



# CITY OF TOPEKA

# MINUTES

## TOPEKA PLANNING COMMISSION

**Monday, June 21, 2021**

**6:00PM – via video conference**

**Members present:** Brian Armstrong (Chair), Corey Dehn, Marc Fried, Del-Metrius Herron, Wiley Kannarr, Jim Kaup, Ariane Messina, Katrina Ringler, Matt Werner (9)

**Members Absent:** (0)

**Staff Present:** Dan Warner, Planning; Mike Hall, Current Planning Manager; Kris Wagers, Administrative Officer; Mary Feighny, Legal

**Roll Call** – Chairman Brian Armstrong called the meeting to order with nine members logged in for a quorum.

### **Approval of Minutes from May 17, 2021**

Motion by Mr. Fried to approve with one change, **second** by Mr. Dehn. **APPROVED** 7-0-2 with Mr. Armstrong and Ms. Messina abstaining.

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

None

### **Action Items**

**CU21/01 by 8 Iron Therapy (Matthew & Sarah Vanderpool)** requesting a Conditional Use Permit to operate an indoor golf simulation entertainment venue (“Indoor Recreation Type II”) on property zoned “C-2” Commercial District at 2841 SE Croco Road.

Mr. Armstrong called the case and Mr. Hall presented the staff report and staff recommendation for approval.

With no questions from the commission, Mr. Armstrong invited the applicant to speak.

Matt Vanderpool gave some personal background information about himself and his family and stated they are excited about opening a business in SE Topeka. He noted that they will be serving alcohol but it is not a bar.

Mr. Armstrong asked if they will be offering simulated golf. Mr. Vanderpool confirmed; he explained that the golfer hits an actual ball with a golf club into a screen. The computer software provides metrics to help the golfer improve their game and they will have access to over 100 courses to “play”.

Mr. Armstrong declared the public hearing open. With nobody logged in to speak, Mr. Armstrong declared the public hearing closed.

Mr. Armstrong spoke positively of the idea of the new business and location and Ms. Messina noted she has no concerns.

**Motion** by Mr. Kannarr to recommend **approval** to the Governing Body of the Conditional Use Permit CU21/01, subject to the condition listed in the staff report. Mr. Dehn stated that he sees no

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issues with the Golden Factors and **seconded** the motion. **APPROVED** 9-0-0

**P21/11 Horseshoe Bend #6 (Final Plat) by RT Builders**, for 28 single family residential lots on 7.54 acres located north of SE 45<sup>th</sup> Street, east of SW Topeka Blvd and along the south side of the Kansas Turnpike.

**P21/12 Horseshoe Bend #7 (Final Plat) by RT Builders**, for 31 single family residential lots on 8.88 acres located north of SE 45<sup>th</sup> Street, east of SW Topeka Blvd and along the south side of the Kansas Turnpike.

Mr. Armstrong called P21/11 and Mr. Hall explained that although P21/11 and P21/12 require separate votes, it would be easiest to present both together. These two plats deal with the final two phases of the Horseshoe Bend Subdivision and Mr. Hall presented the staff reports from each case, recommending approval of both by separate votes. He noted that these projects will provide single family detached housing.

With no questions from the commission, Mr. Armstrong invited the applicant or their representative to speak. Jeff Laubach with SBB Engineering was logged in. He explained that while he had nothing to add to Mr. Hall's presentation, he was available to stand for questions.

Mr. Armstrong asked about the anticipated build-out schedule for 6 & 7. Mr. Laubach stated that Horseshoe Bend #5 was just completed early this year and they anticipate running out of lots before the end of the year. The goal is to not run out of lots before the infrastructure is in place to allow them to move on to the next phase.

With nobody from the public logged in wishing to speak, Mr. Armstrong invited commissioners to discuss or offer a motion.

**P21/11 Motion** by Mr. Dehn, **second** by Mr. Werner: Horseshoe Bend Subdivision #6 be **APPROVED** and forwarded to the City Council for its acceptance of land to be dedicated for public purposes, subject to the 2 conditions listed in the staff report. **APPROVED** 9/0/0

**P21/12 Motion** by Mr. Dehn, **second** by Ms. Ringler: Horseshoe Bend Subdivision #7 be **APPROVED** and forwarded to the City Council for its acceptance of land to be dedicated for public purposes, subject to the 2 conditions listed in the staff report. **APPROVED** 9/0/0

#### **Communications to the Commission –**

Mr. Warner stated there are no cases for a July meeting so the next meeting of the Planning Commission will be August 16. The Neighborhood Health Maps have been updated so commissioners can expect a presentation at the August or September meeting.

Mr. Kaup asked if there needed to be further discussion about the location of future meetings. Staff explained that the location of the August meeting will be determined based on the cases to be heard and the location/mode will be communicated to commissioners and the public. City 4 staff added that renovation work will begin in Council Chambers in July so if the commission wishes to meet in person, it will need to be at the Holliday building until renovations are complete.

**With no further agenda items, the meeting was adjourned at 6:33PM**