



STAFF REPORT

Planning Commission Meeting: July 27, 2026

Application:	SU26-0006: Special Use Permit request for Starfish Project Foundation
Location:	Southwest of W. 135 th Street and S. Brougham Drive
Applicant:	Joni Moreland; Starfish Project Foundation
Owner:	Mitzi Ryburn; M. Ryburn, Inc.
Staff Contact:	Kim Hollingsworth, AICP; Planning and Development Manager

Site Area:	<u>3.05 acres</u>	Proposed Use:	Community Food and Personal Support Services, Nonresidential
Building Area:	<u>15,000 sq. ft.</u>	Existing Zoning:	<u>CP-1 (Planned Neighborhood Business) District</u>

	Elevate Olathe Land Use Category	Existing Use	Existing Zoning
Site	Community Commercial	Vacant/Office	CP-1
North	Community Commercial	Commercial Retail	C-2
South	Single-Family Neighborhood	Single-Family Residential	R-1
East	Community Commercial	Medical Offices (Dental)	C-O
West	Community Commercial	Auto Supply Parts Store	CP-2

1. Introduction

The applicant is requesting a special use permit for the Starfish Project Foundation for the Community Food and Personal Support Services use at 16175 W. 135th Street. The property is developed with an approximately 15,000 square foot building that was previously occupied by a retail business. The Starfish Project Foundation was established in 2014 as a 501(c)3 organization that connects individuals and local nonprofit organizations with resources. The primary function intended for the subject property is the receipt and redistribution of food and

limited personal care items and clothing items. The donated items would be dropped off to the property by individuals and are also collected offsite by Starfish Project Foundation from businesses and organizations throughout the community.

A special use permit is a review for an individual use within an existing zoning district. Some land uses, buildings or structures are not appropriate under all circumstances in a given zoning district, but may be appropriate if adequate precautions are taken to assure compatibility with surrounding uses, public need, and the City as a whole through the special use permit process. Staff is recommending a shorter than typical time limit for the initial request along with stipulations that limit the hours of operation, storage of donations and require future site improvements, and the applicant is amenable to all stipulations as listed in the staff report.

2. History

The property was annexed into the City in 1968 as part of an over 2,000 acre area. The property was rezoned to the CP-1 District in May 1979 as part of a rezoning to multiple residential and commercial zoning districts within a 360-acre area south of 135th Street and between Mur-Len Road and Black Bob Road (Ord. 835). In February 1994, a preliminary site development plan was approved for ALDI to operate an approximately 15,000 square foot grocery store (PR-07-94). The adjacent property to the west, which shares access from 135th Street, was rezoned to the CP-2 District in August 1997 for an auto supply parts store and most recently the subject property was used for a retail store for the Quilters HQ quilt shop.

3. Existing Conditions

The property is developed with an existing building, paved parking areas and landscaping along the perimeter and interior parking areas of the property. The building is clad primarily of face brick and clear glass with EIFS and brick columns accentuating the entrance to the building. A truck ramp and loading dock is attached to the south façade of the building as part of the construction for the ALDI grocery store.



View of the property looking southeast



Aerial view of the subject property

4. Zoning Standards

- a. **Land Use** – The property is zoned to the CP-1 (Planned Neighborhood Business) District. A special use permit is required for the requested Community Food and Personal Support Services use on this property. This land use allows for establishments that primarily collect and redistribute food to those in need, along with distributing items such as clothing and blankets. These items are redistributed at no cost to recipients; therefore, the land use is not classified as a retail or thrift store use.

A statement of purpose provided by the applicant is attached in the meeting packet with a description of the intended activities on the property including the hours of operation and procedures for donations (Exhibit A). The building will be open Monday – Friday from 9:00 AM – 5:00 PM and the second Saturday of the month from 10:00 AM – 2:00 PM. Donations are accepted Monday – Friday from 9:30 AM – 4:30 PM and on the second Saturday during operating hours. Staff has provided a recommendation on the maximum hours of operation with some flexibility to ensure that the organization is operating within reasonable hours due to the proximity of the residential neighborhood.

- b. **Building Height** – The existing building meets the maximum building height permitted within the CP-1 District of 30 feet and two stories.

- c. **Setbacks** – The CP-1 District requires a minimum building setback of 40 feet from street right-of-way and 20 feet from residential zoning districts. The existing building significantly exceeds these requirements, as the building is located about 88 feet from W.135th Street, 53 feet from Brougham Drive, and 155 feet from the R-1 District to the south. Additionally, the CP-1 District has a minimum parking and paving setback of 15 feet from public street right-of-way, 20 feet from residentially zoned property and 10 feet from commercially zoned properties. No parking or paving areas will be expanded and the drive south of the building is located approximately 50 feet from the residential properties to the south.
- d. **Open Space** – A minimum of 20% of open space is required in the CP-1 District and no additional impervious surface is proposed on the property, retaining the existing open space area.
- e. **Performance Standards** – The CP-1 District maintains several standard requirements regarding the storage of merchandise, use of delivery vehicles, and the outdoor sales of merchandise. The Starfish Project Foundation will comply with all CP-1 District performance standards regarding the storage of merchandise (donations) and will not be conducting any outdoor sales (distribution) on the property. The applicant is requesting one waiver as detailed in Section 8 of this report regarding the size of a delivery vehicle used by the organization.
- f. **Donations** – The statement of purpose provided by the applicant provides the intended plan for the reception of donations on the property. Individuals are able to bring donations into the front door of the building or drive up to the west side of the building and staff/volunteers will bring items directly into the building using a cart. Pavement marking delineations and directional signage would be added to clearly mark the vehicle drop-off area. The applicant will place signage on the property specifying the hours for donation and anything left outdoors outside of those hours would be considered illegal dumping. Additionally, the applicant has provided that Starfish Project Foundation staff will monitor the property for any after-hours dumping of items on the property utilizing a video security system.

5. Development Standards

- a. **Access/Streets** – The property has access to Brougham Drive within the southeast portion of the property. Additionally, there is a restricted “right in only” access located west of the Auto Zone property that is shared through an access agreement between both properties. No changes to access are necessary or proposed as part of the special use permit request.
- b. **Traffic** – The surrounding street network, including W. 135th Street which is classified as an expressway and the collector road Brougham Drive, have sufficient capacity to support the proposed development. The Starfish Project Foundation has provided an estimate of 40 cars per hour visiting the property, for a total of approximately 320 vehicles per weekday. As provided by the applicant, this estimate is based on past counts of the number of people served per day at previous locations occupied by the organization.

The amount of traffic a development is expected to generate is commonly determined by the *Trip Generation Manual* published by the Institute of Transportation Engineers (ITE), which is used as a national standard in development review. For comparison, a 15,700-square-foot supermarket, which has been a previous use here, would be expected to generate approximately 60 trips during the weekday morning peak hour and 98 trips during the weekday afternoon peak hour (ITE Land Use Code 850). Another comparison: a

15,700-square-foot pharmacy/drugstore such as a CVS or Walgreens would be expected to generate up to 50 trips during the weekday morning peak hour and 70 trips during the weekday afternoon peak hour (ITE Land Use Code 880). These peak-hour volumes are higher than the applicant's estimated 40 cars per hour visiting the property and demonstrate that land uses permitted by right on the property would generate a greater peak-hour traffic demand than the proposed land use.

Additionally, improvements to the 135th Street and Brougham Drive intersection will be completed by the City of Olathe this summer. The City's project will replace the traffic signal, add a northbound right turn lane on Brougham Drive, and add a westbound right turn lane on 135th Street. These improvements will assist in expanding roadway capacity, reducing delay and replacing aging traffic signal infrastructure.

- c. **Parking** – The Community Food and Personal Support Services use requires a minimum of 1 space per 800 square feet of building area for a total of 19 spaces required on this property. The parking lot currently contains 114 parking spaces, including 4 ADA parking spaces, significantly exceeding the minimum parking requirement. The parking lot has existing lighting that must be maintained in accordance with UDO 18.30.135.
- d. **Landscaping/Screening** – The property contains existing perimeter, parking lot and building foundation landscaping that was primarily planted when ALDI was constructed in 1995. These improvements will be maintained and additional landscaping will be added to comply with the approved landscape plan. Parking lot and perimeter/buffer landscaping along the south property boundary will be planted with additional evergreen species to provide year-round screening. The property owner is responsible for the maintenance of the landscaping on a continuing basis for the life of the development. Additionally, the trash container south of the building will be screened in accordance with UDO 18.30.130 with a masonry enclosure, durable gates and landscaping.
- e. **Stormwater/Detention** – The applicant is not proposing any changes to the impervious surface on the property that would require new stormwater improvements.
- f. **Public Utilities** – The property is currently served by City of Olathe sewer and water and no changes to utilities are proposed with this application.

6. Building Design Standards

The exterior of the existing building is not proposed to be altered, expanded or enlarged as part of the special use permit request. Any modifications to the signage on the property will be subject to the requirements of UDO 18.50.190.

7. Public Notification and Neighborhood Meeting

The applicant sent the required public notification letters to surrounding properties within 200 feet by certified mail and posted signs on the subject property as required by UDO. Neighborhood notice was also sent to property owners within 500 feet of the property and the Briarwood Homeowners Association.

A neighborhood meeting was held on July 6, 2026 with approximately eighty (80) attendees. The neighborhood meeting minutes are attached as part of the meeting packet. After the neighborhood meeting, the applicant provided that they met with several neighbors from the Briarwood subdivision, including conversations with property owners located adjacent to the property regarding the landscaping buffer area, which will be enhanced with additional plantings. Additionally, the applicant had a meeting with the Olathe Police Department and a Crime Prevention Through Environmental Design (CPTED) analysis of the property was

conducted which is used as a tool to reduce opportunities for crime through design and management of the built environment on a property.

As of the July 22, 2026 publication date of this report, staff have received 88 letters from residents which are included in this Planning Commission meeting packet. Any additional correspondence received after July 22nd will be provided to the Planning Commission prior to the meeting and all correspondence will be provided to the City Council prior to the City Council meeting.

The letters received express about an even split of individuals expressing opposition to the special use permit and those expressing support. The primary feedback from correspondence in opposition to the proposed use includes the following topics: the location adjacent to the neighborhood, access and traffic on Brougham Drive, safety and crime perceptions of the use in proximity to the neighborhood and the Indian Creek Trail, and property maintenance. Those offering support focus on the community benefit of the services provided, and personal experiences donating or volunteering with the organization.

8. Waiver Request

Section 18.40.240 of the UDO provides a mechanism for waivers to be considered when unnecessary hardships can be demonstrated or where the exception would result in superior design. The applicant is requesting one waiver to the CP-1 District performance standards, which only permits the use of passenger delivery vehicles for a business. The Starfish Project Foundation is requesting to use a small box truck for the purpose of picking up donations from other properties and unloading them through the truck bay already constructed on this property. The truck will be parked on the property when not in use. A waiver request letter provided by the applicant is attached to the meeting packet detailing the use of the box truck for 2 to 3 donation pickups per week.

Staff recommends approval of the requested waiver as the box truck would be used on a minimal basis per week as an essential function of the operation of the organization. The truck is the smallest type of truck feasible to still provide the necessary function of receiving items on pallets and connecting to the existing dock for unloading directly into the building rather than moving items through the parking lot. The truck will travel north of the neighborhood as Brougham Drive, south of 135th Street, is designated by Olathe Municipal Code (OMC 10.24.020) as prohibited for trucks as defined in the code. Additional landscaping will be added by the applicant along the south property boundary to provide further year-round screening beyond typical code requirements and the dock is located approximately 230 feet away from the nearest residential home.

