



**PLANNING COMMISSION MEETING**  
**December 12, 2016**  
**Meeting Action Summary**

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December 12, 2016 – 6:30 p.m.

Commissioners present: Britton, Butler, Carpenter, Culver, Kelly, Sands, Struckhoff, von Achen, Willey

Staff present: McCullough, Stogsdill, Larkin, M. Miller, Simmons, Ewert

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**GENERAL BUSINESS**

**PLANNING COMMISSION ACTION SUMMARY MINUTES**

Receive and amend or approve the action summary (minutes) from the Planning Commission meeting of November 16, 2016.

Motioned by Commissioner Britton, seconded by Commissioner Willey, to approve the November 16, 2016 Planning Commission action summary minutes.

Motion carried 8-0-1, with Commission von Achen abstaining.

**COMMITTEE REPORTS**

Receive reports from any committees that met over the past month.

Commissioner Culver said the Transportation 2040 Update Steering Committee met last week. He said they discussed the timeline and roll of the committee. He said it would take most of next year to work through it with a deadline of March 2018.

**EX PARTE / ABSTENTIONS / DEFERRAL REQUEST**

- No ex parte.
- No abstentions.

PC Minutes 12/12/16

**ITEM NO. 1      PRELIMINARY PLAT FOR RIVERRIDGE ADDITION NO. 4; 1901  
RIVERRIDGE RD (KES)**

**PP-16-00439:** Consider a Preliminary Plat for Riverridge Addition No. 4, a two lot residential subdivision, located at 1901 Riverridge Rd. Submitted by CFS Engineers on behalf of Larry & Linda Copp, property owners of record.

**STAFF PRESENTATION**

Ms. Katherine Simmons presented the item.

**APPLICANT PRESENTATION**

Mr. Aaron Gaspers, CFS Engineers, agreed with the staff report and was present for questioning.

**ACTION TAKEN**

Motioned by Commissioner Butler, seconded by Commissioner Britton, to approve the Preliminary Plat (PP-16-00439) for Riverridge Addition No. 4, located at 1901 Riverridge Rd.

Unanimously approved 9-0.

PC Minutes 12/12/16

**ITEM NO. 2 FINAL DEVELOPMENT PLAN FOR PARKWAY PLAZA NO. 4; 2161 QUAIL CREEK DR (MKM)**

**FDP-16-00442:** Consider a Final Development Plan for Lot No. 5 Parkway Plaza No. 4 of the Parkway Plaza PCD for an approximately 5,000 sq ft building addition to the Arterra Event Gallery, an *Event Center*, located at 2161 Quail Creek Drive. Submitted by Allen Belot Architect, for Arterra LLC, property owner of record.

**STAFF PRESENTATION**

Ms. Mary Miller presented the item.

**APPLICANT PRESENTATION**

Mr. Allen Belot, Allen Belot Architect, said he had a question about the recommendation to change the note to building in the site summary. He said the site summary referred to impervious surface, which did not necessarily mean building. He said the roof was much larger than the building. He said he did not have any issue with the parking requirement.

**COMMISSION DISCUSSION**

Ms. Miller said the roof surface figure could be kept but that the stormwater engineer wanted to know the amount of surfacing that was impervious. She said the rainwater could get under the roofline and soak in. She said he could keep the roof figure but the building surface should be added because that's what the stormwater engineer needed on the plans.

Mr. Belot said the only way he could keep the site summary consistent was to add the net roof area which would exceed the size of the building.

Ms. Miller said he could take off the roof area since roof areas were not usually included in the site surface summary. She said since the roof was above the ground the rainwater could flow in under the roof.

Commissioner Kelly inquired about the potential gain/loss of removing the roof figure and keeping just the area of the footprint.

Ms. Miller said the stormwater engineer uses the actual surface amount when determining the stormwater bill, which was based on how much rainwater was being stopped from soaking into the property. She said the roof does not block anything from soaking into the ground but the building surface does.

Mr. McCullough displayed the site summary table on the overhead.

Commissioner Britton suggested a slight modification of the condition to have staff work with the applicant.

**ACTION TAKEN**

Motioned by Commissioner Britton, seconded by Commissioner von Achen, to approve the revised Final Development Plan, FDP-16-00442, for an addition to the Arterra Event Center, Phase 3 of the Parkway Plaza PCD subject to the following revised conditions (deleted wording ~~struck through~~, new wording in **bold**):

*Complete audio & video from this meeting can be found online:*  
<http://www.lawrenceks.org/boards/planning-commission/agendas>

1. Prior to recording the Final Development Plan with the Register of Deeds Office the applicant shall provide a revised drawing with the following notes and changes:
  - a. ~~Provide the following information in the site summary table:~~  
~~"Existing Building: 5,066 sq ft Proposed Building: 5,691 sq ft"~~  
**The applicant will work with staff to provide the site summary information per Code.**
  - b. Add a note to the parking summary that lists the net area of the 625 sq ft building addition and notes the additional parking required. This note should also clarify the total square foot of the Arterra building, as it is less than approved with the previously approved plans.

Unanimously approved 9-0.

#### **MISCELLANEOUS NEW OR OLD BUSINESS**

Consideration of any other business to come before the Commission.

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**ADJOURN 6:56pm**