

**REGULAR PLANNING COMMISSION MEETING
CITY OF MERRIAM, KANSAS
9001 W. 62nd St.
COUNCIL CHAMBERS
MINUTES**

**March 6, 2019
7:00 P.M.**

The Regular Planning Commission meeting for the City of Merriam, Kansas was called to order at 7:00 p.m. by Chair Brian Dailey on Wednesday, March 6, 2019 in the Council Chambers with the Chair inviting everyone present to participate in the Pledge of Allegiance to the Flag.

I. ROLL CALL

Members Present: Bill Bailey, Secretary
Reuben Cozmyer
Brian Dailey, Chair
Judy Devereay
Mitchell Fowler
Leah Ann McCormick, Vice Chair
Russ Harmon
Cole Stephens

Members Absent: Bill Carter

Also Present: Bryan Dyer, Community Development Director, and Nancy Yoakum, Recording Secretary.

II. APPROVAL OF MINUTES OF FEBRUARY 6, 2019

Chair Brian Dailey stated that the Planning Commission members had received a copy of the February 6, 2019 meeting minutes and asked if there were any corrections or additions.

Hearing no comments, Chair Brian Dailey entertained a motion.

MITCHELL FOWLER MOVED THAT THE MINUTES OF THE PLANNING COMMISSION MEETING OF FEBRUARY 6, 2019 BE APPROVED. LEAH ANN MCCORMICK SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY APPROVED.

III. ITEMS OF BUSINESS

1. PUD19-000002 Change in Use for Group 1 Automotive at 6209 Grandview St. in a PUD-G (Planned Unit Development-General) District.

Chair Brian Dailey presented to the Planning Commission application PUD19-000002 for a Change in Use for Group 1 Automotive located at 6209 Grandview St. in a PUD-G (Planned Unit Development-General) District.

Community Development Director Bryan Dyer stated this is for a change in use for property located at 62nd Terr. and Grandview St. and reviewed the site location and surrounding uses. Mr. Dyer stated there are two (2) parcels that include a building. Mr. Dyer stated the change in use is to add automobile sales and services.

Mr. Dyer stated that the current property owner David Johnson has entered into an agreement to sell the property to Group 1 Automotive. Mr. Dyer stated that Group 1 Automotive own the Baron BMW and Mini Cooper dealerships.

Mr. Dyer stated the property is zoned Planned Unit Development-General and the development plan was approved by the Planning Commission in 1994. Mr. Dyer stated it was approved for a print shop, which was built. The applicant Group 1 Automotive is requesting to add automotive sales and services to the property. Mr. Dyer stated the applicant is forwarding a development plan showing the site as it currently exists. The applicant has indicated that they do intend to redevelop the site at a future date. Mr. Dyer stated the applicant's first priority is to purchase the property and then come back to the Planning Commission once they determine the final configuration for the property. Mr. Dyer stated the applicant is planning to add additional landscaping along the perimeter of the property.

Mr. Dyer stated since the application is a change in use the Golden Factors apply to this property, and are listed in the staff report. Mr. Dyer reviewed the highlights of the factors. Mr. Dyer stated it also complies with the Master Plan.

Mr. Dyer stated the applicant was asked to provide parking calculations and staff calculated 16 spaces, the applicant is providing 17 spaces.

Mr. Dyer stated the staff report has 6 (six) conditions of approval which were highlighted.

Mr. Dyer stated he would answer any questions of the Planning Commissioners and that the applicant's representative was present as well.

Chair Brian Dailey inquired if any of the Planning Commissioners had questions for Mr. Dyer. Hearing none, he invited to the applicant to address the Planning Commission.

Birk Ayer, Civil Engineer, representing Group 1 Automotive, 1889 Landry Ln., Rock Hill, SC introduced himself to the Planning Commission and stated he would answer any questions the Planning Commission had.

Chair Brian Dailey inquired if there were any questions for the applicant. Hearing none, he inquired if there was anyone from the audience that wished to speak. Hearing none, he entertained a motion.

