



MINUTES – Opening Remarks

Planning Commission Meeting: October 13, 2025

The Planning Commission convened at 7:00 p.m. to meet in regular session with **Secretary (Planning & Development Manager) Kim Hollingsworth** presiding.

Commissioners Tony Bergida, Keith Brown, Ken Chapman, Chip Corcoran, Jeffrey Creighton, and Megan Lynn were present. Chairperson Wayne Janner, Vice Chairperson Taylor Breen, and Commissioner Jim Terrones were absent.

Since Chair Janner and Vice Chair Breen were absent, **Secretary Hollingsworth** directed the first order of business was to elect a temporary chairperson for the evening. Ms. Hollingsworth called for a motion.

A motion to appoint Commissioner Creighton as the temporary chairperson for this meeting was made by **Commissioner Bergida** and seconded by **Commissioner Brown**. The motion passed by a vote of 6 to 0.

Secretary Hollingsworth turned the floor over to Temporary Chairperson Creighton.

Recited Pledge of Allegiance.

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

Commissioner Brown requested Item B, MP25-0006, be pulled from consent for separate discussion.

Chair Creighton called for a motion on the remaining items [Items A, C-G] of the consent agenda.

A motion to approve MN25-0922, Planning Commission meeting minutes of September 22nd, 2025, was made by **Commissioner Chapman** and seconded by **Commissioner Bergida**. The motion passed 6 to 0.



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Planning Commission Meeting: October 13, 2025

Application:	<u>MP25-0006:</u> Request for approval of a minor plat for Mur-Len Commercial Park, Sixth Plat, containing two (2) lots on approximately 7.60 acres, located northeast of W. 135th Street and N. Mur-Len Road.
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Commissioner Brown requested Item B [MP25-0006] be pulled from the consent agenda for a presentation. He asked for staff to address what was different between this item and another recent agenda item considered for Quik Trip.

Nathan Jurey, Senior Planner, presented MP25-0006, a request for approval of a minor plat, located on the northeast corner of 135th Street and Mur-Len Road. Mr. Jurey noted that the existing plat was from the 1980s and that the current proposal aimed to reconfigure lot lines for the purpose of selling Lot 3 to QuikTrip and the Mur-Len Shopping Center would retain Lot 1. He emphasized that the plat was compliant with the previously approved preliminary site development plan from the past summer. Mr. Jurey confirmed there were no new rights-of-way or easements required and stated that this plat, being a minor one, did not require City Council approval. He concluded by recommending approval of the plat.

Commissioner Brown indicated that his questions had been answered and thanked the staff.

With no further questions or discussion, **Temporary Chair Creighton** called for a motion on Item B, MP25-0006.

A motion to approve MP25-0006 was made by **Commissioner Bergida** and seconded by **Commissioner Corcoran**. The motion passed with a vote of 6 to 0 with no stipulations.



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Planning Commission Meeting: October 13, 2025

Application:	<u>FP25-0027:</u> Request for approval of a final plat for Parkside Reserve, Sixth Plat, containing 37 lots and four (4) tracts on approximately 19.10 acres, located southwest of W. 167th Street and S. Black Bob Road.
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A motion to approve FP25-0027 was made by **Commissioner Chapman** and seconded by **Commissioner Bergida**. The motion passed with a vote of 6 to 0 with no stipulations.



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Planning Commission Meeting: October 13, 2025

Application:	<u>FP25-0028:</u> Request for approval of a final plat for Hilltop Farms, Second Plat, containing 37 lots and one (1) tract on approximately 13.38 acres, located northwest of W. 175 th Street and S. Mur-Len Road.
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A motion to approve FP25-0028 was made by **Commissioner Chapman** and seconded by **Commissioner Bergida**. The motion passed with a vote of 6 to 0 with no stipulations.



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Planning Commission Meeting: October 13, 2025

Application:	<u>FP25-0029:</u> Request for approval of a final plat for Stonebridge Manor, Fourth Plat, containing 14 lots and one (1) tract on approximately 3.75 acres, located southeast of W. 167th Street and S. Mur-Len Road.
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A motion to approve FP25-0029 was made by **Commissioner Chapman** and seconded by **Commissioner Bergida**. The motion passed with a vote of 6 to 0 with no stipulations.



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Planning Commission Meeting: October 13, 2025

Application:	<u>PR25-0015:</u> Request for approval of a revised preliminary site development plan for Timber Sage Elementary School Addition on approximately 17.13 acres, located at 15800 W. 173rd Terrace.
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A motion to approve PR25-0015 was made by **Commissioner Chapman** and seconded by **Commissioner Bergida**. The motion passed with a vote of 6 to 0 with the following stipulation:

1. 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: October 13, 2025

Application:	<u>PR25-0016:</u> Request for approval of a revised preliminary site development plan for Prairie Creek Elementary School Addition on approximately 13.83 acres, located 17077 W. 165 th Street.
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A motion to approve PR25-0016 was made by **Commissioner Chapman** and seconded by **Commissioner Bergida**. The motion passed with a vote of 6 to 0 with the following stipulation:

1. 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: October 13, 2025

Application:	<u>RZ25-0009:</u> Request for approval of a rezoning from the NC (Neighborhood Center) District to the R-3 (Residential Low-Density Multifamily) District for Lone Elm Townhomes, located northeast of W. 119th Street and S. Lone Elm Road.
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A motion to continue RZ25-0009 to a future Planning Commission meeting was made by **Commissioner Chapman** and seconded by **Commissioner Bergida**.

The motion passed with a vote of 6 to 0.

Temporary Chair Creighton indicated the neighborhood would be kept informed.

Kim Hollingsworth, Planning and Development Manager, confirmed an additional mailing would go out to notify the neighbors.



MINUTES – Closing Remarks

Planning Commission Meeting: October 13, 2025

Kim Hollingsworth, Planning and Development Manager, first reported the recent passing of Assistant City Attorney, Rachelle Breckenridge. She acknowledged Ms. Breckenridge's significant contributions to the City, employees, and the Planning Commission over her eleven years. Ms. Hollingsworth added Ms. Breckenridge was a treasured leader and great professional who will be greatly missed. She extended her thoughts to the family.

Second, Ms. Hollingsworth reminded the Commission there will be a workshop before the next regular meeting, October 27th, at 6:00 p.m. in the Lone Elm Conference Room.

Temporary Chair Creighton extended the Planning Commission's deepest condolences to Ms. Breckenridge's family.

Meeting adjourned.