



CITY OF  
**TOPEKA**

**MINUTES**

## **TOPEKA PLANNING COMMISSION**

**Monday, July 15, 2019**

**6:00PM – Municipal Building, 214 SE 8<sup>th</sup> Street, 2<sup>nd</sup> floor Council Chambers**

**Members present:** Katrina Ringler (Chair), Brian Armstrong, Corey Dehn, Marc Fried, Wiley Kannarr, Corliss Lawson, Ariane Messina, Matt Werner (8)

**Members Absent:** Carole Jordan (1)

**Staff Present:** Bill Fiander, Planning & Development Director; Dan Warner, Comprehensive Planning Manager; Annie Driver, Planner; Bryson Risley, Planner; Kris Wagers, Administrative Officer; Mary Feighny, Deputy City Attorney

**Roll Call** – Chairperson Katrina Ringler called the meeting to order with 8 members present for a quorum.

### **Approval of Minutes from June 17, 2019**

Motion by Mr. Dehn to approve; **second** by Mr. Kannarr. **APPROVED** (6/0/2 with Ms. Ringler and Mr. Fried abstaining)

### **Declaration of conflict of interest/ex parte communications by members of the commission or staff –**

Mr. Armstrong announced that he would recuse himself from consideration of item D.1.

Ms. Ringler called the first case and Mr. Armstrong left the room.

**Public Hearing of PUD04/06B Blue Cross & Blue Shield of Kansas Master Planned Unit Development Plan by Blue Cross & Blue Shield of Kansas, Inc.** requesting to amend the District Zoning Map and expand the boundary of the existing Master Planned Unit Development Plan for Blue Cross and Blue Shield by rezoning property located at 1104 SW Polk Street that is currently zoned “M-2” Multiple-Family Dwelling District to allow expansion of surface parking.

Annie Driver presented the staff report and staff recommendation for approval.

With no questions from commissioners, Ms. Ringler invited the applicant or their representative to speak.

Angela Sharp of Bartlett & West came forward. Ms. Sharp explained that the proposed changes will allow for better connectivity within the property and added that no new access points will be added.

Ms. Ringler **opened the floor for public comment**. With nobody coming forward to speak, Ms. Ringler declared the **public comment period closed**.

The commission had no questions. **Motion** by Ms. Lawson to forward to the Governing Body a recommendation of approval of the proposal, subject to the three conditions listed in the staff report; **second** by Mr. Dehn. Ms. Ringler called for discussion and hearing none, roll was called and the **motion passed 7-0-1** with Mr. Armstrong abstaining.

Mr. Armstrong returned to his seat.

**APPROVED 8/19/2019**

### **Central Park Neighborhood Plan (draft)**

Dan Warner introduced Bryson Risley, Neighborhood Planner for Topeka Planning & Development, and gave a bit of background about the Central Park Neighborhood Plan update. Central Park is the city's current SORT neighborhood, having applied to be part of the multi-year process. Year 1 includes creating the plan and years 2 and 3 involve implementation with infrastructure and housing improvements made in the neighborhood.

Bryson Risley reviewed the plan draft, covering goals, target areas, timelines, and next steps. He explained that the plan will be an action item at the August 19 meeting of the Planning Commission, then go on to the Governing Body for final approval.

Mr. Dehn asked for information about alley projects and Mr. Risley explained that improvements will be made and the materials used on the alleys will not change, i.e. concrete alleys will remain concrete.

Mr. Armstrong asked if sidewalks will be part of the infrastructure improvements. Mr. Risley stated they will, with concentration being on connectivity with the park and with Robinson Middle School.

Ms. Messina asked if the funds for rehabilitation will be scaled based on the primary, secondary and tertiary target areas. Mr. Bryson explained that funding will go first to the primary then secondary target areas. The target areas were determined by the Plan Review Committee and the projects were chosen by them. The Plan Review Committee includes residents of the neighborhood.

Mr. Armstrong asked about the schedule of neighborhood plans and Mr. Warner explained that we are basically doing one per year to correspond with budget process. This allows projects to be in the CIP more quickly.

### **Communications to the Commission**

Mr. Fiander explained that the sign code update is expected to go before the Governing Body as a discussion item at their August 13 meeting. He also gave an update on the Governing Body's review of other cases forwarded to them by Planning Commission.

**With no further agenda items, meeting was adjourned at 6:30PM**