9. Time Limit

According to UDO 18.40.100.F.4, special use permits are approved for a five (5) year period unless otherwise recommended by the Planning Commission and approved by the City Council. Staff is recommending an initial permit for a two (2) year time-period for the Community Food and Personal Support Services use on this property. This provides the ability to follow up and confirm compliance with all site and special use permit requirements. Staff has collaborated with the applicant on the stipulations and necessary site improvements. The applicant is amenable to this time period and understands the current recommendation. At the end of this permit timeframe, a longer time period on subsequent permits may be requested by the applicant, and a new public hearing would be held as part of the special use permit renewal process.

10. UDO Special Use Criteria

The application was reviewed against the UDO criteria for considering special use applications listed in UDO Section 18.40.090.G as detailed below.

A. The conformance of the proposed use to the Comprehensive Plan and other adopted planning policies.

The future land use map of the Elevate Olathe Comprehensive Plan designates this property as Community Commercial. The Community Commercial category includes commercial developments located along highways and major roadways. These areas serve the local population and those traveling through the City. Community Commercial areas can include neighborhood commercial uses, small/medium offices and big-box stores.

Additionally, the proposed use also conforms with the Olathe 2040: Future Ready Strategic Plan. The proposed use will help achieve the vision that *Olathe is an inclusive community where everyone can live a productive life, where there are good jobs, attainable housing, quality amenities, access to quality education, child care, and health services*. The proposed use also helps achieve several goals and strategies of Olathe 2040, including to improve opportunities for employment, education, and community resources and to create a community where people of all ages and abilities thrive.

B. The character of the neighborhood including but not limited to: land use, zoning, density (residential), architectural style, building materials, height, structural mass, siting, open space and floor-to-area ratio (commercial and industrial).

The surrounding area contains a mix of commercial and residential development with primarily small and large-scale commercial uses, offices and single-family residential. Similar-scale one-story commercial buildings are located adjacent to the south of W. 135th Street, ranging from approximately 5,000 to 9,000 square feet in building area. The commercial properties to the north contain larger commercial buildings, including an over 80,000 square foot building and a 25,000 square foot inline retail building. Single-family homes are located directly to the south within the Briarwood Subdivision which are primarily two-story in height. The commercial and office buildings south of W. 135th Street are primarily clad in similar face brick or stone and EIFS materials in red, brown and neutral color tones.

C. The zoning and uses of nearby properties, and the extent to which the proposed use would be in harmony with such zoning districts and uses.

The surrounding area consists of similar zoning districts including the C-O (Office) District and C-2/CP-2 Districts adjacent to W. 135th Street. The R-1 (Residential Single-Family) District is located to the south with single-family homes. The property is subject to all applicable Unified Development Ordinance and Municipal Code requirements related to property maintenance, nuisance and the public offense code. The special use permit process provides for the ability to capture additional requirements through the use of stipulations that are determined to be reasonably necessary to protect the public health, safety, and welfare of the neighborhood and community.

D. The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations.

The CP-1 District is intended to provide for small-scale development with primarily retail activities that are conducted entirely indoors. The district is intended for limited commercial centers in areas which are sensitive due to adjoining residential land uses or natural features. The CP-1 District allows for commercial uses including grocery, restaurants, personal services and retail stores. Additionally, the CP-1 District allows for several civic and community-serving uses including civic meeting halls, religious institutions and schools. The property continues to be appropriate for uses permitted in the CP-1 District.

E. The length of time the property has remained vacant as zoned.

The building was constructed in 1995 and has been occupied by various commercial retail uses since that time.

F. The extent to which approval of the application would detrimentally affect nearby properties.

The proposed use is not expected to detrimentally affect nearby properties. The property is required to comply with all applicable city codes and ordinances and further enhancements to the property will be made through additional landscaping, screening and related site improvements.

G. The extent to which development under the proposed district would substantially harm the value of nearby properties.

Staff has not received any information indicating that the development as proposed would lead to a substantial impact on the value of surrounding properties.

H. The extent to which the proposed use would adversely affect the capacity or safety of that portion of the road network influenced by the use, or present parking problems in the vicinity of the property.

The property is accessed from W. 135th Street, classified as an expressway, and Brougham Drive, a collector roadway with adequate capacity to support the proposed use. The existing parking lot has more than sufficient parking spaces to support the proposed use.

I. The extent to which the proposed use would create air pollution, water pollution, noise pollution or other environmental harm.

Staff is not aware of any potential for unlawful levels of air, water, or noise pollution with the proposed development. The proposed use is subject to all local, state, and federal environmental regulations.

J. The economic impact of the proposed use on the community.

Nonprofit organizations can add value to the community through social capital, jobs, volunteer opportunities, community services, and physical resources among many other impacts.

K. The gain, if any, to the public health, safety and welfare due to denial of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

The proposed special use does not negatively impact public health, safety, or welfare as presented. If the special use permit were denied, the applicant could not use the building for the intended Community Food and Personal Support Services use.

11. Staff Recommendation

- A. Staff recommends approval of SU26-0006, Starfish Project Foundation, as the proposal complies with the Unified Development Ordinance (UDO) criteria for considering special use permit requests.
- B. Staff recommends approval of the special use permit, SU26-0006, with the following stipulations:
 - 1. The special use permit for the proposed Community Food and Personal Support Services use is valid for a period of two (2) years following the date of the approved resolution.
 - 2. The Community Food and Personal Support Services on the subject property will occur as described in the statement of purpose attached as Exhibit A.
 - 3. No donations, merchandise, or equipment will be stored or displayed outside the building.
 - 4. A waiver is granted from UDO 18.32.060.F permitting the use of one (1) truck measuring twenty (20) feet or less in length for use by the organization.
 - 5. The following site improvements must be completed through a final site development plan:
 - a. Landscaping must be reviewed and planted in accordance with the approved landscape plan for the property.
 - b. The trash container must meet all screening requirements of UDO 18.30.130.
 - c. The parking lot must be restriped, delineating parking spaces and any no-parking areas.
 - d. 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.

Statement of Purpose

Starfish Project Foundations hours of operation:

- *M – F, 9:00 am to 5:00 pm

- *Second Saturday of every month 10:00 – 2:00

On this Saturday we provided a potluck lunch, hand up haircuts, free health and dental screenings. All activities are inside the building.

- *We receive food 7 days a week, so we have a small group in on Saturday and Sunday mornings from 8:00 – 10:30 taking in donations, counting and getting them ready for clients on Monday

- *We have a volunteer night once a month on the second Tuesday of the month. OJSL is very active with us this night and when needed we supply items for their Cyclone Closet at Santa Fe Jr High.

- *In the future, we would like to offer one evening a week, where we stay open until 7:00 pm to allow clients to get items, that could not normally get to us during open hours.

We have a side door on the west side building where people would pull up and drop off donations.

Donation drop off times are:

- *M – F, 9:30 – 4:30

- *Second Saturday 10:00 – 1:30

- *No after hour drop offs

- *Bulk drop offs would use the loading dock

People coming in to pick up donations, would park in one of the 130 parking spaces. Come in the front door and pick up items, then take our via our front door.

With the exception of people dropping off donations outside at the side door, all of our operations are held inside the building. 2 times a year we have a thank you party for our volunteers, all inside. In September, we would like to see if we can do a cook out in the parking lot and would check with proper authorities to see if a permit was needed. It would consist of a grill, tent to cover the grill and maybe a few games in the parking lot. Once a year, the Mayor's Food Drive committee would like to collect food for the Mayor's Food Drive in the parking lot.

When construction is not taking place, most of our traffic would come and go via Santa Fe.

Our donations consist of food, clothing, household items (not furniture), toiletries, and life-sustaining necessities. Our goal is to keep good items out of our cities landfill and give them away to the community for free.

Agencies we work with:

- *We are a recipient of the Mayor's Children's Fund to provide full sized toiletry bags to the children of our community

- *We are part of the Mayor's Community Food Drive to provide supplemental food for our children through the summer months

- *We provide a school resource center for all the Olathe Schools and the school districts homeless outreach program

- *We pick up food from the 15 junior high and high schools at the end of the day and turn those items into meals for our children and families that night. All of the food being kept out of our landfill.

EXHIBIT A

*We work with the food distribution for the Olathe Public Schools. Items that they are unable to serve to our children, we are able to distribute and keep out of our landfill

*We work with the OPD and Johnson County Mental Health to provide support items for their programs

*We work with the city's waste management to keep items out of our landfill

*We partner with other non-profits, churches and charities to distribute bulk items we keep out of the landfill. We get these items by picking up from grocery stores, restraints, retail businesses, warehouses and distribution centers.

*We work with the local food garden to distribute local produce

*We are a community partner for OATC, Mill Creek Campus, and Havencroft school

*We work with the court system to provide mandated community service

*We work with students needing community service hours for their schools and civic organizations

*We take in and distribute food items that other food pantries are unable to use. This includes outdated items and overages of items they can't get out before they spoil.

*We are working with the Jo Co Food Collation to provide solutions to the counties food insecurities

*We are an approved social work practicum site for KU and the University of Phoenix

*We are an approved provider for CE's through the KS Behavior Science and Regulatory Board

*We are a host agency for SER, Jobs for Progress National

*We provide internships with Workforce Partnership

*We look for problems here in our community and bring the community together to solve those problems

*We feel it is vital to give a safe place for people of all ages and abilities to volunteer and contribute to the success of our community

*We encourage people to go out and do Acts of Kindness in the community

*We have a very small print shop (for profit). The IRS does not like for profit and non-profits to comeingle. The purpose of our printshop is to donate back to the non-profit Starfish Project Foundation and create an additional source of fundraising. Printing consist of paper printing: (business cards, postcards, envelopes and the ability to do bulk mailings). We currently donate the fall mailing for the Mayor's Children's Fund. The Indian Creek Library refers their clients to us when the printers are down in their Maker's Space or clients are unable to get on the schedule to use their printers.

I am happy to provide a list of agencies we work with and list of business we pick up from as well, (including Amazon, FedEx and Lineage).

What we don't do:

*Provide overnight housing

*Provide utility support

*Take in furniture donations

*Allow people to drop donations after hours



July 17, 2026

Planning Commission
City of Olathe
100 East Santa Fe Street
Olathe, KS 66061

RE: Request for Waiver/ UDO 18.40.240 D/ Utilization of Box Truck

Olathe Planning Commission:

Starfish Project Foundation requests a waiver for the use of a box truck at 16175 W Santa Fe, required by UDO 18.40.240 D of the Olathe Municipal Code

Starfish Project Foundation is seeking consideration for approval of a waiver requesting an exemption to Olathe City Ordinance 18.32.060 *Development and Performance Standards for CP-1 Developments*.

Section "F" of this ordinance states, *No merchandise shall be stored or displayed outside the building, and no equipment or vehicles other than passenger vehicles shall be stored outside a building. A business may have no more than two (2) delivery vehicles, provided that the delivery vehicles shall be customary passenger automobiles or small pickup trucks or vans.*

Our current operating model utilizes a standard sixteen-foot box truck. This truck, including the driver/passenger cab, will measure approximately twenty feet in length overall. This truck is used to pick up food and/or merchandise donated by commercial businesses in the community. These businesses are familiar with our operating model, repurposing resources to those people in need in our community, and have established a working relationship with Starfish Project Foundation.

Our truck will make pickups, primarily on an "on-call" basis. That is, a business will call us and request that we pick up their donation. Starfish Project will then notify one of our volunteer drivers and arrange for the pick-up to be completed. When a pick-up is made, that merchandise/product is transported back to the Starfish Project location and immediately offloaded into the facility.

Along with the "on call" pick-ups, Starfish Project Foundation has a few businesses that have arranged for weekly donation pick-ups. On average, the truck will make approximately 2 to 3 donation pickups per week. Our current schedule is one commercial pickup every Monday morning and two bi-weekly commercial pickups. The vast majority of Starfish Project Foundation's commercial pick-ups utilizing the truck are made in the morning between 10:00 AM and 11:00 AM. We have one on-call account that asks us to pick up at 1:00 PM and 1:30 PM.

