



**AGENDA
PLANNING COMMISSION
CITY OF ROELAND PARK, KANSAS
4600 W 51ST STREET
AUGUST 19, 2025 6:00 PM**

- I. Roll Call**
- II. Approval of Minutes**
 - A. Planning Commission Minutes - April 15, 2025
- III. Public Hearing**
- IV. Action Items**
 - A. Review the Capital Improvement Plan for compliance with the City's Comprehensive Plan
- V. Discussion Items**
- VI. Other Matters Before the Planning Commission**
- VII. Adjournment**

Item Number: II. Approval
of Minutes



City of Roeland Park
Action Item Summary

Submitted By:

Committee/Department: Administration

Title: Planning Commission Minutes - April 15, 2025

Item Type:

Recommendation:

Recommend approval of the April 15, 2025 Planning Commission minutes

Details:

See attached.

Fiscal Impact	
Amount of Request:	
Budgeted item?	Budgeted Amount:
Line Item Code/Description:	

Additional Information

Diversity Equity & Inclusion Lens

What are the implications to intersectionality?

- Does this item benefit all racial groups?
- Does this item benefit Community for All Ages?
- Does this item exclude or disproportionately impact any social identities? If yes, what populations and why?
- What (if any) social determinants of health are impacted by this item?
- What (if any) are the unintended economic and environmental impacts of this item?
- How has the impacted community been involved?
- How will the program be communicated to all stakeholders?

ATTACHMENTS:

1. Planning Minutes.4.15.25

PLANNING COMMISSION MINUTES
CITY OF ROELAND PARK, KANSAS
4600 W 51st Street, Roeland Park, KS 66205
April 15, 2025, 6:00 P.M.

The Roeland Park Planning Commission met virtually on April 15, 2025.

Commissioners Present: Lisa Brunner, Vice Chair
Josey Shaw
Haile Sims
Mark Kohles
Joe Kmetz
Macrina Abdouch

Commissioners Absent: Darren Nielsen - Chair

Staff Present: Jennifer Jones-Lacy - Assistant City Manager/Finance Director
Wade Holtkamp - Building Inspector
Alex Felzien - City Attorney

I. ROLL CALL

Commissioner Brunner called the meeting to order. Ms. Jones-Lacy called the roll. Commissioner Nielsen was absent. All other Planning Commissioners were present. In addition to Ms. Jones-Lacy, staff present were City Attorney Felzien and Building Inspector Holtkamp.

II. Approval of Minutes

1. Approve Minutes from February 18, 2024, Planning Commission meeting

MOTION: COMMISSIONER ABDOUCH MOVED AND COMMISSIONER BRUNNER SECONDED TO APPROVE THE PLANNING COMMISSION MEETING MINUTES OF FEBRUARY 18, 2025, AS PRESENTED. (THE MOTION CARRIED 6-0.)

III. Public Hearing

No public hearing was held.

IV. Action Items

A. Volunteers for City Strategic Plan Committee and Public Art Master Plan Input

Ms. Jones-Lacy said the City's last strategic plan was last done in 2015. Also, they have hired a consultant to create a Parks master plan. Staff and the Governing Body are asking for

volunteers from the various City committees to participate in the planning process of those two endeavors.

Commissioner Brunner expressed an interest to serve as the Planning Commission representative for the Strategic Plan and Josey Shaw said he would like to serve as the Planning Commission representative for the Public Arts Master Plan.

MOTION: COMMISSIONER SIMS MOVED AND COMMISSIONER KMETZ SEONDED TO NOMINATE LISA BRUNNER AS THE PLANNING COMMISSION REPRESENTATIVE FOR THE STRATEGIC PLAN AND JOSEY SHAW AS THE REPRESENTATIVE FOR THE PUBLIC ARTS MASTER PLAN. (THE MOTION CARRIED 6-0.)

V. Discussion Items

A. Discuss Zoning Code Update Restricting the Number of Vehicles on a Single Family Lot

Ms. Jones-Lacy said there is a home on Roe Boulevard that has numerous cars that park on their single-family lot and staff has received complaints from nearby residents. There is currently no codes violation at this time, and so staff thought this might be time to look at zoning code changes to restrict the number of vehicles allowed on a single-family lot.

