

# SHAWNEE COUNTY PLANNING COMMISSION

## AGENDA

Monday, April 11, 2016  
6:00 P.M.

Shawnee County Annex  
1515 NW Saline Street  
First Floor Conference Room  
Topeka, Kansas 66618

### General Information:

#### Shawnee County Planning Commission:

- The Shawnee County Planning Commission holds a public hearing on the second Monday of each month to consider certain zoning, conditional use permit, subdivision, and other related proposals as may be required by laws of the state or county.

The following agenda identifies and describes each proposal to be considered by the Board/Commission.

Please refer to the attached Hearing Procedure governing the rules of conduct and the manner in which individual items will be heard.

THE NEXT PUBLIC HEARING IS SCHEDULED FOR

Monday, May 9, 2016

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**Members  
Of The  
Planning Commission**

Christi McKenzie, Chairperson

Nancy Johnson, Vice-Chairperson

Matt Appelhanz

Jerome Desch

Brian Jacques

Dave Macfee

Pat Tryon

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**Planning Department Staff**

Barry T. Beagle, AICP, Planning Director

Anna M. Ortega, Zoning Administrator

Joelee A. Charles, Administrative Assistant

# Shawnee County Planning Commission

## AGENDA

**Monday, April 11, 2016**

- A. Call to Order and Announcement of Hearing Procedure**
- B. Roll Call and Declaration of a Quorum**
- C. Approval of Minutes for February 8, 2016, Public Hearing**
- D. Communications**
- E. Ex parte Communications by Members of the Commission**
- F. Declaration of Conflict of Interest by Members of the Commission or Staff**
- G. Zoning and Subdivision Items**
  - 1. Soldier Township Maintenance Facility Subdivision (Preliminary and Final Plat Phases) [P16/01]** by CFS Engineers, P.A. for property located at 220 and 334 NW 62<sup>nd</sup> Street in Soldier Township.
  - 2. Barbed Wire Subdivision No. 2 (Final Plat Phase-Replat of Barbed Wire Subdivision) [P16/04]** by Schmidt, Beck and Boyd Engineering for property located at 5501 NE Shaffer Road in Soldier Township.
  - 3. Twin Creeks Subdivision (Preliminary and Final Plat Phases) [P16/05]** by CFS Engineers, P.A. for property located at 5227 SE 77<sup>th</sup> Street in Monmouth Township.
  - 4. CU16/01 by Michael S. & Lisa B. Steinert** seeking a Conditional Use Permit to establish a reception, conference and assembly facility on property zoned "RR-1" Residential Reserve District and located at 1636 SE 85<sup>th</sup> Street in Williamsport Township.
  - 5. Z16/01 by United Methodist Homes for the Aged, Inc. aka United Methodist Homes, Inc. AND Stormont-Vail Healthcare, Inc.** requesting to amend the District Zoning Classification from "RR-1" Residential Reserve District to "PUD" Planned Unit Development District on property generally located between SW Asbury Drive and SW Cannock Chase Road on the south side of SW 29<sup>th</sup> Street in Mission Township.
- H. Public Comment on Non-Agenda Planning and Zoning Items**
- I. Discussion of Planning Related Issues**
  - 1. Update on Building Code Committee**
  - 2. Update on Comprehensive Plan Proposal**
- J. Adjournment**

# Hearing Procedure

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**Welcome!** Your attendance and participation in tonight's hearing is important and ensures a comprehensive scope of review. It is because of the significance of this proceeding that everyone understands the hearing procedure.

Each item appearing on the agenda will be considered by the Shawnee County Planning Commission in the following manner:

1. The Planning Department staff will introduce each agenda item and present the staff report and recommendation. Commission members will then have an opportunity to ask questions of staff.
2. Chairperson will then call for presentation by applicant followed by questions from the Commission.
3. Chairperson will then call for public comments in the following order:
  - ❑ Comments of those speaking in favor
  - ❑ Comments of those speaking in opposition

Each speaker must come to the podium and state your name and address for the record. The Chairperson reserves the right to establish a time limit for all speakers to afford everyone the opportunity to speak and in consideration of other items appearing on the agenda. At the conclusion of each speaker's comments, the Commission will have the opportunity to ask questions. The applicant will be given the opportunity for rebuttal and make concluding comments. The Chairperson reserves the right to allow additional testimony from proponents and opponents after all initial comments are made.

4. Chairperson will close the public hearing at which time no further public comments will be received. Commission members may then discuss the proposal and ask further questions of staff.
5. Chairperson will then call for a motion on the item, which may be cast in the affirmative or negative. Upon a second to the motion, the Chairperson will call for a roll call vote in which Commission members will then vote yes, no or abstain.

Each item appearing on the agenda represents a potential change in the manner in which land may be used or developed. Significant to this process is public comment, which affords the Commission with information essential for making a determination. Your cooperation and attention to the above noted hearing procedure will ensure an orderly meeting and afford an opportunity for all to participate. Please Be Respectful! Each person's testimony is important regardless of his or her position. *All questions and comments shall be directed to the Chairperson from the podium and not to the applicant, staff or audience.*