



MINUTES – Opening Remarks

Planning Commission Meeting: June 23, 2025

The Planning Commission convened at 7:00 p.m. to meet in regular session with **Chair Wayne Janner** presiding. Commissioners Taylor Breen, Tony Bergida, Keith Brown, Ken Chapman, Chip Corcoran, Jeffrey Creighton, and Jim Terrones were present. Commissioner Megan Lynn was absent.

Recited Pledge of Allegiance.

Chair Janner made introductory comments. Regarding ex parte communication, the Chair requested that if a commissioner has something to report, they specify the nature of the ex parte communication when that item is reached in the agenda.

Chair Janner referenced the Planning Commission Consent Agenda, which included four items. Chair Janner asked if any items needed to be removed for separate discussion or additional information.

A motion to approve MN25-0609, Planning Commission meeting minutes of June 9, 2025, was made by **Commissioner Breen** and seconded by **Commissioner Chapman**. The motion passed 8 to 0.



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Planning Commission Meeting: June 23, 2025

Application:	<u>PR25-0011:</u> Request for approval of a revised preliminary site development plan for Chase Bank on approximately 0.75 acres, located at 208 N. Parker Street.
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A motion to approve PR25-0011 was made by **Commissioner Breen** and seconded by **Commissioner Chapman**. The motion passed with a vote of 8 to 0 with the following stipulations:

1. Additional landscaping will be provided with the final site development plan.
2. Exterior ground-mounted or building-mounted equipment including but not limited to, mechanical equipment, utilities' meter banks and coolers must be screened from public view with three (3) sided landscaping or an architectural treatment compatible with the building architecture.



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Planning Commission Meeting: June 23, 2025

Application:	<u>FP25-0019:</u> Request for approval of a final plat for Park 169, Second Plat, containing five (5) tracts on approximately 24.16 acres, located southeast of W. 159th Street and S. US-169 Highway.
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A motion to approve FP25-0019 was made by **Commissioner Breen** and seconded by **Commissioner Chapman**. The motion passed with a vote of 8 to 0 with no stipulations.



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Planning Commission Meeting: June 23, 2025

Application:	<u>FP25-0020:</u> Request for approval of a final plat for Ranch Villas at Prairie Farms, Third Plat, containing four (4) lots and one (1) tract on approximately 0.58 acres, located southeast of W. Santa Fe Street and S. Persimmon Drive.
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A motion to approve FP25-0020 was made by **Commissioner Breen** and seconded by **Commissioner Chapman**. The motion passed with a vote of 8 to 0 with no stipulations.



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Planning Commission Meeting: June 23, 2025

Application:	<u>MP25-0004:</u> Request for approval of a minor plat and vacation of a utility easement for Char Bar, containing one (1) lot on approximately 2.93 acres, located at 200 W. Santa Fe Street.
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Chair Janner introduced the public hearing item.

Commissioner Corcoran recused himself from this public hearing item, as his firm was involved in the application.

Mr. Nathan Jurey, Senior Planner, presented MP25-0004. He explained Char Bar sought approval for a minor plat and vacation of a utility easement at 200 W. Santa Fe Street. He stated that the approximately 3-acre property was located on the northwest corner of Kansas Avenue and Santa Fe Road, next to the railroad. He detailed that Char Bar wanted to consolidate the lots into a single lot for a barbecue restaurant and pickleball facility. Mr. Jurey explained the request to vacate a utility easement. He stated the Applicant is actively working on an agreement with Atmos Gas and Google Fiber to move their gas and fiber lines respectively.

Staff recommended approval with stipulations.

Chair Janner opened the floor to questions from the commissioners, but there were none. He then asked if the applicant had any comments, which they did not.

Chair Janner opened the public hearing, but no one was signed up to speak. Chair Janner called for a motion to close the public hearing.

Commissioner Breen moved to close the public hearing, and **Commissioner Bergida** seconded. The motion passed with a vote of 7 to 0 with 1 recusal.

With no further discussion raised, **Chair Janner** called for a motion on the item.

Commissioner Chapman made a motion to approve MP25-0004 as stipulated by staff. **Commissioner Creighton** seconded the motion to approve the item. The motion passed

with a vote of 7 to 0 with 1 recusal, with the following stipulation:

1. Prior to plat recording, letters from Atmos Energy and Google Fiber consenting to the requested vacation must be provided to the City.



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Planning Commission Meeting: June 23, 2025

Application:	<u>FP25-0017:</u> Request for approval of a final plat with vacation of public dedications for West Santa Fe Plaza Shopping Center, 2nd Plat, containing two (2) lots on approximately 6.23 acres, located at 208 N. Parker Street.
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Ms. Emily Carrillo, Senior Planner, presented FP25-0017, the request for final plat approval with vacation of public dedications. Ms. Carrillo explained the replat would subdivide Lot 1 into two commercial lots (1A and 1B). Lot 1A is designated for the construction of Chase Bank and was approved tonight on the consent agenda. The final plat would establish new lots lines, dedicate easements, vacate a 40-foot build line from the existing plat, and relocate a portion of a sanitary sewer.

Ms. Carrillo stated that all public notification requirements had been met, and no correspondence had been received.

Staff recommended approval of the request with one (1) stipulation regarding relocation of a portion of sanitary sewer.

Chair Janner opened the floor for questions.

Commissioner Creighton inquired whether any future plans would return to Planning Commission regarding internal traffic circulation.

Ms. Carrillo clarified that internal traffic plans had been reviewed by staff and included in the consent agenda item [PR25-0011], and that the final development plans would be submitted for administrative review by staff, not returning to Planning Commission

With no further questions, **Chair Janner** opened the public hearing for comment, but no one had signed up to speak. Chair Janner called for a motion to close the public hearing.

A motion to close the public hearing was made by **Commissioner Bergida** and seconded by **Commissioner Breen**. The motion passed with a vote of 8 to 0.

Chair Janner called for any further discussion, but there was none.

A motion to approve FP25-0017 as stipulated by staff was made by **Commissioner Breen** and seconded by **Commissioner Terrones**. The motion passed with a vote of 8 to 0 with the following stipulations:

1. The relocated sanitary sewer must be constructed and the new easement dedicated by separate instrument prior to recording the plat.



MINUTES – Closing Remarks

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Kim Hollingsworth, Planning and Development Manager, announced there will be a general discussion at the next regular meeting, July 14th, regarding progress in the Elevate Olathe Comprehensive Plan Update. The discussion will occur as a regular meeting item.

With no further announcements, **Chair Janner** thanked attendees.

Meeting adjourned.