

JOHNSON COUNTY PLANNING COMMISSION

Johnson County Administration Building
BOCC Hearing Room, 3rd floor
111 South Cherry Street
Olathe, Kansas

MINUTES

Tuesday, June 23, 2009

5:45 p.m.

I. CALL TO ORDER

A regular meeting of the Planning Commission of Johnson County, Kansas, was convened at 5:50 p.m. on Tuesday, June 23, 2009, and was called to order by Chairman Carol Whitlock, with the following members present and participating; to-wit: Joel Riggs, Katherine Hoffman, Phil Kline, Roger Mason, Roxanne Morse, William Kiesling, and Floyd Danner. Also in attendance: Dean Palos, Director, Johnson County Planning Department; and Brian Pietig, Public Works Department. Serving as Secretary to the Board: Joyce Jackson.

II. APPROVAL OF AGENDA

Chair Whitlock: The first item is approval of the agenda. Any changes or modifications?

[none]

Chair Whitlock: Hearing none, the agenda stands as written.

III. CONSIDER MINUTES OF PREVIOUS PLANNING COMMISSION MEETING

Motion by Comm. Mason, seconded by Comm. Kiesling, to approve minutes of the May 26, 2009, Planning Commission meeting.

Motion unanimously approved.

IV. PUBLIC HEARING: CARNP UPDATE

Chair Whitlock – We will hear from Mr. Palos.

Mr. Palos: The purpose of this meeting is to consider four amendments to the *Comprehensive Arterial Road Network Plan* (CARNP). This public hearing is the first step in the process to amend CARNP. The Board of County Commissioners (BOCC) may also approve changes recommended by County Public Works and Planning staffs that I will also be presenting tonight.

CARNP is the County's plan for future major road improvements and is a part of the updated *Johnson County Rural Comprehensive Plan* which was approved by the BOCC on June 3, 2004.

One of the CARNP recommendations was to complete detailed engineering and environmental studies to establish alignments for three separate transportation corridors that, including the area we will be addressing this evening between 175/199th Corridor from Mission Road to State Line.

CARNP was adopted by the BOCC in 1999 after over two years of study that included participation by an appointed CARNP Leadership Committee; the cities of Overland Park, Olathe, Lenexa, Gardner, Spring Hill, Edgerton, and De Soto; Kansas Department of Transportation (KDOT); and Mid-America Regional Council (MARC). The two BOCC public hearings to consider CARNP were attended by over 300 people.

The map shows proposed the network of proposed CARNP routes and standard road types were developed – Type I, Type II, and Type III. There were also three future study areas designated: 1) Northwest Corridor, 2) Southeast Corridor, and 3) West Corridor.

Beginning in 2006, Johnson County participated in the South Metro Connection Study (SMC) that was led by the MARC in conjunction with the cities of Overland Park, and Olathe, Kansas and Cass County and Belton, Missouri. KDOT and the Missouri Department of Transportation (MODOT) also participated in the study.

The purpose of the SMC study was to identify a proposed route for connecting U.S. 69 Highway to Holmes Road in Missouri and then on to U. S. Highway 71. After two years of study, the BOCC held a public meeting to consider authorizing the conclusion of the SMC and to give policy direction on future roadway plans in the southeastern portion of Johnson County.

The BOCC directed planning staff to:

1. Officially conclude the SMC and take such action as is necessary to advise the public and interested parties, and
2. Submit to the Planning Commission the Board's recommendation that the CARNP be modified to:
 - a. remove the "corridor to be determined" study area shown in the southeast portion of Johnson County, and
 - b. establish a CARNP Type I designation for 179th Street between Metcalf and Nall Avenues.

In addition to the BOCC directive, public works and planning staff are now recommending the Planning Commission consider amending CARNP to: 1) establish a CARNP Type I designation on 183rd Street as a complete connection between Nall Avenue and Mission Road and 2) establish a CARNP Type I designation on Nall Avenue as a complete connection between 167th Street and 175th Street.

Comm. Morse: Why couldn't the connection from 179th between Metcalf and Nall be located further north?