City Attorney Felzien said there may not be a need for a zoning code change. If they were to make a code change, it would require a public hearing. Also, a change to the code would make this property be a non-confirming use. He felt the issue might be addressed in Chapter 14 of the traffic code. The 200s section of Chapter 14 deals with residential parking limiting it to parking on pavement and not on grass. He felt that enforcement may be the best route to handle the issue.

Commissioner Brunner asked if there was a way to get around a non-confirming use. Mr. Felzien said that by updating the traffic code there is more case law to support that it better reflects the needs of the community versus a particular zone. He said this is a more precise tool.

Ms. Jones-Lacy asked where this would fit into Chapter 14. Mr. Felzien said Chapter 14, Article 209, is reserved for future use and 14-210 deals with residential parking.

Ms. Jones-Lacy stated they need to consider what the unintended consequences are and how it affects others. Also, do they want all the vehicles parked on the street where this becomes a different issue.

Commissioner Brunner asked if they are exposing themselves to risk or confusion down the road or creating a tool not to have 14 cars on a lot. She asked if this house is a visual nuisance. Ms. Jones-Lacy said it is a visual nuisance. It has way more concrete than it should, and there are no record of permits. Ms. Jones-Lacy looked at the property file as far as building permits. There were some issued for additional garages where a request was made and then it lapsed, and the owner had to do it again. They added onto the structure a few times and even added a pool. Some of these charges are no longer on site. Also, the current owner is not who put in all the concrete.

There was consensus among the Commissioners that they struggled changing the codes for one house.

Ms. Jones-Lacy also stated there is no precedent in Johnson County.

Mr. Felzien also mentioned screening found in Chapter 16, Section 811. Ms. Jones-Lacy did say the homeowner wanted to replace a fence in the front that had fallen, but that it was too tall.

There was discussion of tree screening of the property. Commissioner Brunner sounds like there are some options available and possibly going through the Board of Zoning Appeals for a variance.

After their discussions, the Planning Commission decided they had no interest in pursuing a code change as they do not see this issue as a community-wide problem and pertains to one property.

VI. Other Matters Before the Planning Commission

A. City of Fairway Public Works Dept. Site Plan Update

Ms. Jones-Lacy updated the Planning Commission on the Fairway Public Works site. Staff received a report in July of 2024 of illegal dumping. By way of background, Ms. Jones-Lacy said that Fairway purchased the site in the City of Roeland Park from a private individual. The site contains the salt storage building that Roeland Park shares with Fairway. The City of Fairway had concerns about erosion on the property and that could damage the salt building and their vehicles which represent expensive assets for their city. To control the issue, Fairway has been depositing broken up concrete from other projects to help shore up the erosion. City staff has met with Fairway officials who provided an analysis of the situation. To date, they have not presented any solutions to address what's there and that are in compliance with Roeland Park. She said it is not pleasant to look at. Ms. Jones-Lacy has told Fairway to submit plans so they can be brought before the Planning Commission. Fairway is planning on putting this into their 2026 budget. Roeland Park is giving them that time to solve the problem. She said the hope is they will bring site plans for the Planning Commission to review and approve by the end of the year or beginning of next year.

Commissioner Brunner asked how what is currently there prevents any erosion and is this part of an engineering norm. Ms. Jones-Lacy said they had trouble finding an engineer to sign off on this and it does not meet City code. Prairie Village states these were the existing conditions when they purchased the site. Ms. Jones-Lacy said it was on Prairie Village to do their due diligence when they purchased the property. Also, it is in everyone's best interest to get this resolved as this will not be a "good look."

B. City Projects Update

Ms. Jones-Lacy provided an update on The Rocks project. She said they continue to get quarterly reports from EPC, the developer. The parking garage and vertical construction permits have been approved but need to be paid for. EPC has been working with Johnson

County Wastewater and their architects and consultants. EPC wants to take advantage of the Universal Design incentive, which they can receive by making 83 accessible units in accordance with those standards. That will permit them to waive the permit fees. Because of tariffs and interest rates, they are working on value engineering things and finalizing for that. They have said that re-mobilization will start for Q2 in 2025. Ms. Jones-Lacy takes that to mean to vertical construction. The project is anticipated to be complete in 2027.