City of Olathe Ordinance 18.40.240 Waivers Section "D" Approval Criteria, paragraph 2 states: *The approving Authority may approve a waiver if the applicant demonstrates one (1) or more of the following, and if the area proposed for modification is illustrated on the plat or site development plan:*

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913-839-8567
www.starfishproject21.org

Joni Moreland –President
LaVern Fields, VP
Angie Johnston –Treasurer
Barbara Walk –Secretary
Phyllis Mills –Board Member
Michelle O' Brien –Board Member



e. *The regulations impose an unnecessary hardship upon the property owner arising from conditions unique to the property, and alternative site design, building design and building arrangements are not possible. In such instances, findings shall be prepared that:*

(1) *No private rights will be injured or endangered by the waiver.*

(2) *The public will suffer no loss or inconvenience thereby, and that in justice to the applicant or applicants, the application should be granted.*

The Starfish Project Foundation truck is certainly vital to the overall business. The pick-ups made by the truck represent approximately 95% of the donations, primarily food, that we redistribute to our clients. If the Starfish Project Foundation were not provided this waiver, we would certainly lose those commercial businesses that donate to us. Pallet and high-volume loading capability are a requisite to maintaining those relationships.

Not only would Starfish Project Foundation lose those corporate donor relationships, we would no longer be in a position to offer services at or near our current rate. Many families that have become dependent upon our services would then have to find another resource or simply go hungry. Some organizations would likely be forced to revert back to their previous operating models of throwing perfectly good food in the trash and into landfills. Starfish Project Foundation has become the welcome stopgap in that previous process.

Included in this waiver approval request is our hope that we could also park our truck on our property. We cannot park a commercial vehicle in a residential area. Most Homeowners' Associations (HOA's) will not allow it. There are also City of Olathe ordinances that prohibit it. Therefore, we would be forced to seek permission to park our truck on an adjacent business's property. The certainty of garnering that permission, we feel, is questionable at best. This simply places our "problem" with a neighbor.

The vehicle entrance of the dock's approach is approximately 230+ feet from the nearest residential property. That equates to approximately 77 yards or three-quarters of the length of a football field. It should be noted that the approach to the dock is structurally guarded on three sides. It is guarded by the building itself on the north side and brick walls on the east and south sides. The dock is open to the west, facing the Autozone commercial property.

-We at Starfish Project Foundation wish to thank you for your consideration of this waiver request. It is our hope that we will be provided an opportunity to illustrate our sincere and committed desire to comply with any and all stipulations of the CP-1 zoning requirements and those of the pending Special Use Permit.

Sincerely,

A handwritten signature in blue ink that reads "Joni Moreland".

Joni Moreland
President, Starfish Project Foundation

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Joni Moreland –President
LaVern Fields, VP
Angie Johnston –Treasurer
Barbara Walk –Secretary
Phyllis Mills –Board Member
Michelle O' Brien –Board Member

Meeting Notes 7/6/26

Meeting Started 5:31pm

Joni introduction

- shared history of locations
- increased number of clients
- Needed a building that would have a stand alone parking
- 40 cars per hour including staff/deliveries/clients
- Addressed that we are not a shelter and don't allow people to camp here
- Working with the PD
- We are a resource repurposing organization, meaning keeping things out of the landfill when they have life left in them and give away for free
- Don't vet or ask questions

LV introduction

- shared his background and careers
- Will be good neighbors, take care of the property
- Already spoke with PD to get background of property and issues associated with it
- No people camping here, unauthorized presence will be enforced, will testify to any complaints/court hearings
- No loitering, come in, shop and leave
- Please call us if you see anything that needs addressing
- Will have a box truck in our parking lot and a trailer because they are compliant vehicles
- We want to be as transparent as possible, come take a tour, watch us, hold us accountable

Questions/Answers/Comments

Q: How many cars per hour will you have? (Question was brought up a few times by different people)

A: we will have about 40 cars per hour including clients, volunteers, and deliveries

C: 40 cars per hour is way too many. What we had with Quilters HQ was fine but any more won't be good. Unless they fix that whole area its too may

A: Le Etta Felter put out a notice that should be opened by end of week which is almost 7 weeks before we could possibly open there

C: There isn't enough lanes for the amount of traffic. There wasn't when Aldi was there and any more will be too many

A: nobody up here is qualified to talk about traffic flow, will 40 cars per hour be an increase, yes. We believe it will be a minor impact but we can get that information.

C: The quilting store was great because they didn't get hardly any business

Q: What are the hours of operation?

A: That's a great question. Monday-Friday 9-5 and the second Saturday of each month 10-1:30. Only open 1 Saturday a month

Q: Neighbors in your last location had complaints about trash, panhandling, asking for food, bother employees, and living near there. We already have homeless camping here and a lot of homeless come to the library. So, if free food is here, and the library and the woods, how can you help us make sure that people are going to be respectful of our property and our neighborhood?

A: First of all, the homeless is already here. When you speak about what the other locations, I don't want to get into issues with our neighbors out there but I'm going to tell you the truth. Some of those allegations were false.

Q: Why were you evicted?

A: The liquor store wanted to expand. They didn't want us there from day one. There was never a valid complaint. With all the things they complained about and the homeless, there was not 1 call to the police, not one signature of complaint, nothing. We responded to their concerns with putting our volunteers on parking lot duty to watch for issues. They didn't ask us to do that, we did it to be a good neighbor. We volunteered to police all that. If people tried to hang out we sent them on.

C: But just let us know what is going to change

A: The volunteers did work. That's what I'm saying. There were no valid complaints. The only police activity when we were there was a lady fleeing from the police and them following her in. Our volunteers were pursuing her through our facility because she didn't check in at the front desk. When we asked what we could do to keep it from happening because we can't have this happening here, we were told it "isn't a starfish problem"

C: I think you would be good stewards of your property and you are absolutely helpful in the community, but when you ask people to leave the property they are now going to be going through the neighborhood and causing more concerns, speeding, and going past our elementary school.

Q: Do you have the opportunity to move to another commercial location in a different zoning?

A: At this time, I can't say but at the time we signed a contract on this building, no.

Q: What else do you need from the city? Why can't you just operate?

A: We aren't able to operate out of there without the permit. We have been approved with our current occupancy permit to operate our print shop and put our administrative offices in this building. We can't take donations or give out donations or distribute any goods out of this building without the SUP.

Q: Olathe PD doesn't seem to be enforcing not camping on the trail now, so I'm a bit concerned with what goes on outside the starfish property because you don't have any control over some who just goes under the bridge. My parents and I both live in Briarwood and my kids are at my parents house a lot. There is a concern that this is going to increase because its not being enforced yet.

A: Unfortunately, that has to be addressed with the police. I'm reluctant to speak on behalf of the department but I was there for 14 years. You have to call them and keep calling them. They have a bicycle program for that sort of thing. I don't know if the bikes are out right now but I do know they try. I can say we intend to take care of our property and outside of that it has to be a police matter.

C: What about the neighborhood you are supposed to be a good neighbor to? People will be dropping trash all along the street from the elementary school. How are you going to address that?

A: you will have to have regular communication with the PD. We can't enforce things happening off our property. We intend to do our part by ensuring no abandoned vehicles, and nobody camping on our property.

C: So all they have to do is drive to auto zones parking lot?

A: we cant enforce auto zones parking lot

C: Several years ago a non profit came in to my parents neighborhood about the same size as you . Within 2 years the city forced them to move because crime went up 15%. They didn't want it there and we don't want this here.

A: We all need to work together and communicate with the police. It can't be "I need to do this" and "you need to do that" we all need to be working together.

Q: how many of the neighborhoods you have gone into that your program has been successful?

A: We have had 2.

Q: Why can't you move into a different location besides a neighborhood?

A: we have looked at many buildings. All of them so far would have caused additional parking issues with the city, or not had a dock.

C: Did you have a dock on W Santa Fe?

A: No

C: Why couldn't you go into Chuck E Cheese?

C: You didn't have a dock on W Santa Fe when you moved in.

A: We only signed a 2 year lease with the intent of looking for a different building with a dock.

Q: I think most of us support what you do. In our community it is a much needed service. You help our community a lot. Thank you for that. When I hear you got evicted my point of view is you got evicted because you all shared a landlord and everyone else had a voice. They could call the landlord and had some power. Here you are going to be the only tenants. We aren't tenants and have to say. I'm not saying you will have problems. Everything could run very smoothly and I hope for that but we don't have a recourse besides calling the police and thats where we are uncomfortable. You can take care of your premise but not mine. I live right across the street. I'm afraid of people throwing trash over the fence. You can have people walk neighborhoods cleaning up trash but you aren't getting what's in the back. You can see that right? There are some real concerns here and its just a matter of recourse that can't be calling the police or you every time.

A: it can. It can be by contacting your city council representative. It could also be contacting the city. Our SUP can be revoked.

Q: How often does it have to be renewed?

A: I'm not sure

C: Once its been approved we no longer have a say. It can't be changed back.

A: Per the city's website, when the city council grants a SUP they determine how long until it has to be renewed and it can be between 1-10 years. We won't know how long until renewal until they vote.

Q: Why didn't you apply for the permit before signing the lease?

A: when we signed the lease we believed it was zoning correctly

C: this isn't about zoning. It's about being a good neighbor. Why didn't you talk to us before so we could have an open discussion before signing a lease. Are you going to get an overnight security guard? I know I would feel safer knowing there is someone watching.

A: We won't have anyone overnight. We will be there every morning checking the property.

Q: Do any of you live where in Briarwood?

A: we have volunteers and donors that do

Q: Theres a big assumption from this group and a little from myself that your serving primarily the homeless but from meeting with you you're serving the underserved at risk for homeless. 40 cars an hour isn't 40 homeless per hour. I'm just wondering how much of your traffic is walk up traffic? That is literally one of our biggest fears.

A: Our clients are about 5% homeless. So the majority of the people we have are single moms just trying to make it, we have seniors from the senior center over there that come volunteer with us and take food back to those that need it. They are already working to sent up a bus that would allow them to come get food. Our goal is really to keep people from becoming homeless.

Q: I am the briarwood HOA president. Here are some of the concerns I have heard. Some of these you have already heard like the 40 cars per hour and they traffic. One of the biggest concerns we the timeliness of the notice. We didn't get the notice for with the correct date for tonight until Thursday of last week. I know there was an error on the first one and we

understand but getting it on Thursday before a 3 day holiday for a Monday evening meeting isn't much notice. Loitering is an issue, even if you staff is moving people off the premises they are going to be dispersed into the neighborhood. There have been several property crimes on the property. We've been requested as the board to call police about the homeless on the trail and were told we will get to it or if we are there and see it we will deal with it. Same with an Every truck that was being stored. In the parking lot being broken into. They will do something if they are there and see it but otherwise there isn't much we can do. I think there would be less concern if it were a different type of building going in there. Lastly, you say you are leasing the building for 5 years? (Building owner/our lease brought up repeatedly)

A: Correct

Q: A board member owns the building, correct?

A: No.

Q: Who owns the building?

A: It is an LLC that owns the building. And it is documented with the city. I don't remember the name of the LLC. The building was bought by someone who is on our website as a sponsor.

Q: As a sponsor? It's not a third party? It is someone with direct interest in the starfish project?

A: They sponsor us, yes

Q: So there is very little risk of you being kicked out?

A: we can be kicked out if we don't meet guidelines.

Q: So who owns the building?

A: I cant remember the name of the LLC

Q: You don't know who you are leasing from?

A: I know our contact but I don't remember the name of the LLC

C: You are unlikely to be evicted because of that direct contact

C: I feel upset finding out about the conflict of interest between the owner of the building and your organization

Q: Do you know Mitzi Ryburn?

