

**City of Spring Hill, Kansas**  
**Minutes of Planning Commission Regular Session**  
**March 3, 2016**

A Regular Session of the Planning Commission was held in the Spring Hill Civic Center, 401 N. Madison, Room 15, Spring Hill, Kansas on March 3, 2016. The meeting convened at 7:03 p.m. with Vice Chairman Michael Weber presiding, and Christie Campbell, Planning Secretary recording.

Commissioners in attendance:        Troy Mitchell – arrived at 7:43 p.m.  
    Josh Nowlin  
    Paul Ray  
    Cindy Squire  
    Tyler Vaughan  
    Michael Weber

Commissioners absent:                Tobi Bitner  
    Janell Pollom  
    Stephen Sly

Staff in attendance:                    Jim Hendershot, Community Development Director  
    Christie Campbell, Planning Secretary

Public in attendance:                 Mr. Harland Russell, GBA, Representative for Mid Am  
    Mr. Dave Mennenga, GBA, Representative for Mid Am  
    Mr. Jim Stewart, Mid Am Operations Manager

**ROLL CALL**

The secretary called the roll of the Planning Commissioners. With a quorum present, the meeting commenced.

**APPROVAL OF THE AGENDA**

The agenda was revised to correct the subdivision name in item #3 from Ridgeview to Ridgefield.

**Motion** by Ms. Squire, seconded by Mr. Nowlin, to approve the agenda as revised.

**Roll Call Vote:** Ray-Aye, Nowlin-Aye, Weber-Aye, Vaughan-Aye, Squire-Aye

**Motion carried 5-0-0**

**FORMAL ACTION**

**1. Approval of Minutes: February 4, 2016**

**Motion** by Mr. Vaughan, seconded by Ms. Squire, to approve the minutes as presented.

**Roll Call Vote:** Ray-Aye, Nowlin-Aye, Weber-Aye, Vaughan-Aye, Squire-Aye

**Motion carried 5-0-0**

**2. Site Plan (SP-01-16) – Mid Am Building Supply Site Improvements**

***Beginning of Staff Report***



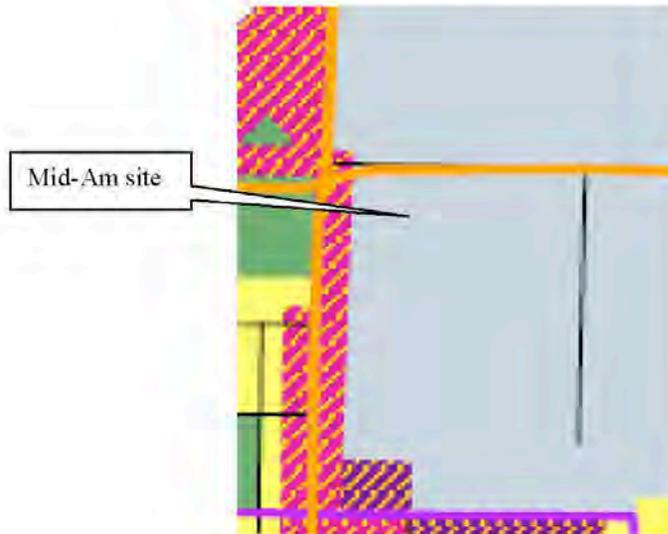
Aerial Photo



Zoning Map



### Future Land Use Map



**BACKGROUND:** The applicant, Mid-Am Building Supply, has submitted a request for approval of a site development plan at 20301 W 207<sup>th</sup> St. The project consists of a stormwater detention basin with connecting piping, private access road, gravel outside storage area, fencing, lighting and landscaping.

As business for Mid-Am Building Supply expands so does the need for additional storage area for merchandise. This increased area creates the need for stormwater management not only for the storage area but also for possible future building expansions. This development plan provides remedies for immediate business needs as well as possible future expansions.

