

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

**February 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, February 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: Secretary Bill Bailey  
Bill Carter  
Reuben Cozmyer  
Chair Brian Dailey  
Judy Devereay  
Mitchell Fowler  
Russ Harmon  
Cole Stephens

Members Absent: Vice Chair Leah Ann McCormick

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

**II. APPROVAL OF MINUTES OF JANUARY 2, 2019**

Chair Brian Dailey stated that the Planning Commission members had received a copy of the January 2, 2019 meeting minutes and asked if there were any corrections or additions.

Hearing no comments, Chair Brian Dailey entertained a motion.

**BILL BAILEY MOVED THAT THE MINUTES OF THE PLANNING COMMISSION MEETING OF JANUARY 2, 2019 BE APPROVED. MITCHELL FOWLER SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY APPROVED.**

**III. ITEMS OF BUSINESS**

- 1. SDP19-000001 Site Development Plan for DS Bus Lines at 5519 Merriam Dr. in an I-1 (Light Industrial) District and C-2 (Retail Business) District.**

Chair Brian Dailey presented to the Planning Commission application SDP19-000001 for a Site Development Plan for DS Bus Lines located at 5519 Merriam Dr. in an I-1 (Light Industrial) District and C-2 (Retail Business) District.

Community Development Director Bryan Dyer stated that DS Bus Lines is looking to expand their existing office building at 5519 Merriam Dr. Mr. Dyer stated the DS Bus Lines has had numerous conversations with staff and they have plans to redevelop and revise all of the properties they own.

Mr. Dyer stated that the company has indicated plans in the future of rezoning their properties into a Planned Unit Development-General and doing a full development plan of all of their properties in the future.

Mr. Dyer reviewed the property, surrounding uses and access points to the property. Mr. Dyer stated that the existing building is approximately 4,300 sq. ft. and they would like to expand it an additional 2, 400 sq. ft. for a total of 6, 700 sq. ft.

Mr. Dyer stated that the applicant has adequate parking on the site, but they are planning for additional parking to the north at the subject property.

Mr. Dyer stated there is an extensive amount of floodplain in the site, but it stays along the confines of Turkey Creek.

Mr. Dyer stated they applicant will be adding additional landscaping onto the property. Mr. Dyer stated that the applicant understands that the property is currently under landscaped and when they develop the property to the north that the city will be looking for additional landscaping on the properties.

Mr. Dyer stated that the proposed building addition matches the existing building façade and meets the city requirements. Mr. Dyer stated there would be some brick and stucco on the exterior that will be visible to the right of way.

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.

Jay Longhauser, representing the Kincaid Group for DS Bus Lines, 313 East Front St., Bonner Springs, KS introduced himself to the Planning Commissioners.

Mr. Longhauser stated that the Kincaid Group would like to bring the current condition of this property back up to the standards that the city expects and they expect. Mr. Longhauser stated this is the first step of many steps to come.

Chair Brian Dailey inquired if there were any questions for the applicant. Hearing none, he entertained a motion.

**JUDY DEVEREY MOVED THAT THE PLANNING COMMISSION APPROVE APPLICATION SDP19-000001 SITE DEVELOPMENT PLAN FOR DS BUS LINES LOCATED AT 5519 MERRIAM DR. WITH THE CONDITIONS LISTED IN THE STAFF REPORT. REUBEN COZMYER SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY APPROVED.**

- 2. PA19-000001 Final Plat for DS Bus Lines at 5519 Merriam Dr. for Merriam Kincaid 1<sup>st</sup> Plat in an I-1 (Light Industrial) District and C-2 (Retail Business) District.**

Chair Brian Dailey presented to the Planning Commission application PA19-000001 for a Final Plat for Merriam Kincaid 1<sup>st</sup> Plat in an I-1 (Light Industrial) District and C-2 (Retail Business) District.

Community Development Director Bryan Dyer stated this plat coordinates with the site development plan that was just approved. Mr. Dyer stated the plat marks an important function by setting the right of away along Merriam Drive.

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

Commissioner Bill Bailey inquired if the names of the previous roads are listed in the legal descriptions on the plats.

Mr. Dyer stated that the surveyors research the history and the Johnson County Surveyor makes sure it fits the county's coordinates and description requirements.

Chair Brian Dailey stated he is glad to see improvements taking place to the DS Bus Lines facility.

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

**MITCHELL FOWLER MOVED THAT THE PLANNING COMMISSION APPROVE APPLICATION PA19-000001 FINAL PLAT FOR DS BUS LINES LOCATED AT 5519 MERRIAM DR. FOR MERRIAM KINCAID 1<sup>ST</sup> PLAT WITH THE CONDITIONS LISTED IN THE STAFF REPORT AND FORWARD IT TO CITY COUNCIL FOR ACCEPTANCE OF EASEMENTS AND RIGHT-OF-WAY. RUSS HARMON SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY APPROVED.**

**3. Discussion of Comprehensive plan update.**

Mr. Dyer stated that there were six (6) responses to the Request for Proposal (RFP) for the Comprehensive Plan update. Mr. Dyer stated that the RFP's have been distributed to the selection group members, Planning Commissioner Bill Bailey being one. Mr. Dyer stated that interviews will be set up next month and then a consultant recommendation will be made to City Council. Mr. Dyer stated there would be an outreach to the public to get their input for the future direction of the city.

**IV. BUSINESS FROM THE FLOOR**

- The weather has slowed down some of the construction projects in the city.
- Shawnee Mission Medical Center has had a name change to Advent Health Shawnee Mission. They are in the process of changing the signs on campus and some of the old sign pylons are to be removed.
- Freddy's Frozen Custard and Steak Burger is moving forward with plans for remodeling the old Winsted's building.

**V. UNFINISHED BUSINESS**

None

**VI. OLD BUSINESS**

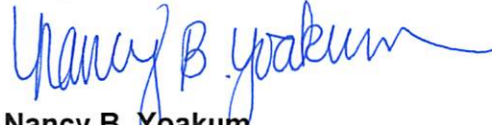
None

**VII. ADJOURNMENT**

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

**BILL CARTER MOVED FOR ADJOURNMENT.** The meeting was adjourned 7:17 p.m.

Respectfully Submitted,



**Nancy B. Yoakum**  
**Recording Secretary**

Approved: March 6, 2019