A: Yes I have known her for years

Q: Does She own the building?

A: yes as of June 18th

Q: Are you buddies with this chick that owns the building?

A: yes

C: That's notable. We need to know that because it has a lot to do with you can ever be kicked out.

C: Had you not known the owner would would have done your due diligence to know it wasn't zoned correctly before signing a lease.

A: It was bought with the intent of us using it for Starfish. Both realtors were in agreement that they believed we were zoned correctly.

Q: Did you need this permit at any of your prior locations?

A: No, we didn't.

C: It's because its against a neighborhood

Q: My husband and I went through the police academy last fall. They said they regularly they won't do anything about the homeless. They just backed off and they just had an understanding.

A: that is correct. If they aren't breaking the law, the police stay away.

C: Then I'm uncomfortable about calling the police being my only option.

A: unless the officers think they have committed a crime they cant arrest them.

Q: So we just have to wait for them to commit a crime? Will any of you be doing patrols at 8pm, or 6am to help keep it rom happening?

A: No, I won't be

Q: You are going to have these people with nothing better to do but get into someone's car or home?

A: I hate to say this, but you have that now. There is only so much police can do, but you have to call them and report suspicious activity.

Q: Did you think it would be ok to move into that location and there wouldn't be an issue with the neighborhood? There are lots of buildings in the city that have docks that you could have chosen. Why a neighborhood?

A: It is a neighborhood but it's also a commercial structure. It is also great on an off Santa Fe.

Q: How can we trust you at your fourth location? It (Homeless camping) may have happened at the first building, maybe second, we know at the third, how can we trust you when you say it won't happen here?

A: When I said I was not aware of camping at this location, I meant the building we are moving into. We didn't know there was camping in the quilters building while quilters owned it, but now that we are here we can ensure it won't happen again.

C: I have a child with special needs. I specifically moved into this neighborhood so he could walk to the neighborhood. He won't be able to do that now. That infuriates me. I also don't trust you about this shady business you said about who owned the building. How are we going to trust you?

Q: There are a lot of emotions here tonight and there is nothing anybody can do to make it go away, right? I think it's very clear a majority of people here really respect what you're trying to do for the community. There's always a risk of someone getting older and the property gets sold and becomes a halfway house of things like that. We are concerned about our property values. I don't want this to become a big battle between you and neighbors. I think our beef is really with the city and that's where we need to voice it. What do we need to do next to voice opinions as opposed to arguing with these folks?

C: everyone with a blue circle around here house on this map gets a vote. We should have hired an attorney to ensure the plot numbers were right. If 20% protest that it would require a super majority from the City council to be approved. Call you city people and then show up at the next meeting on July 27th. Then we all show up.

C: we all need to go that night and voice our opinions.

A: Planning Commission meeting is 7pm July 27th, and City Council meeting is August 18th

Q: Is there an offense that if it happened you would decide as a board that you are going to move? For example, if crime is up 10% over 18 months we cut our lease and leave.

A: We can absolutely discuss that.

Q: If you open at 9 and our school starts at 8:55 that amount of people trying to leave our neighborhood the amount of traffic trying to leave the neighborhood while you are trying to open will cause problems. My biggest concern is for the safety of our kids and the traffic because we already have a speeding issue on our streets.

A: would it be better if we adjusted our hours a bit to help that? Maybe open at 9:30 to decrease traffic during school drop off? We want to work with you all on your concerns and how we can address them.

Q: What is it about this location that is most advantageous that any other location?

A: It is that it is a stand alone facility. In the last building we got complaints of loitering, but when I would drive by I would look and address it. Multiple times I would go outside and let people know they can't just hang out there and I would get cussed out because they were Brown Bags clients not ours.

Q: What about this location is better than any other available buildings? Not better than where you were before but available buildings you could move into.

A: It's the dock, the parking, and a bigger building than have had before.

Q: What percentage of your daily activities are walk up or drive up?

A: 5% walking, 95% driving

Q: I will clarify my question. How many of people coming to your building are coming to get services?

A: 75-80% are coming for services, 15-20% are donations or deliveries. Some of that 75-80% are groups coming to get food to feed the homeless in other locations.

Q: Is that in your car?

A: they come in their personal vehicles/Pickups/vans, to get items, fill their vehicles with what they need, then go serve off site. Some feed 50, 100, 300 etc.

Q: If someone is homeless, and they know a place is going to open with free food etc. they are likely to camp close by in a wooded area.

A: I understand your concern. I also know our homeless. If we tell them they can't do something they listen to us. They want help just as much as we want to help them. We also provide them with things like bikes, backpacks, and coolers so that they don't have to live so close to where we are.

C: I feel like there has been a lack of transparency about the owner of the building and it makes me frustrated. I feel like that is something that should have been led with.

Q: Do you feel bad about this? Do care that we are upset? Like, maybe this isn't the best place for us to move or have you decided this is a done deal and we are just waiting for approval?

A: We have been looking for a building for 2 years since the city told us our was being torn down. We continued to look even while we were at our last location.

Q: Do you have a lot of donated items that are trashed because they are unusable?

A: We do not.

Q: Do you have a collection bin outside for people to leave items in while you are closed?

A: No, all items must come during business hours and be brought in before we close. We had cameras in our last building to know if items were being dropped after hours.

Q: What if someone comes and drops items after hours and leaves items?

A: We will get it dealt with first thing when we get in.

Q: Do you have an operational plan for if you don't get the special use permit?

A: We will be back into the same issue we have before of looking for another building. If we can't find one, we will have to shut down. We have been looking for years. We found a building before this one and put a bid on it and ultimately didn't get the building.

C: It concerns me that you say if you don't get the permit you will be forced to close. It tells me you are very motivated to get it but I'm also confused because you are doing so well and expanding but you are willing to close because you can't get a dock. Are you telling the city that if you don't get the permit you will close this? It feels like you are manipulating to get the permit.

A: We said if we don't have another building to move into we will have to close. It took us 2 years to find this one and we have already used the temporary building longer than originally agreed upon with the landlord there.

Q: You mentioned continuing to grow. Do you have a projection for the future? How many cars were you doing 2 years ago?

A: That's a great question. We don't have one.

A: We didn't track cars 2 years ago because we had a massive parking lot and it wasn't an issue for anyone. On w Santa Fe we counted people and based on the number of people served I would estimate 200. We were also in the middle of 7 title 1 schools that the time. When we moved into the temp building we have been serving the same number if not more people than we did in our last building so that is where our count came from.

Q: There was a theme early on about providing dignity to those that need it. How does this provide dignity to the neighborhood? It needs to be in a commercial setting.

A: This is a commercial building

Q: Have you asked Center of Grace about partnering with them and sharing their space?

A: They have a school in their building, ASL classes, have a clothing closet and Big Brothers Big Sisters in there. They wouldn't have space for us to share with them.

Q: How much would it take to add a dock to a place like Chuck E Cheese?

A: I'm not sure, but we know its a large chunk of money.

Q: Does a forklift solve the problem?

A: We have a company that would like to donate to us but we would have to have a dock for them to back up to. The food is still in date and would be great for our schools. We have, I believe, 29 teachers that have asked for snacks for their kids and this would allow us to give them snacks.

Q: What size trucks are you expecting?

A: 90% of our trucks will be the size of our box truck. It holds 8 pallets. I'm not sure the length of the truck.

Q: When is your projected move in date?

A: We would move in when the city says we are able. We aren't sure what that timeline looks like yet.

Q: Is there something the community could do to help you find another location because I think you hear us when we tell you we don't want you behind our house?

A: We have been asking for help for months to find a location. That's why we went on the news

Q: Are you already getting mail and stuff there?

A: Yes, we have been told we can office out of the building but not take donations so yes, we get mail there and our admin people work out of there.

Meeting closed at 6:53pm

Sign In Sheet 7/6/26 Public Meeting

First Name	Last Name
Thomas	MORLAND
Barbara	Fields
Aaron & Stacy	Weinants
Sarah	Graybeal
Rachel	Chapman
Molly	Booth
Jacque	Price
Rachel	Overmeyer
Jenny	Steele
Jim	Sharpe
Christy & Russ	Bomberger
Susan	Ferrin
Marian & Tim	Rose
Jennifer Booth	Billam
Thip Mallonee	Mallonee
Cathryn	Mallonee
Keat	Boles
Erin	Boles
Ryan	STAWER
Liz	Brockman
Christopher	Berger
Fuck	OFF & Go away
Lauren	Butler
Larissa	Butler

Sign In Sheet 7/6/26 Public Meeting

First Name	Last Name
Michele	Reed
John	Miller
Tracy	Miller
Sara	Carroll
Eric	Hanson
Jamie	Banks
Garcia	Banks
Adrienne + Luke	BRANTON
Jay + Carrie	Morgan
Tabatha	Dean
Jill	Vance
Todd	Leitz
Paula	Lynch
Leonard	Lynch
Nicholas	Kollar
DJ	Barnette
Jackie	Richm
Lynn	Price
Catherine	Whitlow
David	Farmer
Diane	Farmer
Christine & Todd	Villegas
	Brewood

Sign In Sheet 7/6/26 Public Meeting

[illegible]

Sign In Sheet 7/6/26 Public Meeting

[illegible]

Anna Will

From: Loper, Jane [REDACTED]
Sent: Sunday, July 5, 2026 9:37 PM
To: Planning Contact
Subject: Support for Starfish

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening.

I'm writing today to share my support for the Starfish Foundation and their new location. I've been a teacher in Olathe schools for more than ten years, have had children of mine in Olathe schools for 17 years, and I've seen first-hand the life-changing impact of this non-profit organization. The benefit they provide a community is immeasurable and I love that they are in our neighborhoods and among the people they serve.

Thank you for taking the time to read this email and consider the lives of Olathe families.

A. Jane Loper, MSE

The University of Kansas

Department of Curriculum & Teaching
School of Education & Human Sciences



Anna Will

From: Planning Contact
Subject: FW: Request to Approve Starfish Project Foundation Special Use Permit

From: A H [REDACTED]
Sent: Wednesday, July 22, 2026 9:32 PM
To: City Clerk's Office <CCO@OLATHEKS.ORG>
Subject: Request to Approve Starfish Project Foundation Special Use Permit

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Starfish Project Foundation's commitment and purpose is to serve others and show compassion to help others which include a community of individuals, families and other non-profits. Those served are treated with kindness, dignity and respect and in return the clients treat the volunteers with gratitude for a place where their basic needs such as food, clothing and household goods are available to them at no cost – and with a smile as they leave. School counselors request clothing and assistance when identifying a student in a poverty situation. The list of assistance can be lengthy in these challenging times. Money saved can be used to meet other needs.

Joni Moreland stands firm to operate Starfish with her strong passion of serving others in need while keeping sustaining resources out of our landfills – and she has instilled the same passion with excellence to the volunteers. What she speaks and lives is what has made Starfish what it is today. If there is a challenge with her guidelines, she will address and resolve the situation. She has a heart to look after her neighbors with the same dignity she would appreciate receiving – definitely a lady of high character.

For those concerned with the homeless and trash near property lines, I'm sad they didn't witness Starfish in action in other locations. Any trash in the parking lot was picked up – no concern who was responsible for it. When leaving the last space, she was committed to leave the property cleaner than when they came – to the tune of having the carpets cleaned. Obviously not a standard exit. Also consider the team who served in the heat recently cleaning up the new property landscaping in extreme heat. Such received compliments their work excelled over last two tenants.

This is who Starfish is – and will hold true to the neighborhood when issued their special uses permit.

Thank you for approving their permit so Starfish can serve those in need to the capacity the new location will allow.

