MONDAY, FEBRUARY 15, 2021
6:00 P.M.

Meeting Held Electronically Only via Video Conference
For information on live viewing,
contact the Planning & Development Department.

Persons addressing the Planning Commission will be limited to four minutes of public address on a particular agenda item. Debate, questions/answer dialogue or discussion between Planning Commission members will not be counted towards the four minute time limitation. The Commission by affirmative vote of at least five members may extend the limitation an additional two minutes. The time limitation does not apply to the applicant’s initial presentation.

Items on this agenda will be forwarded to the City Council for final consideration.

All information forwarded to the City Council can be accessed via the internet on Thursday prior to the City Council meeting at: https://www.topeka.org/calendar

ADA Notice: For special accommodations for this event, please contact the Planning Department at 785-368-3728 at least three working days in advance.
HEARING PROCEDURES

Welcome! Your attendance and participation in tonight’s hearing is important and ensures a comprehensive scope of review. Each item appearing on the agenda will be considered by the City of Topeka Planning Commission in the following manner:

1. The Topeka Planning Staff will introduce each agenda item and present the staff report and recommendation. Commission members will then have an opportunity to ask questions of staff.

2. Chairperson will call for a presentation by the applicant followed by questions from the Commission.

3. Chairperson will then call for public comments. Each speaker must come to the podium and state his/her name. At the conclusion of each speaker’s comments, the Commission will have the opportunity to ask questions.

4. The applicant will be given an opportunity to respond to the public comments.

5. Chairperson will close the public hearing at which time no further public comments will be received, unless Planning Commission members have specific questions about evidence already presented. Commission members will then discuss the proposal.

6. Chairperson will then call for a motion on the item, which may be cast in the affirmative or negative. Upon a second to the motion, the Chairperson will call for a role call vote. Commission members will vote yes, no or abstain.

Each item appearing on the agenda represents a potential change in the manner in which land may be used or developed. Significant to this process is public comment. Your cooperation and attention to the above noted hearing procedure will ensure an orderly meeting and afford an opportunity for all to participate. Please Be Respectful! Each person’s testimony is important regardless of his or her position. All questions and comments shall be directed to the Chairperson from the podium and not to the applicant, staff or audience.

Members of the Topeka Planning Commission

Brian Armstrong, 2021 Chairperson
Ariane Messina
Corey Dehn
Marc Fried
Wiley Kannarr
Jim Kaup
Katrina Ringler
Matt Werner

Topeka Planning Staff

Bill Fiander, AICP, Director, Planning & Development Dept.
Dan Warner, AICP, Planning Division Director
Carlton Scroggins, AICP, Transportation Planning Manager
Mike Hall, AICP, Current Planning Manager
Tim Paris, Planner
Taylor Ricketts, Planner
Bryson Risley, Planner
Melissa Fahrenbruch, Planner
Megan Rodecap, Zoning Inspector
Kris Wagers, Administrative Officer
A. Roll call

B. Approval of minutes – January 25, 2021

C. Declaration of conflict of interest/ex parte communications by members of the commission or staff

D. Action Items

1. **2022-2031 CIP** – In accordance with K.S.A. 12-748(b), review the City of Topeka’s capital improvement program (CIP) to ensure that it is consistent with the comprehensive metropolitan plan. (Warner)

2. **Public Hearing of CU20/03** by: Kansas Sand & Concrete, Inc., requesting a Conditional Use Permit on property presently zoned “I-2” Heavy Industrial District and located along the east side of NW Stina Court near the intersection of NW 25th Street and NW Stina Court, in order to allow for “Manufacturing Processing, Type III” (concrete mixing plant). (deferred from January 2021 / Hall)

3. **Public Hearing of PUD19/02 Sports Zone PUD** by: T&J Land Co. LLC, requesting to amend the District Zoning Map from R-1 Single Family Dwelling District with an existing Conditional Use Permit for “Outdoor Recreation Fields, Retail Sales, and Food Service” and existing Special Use Permits for “Private Membership Club with Golf Courses” and “Community Building with Alcohol Sales” all to PUD Planned Unit Development (O&I-2 uses with limited I-1 uses) on a 45 acre property located at 3907 and 3909 SW Burlingame Road. (Continued from May 2020 Public Hearing; proposed master plan revised to include the ballfields on the west side of the property.) (Hall)

E. **Presentation and discussion** on the draft Downtown Master Plan. View the plan draft on the Downtown Master Plan webpage at [www.topeka.org/planning/downtown-master-plan/](http://www.topeka.org/planning/downtown-master-plan/)

F. Communications to the Commission

G. Adjournment