Mr. Palos: Bayer Company officials have indicated they did not want the road passing through their property; but they might be open to a route located further south along the border of their property. We are not certain where road alignment would be but there are already three stubbed

streets in Berryhill Farms that would likely connect with the new road. We are letting people know now what the county plans are.

Chair Whitlock: I am opening the meeting to the public.

Thomas Baldwin, 5701 W. 181 Street, Stanley, Kansas, 66085, appeared before the Planning Commission and made the following comments:

Dr. Baldwin: I heard discussions about this and I am here tonight to ask that this not proceed. It is surprising and frustrating as a land owner in the area to see the expansion of the roads to the east and west. The road work should be on the north and south roads. This is expensive and unnecessary. There will be problems for residents of the area and I express a strong objection to future 4-lane roads that will increase traffic within the area. The residents do not need or want these new roads.

Jeff McCauley, 18201 Berryhill Drive, Stilwell, Kansas 66085, appeared before the Planning Commission and made the following comments:

Mr. McCauley: I am president of the Berryhill Farms subdivision association. I agree with Dr. Baldwin and I am here to state objection to the CARNP update. North-south road improvements are needed; not east and west as proposed.

Steve Baru, 13114 W. 125 Terrace, Overland Park, Kansas, 66213, appeared before the Planning Commission and made the following comments:

Mr. Baru: Although I am the Chair of the Sierra Cub, I am only representing myself this evening. I would like to see more information. I was on the CARNP Leadership Committee and I do not see eye-to-eye with the staff's interpretation of the CARNP plan. I do not see a need for a route through this area at this time. The residents in the designated study area are very upset and do not think the proposed routes are needed for them. They, instead think these proposed routes are for serving others going through their existing neighborhoods. People in this area want as little as possible road changes. To build a new route would be very expensive and through a very valuable area. Given the conditions of today and the likely future, we should instead be considering providing bus service to this area rather than building new roads. Finally, extending Nall between 167th and 175th Streets will go through an environmentally sensitive area and I strongly object to that.

Jim Vore, 4800 W. 183rd Street, Stilwell, Ks 66085, appeared before the Planning Commission and made the following comments:

Mr. Vore: I have 42 acres along 183rd Street that runs north and adjacent to county property. I only learned about this meeting at 4:00 pm. today. The area I live in is low-density and very unique. The area should be preserved for the future park. It is a beautiful spot in Johnson County with forest, wildlife, deer, turkeys, birds. If we have a road in our backyard it will change the conditions for the animals. 183rd Street is a dead-end and we do not want the road for someone else. It would border on a tragedy to build 183rd Street.

Mahnaz Shabbir, 18600 Roe Avenue, Stilwell, Kansas, 66085, appeared before the Planning Commission and made the following comments:

Ms. Shabbir: I also only just found out about this meeting this afternoon. More people would have come, if they had known. I live on a dead-end street south of 183rd Street and south of Mr. Vore's property. My east property boundary goes to the railroad. The property owners of the area should have been better notified of the discussions of this proposed east west routes. This has been going on since 1993 and should not be an action item. We do not need any new east-west roads to serve our area. Why not improve the north-south access roads? There are missing links, i.e. agriculture, gravel this road does not need to be paved. Please stay away; we don't need these road improvements.

Tom Linsin, 18130 Canterbury Road, Stilwell, Kansas, 66085, appeared before the Planning Commission and made the following comments:

Mr. Linsin: I also feel that the word did not get out sufficiently about this meeting. In the future I would like more and better notice. It is disturbing to hear about a letter from Overland Park supporting this. This area is not predetermined to be Overland Park. This area has active residents and they don't want these changes.

Tamara Martin, 5901 W. 180th Street, Stilwell, Kansas, 66085, appeared before the Planning Commission and made the following comments:

Ms. Martin: The notice procedure used was disgusting and embarrassing. I don't want to waste everyone's time but this affects lots of families and pockets of land. I am against all the proposed route changes. I drive down a dirt road to take children to school and would like it to remain that way. I am also opposed to the use of eminent domain to take people's property for these new roads that will only bring more concrete everywhere and new apartments to our area.