Adele Hillner
Starfish Volunteer

Anna Will

Subject: FW: Starfish project

From: Adrienne Morgan [REDACTED]
Sent: Monday, July 6, 2026 10:55 AM
To: LeEtta Felter <LFelter@OLATHEKS.ORG>
Subject: Starfish project

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am against having the Starfish project near Briarwood division. I wanted to email so you had another record of a resident who doesn't approve of the petition to change zoning. I live at 15842 W. Locust St, Olathe KS 66062. I reached out to previous businesses where they were in their last location and they were not happy with them at all. Here is what one business owner had to say.

I never actually complained to our landlord about it but there were a few issues. The people who drove or got a ride, went inside, utilized the resources and left weren't a problem at all. We did however, have a lot of homeless people that started loitering around our end of the building. We had a couple people that kept sleeping on the stairs outside my office and then some people were sleeping on the side of the building and we would also have people sometimes come in and try to set up like a camp in our bathroom and try to bathe in the sink and eat in our bathrooms and then leave a bunch of stuff in the bathroom.....a few that would come onto the patio and ask people for money or ask our customers to buy them food. So we did have some issues. They also would go get bags of free stuff from starfish and then as they were walking down the sidewalk to leave they would just pull stuff out and throw it on the ground as they left. Like whole loaves of bread and boxes of cookies and clothes. So we had to pick up a lot of trash pretty much daily.

Adrienne Morgan

Sent from my iPhone
"Never give up, never surrender!"

Anna Will

From: Amber Hayes [REDACTED]
Sent: Monday, July 6, 2026 12:13 PM
To: Planning Contact
Subject: Starfish Project Foundation

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I'm writing this email in support of the Starfish Project Foundation. They are working hard to find a location to better serve our community, but have been facing challenges from other businesses and residents. They provide much needed care to the Olathe community. Clothing, food, haircuts. So many things. It would be so devastating for the families they impact every week. Please consider supporting their efforts.

Thank you

Anna Will

From: Angie Dorrell [REDACTED] >
Sent: Wednesday, July 22, 2026 10:52 PM
To: Robyn Essex; John Bacon; LeEtta Felter; Dean Vakas; Kevin Deneault; Jeff Creighton; Matthew Schoonover; Planning Contact; City Clerk's Office
Subject: Please support the Starfish Project

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing as a community member and someone who has seen firsthand the difference the Starfish Foundation makes for families in our schools.

At our local elementary school, Starfish has quietly stepped in time and time again when families have nowhere else to turn. Whether it's providing warm winter coats, clothing for children who need it, or food to help families get through a difficult week, they respond quickly and with genuine care and compassion.

What has always impressed me most is that they don't judge. They help families regardless of their income, their circumstances, or what their family looks like. When a child is in need, they simply ask, "How can we help?"

As educators and community members know, when a child's basic needs are met, they are better able to learn, grow, and succeed. The Starfish Foundation helps make that possible. They don't just provide coats or groceries—they provide hope, dignity, and the reassurance that someone cares.

I respectfully ask that you continue to support the Starfish Foundation and the important work they do in our community. Their impact reaches far beyond the families they serve today. They strengthen our schools, our neighborhoods, and our city by helping children and families when they need it most.

Thank you for your time, your service, and your consideration.

Angie Dorrell

Olathe resident

Anna Will

From: Planning Contact
Subject: FW: Starfish Special Use Permit

From: Ann Noble [REDACTED]
Sent: Tuesday, July 21, 2026 3:14 PM
To: Planning Contact <PlanningContact@OLATHEKS.ORG>
Subject: Starfish Special Use Permit

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning Commission Members,

We respectfully ask that you vote no on the Special Use Permit for the proposed relocation of the Starfish Project to the corner of 135th Street and Brougham. After meeting with the Starfish president and representatives Monday, July 6, we came away convinced that, while Starfish serves an important mission, this is simply not the right location for its operations. Our concerns center on traffic, safety, sanitation, and preserving the character of the surrounding residential neighborhood. To better understand the data supporting these points, please see the references section at the bottom of this email.

Please include this email in the official Special Use Permit (SUP) application record for this project.

Traffic Concerns

We travel through the intersection of 135th and Brougham several times each day. The intersection already experiences congestion, with traffic backing up when only a few vehicles are waiting at the stoplight. According to information presented by Starfish, the facility could generate approximately 40 additional vehicles per hour and serve 700–800 people per day, with some days exceeding 1,000 visitors. Based on our experience using this intersection, we do not believe it can safely accommodate that level of additional traffic, particularly as Starfish anticipates continued growth.

Property Ownership and Neighbor Relations

Another concern that came to light during the meeting is that one of Starfish's community partners and a friend of the Starfish president/co-founder purchased the building at 135th and Brougham and has entered into a five-year lease with the Starfish Project. After hearing from businesses located near previous Starfish locations, it appears that property owners have played an important role in addressing concerns from neighboring businesses. In this situation, residents may have fewer independent avenues for addressing future concerns if issues arise.

Starfish has publicly acknowledged that growth at its previous location created challenges for neighboring businesses. In discussing its relocation, Starfish stated: "That growth is also causing all kinds of extra traffic here. It's causing parking lot issues. We're being very disruptive to the neighbors. So, they've (property owners) just given us a 90-day notice to relocate." This raises legitimate questions about whether similar impacts could occur at the proposed location.

Trash and Panhandling Concerns

In a June 24 Facebook post, Starfish stated that it would immediately begin looking for volunteers to adopt the main streets around 139th and Brougham because of concerns about additional litter associated with

increased traffic. The post also stated that Starfish would be working with the Indian Creek Library regarding resources related to panhandling. These are not issues that currently characterize the Briarwood neighborhood. They are concerns that Starfish itself has publicly identified as requiring attention. Residents are understandably concerned that relocating the organization could introduce challenges that do not currently exist in this area.

Protecting Our Neighborhood

Preserving the safety, security, and character of the Briarwood neighborhood is essential. This location serves as the entrance to a residential community, and many families have chosen to make this their home because of the quality and character of the area. It is important to emphasize that many of us who oppose this Special Use Permit are not opposed to Starfish or its mission. Our concern is that this particular location is not appropriate for an operation of this size and volume. Before casting your vote, we ask you to consider one question: Would you want these same concerns—traffic congestion, sanitation issues, and the potential for additional public safety challenges—immediately adjacent to your own neighborhood?

Please respect the residents and families who call Briarwood home and vote no on the Special Use Permit for the proposed Starfish location at 135th and Brougham.

Thank you for your time and consideration.

Sincerely,
Ann and Warren Noble
15727 W Beckett Ln
Olathe, KS 66062

References



June 25, 2026

Re: Neighborhood Meeting for Starfish Project Foundation – SU26-0006
16175 W 135th Street, Olathe, KS 66062

Dear Neighbor,

An application was filed with the City of Olathe for special permit Case SU26-0006 for relocation of Starfish Project Foundation.

We invite you to a neighborhood meeting to discuss this project. We are proposing to reuse the existing building at 16175 W 135th Street for the Community Food and Personal Support Services land use which allows us to serve our mission. Our mission is to provide a safe central point where the community can come together to inspire, empower and serve the community, while preserving life sustaining resources from our cities landfills.

The neighborhood meeting will be held on:

Date: Monday, July 6th (corrected date)

Time: 5:30 pm

Location: Indian Creek Library

Please feel free to join us for the neighborhood meeting which is designed to inform residents of proposed projects around them and offer an opportunity to provide feedback. If you are not able to attend and have questions or if you need special accommodations to attend this meeting, please contact the undersigned.

This project requires a public hearing before the Planning Commission, which is tentatively scheduled to be held on July 27, 2026 at 7:00 pm at the Olathe City Hall Council Chamber located at 100 E. Santa Fe Street.

Sincerely,

Joni Moreland

President

Starfish Project Foundation





We are still operating in the temporary location, 14910 W 119th Street, and have has several people reach out and ask how they can volunteer and help. We are having a volunteer opportunity meeting Monday, June 29th, 5:30 pm at 16175 W 135th Street. This is a meeting ONLY and will not be taking or giving out donations during this time. We are excited to be able to add additional value to our community and neighborhood. A few things we will be working on right away is looking for volunteers who would willing to adopt the main streets 139th and Brougham Drive. With all the additional traffic due to the construction, there is additional traffic and we want to minimize any additional trash that may be caused by the traffic. We are also looking for a group or business that would want to donate their time to help us mow the property. There are also two trees cut down by Evergy, but left on the corner. They need to be cut up and removed. We want to look at planning flowers around the building and doing our part to beautify the corner and entrance to Briarwood. We will be reaching out to the Indian Creek Library to see how we can help with any resources that may contribute to panhandling. Other things you can do to help us: if you have volunteered with us, received services or been a part of the positive impact we have made here in Olathe, we encourage you to show your community support to the City of Olathe and our City Council Members. Remember, to keep it all positive. We are here to bring positive things to our community, not create unneeded issues. We cannot do what we do without our family, friends, volunteers, donors, sponsors and members of our community. We look forward to seeing everyone Monday evening! **See less**

https://johnsoncountypost.com/2026/02/19/starfish-project-olathe-ousted-280187/?fbclid=IwY2xjawS6MeNleHRuA2FlbQlxMABicmlkETFpMTNiaGdGSGITWU5vVUVEc3J0YwZhcHBfaWQQMjlyMDM5MTc4ODIwMDg5MgABHhSm721GmiSWc4PrHhxAcmGwz7Ao9DAm_KB889lBM4wFmKR6uS4LIIP_ppo_aem_tJ3cgF6riL-x9r81XONVFw

Anna Will

From: Planning Contact
Subject: FW: SU26-0006

From: Ann Kucharski [REDACTED]
Sent: Monday, July 13, 2026 4:06 PM
To: Planning Contact <PlanningContact@OLATHEKS.ORG>
Subject: Fwd: SU26-0006

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Sent from my iPhone

Begin forwarded message:

From: Ann Kucharski [REDACTED]
Date: July 13, 2026 at 4:01:07 PM CDT
To: mschoonover@olatheks.org
Subject: Fwd: SU26-0006

Sent from my iPhone

Begin forwarded message:

From: Ann Kucharski [REDACTED]
Date: July 13, 2026 at 3:51:58 PM CDT
To: planningcontract@olatheks.org
Subject: SU26-0006

Regarding the SUP Briarwood

Dear Planning committee,

As a resident of Briarwood, I would like to express my concerns in having Starfish operate at
16175 W. 135th St.
My major concerns are:

1. There is only one way out of that parking lot and it is our main entrance/exit to our neighborhood. Adding an additional 500 cars daily going through that entrance/exit will cause major issues.
2. Starfish was previously in a shopping center with issues of loitering, littering and vagrants. IF this is not acceptable in a shopping center, IT IS CERTAINLY NOT ACCEPTABLE FOR A NEIGHBORHOOD.
3. We have so many children who ride bikes and play outside. Walk to school. Having homeless people camping on the outline of our neighborhood is unacceptable. We must keep the children safe not to mention ourselves. I can not imagine anyone would want homeless people camping in their neighborhoods. Would you?
4. The Starfish representative was not transparent on many subjects at the meeting held on July 6 with Briarwood residents. If she cannot be transparent with us, I believe she is not being transparent with you. It was truly a disappointing showing.
5. I, for a time, volunteered for Starfish. It is a very worthy organization. It does a lot of good for a lot of people, not all people they help are bad. Of course, not all are good. Again, bringing them to a neighborhood is not good planning. It's irresponsible.

Our neighborhood is a very nice place to live. We try to keep it nice and allowing Starfish to move in will be a detriment to our way of life. People will move and the neighborhood will suffer.

To summarize...if businesses in a shopping area could not tolerate Starfish's issues why should residents in a neighborhood have to?

Please do not let Starfish operate at 16175 W 135th St. (old quilter building). It is not good for this neighborhood.