**STAFF REVIEW:**

Staff has reviewed the site plan under the requirements of Section 17.340 of the Spring Hill Zoning Ordinance as follows:

- All lot lines and right-of-ways are identified
- All proposed structures with applicable data are identified
- All parking and traffic areas have been identified and the type of surface and base course identified
- Utilities are available, identified, and in compliance with regulations
- Exterior lighting on the proposed structure is compliant with regulations as per the lighting diagram and will not negatively affect surrounding properties or traffic. Manufacturer information on the fixtures is included with this staff report.
- Consultants, utility providers, and city staff have reviewed the site plan and provided comments. These comments and recommendations have been implemented into the site plan as applicable. In particular, the Traffic Impact Study was reviewed by BHC Rhodes, traffic consultant for the City of Spring Hill, and the stormwater study was reviewed by Olsson & Associates who has

- performed several reviews for the City over the past years. Copies of the traffic and stormwater studies are included with this staff report.
- New storage areas will be enclosed with chain-link fence to match the existing fence. A gate will be installed on the east end of the private access road for security.

#### STANDARDS OF REVIEW

In addition to the above noted items the site plan has been reviewed for compliance with the following standards:

1. *The extent to which the proposal conforms to the provisions of the Code.*  
The proposed use is in compliance with the Spring Hill Zoning Code.
2. *The extent to which the proposal conforms to the provisions of the Spring Hill Subdivision Regulations.*  
The site is in compliance with the Spring Hill Subdivision Regulations.
3. *The extent to which the development would be compatible with the surrounding area.*  
The project is compatible with the surrounding area which is industrial in use.
4. *The extent to which the proposal conforms to the recommendations of the Spring Hill Comprehensive Plan including but not limited to the Vision Plan, the Community Development Recommendations, and the Planning and Principles and Design Guidelines.*  
The proposal is in conformance with the recommendations of the Comprehensive Plan including the Future Land Use map that identifies this area as industrial.
5. *The extent to which the proposal conforms to customary engineering standards used in the City.*  
The overall project has been designed by recognized and licensed architects and engineers.
6. *The extent to which the location of streets, paths, walkways, and driveways are located so as to enhance safety and minimize any adverse traffic impact on the surrounding area. (Refer to photo below)*

As shown on the project plans and photo below the project includes a private road intersecting with Webster Street. As noted in the traffic study, this road is planned to be the primary entry/exit point for trucks utilizing the facility. Current truck counts are approximately 27 per day with an anticipated additional 8-10 trucks at full buildout of the facility. Peak hours for traffic in the vicinity of Mid-Am occurs between 7:00-8:00am and 5:00-6:00pm, however, truck traffic to the facility is predominately between these peak traffic hours. Utilizing the Webster St. private road will serve to decrease truck traffic on 207<sup>th</sup>. Conversations with JOCO Fire District #2 personnel revealed an occasional stacking of trucks on 207<sup>th</sup> that would block the drive entrance to the fire department. Decreasing truck traffic on 207<sup>th</sup> will help to reduce the opportunities for this stacking issue. In addition, as noted in the traffic report, the current lane configuration of Webster Street provides for a center turn lane that will serve to reduce any traffic stacking due to trucks entering Mid-Am from Webster Street. The vast majority of trucks to Mid-Am arrive from the north therefore a northbound right hand turn lane on Webster is not warranted.



**ADDITIONAL REVIEW CRITERIA:**

*Site Drainage and Stormwater Review:* A stormwater study was provided with the application and was reviewed by Olsson and Associates. Comments from this review were forwarded to the design team and changes were implemented into the design as applicable. Excerpts from the stormwater study including the summary and recommendations are included with this staff report. The full study is on file at City Hall.

*Landscaping and Buffering:* Buffering is not required with this development as the adjoining properties are either vacant or industrial in zoning and/or use. The required landscaping around the detention basin along with street trees on 207<sup>th</sup> Street are detailed in the enclosed plans. This project does require the removal of several existing trees on the site, however, trees along Webster Street will remain and are accounted for in the landscaping requirements.

**Planning Commission Review and Action:** Upon review of the site plan application the Planning Commission may by a majority vote of those members present:

- Recommend approval of the application to the Governing Body, or
- Recommend denial of the application to the Governing Body and notify the applicant of such action, or
- Table action on the application to a specific date and notify the applicant of such action

**RECOMMENDATION:**

It is the recommendation of staff that the Planning Commission recommend approval of site plan SP-01-16 for the Mid-Am Building Supply Site Development Plan.