There is also a project scheduled for Roe Parkway, which is dictated by the EPC project, so that will be put on hold for now.

The Community Center is in their next phase with kitchen and JCPRD office renovations. The renewed gym is set to reopen in May. And they are also working on the outside irrigation system.

Nall Avenue is set for some road work. WaterOne is completing their work and AT&T is doing some relocates. In May, they will set the schedule for construction with a plan for completion in the fall.

The Mission Road project is set to begin soon. There are a few more easements they need to secure. First, they will work on stormwater, then concrete replacement, mill and overlay, and finally street lighting. They will begin when school closes for the summer and plan to finish before it reopens.

Ms. Jones-Lacy spoke about the Mighty Bike planned for R Park. It is being fabricated and will have a powder coat, and then finally assembled on site with a planned install late May - early June. They have also obtained a pour-in-place fall protection surface around the bike. Ms. Jones-Lacy emphasized that the structure will be huge.

The City has created a 75th Anniversary committee for the City's birthday next July, which also coincides with the World Cup.

There was also some general discussion about picking a sister city for Roeland Park.

A Commissioner asked what was going on at The Mission Center. Ms. Jones-Lacy said it is now owned by the bank, but she does not know its status.

VII. Adjournment

MOTION: COMMISSIONER ABDOUCH MOVED AND COMMISSIONER BRUNNER SECONDED TO ADJOURN THE MEETING. (THE MOTION CARRIED 6-0.)

(Roeland Park Planning Commission Meeting Adjourned at 7:05 p.m.)

Item Number: IV. Action
Items



City of Roeland Park
Action Item Summary

Submitted By:

Jennifer Jones-Lacy, Assistant City Administrator Director of Finance

Committee/Department: Administration

Title: Review the Capital Improvement Plan for compliance with the City's Comprehensive Plan

Item Type: Action Item

Recommendation:

Recommend that the Planning Commission's finding of consistency of the Five Year Capital Improvement Plan with the City's Adopted Land Use Plan and the 2040 Comprehensive Plan.

Details:

The Capital Improvement Program (CIP) is a five-year plan that guides the planning, funding, and scheduling of major capital projects. These projects typically include street and sidewalk construction and maintenance, park and recreation improvements, and public building improvements.

Kansas State Statute K.S.A. 12-748 sets forth the Planning Commission's responsibility for reviewing the City's Capital Improvement Program and determining if it is consistent with the City's Comprehensive Plan. The statute emphasizes the link between public improvements and adopted land use plans.

On an annual basis, in conjunction with the Governing Body adopting the annual budget, the Planning Commission should review the CIP. Attached is a summary of the five-year CIP that is set to be adopted by City Council along with the 2026 Annual Budget on September 2, 2025. While the CIP includes equipment purchases, the attached only includes improvements and maintenance projects.

Comprehensive Plan Overview:

The Roeland Park Moving Forward Comprehensive Plan 2040 identified several focus areas for the next twenty years, along with several goals within each of these areas:

1. *Growth and Development/Land Use*
 - Goal 1: Protect residents through thoughtful land use decisions
 - Goal 2: Continue to strengthen and improve the character and image of RP through quality civic and commercial spaces
 - Goal 3: Foster and promote mixed-use development in key areas of the community

- Goal 4: Support sustainable development and growth in Roeland Park
- 2. *Housing*
 - Goal: Preserve existing high-quality neighborhood housing while encouraging the diversity of housing options.
- 3. *Parks & Recreation*
 - Goal: Continue to provide a high level of service for parks and recreation
- 4. *Connectivity & Mobility*
 - Goal: Maintain the City's infrastructure to support the long-term resiliency and growth of the community
- 5. *Natural Resources & Environment*
 - Goal 1: Preserve and conserve ecologically sensitive land in RP
 - Goal 2: Promote environmental best practices and support sustainability efforts

Five-Year Capital Improvement Program:

The attached budget includes \$25,947,500 budgeted for infrastructure maintenance and improvements between 2025 and 2029 for city streets, sidewalks, city facilities and storm sewers.