Thank you for your time,

Ann Kucharski

Sent from my iPhone

Anna Will

From: Anne Bevins [REDACTED]
Sent: Monday, July 6, 2026 9:59 AM
To: Planning Contact
Subject: Starfish Project

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Hello

I am writing you today regarding the Starfish Project. They are a wonderful Olathe charity addressing the needs of the local community.

I have read about the reluctance of some neighbors where the charity has moved due to the construction on Santa Fe. This is disappointing. I read that they now need a special use permit.

I urge you to grant this permit. I have donated several times at both their past locations and the issues that some are raising: panhandling, loitering, and homeless camping out was not occurring.

The first time I went we had to double check the address as it appeared as any other business in the shopping center. This organization is important to the community and they are addressing a need in the community. Banishing them based on NIMBY concerns would be unfortunate and wrong.

Thank you

Anne Bevins

[REDACTED]

Anna Will

Subject: FW: Starfish special permit

From: Ashley Stoll [REDACTED]
Sent: Sunday, July 12, 2026 8:48 PM
To: LeEtta Felter <LFelter@OLATHEKS.ORG>
Subject: Starfish special permit

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Dear Ms. Felter,

Thank you for serving as our City Council representative for Ward 3. My name is Ashley Stoll and my family and I live in Briarwood. As you are aware, Starfish is wanting to relocate to the building located at the entrance to Briarwood at 135th and Brougham Drive. We are opposed. While we are supporters of Starfish and the incredible work they do, we feel the location would not be best for Briarwood or for Starfish.

We attended the community meeting at the Indian Creek Library on July 6. We were encouraged to hear so many of our neighbors shared our concerns. I am not sure if you were in attendance or not, but the room was full and at least 20 people (myself included) were standing along the perimeter. From the neighbors, the general consensus was that Starfish does necessary and Godly work. But the location is a poor choice.

First, the increased traffic at an already busy intersection is asking for problems. I don't feel comfortable having my children walk to the library, which they do about once or twice a week, when there is an increase of approximately 40+ cars per day. I also am concerned about the timing of the traffic. Because Tomahawk Elementary is on Brougham Drive and Briarwood Elementary and Frontier Trail Middle School are also easily accessible from that road, traffic along our main thoroughfare is steady throughout the day.

Secondly, I am concerned about one of the reasons Starfish was evicted from their previous location. Previous neighbors reported an increase in trash and debris. The increased trash is not welcome here. Briarwood prides itself on being a tidy neighborhood. We want to keep it that way.

Third, this type of business would be better suited in a non-residential area. Finding a building with a loading dock with ample parking should be and likely is available in Olathe. I was disappointed to learn one of their sponsors purchased the building for Starfish and that was not disclosed to us residents. With one of their major sponsors as their landlord, can they really be held accountable?

When we brought our concerns to Starfish, their answer was that we contact the Olathe Police Department for any problems with trash, vandalism, theft or homelessness. This is not realistic. Having multiple residents call multiple times a day would potentially consume much of the police's time. This is not the best use of our tax dollars or anyone's time.

Please vote no and do not allow Starfish to operate out of the building located at 16175 W 135th St. This is not in the best interest of all parties and especially is not right for Briarwood.

Sincerely,

Ashley Stoll
13655 S Edinburgh St
Olathe KS 66062



Anna Will

From: Becca Lane [REDACTED]
Sent: Wednesday, July 22, 2026 3:16 PM
To: Planning Contact; City Clerk's Office; John Bacon; Dean Vakas; Robyn Essex; LeEtta Felter; Kevin Deneault; Jeff Creighton; Matthew Schoonover
Subject: Opposition to Special Use Permit for Starfish Project Proposed Location

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Distinguished Olathans,

As a proud supporter of the Starfish Project and a local resident of Olathe, I am writing to express my concerns regarding the proposed special use permit for the new location near Kohl's, Bella's Italian Restaurant, and the library.

The demographic of individuals who largely need these services are not currently in this area, meaning they will have to travel in from other parts of town. This influx will bring a new set of challenges to the neighborhood. While Starfish admirably serves all who enter, individuals experiencing homelessness and severe hardship are understandably focused on immediate survival. Unfortunately, this focus can sometimes correlate with issues like loitering, littering, panhandling, or illegal drug use.

Bringing these challenges to this specific area is concerning, as it sits immediately adjacent to a safe residential neighborhood and is only 0.7 miles (a 12-minute walk) from an elementary school. This is simply not the right location to encourage a higher volume of foot traffic for these types of services. I urge the council to vote against the special use permit for this site.

Thank you for your time and consideration.

Sincerely,
Becca Lane
Tomahawk Trails resident

Anna Will

Subject: FW: Project Starfish

From: brian curtis [REDACTED]
Sent: Wednesday, 24 June 2026 13:17:31
To: City Clerk's Office <CCO@OLATHEKS.ORG>
Cc: John Bacon <JBacon@OLATHEKS.ORG>; Dean Vakas <DVakas@OLATHEKS.ORG>; Robyn Essex <RREssex@olatheks.org>; LeEtta Felter <LFelter@OLATHEKS.ORG>; Kevin Deneault <KDeneault@OLATHEKS.ORG>; Jeff Creighton <JCreighton@olatheks.org>; Matthew Schoonover <MSchoonover@OLATHEKS.ORG>
Subject: Project Starfish

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Why are we allowing a 501c3 into this location at 135th and brougham when it was meant for commerce? Why do I not have a voice in this matter? why is there no vote? We do not want transients and vagrants in our backyards, and the police already don't do enough as it is when we call it in from the homeless over at the library across the street. This directly increases crime, drug use, trash, traffic, and was not what we signed up for 30+ years ago when that field was torn down to build the Aldi and the Auto Zone.

Now I'm told that on the 2nd I can go voice my opinion, but my opinion seemingly doesn't matter because the project is already moving in? Already organizing events as early as the 29th?

I literally just had a man pissing in my backyard off of 13516 s. locust from this location, and I've called the police numerous times over the years to move out the homeless people who used to camp in the parking lot and our backyards.

This isn't acceptable, and it needs to be stopped.

Anna Will

From: Cara Riley [REDACTED]
Sent: Thursday, July 16, 2026 3:47 PM
To: John Bacon; Dean Vakas; Robyn Essex; LeEtta Felter; Kevin Deneault; Matthew Schoonover; Jeff Creighton
Cc: Planning Contact
Subject: Starfish Project Support

Follow Up Flag: Follow up
Flag Status: Completed

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Good afternoon,

As a Briarwood community resident, I am writing to express my strong support for the Starfish Project's proposed relocation to the Santa Fe location near the Indian Creek Library.

I understand that this proposal has generated passionate opinions from many residents. While I appreciate that neighbors want what is best for our community, I believe it is equally important that we consider what is best for Olathe as a whole.

The Starfish Project exists to serve members of our community who are experiencing homelessness, housing instability, food insecurity, and other significant challenges. Those needs already exist in Olathe. They are not created by Starfish. Anyone who spends time around the Indian Creek Trail, the library, or nearby public spaces knows there are neighbors in need who could greatly benefit from having services within walking distance. Placing Starfish in this location meets people where they already are and provides a greater opportunity for connection, stability, and long term success.

Helping our most vulnerable neighbors is not only the compassionate choice. It is also a practical investment in the health of our city. When people have access to food, hygiene resources, and supportive services, communities often experience improvements in public health, safety, and overall quality of life. Connecting people with resources is far more effective than expecting the problem to disappear by moving services elsewhere.

I have also heard concerns that this project will negatively affect neighborhood safety or property values. From my perspective, these concerns are based more on assumptions than on evidence. People experiencing homelessness or hardship are members of our community. They deserve dignity and opportunity, not fear or stigma. I do not believe they inherently pose a threat to our neighborhood simply because they are struggling.

Likewise, I do not believe traffic concerns should prevent this project from moving forward. This location has previously supported a grocery store, and Brougham has accommodated similar traffic patterns before. With thoughtful planning, traffic management, and site design, I am confident that practical solutions can address these concerns just as they have for previous businesses at this location.

I respectfully ask city leaders to recognize that the loudest voices are not always representative of the broader community. Much of the opposition appears rooted in fear of change or concern about being near people whose life circumstances differ from their own. While those feelings are understandable, they should not outweigh the needs of our community or determine whether Olathe fulfills its responsibility to care for its residents.

The character of Olathe is measured not only by our neighborhoods, parks, and businesses, but also by how we treat those who are struggling. If we continue to push organizations like the Starfish Project away or choose to ignore the needs that already exist, we do not solve those problems. We simply make them less visible while allowing them to grow. That approach diminishes our city and undermines the values of compassion, service, and community that so many Olathe residents hold dear.

As a Briarwood community resident, I believe this project represents an opportunity for Olathe to demonstrate thoughtful leadership. We can support a safe, well managed facility while also extending dignity, hope, and practical assistance to our neighbors who need it most. Those goals are not in conflict. They strengthen one another and ultimately make our entire city a healthier, safer, and more connected place to live.

Thank you for your service to our community and for considering all perspectives as you evaluate this proposal. I respectfully encourage you to approve the Starfish Project's relocation to the Santa Fe site.

Sincerely,
Cara Christianson Riley
Olathe, Kansas

Anna Will

Subject: FW: Starfish plea
Attachments: Starfish.docx

From: Carol Wheeler [REDACTED] >
Sent: Thursday, 16 July 2026 09:43:07
To: Jeff Creighton <JCreighton@olatheks.org>
Subject: Starfish plea

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please read and consider the attached letter.

Please vote for giving Starfish the go ahead to open their doors to the community.

By now you have learned the amazing things that Starfish has done for the community.

Joni's commitment to the community is amazing. Unlike other organizations there is no requirements or paperwork you have to do. Everyone is welcome to get food, clothing and other miscellaneous items free of charge.

Keeping tons of things out of our landfills and repurposing items is a goal that we have.

One of the greatest things that happens at Starfish is keeping the leftover school lunches from the landfills. I worked for the Olathe School District for 36 years and saw the TONS of food that had to be thrown away everyday. A patron of Starfish went to the State department and got permission to pick up food from the secondary schools, take it to Starfish and package for evening pick up of their clients.

Starfish is also a place where different organizations can help each other. For some reason Catholic Charities will not distribute Health and Beauty aides to their clients. My husband and I pick it up and take it to Starfish where they send some of it to Dr.'s on the Boulevard.

They also supply Catholic Charities and Olathe School District with dignity bags to those in need. Simple things we take for granted.

If you haven't been to Starfish or even volunteered there, I encourage you to do so. OUR community needs the services that they provide.

Please consider allowing Starfish to continue their mission for our community.

Sincerely,

Carol Wheeler

Subject: FW: Special Use Permit Case SU26-0006, Starfish Project Foundation

From: Carrie Dean [REDACTED]
Sent: Wednesday, July 15, 2026 2:34 PM
To: John Bacon <JBacon@OLATHEKS.ORG>; Dean Vakas <DVakas@OLATHEKS.ORG>; Robyn Essex <RREssex@olatheks.org>; LeEtta Felter <LFelter@OLATHEKS.ORG>; Kevin Deneault <KDeneault@OLATHEKS.ORG>; Jeff Creighton <JCreighton@olatheks.org>; Matthew Schoonover <MSchoonover@OLATHEKS.ORG>
Subject: Special Use Permit Case SU26-0006, Starfish Project Foundation

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Dear Members of the City Council,

I am writing to formally voice my strong opposition to granting a Special Use Permit (SU26-006) for the high-volume community distribution and resource operations proposed at **16175 W 135th St.**

While the community outreach, clothing donation, and food pantry services provided by the Starfish Project are inherently valuable, the intense operational footprint of this regional hub is fundamentally incompatible with the strict zoning protections established for this specific property.