*Suggested Motion:* Motion to recommend approval of site plan application SP-01-16 for Mid-Am Building Supply as presented by staff.

**Agenda item #2**

Attachments: Site Development Plan  
Traffic Impact Study  
BHC Rhodes email on traffic study review  
Stormwater Study (Pages 1-9)  
Lighting diagrams and product information  
GBA letter in response to Olsson & Assoc. comments  
GBA letter in response to Ponzer Youngquist comments

***End of Staff Report***

Mr. Hendershot, Community Development Director, presented the staff report to the Planning Commission. The applicant, Mid Am Building Supply, has submitted a request for approval of a site development plan at 20301 W 207<sup>th</sup> St. The project consists of a stormwater detention basin with connecting piping, private access road, gravel outside storage area, fencing, lighting and landscaping.

As business for Mid-Am Building Supply expands, so does the need for additional storage area for merchandise. This increased area creates the need for stormwater management not only for the storage area but also for possible future building expansions. This development plan provides remedies for immediate business needs as well as possible future expansions.

Mr. Hendershot stated that one of the concerns that he noted in early discussions of this project was the existing condition of Webster St. and what additional truck traffic would do to the actual surface of the road. He indicated that it is very difficult to predict, and referenced that they absolutely do not want to create another issue similar to Lincoln St. in the industrial park. In conversations with GBA, the architecture/engineering firm representing Mid Am, along with John Brann, the City's engineer, and BHC Rhodes it was determined that the road surface on Webster St. in the vicinity of Mid Am is more than adequate to handle the actual load of traffic and would not cause deterioration to the road at any more rapid pace. The road surface is in very good condition right now, along with the existing turn lane to allow northbound and southbound traffic to pass if truck traffic is present.

Commissioner Vaughan asked for clarification on what the stormwater storage (detention basin) would look like on the site. His main concern is that the location of this property is the main way into the city, and wants to ensure there will be enough landscaping and buffering along Webster St. Mr. Hendershot referenced a slide image outlining the proposed location of the detention basin. Mr. Hendershot deferred to Mr. Harland Russell, GBA Engineer, to discuss the height around the berms.

Mr. Russell addressed the Planning Commission with an explanation of how detention basins function. He stated that it is intended to hold water during storm events and the time immediately following a storm. It will be a dry basin most of the time; there won't be permanent pooling of water in the basin, as it will drain out. Mr. Russell confirmed that the basin will not be a concrete basin; rather, a grassy area that will be maintained by Mid Am. He indicated that the contours of the basin will be approximately 8' tall and sized to go as deep as it possibly can in an effort to minimum the berming. At the northwest corner of the property there is an existing pipe that goes underneath Webster St. This existing structure controls the elevation and design of the new detention basin. He also stated that Mid Am was very proactive in creating a basin design for the entire site that would take into consideration future site development. It was noted that there are no additional plans for expansion at this time. Mr. Russell further explained that they will try to keep the existing dirt on site and use in the basin design, as it is more cost efficient. He stated that there will be a 4' rise in berm elevation on the Webster St. side, along with street trees, that will create natural screening and buffering.

Commissioner Vaughan inquired about concerns with increased truck traffic, which has been addressed with other recent expansion projects in the industrial park. Mr. Hendershot indicated the construction of the northbound acceleration lane at 207<sup>th</sup> and Webster St., along with the Mid Am private access road, will alleviate any traffic issues.

Mr. Hendershot stated that discussions with Mid Am have indicated that the private access road intersecting with Webster St. is planned to be the primary entry/exit point for projected truck traffic utilizing the facility. Mr. Russell interjected stating there may have been some misunderstanding, as it is not the plan for the private access road to be the primary entry/exit. He explained that their intention is to use the private access road to disperse the truck traffic if necessary.

Commissioner Nowlin suggested that it might be a good idea to divert the truck traffic to 207<sup>th</sup> Street only.

