

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

**December 1, 2021  
7:00 P.M.**

**Due to the Covid Pandemic the meeting was held virtually via Zoom**

The Regular Planning Commission meeting for the City of Merriam, Kansas was called to order at 7:00 p.m. by Community Development Director Bryan Dyer on Wednesday, December 1, 2021.

**I. ROLL CALL**

The following Planning Commissioners were present via Zoom meeting:

- Bill Bailey, Secretary
- Reuben Cozmyer
- Brian Dailey, Chair
- Judy Deverey
- Russ Harmon
- Shawn McConnell
- Cole Stephens

Members Absent: Mitchell Fowler  
Leah Ann McCormick, Vice Chair

Also Present via Zoom meeting: Bryan Dyer, Community Development Director, Andrea Fair, City Planner and Nancy Yoakum, Recording Secretary.

**II. APPROVAL OF MINUTES OF SEPTEMBER 1, 2021**

Community Development Director Bryan Dyer stated that the Planning Commission members had received a copy of the September 1, 2021 meeting minutes and asked if there were any corrections or additions.

Hearing no additional comments, Mr. Dyer entertained a motion.

**JUDY DEVEREY MOVED THAT THE MINUTES OF THE PLANNING COMMISSION MEETING OF SEPTEMBER 1, 2021 BE APPROVED. SHAWN MCCONNELL SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY APPROVED.**

**III. ITEMS OF BUSINESS**

- 1. Consider finding the 8800 Shawnee Mission Parkway Redevelopment Project Plan consistent with the intent of the Merriam Comprehensive Plan 2040.**

Community Development Director Bryan Dyer stated that the city received a proposal from Block and Company to redevelop the vacant Taco Bell site located at 8800 Shawnee Mission Parkway.

Mr. Dyer stated that that Planning Commission must consider if the TIF Project Plan is consistent with the intent of the comprehensive plan for the development of the city per Kansas state statute KSA 12-1772.

Mr. Dyer stated that City Council has set a public hearing date on December 13, 2021 and will consider amending the I-35 Redevelopment District to create a new Redevelopment Project Area N. If this is approved the City Council will hold another public hearing meeting at the end of January 2022 to consider approval of the 8800 Shawnee Mission Parkway Redevelopment Project Plan.

Mr. Dyer stated that Block and Company has submitted a rezoning, preliminary development plan and final plat to Community Development today.

Mr. Dyer stated that staff recommends approval of this project and that a representative from Block and Company is present to answer any questions.

Mr. Dyer inquired if there were any questions or comments, hearing none he entertained a motion.

**BILL BAILEY MOVED THAT THE PLANNING COMMISSION FINDS THAT THE PROPOSED 8800 SHAWNEE MISSION PARKWAY REDEVELOPMENT PROJECT PLAN FOR PROJECT AREA N IS CONSISTENT WITH THE INTENT OF THE COMPREHENSIVE PLAN FOR THE REDEVELOPMENT OF THE CITY. REUBEN COZMYER SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY APPROVED**

**1. Adoption of the 2022 Planning and Zoning Schedule**

Community Development Director Bryan Dyer stated that the schedule for 2022 has one item to note. Mr. Dyer stated there would be one City Council meeting in December.

Mr. Dyer stated that the PC items for that month would be heard by the City Council on January 9, 2023.

Mr. Dyer inquired if there were any questions. Hearing none, he entertained a motion.

**JUDY DEVEREY MOVED THAT THE PLANNING COMMISSION ADOPT THE 2022 PLANNING AND ZONING SCHEDULE. SHAWN MCCONNELL SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY APPROVED.**

**BUSINESS FROM THE FLOOR**

- Discussion amongst Planning Commissioners whether to resume in person meetings. The consensus was to resume in person meetings starting in January 2022, but the Planning Commission also acknowledged that a change in the pandemic could result in the Planning Commission returning to meeting via Zoom.
- No activity with the vacant K-Mart building at this time.
- Building permit submission has been received for AdventHealth for an interior remodel of the tower.
- Bike/Pedestrian Plan is nearing completion.

- Merriam Drive Planning Sustainable Places Advisory committee is having a second meeting on December 2, 2021 for those who were unable to attend the first meeting.

Mr. Dyer inquired if there were any questions from the Planning Commissioners.

**IV. UNFINISHED BUSINESS**

None

**V. OLD BUSINESS**

None

**VI. ADJOURNMENT**

With no further business for discussion, Community Development Director Bryan Dyer asked for a motion for adjournment.

**SHAWN MCCONNELL MOVED FOR ADJOURNMENT.** The meeting was adjourned  
7:22 p.m.

Respectfully Submitted,



Nancy B. Yoakum  
Recording Secretary

Approved: 01/05/2022