The property in question is strictly zoned as **CP-1 (Planned Neighborhood Commercial District)**. This designation carries two critical mandates designed to safeguard the local community:

- **The "Planned" Safeguard:** The "P" in CP-1 dictates that this development was required to follow a rigid, pre-approved master plan before a single brick was laid. This process ensures that any business operating within the space blends seamlessly with the aesthetic, traffic flow, and safety of the surrounding residential landscape.
- **Neighborhood Protection:** The primary legislative intent of CP-1 zoning is to protect local homeowners. It is purposefully designed to keep neighborhoods quiet, peaceful, and safe, while restricting commercial use strictly to low-impact, neighborhood-serving retail and shopping.

A Proven History of Commercial Disruption

We do not have to guess how a large-scale regional hub will affect a standard commercial space; we already have clear, recent precedent. When the Starfish Project operated out of the Santa Fe Plaza strip mall, the sheer scale of their success became their logistical undoing in a retail environment.

In February 2026, the organization was asked to vacate that location because the overwhelming daily influx of traffic and hundreds of concurrent visitors severely disrupted neighboring businesses. Introducing that exact same high-intensity operational footprint into a **CP-1 neighborhood zone** will yield even more destructive results, directly impacting families, home values, and quiet residential streets.

The Right Mission in the Wrong Zone

An operation that processes tens of thousands of pounds of household goods, requires heavy freight shipping, handles massive donation storage, and draws hundreds of daily visitors is not a "neighborhood retail" use. By

the organization's own operational needs, they are a regional logistics and distribution hub. Such a footprint belongs exclusively within **Warehouse or Light Industrial** zoning districts.

Granting a Special Use Permit at 16175 W 135th St. would actively dismantle the neighborhood protections that CP-1 zoning promises to Olathe homeowners. It forces a heavy-use distribution center into a space designated for quiet neighborhood harmony.

For these reasons, I respectfully urge the City Council Planning Commission to **deny** this Special Use Permit, SU26-0006 and protect the integrity of our neighborhood master plan.

Thank you for your time, consideration, and continued commitment to maintaining the zoning standards of Olathe.

Sincerely,

Carrie Dean
15591 W. 138th Ter, Olathe, KS 66062

Anna Will

From: Farmer [REDACTED]
Sent: Thursday, July 16, 2026 9:43 PM
To: Cathy Farmer
Subject: Resending because I would like it entered into the record: SU26-0006 Request to Deny the Special Use Permit for Starfish Project

Follow Up Flag: Follow up
Flag Status: Completed

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Re: SU26-0006 Request to Deny the Special Use Permit for the Proposed Starfish Project Location at the Entrance to the Briarwood Subdivision

Please enter into the record

To the Olathe Planning Commission and Olathe City Council:

I am writing to respectfully request that the Planning Commission and City Council deny the requested Special Use Permit for the proposed relocation of Starfish Project to the entrance of the Briarwood subdivision.

I want to begin by saying that I respect and appreciate the mission of Starfish Project and the important services it provides to members of our community. I have been a regular donor and volunteer for the past 4 years. I pick up school meals from Indian Trail and Chisholm Middle Schools and Olathe South High School and deliver them to Starfish on Tuesdays during the school year. My opposition is not to the organization or the people it serves. Rather, it is based on the belief that this particular location is not appropriate for an operation of this size and intensity, and that the proposed use is incompatible with the surrounding residential neighborhood.

According to a February 19, 2026, *Johnson County Post* article, Starfish Project President and Co-Founder Joni Moreland described the organization's rapid growth by stating:

"Our numbers are just skyrocketing. We're seeing between 700 to 800 people a day, and some days over 1,000."

She also acknowledged the operational challenges this growth has created:

"That [growth] is also causing all kinds of extra traffic here. It's causing parking lot issues. We're being very disruptive to the neighbors. So, they've (property owners) just given us a 90-day notice to relocate."

These statements are significant because they come directly from Starfish Project's leadership. They demonstrate that the organization has grown into a high-volume operation that generates substantial

daily traffic and operational impacts. While this growth reflects an important community need, it also raises legitimate questions about whether relocating those same impacts to the entrance of an established residential neighborhood is appropriate.

I also attended the neighborhood meeting hosted by Starfish Project to address residents' concerns regarding the proposed relocation. Homeowners received fewer than ten days' notice of the meeting, yet despite the short notice, the room was filled beyond capacity with Briarwood residents. The turnout clearly demonstrated the level of concern within our neighborhood.

While I appreciated the opportunity to attend, I left the meeting with significant concerns regarding the transparency and completeness of the information presented.

One of the primary concerns raised by residents was accountability. At Starfish Project's previous location, neighboring businesses reportedly experienced operational impacts and had a property owner they could contact regarding those concerns. Residents asked who owned the proposed building and who they would contact if similar issues arose in the future.

When asked who owned the building, Ms. Moreland stated that the building was owned by an LLC but repeatedly said she could not remember the name of the LLC despite several follow-up questions. During the meeting, a Briarwood resident searched the Johnson County Appraiser's records and identified the owner. Ms. Moreland then acknowledged that the building is owned by an LLC associated with Mitzi Ryburn, who is a supporter of Starfish Project and whose business card appears throughout the Starfish Project website. Ms. Ryburn reportedly purchased the building shortly before this proposed relocation. Regardless of the ownership relationship, the inability or unwillingness to identify the property owner in response to repeated questions diminished my confidence that residents were receiving complete and transparent answers.

Residents also asked what would happen if the requested Special Use Permit was denied. Initially, Ms. Moreland repeatedly stated that the Starfish Project would have to close. Later in the discussion, she clarified that the organization would instead close only temporarily while searching for another location. This revised explanation was materially different from the earlier statements and left many residents uncertain about the organization's contingency plans.

Traffic was another major topic of discussion. Starfish representatives stated that they expect approximately 40 vehicles per hour. However, they explained that this estimate was based only on traffic counts taken at their current temporary location, where they are providing only a portion of their normal services. They acknowledged that no comparable traffic counts were collected at their previous location, where traffic concerns ultimately contributed to the need to relocate. No independent traffic study or supporting data was presented to validate the estimate of 40 vehicles per hour. Given Starfish Project's publicly stated goal of continuing to expand its services, I question whether this estimate accurately reflects the traffic that could reasonably be expected at the proposed location.

The proposed site has a **single** driveway serving as an exit, connecting directly to the primary street through the Briarwood subdivision. This exit is near the entrance to the subdivision that already sees congestion from neighborhood residents, school buses, pedestrians, and parents transporting children to and from our neighborhood elementary school, located less than one-half mile away. At their Santa Fe location, there were 4 exits and yet traffic problems were one of reasons cited for their eviction. The volunteers and people served either will need to turn right into the subdivision increasing the traffic on a

street that is not a main city thoroughfare and will cause safety concerns for children and families or turn left towards Santa Fe. The 2 lanes toward Santa Fe currently get backed up to the exit already and cannot handle much more traffic.

Equally concerning is the impact on adjacent homeowners. Numerous homes back directly up to the proposed property, with little or no natural landscape buffer separating residences from the building, parking lot, and access drive. Homeowners would have direct views of the building and vehicle activity from their decks and backyards. Increased traffic, lighting, noise, and activity would significantly alter the residential character of the neighborhood and diminish the quiet enjoyment of their homes. In their two previous locations they did not back up directly to houses.

Businesses located near Starfish Project's previous location have also described operational impacts they experienced while the organization was there. According to those businesses, while many visitors simply arrived, received services, and left without incident, neighboring businesses experienced recurring issues including loitering, individuals sleeping around the building, people occupying neighboring business restrooms for extended periods, customers being approached for money or food, and donated items and trash being discarded on adjacent properties. Whether these incidents involved only a small number of individuals or not, they created ongoing burdens for neighboring businesses.

During the neighborhood meeting, a Starfish Project board member stated that no one would be permitted to camp or sleep on the organization's property overnight and that staff would ensure everyone left the premises at the end of each day. While I appreciate that commitment, it also raises an important question that was not fully addressed: where will individuals who are asked to leave go? The proposed site is immediately adjacent to neighborhood green spaces, mature tree lines, walking trails, and residential backyards. Briarwood is an active neighborhood where families, children, walkers, runners, and bicyclists regularly use these amenities. Residents are concerned that if individuals cannot remain on the Starfish property after hours, some may relocate to nearby public or open spaces, creating impacts beyond the property boundaries. This concern is not intended to characterize all individuals served by Starfish Project. Rather, it reflects the practical reality that neighboring businesses at the previous location reported after-hours issues, and residents want to understand what measures will be in place to prevent similar impacts from affecting the surrounding neighborhood.

These reported experiences raise legitimate questions about whether this type of high-volume operation is compatible with homes immediately adjacent to the proposed site. My concern is not with the individuals who rely on Starfish Project's services, but with ensuring that an operation of this magnitude is located where the surrounding infrastructure, road network, and land uses are designed to safely accommodate it.

The City of Olathe has long emphasized responsible planning, compatible land uses, and the protection of established neighborhoods. Granting a Special Use Permit for an operation of this intensity immediately adjacent to homes and along the primary route to an elementary school appears inconsistent with those objectives.

Before considering approval of this application, I respectfully request that the Planning Commission and City Council require Starfish Project to provide:

- An independent Traffic Impact Study prepared by a qualified traffic engineer.
- An Operations Management Plan addressing traffic flow, parking, staffing, and hours of operation.

- An After-Hours Safety and Security Plan explaining how activity outside operating hours will be managed.
- A Neighborhood Compatibility Analysis evaluating the impacts of this high-intensity use on surrounding homes.
- Supporting documentation for the traffic estimates presented at the neighborhood meeting.

Starfish Project provides an important service to our community, and I sincerely hope it continues to do so. However, the success of its mission should not come at the expense of the safety, quality of life, and residential character of an established neighborhood.

For these reasons, I respectfully urge the Olathe Planning Commission and City Council to deny the requested Special Use Permit for this location and encourage Starfish Project to pursue a site that is more appropriate for an operation of this scale.

Thank you for your time, your service to the citizens of Olathe, and your thoughtful consideration of the concerns of the residents of Briarwood.

Respectfully,

Catherine and David Farmer
Briarwood Residents for over 35 years!

Anna Will

From: Planning Contact
Subject: FW: Starfish Project

From: Christy Bomberger [REDACTED]
Sent: Monday, July 13, 2026 11:26 AM
To: Planning Contact <PlanningContact@OLATHEKS.ORG>
Subject: Starfish Project

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I have some concerns about the Starfish Project new location. I would love to sit down and talk to someone at the planning commission to get a better understanding of precautions that will be in place if Starfish does get the permit they are seeking. I would also like to speak at the meeting. I am the initial date of July 27th is still the current schedule. Please feel free to contact me by email or phone at [REDACTED]

Here is my letter that I would like to address the planning commission team and members of the city council.

There is no doubt that the Starfish Project is a much-needed service in Olathe. I support the organization and am excited about the growth they have experienced and the ways they help our community. I do have concerns about this location, and I would like to work with Starfish, the City, and homeowners to make sure we can all live in harmony with one another.

I believe there are concerns that both the City and Starfish should consider if they move forward with this permit request. Obviously, the City shares some of these concerns, or a permit would not be necessary. I am offering some solutions that I believe could make this more feasible for all parties involved.

Traffic Flow

Starfish stated that they serve approximately 40 cars per day (80 trips in and out). While that may align with a retail use, it is considerably more traffic than any other business that has operated on this property. Because there is only one entrance and exit, and because that entrance is directly behind my backyard, those vehicle trips will occur approximately twenty-five feet from where my family and I relax by our pool.

This increases our family's exposure to vehicle exhaust, noise, traffic, headlights, and the loss of quiet enjoyment of our property. We may be the only neighbors who have actually enjoyed the closure at 135th and Brougham this summer because of how quiet it has been. This property presents a unique challenge because the entrance and exit are so close to nearby homes.

If there is a way to relocate the entrance to Santa Fe, it would be a game changer for both Starfish and the neighborhood.