Mr. Jim Stewart, Mid Am Operations Manager, stated that the majority of the truck traffic going in or out of the private access road would be Mid Am's trucks, not vendor freight trucks. Also, the majority of the Mid Am truck traffic would revolve around the business's customer delivery schedule. The Mid Am trucks are

loaded and ready to start deliveries during non-peak hours between midnight and 6:00 a.m. The majority of the freight trucks delivering product to Mid Am would continue to use the 207<sup>th</sup> Street access; those trucks will only use the access road in times of traffic overflow.

Commissioner Vaughan asked for clarification on freight trucks versus Mid Am's trucks and the percentage of those trucks. Mr. Stewart indicated that the percentage between the two would be 50/50. Mr. Stewart explained that the Mid Am delivery trucks are smaller day-cab trucks that are loaded with product and delivered to their customers. The freight trucks are the standard sleeper trucks, in which they unload the product at the Mid Am site.

Commissioner Squire asked if Mid Am would communicate with the freight truck drivers regarding location for entry and exit of the facility during peak hours. Mr. Stewart stated that the majority of business operations with regards to product drops at their site would be during non-peak hours, so entry and exit traffic at the 207<sup>th</sup> street location should not be an issue.

Commissioner Squire asked if the private access road would be paved. Mr. Hendershot stated that because it is a private road that it does not have to be paved. The only required paved portion would be the driveway approach. Mr. Russell indicated that Mid Am initially wants to minimize the amount of concrete they use on site at this time, so that they can expand in the future if necessary. The gravel option is also more cost efficient. Mr. Hendershot reiterated that if this access road is ever changed to a public road, then it would be required to be paved.

Commissioner Squire asked about the removal of trees abutting the residential area on Webster St. Mr. Russell stated that they will be adding trees and shrubs, and try to leave as many existing trees as possible. Mr. Hendershot clarified the existing trees along the property line between Mid Am and the residence to the south are not on Mid Am property, so those trees would stay in place as a natural buffer.

Commissioner Nowlin asked if the expense of tree removal would be at the City or Mid Am's expense. Mr. Hendershot confirmed that it would be at Mid Am's expense.

Commissioner Ray asked how big the concrete pad at the entrance of the private access road would be. Mr. Russell stated that the design plans show 32' at the property line and the frontage would be 54' wide. Mr. Hendershot added that the concrete pad would be about about 25' from the curb to the back of the approach.

Commissioner Nowlin asked how the private access road would affect the businesses that are located directly across from it on Webster St. Mr. Hendershot indicated that the vast majority of the Mid Am traffic would be coming and going from the north and wouldn't have a need to proceed southbound on Webster St.; therefore, it should not cause any issues with businesses along Webster St. Mr. Hendershot further clarified that the wide center turn lane would eliminate potential traffic congestion.

**Motion by Mr. Vaughan, seconded by Mr. Nowlin, to approve the site plan application SP-01-16 for Mid Am Building Supply Site Improvements.**

**Roll Call Vote:** Ray-Aye, Nowlin-Aye, Weber-Aye, Vaughan-Aye, Squire-Aye

**Abstain:** Mr. Mitchell abstained from voting as he arrived late in the discussion.

**Motion Carried 5-0-1**

The site plan application (SP-01-16) will be forwarded to the City Council for review on March 24, 2016.

### **3. Preliminary Plat Extension Request (PP-01-16) – Ridgefield Subdivision**

# Beginning of Staff Report

Agenda Item No. 3

## SPRING HILL PLANNING COMMISSION PRELIMINARY PLAT STAFF REPORT

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<b>Case #:</b>	PP-01-16	<b>Meeting Date:</b>	March 3, 2016
<b>Description:</b>	Proposed Preliminary Plat renewal		
<b>Location:</b>	16915 & 17505 W 199 <sup>th</sup> St. (west of Renner)		
<b>Applicant:</b>	Renner 199 Investors, LLC		
<b>Engineer:</b>	Harold Phelps		
<b>Site Area:</b>	79.3 acres		