REUBEN COZMYER MOVED THAT THE PLANNING COMMISSION APPROVE APPLICATION PUD19-000002 CHANGE IN USE FOR GROUP 1 AUTOMOTIVE AT 6209 GRANDVIEW ST. WITH THE CONDITIONS LISTED IN THE STAFF REPORT. JUDY DEVEREY SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY APPROVED.

2. PA19-000002 Final Plat for Merriam Pointe Seventh Plat located at 7050 W. Frontage Rd. in a PUD-G (Planned Unit Development-General) District

Chair Brian Dailey presented to the Planning Commission application PA19-000002 for a Final Plat for Merriam Pointe Seventh Plat in a PUD-G (Planned Unit Development-General) District.

Community Development Director Bryan Dyer stated this property is located at the Hyundai automotive dealership on West Frontage Rd. and I-35, and reviewed the site location and surrounding uses.

Mr. Dyer stated the area is zoned Planned Unit Development-General. Mr. Dyer stated that Reed Family Properties recently purchased the properties from Group 1 Automotive. Mr. Dyer stated when Group 1 Automotive owned the properties; they came before the Planning Commission for a preliminary development plan and plat that combined the two properties.

Mr. Dyer stated that Reed Automotive has requested to split the property back into two (2) lots, which was the original configuration. Mr. Dyer stated the property is approximately 8.5 acres, and the division of the property will split the property into almost equal lots 4.29 and 4.19 acres.

Mr. Dyer stated he would answer any questions of the Planning Commissioners.

Chair Brian Dailey inquired if any of the Planning Commissioners had questions for Mr. Dyer. Hearing none, he invited to the applicant to address the Planning Commission.

Randy Reed, 6123 Julian Dr., Parkville, MO introduced himself to the Planning Commissioners. Mr. Reed stated he is the principal owner of Reed Family Properties and they recently purchased the Hyundai dealership from Group 1 Automotive. Mr. Reed stated they are looking to build a Chrysler/Jeep/Dodge Ram facility at this location. Mr. Reed stated their current dealership is located on Metcalf Ave., which is a lease that terminated in June of 2020. Mr. Reed stated they would like to relocate the dealership to the 4.3 acres. Mr. Reed stated in order to build the dealership; the two (2) lots need to be separated to meet the requirements for the franchise they represent.

Chair Brian Dailey inquired if there was any additional questions. Hearing none, he entertained a motion.

LEAH ANN MCCORMICK MOVED THAT THE PLANNING COMMISSION APPROVE APPLICATION PA19-00002 FINAL PLAT FOR REED AUTOMOTIVE AT 7050 W. FRONTAGE RD. FOR MERRIAM POINTE SEVENTH PLAT WITH THE CONDITIONS LISTED IN THE STAFF REPORT AND FORWARD IT TO CITY COUNCIL FOR ACCEPTANCE OF EASEMENTS. MITCHELL FOWLER SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY APPROVED.

IV. BUSINESS FROM THE FLOOR

- Mr. Dyer stated since it has been cold and snowy construction in the city has been slow with the exception of some tenant finishes in progress.
- The ENT building tenant finish is in progress and should be complete in the spring/summer.
- Comprehensive Plan Update-Review Group reviewed the request for proposals, and narrowed the list down to three (3) groups that were interviewed yesterday. There will be a firm recommendation for the City Council to consider at the March 25, 2019 meeting.

Commissioner Russ Harmon inquired about the old school property and 71st St. and Switzer.

Mr. Dyer stated an application has been submitted for next month's Planning Commission meeting. Mr. Dyer stated the developer would be having an informational meeting for the residents at Edelweiss and the area north of the property.

Commissioner Reuben Cozmyer inquired if there has been any progress with the vacant K-mart building.

Mr. Dyer stated not at this time, but Freddy's Frozen Custard & Steak burgers is moving forward with plans for the old Winsted's building.

V. UNFINISHED BUSINESS
None

VI. OLD BUSINESS
None

VII. ADJOURNMENT

With no further business for discussion, Chair Brian Dailey asked for a motion for adjournment.

MITCHELL FOWLER MOVED FOR ADJOURNMENT. The meeting was adjourned 7:25 p.m.

Respectfully Submitted,



Nancy B. Yoakum
Recording Secretary

Approved: April 3, 2019