Chair Whitlock: Is there anyone else who would like to speak, seeing no one I will close the public speaking portion of the meeting.

Mr. Palos: Dave Hill, Executive Director of Facilities & Operations for the Blue Valley School District, could not be here tonight and asked me to relate that he talks with a lot of developers and realtors as part of his forecasting where and when new schools will be needed. Mr. Hill said that based on the information he has received, he is supportive of the proposed route improvements. He said there will be more new schools in the area and that there is a need for both east-west as well as north-south routes through this portion of the county now to serve the new high school at 175th and Quivira as well as for future schools.

Comm. Kiesling: I have a question: why or where is the need for the plan?

Mr. Palos: The need was made clear in the findings from the South Metro Connection (SMC). The study looked at existing and future population growth, sewers, new schools, traffic demand

and concluded that the future road improvements were needed to assure safety and mobility throughout the area.

Mr. Pietig: There likely will be additional development as the result of annexation and it is essential that roads are safe and adequate.

Comm. Riggs: I supported the SMC. These are good long range planning policy decisions and I fully support it but still think they are insufficient compared to the proposed SMC recommendation.

Comm. Morse: I don't agree with Commissioner Riggs about the South Metro Connector. I live in the area and have Overland Park on two sides. We have limited influence over development. I understand the area resident's frustration. I feel it should go further south as I know development is going to come.

Comm. Danner: I know a lot about the need for road improvement as I've lived in the area for about 30 years. When roads are built or improved they are used by everyone and serve an important function. So far the County's roadways have served the community well. I think there is need for better north-south mobility through the area. Mission Road is scenic and I recognize the feelings of property owners in the country who want to preserve that quality. Roads and road right-of-way are there to serve the public and perform for the value for all residents. We can't turn back now. I didn't support the SMC, but I can see a need for these proposed road improvements.

Mr. Palos: Because of the comments we've heard this evening regarding the need for better notice to the residents; I recommend the public hearing be continued until the next regular meeting in July. There is no rush to complete your review of these proposed changes. We have plenty of time to make sure that everyone has an opportunity to comment and be heard.

Chair Whitlock: I agree that we should continue this item to next month's agenda. Before the next meeting we would also like to receive written comments submitted to the planning staff.

Mr. Palos: As you are aware, the Planning Commission is an advisory body and your recommendation will be ultimately acted upon by the BOCC, who will also provide an opportunity for additional public input.

Mr. Kiesling: I move that the public hearing for the CARNP update be continued to the next Planning Commission meeting, July 28, 2009.

Comm. Morse: I second the motion.

Motion carries unanimously.

Chair Whitlock: Please submit all comments in writing.

Mr. Palos: I ask that the residents present will also help us to get the word out and I will ask the SMOC representatives I've previously worked with to, again, get the word out to their constituents that this item is being continued to July 28, 2009 at 5:45 p.m. in the County Administration Building at 111 South Cherry Street in Olathe.

V. FUTURE ZONING REGULATION CHANGES

Mr. Palos: This is for your information only, and there is no action at this time.

VI. UPDATES/OTHER BUSINESS

Mr. Palos: The following are summary updates of these items of interest:

- a. New Flood Plain Regulations were adopted by the BOCC and will go into affect August 3, 2009. Adoption of the new regulations includes the incorporation of the new floodplain maps prepared by the county over the past 11 years.
- b. New Street Standards and Lot Area Regulations will again be considered by the Planning Commission at its next meeting in July.
- c. New Century AirCenter Plan is still on hold.
- d. BNSF project may be de-annexed by the City of Gardner as the result of a recent decision by the city council. The City of Edgerton, however, has expressed an interest in annexing the site.
- e. Overland Park Planning – West Aubry Study Area planning is still ongoing with no recommendations at this time.
- f. Other – none.

VII. ADJOURNMENT

The next regularly scheduled Planning Commission meeting will be July 28, 2009, at 5:45 p.m.

Thereupon, with no further business to come before the Johnson County Planning Commission, Chairman Whitlock at 7:10 p.m. declared the meeting to be *Adjourned*.


Carol Whitlock, *Chairman*

ATTEST:


Secretary to the Board