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<b>Minimum Lot Area:</b>	Varies by zone.	<b>Number of Lots:</b>	166
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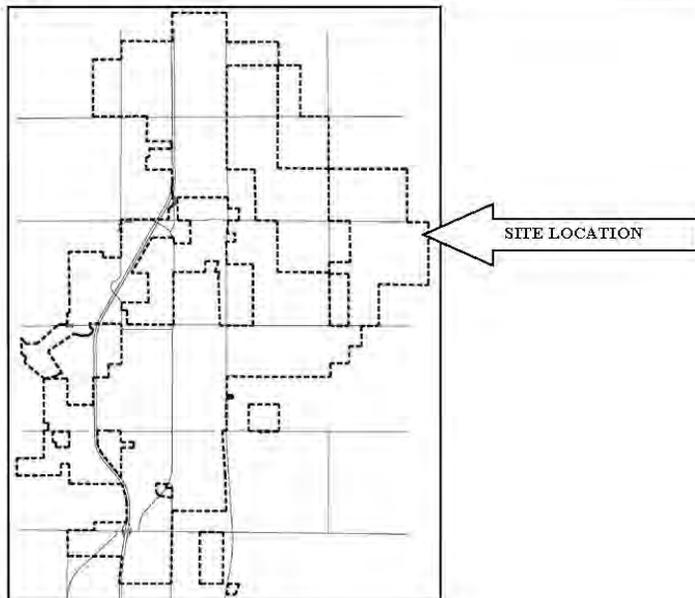
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<b>Current Zoning:</b>	RP-1, RP-2, CP-2	<b>Proposed Use:</b>	Residential & Commercial
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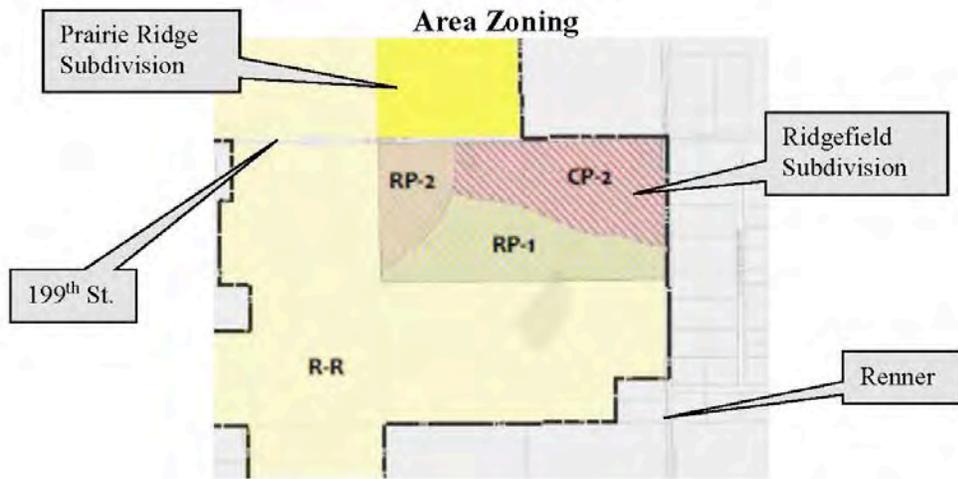
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<b>Related Applications:</b>	PP-01-07, PP-01-14
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3/15/2016



**BACKGROUND:** This application serves to renew the approval of PP-01-04. The original application was approved by the Planning Commission on February 1, 2007, renewed in March, 2014 and all allowable time extensions to submit a final plat application have expired.

**ADDITIONAL STAFF COMMENTS:**

Original application reviews and approvals were granted under the guidance of Dave Peterson, the former Planning Director. This preliminary plat approval was extended in 2010 and 2012. The current application contains no modifications to the original submittal. A copy of the 2007 preliminary plat is included with this staff report.