Several of the capital projects budgeted in 2026 address these goals. For example, The Nall Park Master Plan improvements that are planned for implementation in 2026-27 directly address providing a high level of service for parks and recreation, and preserving and conserving ecologically sensitive land in RP. The Nall Park Master Plan includes natural play elements that are well suited for the existing topography of the park, riparian restoration, and adding elements that enhance the use for the mountain biking community such as a pump track, a bike skills course. In addition, CIP includes \$250,000 in the next five years for sidewalk repair and maintenance, \$2.25 million in undesignated street maintenance, and \$1.25 million of storm sewer maintenance which directly addresses the goal of maintaining the City's infrastructure.

Staff finds that the CIP is consistent with 2040 Comprehensive Plan and recommends approval by the Planning Commission.

Fiscal Impact	
Amount of Request:	
Budgeted item?	Budgeted Amount:
Line Item Code/Description:	

Additional Information

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What are the implications to intersectionality?

- Does this item benefit all racial groups?
- Does this item benefit Community for All Ages?
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- What (if any) social determinants of health are impacted by this item?
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- How has the impacted community been involved?
- How will the program be communicated to all stakeholders?

ATTACHMENTS:

1. 5 Year CIP for Infrastructure

2025 through 2029
Capital Improvement Plan
 Roeland Park, KS
Projects & Funding Sources By Department

Department	Project #	Priority	2025	2026	2027	2028	2029	Total
Aquatic Center								
Painting Lobby, Office Area and Restrooms	19-Aqua-006	7				10,000		10,000
Pool Deck Caulking	17-Aqua-002	6				5,000		5,000
Pool Deck Concrete Repair/Replacement	19-Aqua-004	6					10,000	10,000
Convert Blower Pad Area To Additional Shade Area	26-Aqua-001	5		18,000				18,000
Slide Repainting	28-Aqua-001	4					35,000	35,000
Pool Shade Canopy Replacements	18-Aqua-002	4					3,000	3,000
Aquatic Center Total			0	18,000	0	15,000	48,000	81,000

220 Aquatic Center Fund				18,000			15,000	48,000	81,000
Source Grand Total			0	18,000	0	15,000	48,000	81,000	

City Hall								
Replace City Hall Hot Water Heater	19-CH-001	13			15,000			15,000
City Hall - Dais Modifications & Maintenance	25-CH-001	7	30,000					30,000
City Hall Total			30,000	0	15,000	0	0	45,000

300 Special Infrastructure			30,000					30,000
360 Equipment Reserve					15,000			15,000
Source Grand Total			30,000	0	15,000	0	0	45,000

Community Center								
Community Center Renovation - Phase 2	27-CCtr-001	9	1,560,000					1,560,000
EV Charging Stations	25-CC-002	6		21,000				21,000
Community Center Total			1,560,000	21,000	0	0	0	1,581,000

300 Special Infrastructure			1,560,000	21,000				1,581,000
Source Grand Total			1,560,000	21,000	0	0	0	1,581,000

Parks and Recreation								
Park Maintenance/Improvements	16-Park-001	9	26,000	27,000	28,000	29,000	30,000	140,000
Granada Park Playground Equipment Replacement	27-Park-001	7			125,000			125,000
Install Irrigation at R Park	26-Park-002	7		54,000				54,000
Mighty Bike Play Sculpture at R Park	25-Park-003	6	292,500					292,500
Nall Park Master Plan Improvements	26-Park-004	6	100,000	1,200,000	2,400,000			3,700,000
Tennis Court Resurfacing	27-Park-002	6				45,000		45,000
Improve/Expand Nall Park Mountain Bike Trail	25-Park-001	6	24,000					24,000
Consistent Signage in the Parks	24-Parl-004	5	17,000					17,000
Develop Monarch Butterfly Refuge	26-Park-001	4		10,000				10,000
Parks and Recreation Total			459,500	1,291,000	2,553,000	74,000	30,000	4,407,500

