Planning and Zoning Commission
Village of Leawood

The Planning and Zoning Commission met Tuesday, May 15, 2012 at Redings Mill Fire Station #2 (South Rangeline).

Chairman Kurt Higgins opened the 6:00 p.m. meeting with members Denny Desmond, Brad Long, Rick McCord, and Phyllis Sapp present. Cliff Barker was also present and welcomed as a new member of Planning and Zoning. Absent members were Don Swanson and R.E. Smith.

Minutes of the March 20, 2012 meeting were approved with Denny Desmond making the motion, seconded by Brad Long.

A review of the Future Land Use plan was presented by Dick Largent of Community Development Solution, Inc.. He provided samples of R-1 and R-2 districts and recommends a matrix that lists uses allowed in each zone. Use standards should be included even though they are in codes. We already have group homes included, and we can add anything.

The Flood Plain Management Code will have to be amended to meet current requirements.

Also noted was the importance of signage codes for the Village.

A Board of Adjustment (BZA) will need to be formed with three members. The BZA will have rules and regulations much like the current Planning and Zoning Commission. Kurt Higgins volunteered and the Trustees will need to appoint two other members. One should serve as chairman and minutes should be maintained. Largent recommends a disclaimer of conflicting interests.

The new Comprehensive Plan will be completed by Largent and presented at the July 17, 2012 Planning and Zoning meeting.

Under new business, Chairman Kurt Higgins expressed his concern about a quorum needed at all meetings. R.E. Smith's continued absence from P & Z meetings creates a difficult situation. By-Laws, Article 2, Section D require notification from the P & Z Chairman to the Board of Trustees so that an

inactive member can be replaced. If another absence occurs for the July 17, 2012 P & Z meeting, Kurt will notify the Board for their action.

Kurt reported grading will soon begin on streets adjacent to Mercy's property to allow cable and underground phone lines. The work will be in phases with Indiana to be widened and sidewalks started in May 2013.

During road construction, the Texas Street Fire Station will be a 1st Responder.

P & Z wanted information about street lights on 50th and Indiana streets and Kurt will check into this.

Phyllis Sapp said the Brookwood Drive neighbors are working with Calvary Baptist Church, the Postal Service, and Mercy to relocate their mailboxes now on 50th St. They will be moved south into the neighborhood on Brookwood Drive and placed on a strip of land between Brookwood Dr. and Calvary's parking lot. The Postal Service has requested only one stop be made for both the neighbor and church. Olsson Associates has met with the neighbors and Mercy to request assistance with a locked cluster box.

The next meeting of the P & Z will be held at 6:00 p.m. on Tuesday, July 17, 2012 at the South Rangeline Fire Station.

Motion to adjourn made by McCord, seconded by Barker, and passed.

Respectfully submitted,

Phyllis Sapp
Secretary, Planning and Zoning Commission

Minutes approved: _____ Date: _____