**Planning Commission Review and Action:** Upon review of the preliminary plat application the Planning Commission shall determine if the plat conforms to the provisions of the Subdivision Regulations and Comprehensive Plan. The Planning Commission shall take action to:

- Approve the application, or
- Approve the application with modifications, or
- Table action on the application to a specific date and notify the applicant of such action
- Reject the application

**RECOMMENDATION:**

Staff recommends approval of the Ridgefield Subdivision Preliminary Plat, PP-01-16 subject to the following conditions that are identical to the conditions placed on the original preliminary plat application PP-01-07:

- 1) The final plat shall clearly designate future access to 199<sup>th</sup> Street to be limited to one full access intersection at Norton Street and a right-in/right-out access to the CP-2 area when the road is built to four-lanes with a median.
- 2) The City only accepts the park land, trail, and water feature if they meet the City standards when the final plat is submitted. Financial guarantees shall be provided with the final plat to ensure construction of the amenities to be dedicated to the City.
- 3) The City-at-large is granted access to the neighborhood trail system through a public access easement on the final plat.
- 4) A home owners association maintain the parks, open space and trail system that the City does not accept.
- 5) The applicant pays a park fee when a building permit is issued if the City does not accept the park land; and access to the trail system is granted to the City-at-large.
- 6) A master landscape plan for areas of common open space tracts, and a landscape buffer for residential areas abutting 199<sup>th</sup> St. or Renner Road shall be submitted with the final plat(s). This includes the parking lot frontage being screened with meandering and undulating berms of no less than 4-feet in height topped by dense evergreens to form a solid screen at maturity with a total height of 10 to 12 feet from grade. In addition, staff recommends that the developer provide some ornamental trees and shrubs under the overhead

power line along the trails in accordance with the planting types recommended by KCP&L.

- 7) The final plat(s) for residential areas abutting 199<sup>th</sup> Street or Renner Road shall identify a perimeter common open space landscape buffer tract on the rear of any lots along those roadways (minimum 25-foot width) exclusive of utility easements along the roadway.
- 8) A street tree plan for all local and collector streets will need to be submitted with the final plat(s) addressing the following, unless more restrictive city requirements are in effect at the time of installation:
  - Street tree species approved by the City.
  - An average spacing of forty (40) linear feet between trees, with a minimum planting size of two and one-half (2 ½) inch caliper to three (3) inch caliper as measured six (6) inches above ground.
  - The location of such trees must be coordinated so the trees at maturity are an adequate distance away from storm sewer inlets, street lights, fire hydrants, and sight-distance triangles at the street intersection.
  - All trees must be guaranteed for a period of no less than two years.
- 9) The developer builds the street improvements at the time identified in the City Traffic Engineer's letter.
- 10) The developers contribution to the cost of the traffic signal at 199th Street and Norton Street will be determined at the time the signal is warranted, based on the percentage of traffic contributed by this development.

*Suggested Motion: Motion to recommend approval of Preliminary Plat application PP-01-16 for Ridgefield Subdivision including conditions 1-10 as presented in the staff report.*

*End of Staff Report*

Mr. Hendershot, Community Development Director, presented the staff report to the Planning Commission.

Commissioner Squire asked if the preliminary plat still fit with the Comprehensive Plan. Mr. Hendershot stated that this development still aligns with the Comprehensive Plan. This is based on the fact that the original preliminary plat was submitted at the same time as the Comprehensive Plan.

Commissioner Squire asked if they have previously approved the style of homes. Mr. Hendershot indicated that the original preliminary plat was approved prior to his time with the City of Spring Hill. He stated that he can assume that the building elevations were approved, as this is required with all preliminary plat submissions for planned developments. Commissioner Squire expressed concerns that the developer may have different home styles in mind, which should be reviewed before approving the extension.

Commissioner Nowlin asked what type of hardships it would place on the applicant if this item was tabled for further clarification on style of homes. Mr. Hendershot indicated that there would be no hardship for the applicant.

It was suggested by the Planning Commission to table the extension request until further information can be provided and reviewed with regards to housing elevations and traffic study.

**Motion by Mr. Mitchell, seconded by Mr. Nowlin, to *table* the Preliminary Plat Extension Request (PP-01-16) for Ridgefield Subdivision.**

**Roll Call Vote:** Ray-Aye, Nowlin-Aye, Weber-Aye, Vaughan-Aye, Squire-Aye, Mitchell-Aye  
**Motion carried 6-0-0**

#### **4. Public Hearing – Proposed Amendments to the Zoning, Subdivision, and Sign Regulations**

*With no ex parte contacts or conflicts of interest between the members of the Planning Commissioners and applicant, Vice Chairman Weber formally opened the public hearing at 7:51 p.m.*

Mr. Hendershot, Community Development Director, presented a power point outlining the regulation changes. One item that was highlighted was the clarification on the definition of a microbrewery and limited quantities. According to the definition from Wikipedia and the Microbrewery Association, limited quantity is defined as less than 15,000 barrels or 460,000 gallons.