Department	Project #	Priority	2025	2026	2027	2028	2029	Total
300 Special Infrastructure			276,250	1,091,000	153,000	74,000	30,000	1,624,250
510 TIF 3 - caves				200,000	200,000			400,000
Other Grants			7,000		1,400,000			1,407,000
Other Sources			176,250					176,250
STP					800,000			800,000
	Source Grand Total		459,500	1,291,000	2,553,000	74,000	30,000	4,407,500

Public Works

Annual Sidewalk Repair & Replacement	21-PW-001	10	25,000	150,000	25,000	25,000	25,000	250,000
Buena Vista Traffic Calming Project	26-PW-010	9	20,000	250,000				270,000
RSR - 47th Place	24-PW-016	9	600,000					600,000
Contracted Street Maintenance	16-PW-014	9	215,000	216,000	217,000	218,000	219,000	1,085,000
RSR- Extra Project (Rosewood & Granada)	24-PW-005	9	136,000	1,751,000				1,887,000
In-House or Contracted Street Maintenance	16-PW-013	9	225,000	265,000	225,000	225,000	225,000	1,165,000
Bi-Annual Sidewalk Extension Project	21-PW-002	8	100,000		100,000		0	200,000
2025 CARS- 55th St from SMPKWY to Roe Blvd	23-PW-003	8	700,000					700,000
Street Light Replacement	21-PW-007	8	10,000	10,000	10,000	10,000	10,000	50,000
Sidewalk Extension- El Monte to Delmar	24-PW-006	8	141,000					141,000
Roe Parkway- Ph1 Extension & Ph2 Maintenance	22-PW-004	8	850,000	850,000				1,700,000
2028 CARS- 47th from Roe Ln to Mission Rd	27-PW-001	8			184,000	1,787,000		1,971,000
Pavement Evaluation of Street Network	20-PW-020	7	10,000			15,000		25,000
Storm Sewer Repair/Replacement Program	24-PW-003	7	285,000	190,000	245,000	260,000	275,000	1,255,000
2025 CARS- Mission Rd from 47th St to 53rd St	24-PW-004	7	1,895,000					1,895,000
2025 RSR- Nall Ave from 58th to 51st	24-PW-010	7	1,200,000					1,200,000
2026 CARS- 51st from Cedar to City Limits	26-PW-009	7	230,000	2,203,000				2,433,000
2027 RSR- Granada from SMPKY to 56th	29-PW-001	7		100,000	700,000			800,000
2029 RSR- Nall Ave from 51st to North End	24-PW-009	6		100,000		50,000	1,850,000	2,000,000
Provide Artistic Covered Benches at Bus Stops	25-PW-002	5	50,000	16,000				66,000
2025 Roe/Johnson Signal Replacement	25-PW-004		140,000					140,000
	Public Works Total		6,832,000	6,101,000	1,706,000	2,590,000	2,604,000	19,833,000

101 General Overhead				16,000				16,000
106 Public Works			215,000	216,000	217,000	218,000	219,000	1,085,000
250 Storm Water Fund			285,000	190,000	245,000	260,000	275,000	1,255,000
270 Sp. Streets			2,574,000	3,634,000	1,019,000	701,000	1,585,000	9,513,000
300 Special Infrastructure			235,000	265,000	225,000	240,000	225,000	1,190,000
510 TIF 3 - caves			850,000	850,000				1,700,000
570 Economic Development			50,000					50,000
CARS			1,110,000	922,000		615,000		2,647,000
CDBG			110,000					110,000

Department	Project #	Priority	2025	2026	2027	2028	2029	Total
Partner City			565,000	8,000		556,000	300,000	1,429,000
SMAC			178,000					178,000
STP			660,000					660,000
Source Grand Total			6,832,000	6,101,000	1,706,000	2,590,000	2,604,000	19,833,000
GRAND TOTAL			8,881,500	7,431,000	4,274,000	2,679,000	2,682,000	25,947,500