



MINUTES

Planning Commission Meeting: February 23, 2026

Application:	SU25-0007: A special use permit for a Telecommunications Monopole, located south of W. 151 st Street and west of Red Bird Street.
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Kim Hollingsworth, Planning and Development Manager, presented the request for approval of a Special Use Permit for a telecommunications monopole located south of 151st Street and west of Red Bird Street. She explained that the request involved a telecommunications facility designed to support multiple wireless carriers. She noted that the City's review of such facilities is regulated by Federal law, State statutes, and the City's Unified Development Ordinance (UDO).

She demonstrated the site's location, west of Old 56 Highway within the Mather West Business Park, an area designated as an employment area on the City's Future Land Use map. The property is zoned M-2, General Industrial, with R-1 residential zoning to the north in the Oak Run neighborhood. Ms. Hollingsworth stated that the proposal includes a 143-foot monopole tower within the developing business park, surrounded by a fenced equipment area. Future development in the area will include buildings, parking, and landscaping. The tower would initially support one antenna array with space for two additional future antenna arrays. She explained that the application included a deviation request to reduce the required setback from 71.5 feet to 40 feet along the eastern property line, which staff supported because it remains internal to the development and preserves nearby detention and tree preservation areas.

Ms. Hollingsworth noted that the City received two letters of public correspondence raising concerns about health, environmental issues, and property values. Staff recommended approval of the application with stipulations.

Chair Breen asked if Commissioners had questions for staff.

Commissioner Chapman asked whether the City has other monopoles of similar height.

Ms. Hollingsworth responded that while she was unsure about the exact height of 143 feet, the City allows towers up to 150 feet, and several towers approach that height.

Chair Breen then invited the Applicant to speak.

Paul Greeley, 7171 W. 95th Street, Suite 600, Overland Park, Kansas representing the development team, introduced himself and his colleagues and stated that they supported the staff recommendation. He acknowledged the letters received earlier that day and noted that many of the concerns raised—particularly regarding health and environmental effects—are addressed by Kansas statute KSA 66-2019, which limits what local governments may consider when reviewing cell tower applications. He stated that the Applicant agreed with the staff report and requested approval.

Chair Breen opened the public hearing and called the speakers who had signed up.

Speaker #1, Ashley Taylor, 25129 W 151st Street, asked whether questions could be asked during the hearing.

Chair Breen clarified that the hearing was intended for public comments rather than a question-and-answer format.

Ms. Taylor declined further comment.

Speaker #2, Amir Nayeri, 25119 W. 150th Terrace, then spoke in opposition to the tower. He stated that he lives nearby and expressed concerns about potential health impacts, property values, and neighborhood character. He emphasized that while he supports reliable cell service, he believes the tower's proximity to homes could affect residents, particularly children, due to potential long-term exposure to radio frequency radiation. He also noted that visible towers can influence homebuyer perceptions and property values. He encouraged the Commission to consider alternative locations farther from residential areas.

After public comments concluded, **Commissioner Terrones** moved to close the public hearing, and **Commissioner Lynn** seconded the motion. The motion passed by a vote of 7 to 0, and the hearing was closed.

Commissioner Seeling asked staff to clarify legal limitations under KSA 66-2019.

Ms. Hollingsworth explained that federal and state law prevent local governments from denying applications based on health or environmental concerns related to radio frequency emissions, provided the facility complies with Federal Communications Commission (FCC) regulations.

Commissioner Terrones commented that the Planning Commission's vote is a recommendation, and the City Council will make the final decision.

Commissioner Bergita asked staff to show the site map and inquired about the distance from the proposed tower to the nearest home.

Ms. Hollingsworth stated that the closest residential structure is approximately 675 feet away and noted that towers elsewhere in the City can be located closer to homes.

Commissioner Bergida also asked about the tower's height and whether it could be effectively reduced.

Mr. Greeley explained that the height was reduced from the original proposal of 150 feet to 143 feet after coordination with the Federal Aviation Administration (FAA) due to a nearby airport.

Larry Louk, Selective Site Consultants, 7171 W. 95th Street, Suite 600, Overland Park, Kansas telecommunications consultant with the Applicant team, added that lowering the tower height further would reduce coverage and make it more difficult for wireless carriers to co-locate on the tower.

With no further discussion, **Commissioner Terrones** moved to approve Special Use Permit SU25-0007 as recommended by staff, and **Commissioner Brown** seconded the motion. The motion passed 7 to 0 as follows:

A. Staff recommends approval of SU25-0007 for the following reasons:

1. The proposed development complies with the policies and goals of the Comprehensive Plan.
2. The complies with the Unified Development Ordinance criteria for considering special use permit applications.

B. Staff recommends approval of the special use permit (SU25-0007) with the following stipulations:

1. The special use permit for the Telecommunication Facility is approved for a ten (10) year period effective from the date of the Resolution.
2. A deviation to the required setbacks of the monopole support structure is approved, as shown on the site plan dated January 19, 2026.
3. Equipment buildings, shelters or cabinets must meet all requirements of UDO 18.50.220 including but not limited to size, height, materials and setback requirements.