Another item that was discussed in detail was to allow fencing in side yards on corner lots with relation to the vision triangle and property line. It was recommended by the Planning Commission that the side yard on corner lots abutting the street should have a 3' setback from the property line. (*see suggested changes in red below*)

- C. Where Screening and Fencing is Prohibited. This zoning ordinance prohibits the erection of a continuous fence more than two feet high in the front yard or side yard abutting a street except: 1) in the AG and R-R district where a see-through fence with a height of four feet or less would be allowed; or 2) in the MP and M-1 district where a security fence would be allowed; or 3) the zoning administrator may approve a portion of a fence to be built in the street side yard of a corner lot to screen outdoor mechanical equipment associated with the structure, walkout doors toward the back of the side building line or other unusual cases as deemed appropriate; or 4) **in the R-1 and R-2 districts a fence not to exceed six feet in height may be erected in the side and/or rear yard no closer to the abutting side street than three feet measured from the property line, provided such fence shall not be erected in the vision triangle.** In addition, this ordinance prohibits the erection of a fence with a height greater than six feet in Districts R-R through MH. Further, in the interest of safety, every attempt should be made to eliminate blind corners near all drive and street intersections. (Also see Section 17.348 - Site Distance on Corner Lots.) Nothing herein shall discourage or prohibit the landscaping, planting, screening and the erection of stand alone decorative fences no taller than three feet in the front yard that are not hazardous to traffic.

Another item discussed in detail were temporary sign regulations with regards to placement.  
*(Refer to the suggested changes outlined in red below)*

9. Temporary signs for special events for public, charitable, religious or fraternal organizations, subject to the following limitations:
  - a. May be located on premises or off premises, subject to approval of the Zoning Administrator.
  - b. These signs are prohibited on public property and public right-of-way.  
**EXCEPTION:** With the approval of the Zoning Administrator these temporary signs may be placed in the area of the Spring Hill “Welcome” signs located at 223<sup>rd</sup> St. and Webster (northeast corner) and 199<sup>th</sup> and Webster St. Signs are prohibited in the vision triangle or any area that may create a vision obstruction to vehicular traffic or a safety hazard to pedestrian traffic. Signs located in these areas may be placed 10 days prior to the event, and shall be removed within 48 hours after the event's completion.

**The following are staff recommended amendments to the Zoning Regulations of the City of Spring Hill.**

<u>Page</u>	<u>Section</u>	<u>Description</u>
1	17.301.C	Delete reference to Growth Area
1	17.301.D	Delete reference to Growth Area
13	17.302.B.65	Delete reference to Growth Area
15	17.302.B.91	Deleting the phrase “except breweries” allows for breweries and microbreweries to be classified as General Manufacture. This was an issue in a recent CUP.
16	17.302.B.94	Added definition of microbrewery for clarification
25	17.302.B.168	Correct job title
26	17.304.B.2	Delete reference to Growth Area
30	17.306.A	Delete reference to Growth Area
32	17.308.A	Delete reference to Growth Area
52	17.320.A	Delete reference to Growth Area
66	17.326.C.4	Added microbrewery to CUP uses in C-2
66	17.326.C.4	Corrects error in section reference
71	17.328.D.8	Increased height of buildings and other structures in MP Districts to be comparable with other area cities. This has been an obstacle when recruiting industrial businesses
75	17.330.D.8	Increased height of buildings and other structures in M-1 Districts to be comparable with other area cities. This has been an obstacle when recruiting industrial businesses
96	17.336.A.7	Many establishments are creating outdoor areas for smoking, eating and drinking
97	17.336.A.8.j	Delete reference to Growth Area
113	17.338.A.1	Change in table to allowable heights for MP and M-1 as per above
121	17.340.C	Digital submission reduces the need for paper copies
125	17.340.H.3	Requirements that are deleted in b, c and d are included in the International Residential Code and adopted by the City of Spring Hill.
173	17.360.C	Allows for fencing in the side yards of corner lots subject to vision triangle restrictions. Clarifies the location of rear yard fencing with relation to the property line.
185	17.364.E	Delete reference to Growth Area

186	17.364.E.1	Delete reference to Growth Area
187	17.364.K	Delete reference to Growth Area
192	17.366.N	Delete reference to Growth Area
192	17.366.O	Delete reference to Growth Area

**The following are staff recommended amendments to the Subdivision Regulations of the City of Spring Hill.**

<u>Page</u>	<u>Section</u>	<u>Description</u>
196	T.O.C.	Corrects page numbering in table of contents
198	17.370.A	Delete reference to Growth Area
199	17.370.C.3	Delete reference to Growth Area
200	17.370.E.23	Delete reference to Growth Area
205	17.370.E.32	Correct job title
209	17.372.C.1	Digital submissions reduce the need for paper copies
210	17.372.C.3.d.i	Delete reference to Growth Area
211	17.372.C.3.d.i	Delete reference to Growth Area
212	17.372.D.2.a.i	Additional set of paper copies of construction drawings are needed for Public Works review
213	17.372.D.2.a.iv	Restrictive covenants are not enforceable by municipalities and often are not imposed by the developer. Requiring them to be submitted implies enforcement and/or approval by the city.
216	17.372.D.2.f	The City has assumed this responsibility to ensure the process is Completed
220	17.376.B.1	Delete reference to Growth Area
228	17.378.B.2	Delete reference to Growth Area
236	17.380.A	Delete reference to Growth Area

**The following are staff recommended amendments to the Sign Regulations of the City of Spring Hill**

<u>Page</u>	<u>Section</u>	<u>Description</u>
T.O.C		Correct page numbers
1	17.710.A	Delete reference to Growth Area
3	17.720.A.6	Delete reference to Growth Area
5	17.720.A.27	Correct job title
13	17.740.A	Delete reference to Growth Area
14	17.740.B.9	Would allow temporary signs for special public events to be located at the two city "Welcome" signs and at no cost.

*With no further questions or comments from the public, Vice Chairman Weber officially closed the public hearing at 8:28 p.m.*

**Motion by Mr. Nowlin, seconded by Mr. Vaughan, to approve the Zoning, Subdivision, and Sign regulations with the change to Section 17.360.C to allow fences in side yards on corner lots abutting the street to have a setback of at least 3 feet from the property line.**

**Roll Call Vote:** Ray-Aye, Nowlin-Aye, Weber-Aye, Vaughan-Aye, Squire-Aye, Mitchell-Aye

**Motion carried 6-0-0**

**5. Establish an alternate date for the April 2016 Planning Commission Meeting**

Due to scheduling conflicts, it was suggested that the April Planning Commission meeting be moved to Tuesday, April 5, 2016, at 7:00 p.m.

**Motion by** Mr. Mitchell, seconded by Mr. Nowlin, to approve move the April Planning Commission meeting to Tuesday, April 5, 2016, at 7:00 p.m.

**Roll Call Vote:** Ray-Aye, Nowlin-Aye, Weber-Aye, Vaughan-Aye, Squire-Aye, Mitchell-Aye  
**Motion carried 6-0-0**

**DISCUSSION**

**REPORTS**

**6. Conditional Use Permit Annual Review (CU-01-14) – Ad Trend Off-Premises Billboard Sign**

Mr. Hendershot reported that the annual staff review has found no violations of the established conditions of this billboard sign and be extended for another year.

**ANNOUNCEMENTS FROM PLANNING COMMISSIONERS AND STAFF**

**ADJOURN**

**Motion by** Mr. Nowlin, seconded by Mr. Mitchell, to adjourn.

**Roll Call Vote:** Ray-Aye, Nowlin-Aye, Weber-Aye, Vaughan-Aye, Squire-Aye, Mitchell-Aye  
**Motion carried 6-0-0**

The meeting adjourned at 8:38 p.m.

**The March 3, 2016 meeting minutes were approved by the Planning Commission on April 5, 2016, as presented.**