One way Starfish could help alleviate this concern would be to make the current entrance and exit an EXIT ONLY and have clients enter through the AutoZone entrance instead. My concern with this solution, however, is the nearby bike trail. Crossing that exit is already dangerous. I bike on that trail almost every day, and vehicles do not currently have to stop when entering from that direction. Many drivers enter quickly, and I have personally experienced more than one near miss.

I believe the Planning Commission should carefully evaluate this issue before a cyclist or pedestrian is injured. Increasing the number of vehicles using this entrance is a significant concern. One possible solution would be a trail connection behind AutoZone with a small bridge over the creek. If Starfish serves as many vehicles as they project, this improvement should be seriously considered for our neighborhood.

Property Maintenance

As I write this, volunteers for Starfish are finally cleaning up the property after several weeks of deferred maintenance. A tree that fell during a storm remained in place for some time. Weeds grew over a foot tall in some locations. A request for volunteers went out on social media, and fortunately, people responded.

This property is the face of our neighborhood and contains a significant amount of landscaping. Starfish has offered us a promise, but what we need is a plan.

A promise is that volunteers will maintain the grounds and landscaping. A plan includes a maintenance budget and a professional landscaping company that services the property on a regular schedule.

A promise is that volunteers will pick up trash and monitor the property for issues. A plan includes clearly defined procedures and coordination with local law enforcement when needed.

The neighborhood deserves a plan instead of a promise.

Accountability

Many neighbors have spoken with businesses surrounding Starfish's past location and have heard concerns about whether a neighborhood setting is the best fit for this type of operation. We cannot assume that any issues experienced elsewhere would occur here, but it is reasonable to ask what happens if they do.

From conversations throughout the neighborhood, I believe this is the largest concern. Starfish would be the sole tenant in a property owned by a landlord who is also a sponsor of the organization. Once the permit is granted, neighbors have very limited options if the property is not maintained or if issues such as loitering, panhandling, or camping become a concern.

One way to ensure that neighborhood voices continue to be heard would be to issue a shorter permit term or a provisional permit that requires review and renewal based on compliance with agreed-upon conditions.

Starfish has grown rapidly over the last several years. My concern is not with their mission or their success, but whether they are prepared for the responsibilities that come with operating a property of this size in close proximity to homes.

For example, a sponsor invested \$1.9 million into a property that required additional zoning approval before the organization could operate there. Another example was seeing a volunteer attempting to maintain a large commercial property with a push mower during the organization's first weeks at the site.

Neither of these examples means this location cannot work. They simply suggest that if it is going to work, the City, Starfish, and the neighborhood will need to work together to create safer traffic patterns, establish meaningful accountability through the permit process, and provide the neighborhood with a plan instead of a promise.

I would like to speak at the planning commission meeting for this permit.

Thank you for taking the time to hear our concerns,

Christy Bomberger

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Anna Will

From: Planning Contact
To: Corry Michaelis
Subject: RE: Please Support the Starfish Rezoning Request

From: Corry Michaelis [REDACTED]
Sent: Wednesday, July 22, 2026 11:24 AM
To: Planning Contact <PlanningContact@OLATHEKS.ORG>
Subject: Please Support the Starfish Rezoning Request

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Olathe City Council Members,

Starfish is a nonprofit organization that serves more than 1,300 people each day, five days a week. It provides food, clothing, and other basic necessities to individuals and families who might otherwise go without. In addition to meeting essential needs, Starfish helps reduce waste in our community by ensuring usable items are put into the hands of those who need them most.

We respectfully urge the Olathe City Council to vote in favor of the proposed rezoning of the Santa Fe location. This change will improve access, allowing customers to safely and conveniently come and go while continuing to benefit from the vital services Starfish provides.

Attached to this email, you will find a personal note from Ms. Susan [REDACTED], a resident of the Ridgeview Village HUD community here in Olathe. Susan is one of many individuals who benefits from the generous donations and services provided by Starfish. In fact, all 107 residents at Ridgeview Village have access to resources that help them meet basic needs and improve their quality of life.

[REDACTED] Her smile says more than words ever could about the impact Starfish has on the lives of those it serves.

In a time when compassion can seem in short supply, organizations like Starfish remind us what it means to care for our neighbors. If we can't help our own local families, what good are we doing? I respectfully ask you to consider the faces and stories behind this decision and vote in favor of the proposed rezoning. By supporting this request, you are supporting dignity, kindness, sustainability, and hope for thousands of people in our community.

Please don't just vote on a zoning request—vote for the people whose lives are changed every single day because Starfish is there when they need it most.

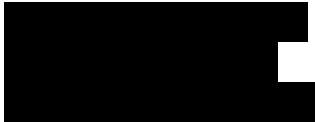
Thank you for your time and thoughtful consideration.

A note from Susan:

I fully support the Starfish project and believe it is a vital investment in the well-being of Olathe. When we support organizations that care for our neighbors, we build a stronger, healthier, and more compassionate community for everyone.

Faithfully His,

Ms. Corry Michaelis
Resident Services Coordinator
Ridgeview Village I & II, Inc.
11860 S. Sunset Dr OFC
Olathe, KS 66061
Monday -Thursday 9-5



God is LOVE and LOVE wins!

Anna Will

From: Planning Contact
Subject: FW: FW: Starfish Project Email for the SUP Application Record

From: Cynthia Riley <[REDACTED]>
Sent: Saturday, 04 July 2026 11:29:31
To: John Bacon <JBacon@OLATHEKS.ORG>; Dean Vakas <DVakas@OLATHEKS.ORG>; Robyn Essex <RREssex@olatheks.org>; LeEtta Felter <LFelter@OLATHEKS.ORG>; Kevin Deneault <KDeneault@OLATHEKS.ORG>; Matthew Schoonover <MSchoonover@OLATHEKS.ORG>; Jeff Creighton <JCreighton@olatheks.org>
Subject: Starfish Project Email for the SUP Application Record

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Elected Official,

I am respectfully writing today to express my concern about the Starfish Project being given special permission to operate at the corner of Santa Fe and Brougham at the former Aldi location.

My name is Cynthia Riley. I began living in Olathe in 1984 when I attended College at Mid America Nazarene University (MNU). I lived in the dormitories there. I needed to work 3 jobs to be able to afford private christian college. I worked for Sutherland Lumber, cleaned and ironed at private residences and babysat for Olathe residents. Having come from a home barely within city limits of Wichita, I fell in love with Olathe. I actually babysat on a regular basis, right here in Briarwood and dreamed of living here someday.

In 1998 that dream finally came true. We found our dream home at 13628 S Sycamore. Each morning when I walk I STILL TO THIS DAY find myself thanking God for allowing me to live in this neighborhood. While this isn't a perfect neighborhood, I'd say 95% of the residents here take very good care of their home, yard and invest in beautiful landscaping and holiday decor. It is really a dream come true.

I have been a RN since 1988. I have worked all over Olathe and Overland Park as a RN. In 2000 I finished my Master's Degree at KU and began teaching Nursing. I taught nursing at MNU for 20 years and currently teach for Johnson County Community College (JCCC). I have been involved in Community Clinical at many sites here in Olathe. I have taught Hospital Clinical at The University of Kansas Olathe Campus (formerly known as Olathe Medical Center), Overland Park Regional Medical Center and Saint Lukes South Hospital. My children attended and graduated from Olathe Schools.

I began also working for the Olathe School District (OSD) in 2012 as a substitute nurse. I still do this today. At OSD I make \$144 for an 8 HOUR DAY. I am only paid for the 8 hours, no matter what time I actually leave. At JCCC I make more than double the hourly rate of \$18. The reason I still

work for the OSD for \$18 an hour is simply for the betterment of my community. I often work at title one schools. In fact, title 1 schools are my favorite to work at because the children and families are so thankful for the resources we are giving them. I am all for giving kids and families resources to help them focus on learning so that our WHOLE community is better and stronger and healthier in line with Biblical principles and my God given duty to take care of the poor.

At hospitals I mostly work with the elderly. I also work with the economically disadvantaged. I also encounter homeless people and people on the fringes of society. I have a front row seat every clinical day to the financial struggles of society. I am really into nutrition and I find myself daily discussing how to eat healthy on a budget. Not to mention I personally work everyday at affording high quality healthy food for me and my family. Groceries are expensive and it does take more money to eat healthy. I often have concerns about how many health problems are exacerbated by the lack of healthy food.

I admire the Starfish Projects mission. I am so happy that the Olathe community has this resource. I have followed this establishment's story. I am aware they were forced out of a West Olathe, large shopping center because of traffic, trash, loitering and panhandling. They were forced to move and are now being forced to move again for the same reasons. According to the owner herself she states that they serve 700-1000 people per day. She is already asking for volunteers to cut up downed trees on the property because they do not have the resources to do so. She is already asking for a volunteer crew to pick up trash. She is already stating she is reaching out to the public library just across the street to try to handle the known problem of panhandling and loitering which this business will increase the amount of going on at this intersection!

Across the street to the North East is the public library. We already have armed staff monitoring to ensure safety of the MANY, MANY small children and mothers who frequent the library and the adjacent playground. I take my own grandchildren to this playground almost everyday when they are staying at my home. I have never seen a library have so many children and families in it. It is a very busy place that already has the challenges of keeping things sanitary and safe for everyone. Just last week I was there and the staff were having difficulty with unsupervised children running through the library without shoes on. There are also a lot of adults using the free computers and wifi. There are also many homeless or needy people coming and staying all day because the library is a heating and cooling center for the poor. They bring in all their belongings and frequently sleep. I'm ok with all that. The staff does a great job of enforcing the rules to get everyone using the librerie's needs met and everyone safe.

Across the street to the North West in the old Walmart location. This became a Hobby Lobby for many years. But several years ago it became vacant. The homeless started living on the West side of the building. It is a great location as there is a public bus stop there also. Recently Crunch fitness took over the East side of the vacant building and currently the West side is being developed as a Pickleball facility I believe. There is already a problem with people on drugs acting inappropriately and the homeless loitering.

In between this location and the public library is the Indian Creek Trail System. We have already had many issues with people living under the Santa Fe Bridge and all along the Indian Creek Trail System. Many women and children have had safety issues using the Indian Creek Trail System at Santa Fe and where the trail run behind our neighborhood. So much so, that many women will not use the trail EVEN IN BROAD DAYLIGHT. Instead they walk in our neighborhood.

So now, we want to bring in a business that will provide FREE MEALS ALL DAY. Why would the homeless ever LEAVE where their next meal is coming from. Where there is lots warm, covered concrete to call home. With easy access to a heating and cooling center all year long.

I am an avid walker. I walk 10K steps per day. I walk 45-60 minutes a day in Briarwood. During this time of year sometimes I am up before sunrise to walk before I go to work. My route goes in the closest proximity possible to the Starfish location. That location is at the top of two loops. There is a nice long loop on the West side of Brougham and the East side of Brougham. Us ladies walking at this hour really look out for each other already. In May, I was walking and a suspicious car kept driving by. I was on the part of the loop that backs up to Indian Creek on the outer rim of our neighborhood. The car pulled into a driveway 4 driveways ahead of where I was walking toward and just stopped. No one got out. No one came out of the house. He kept the engine running. I immediately turned around and started walking the opposite direction. 1 block away I crossed paths with a lady who was walking the former direction I was. I immediately walked over to her and told her the story. She said I know, they passed by me 3 times also. We walked together back to Brougham where more walkers were around. I could tell you story after story of this happening about once every 6 months. I carry pepper spray. I keep 1 ear bud out to be able to hear. I look behind me every street I cross.

I'm beggin you not to do this. I love my neighborhood. I love walking for my health. I love people and support helping them find resources.

BUT THIS IS NOT THE PLACE TO MAKE IT PERFECT FOR A COMMUNITY OF HOMELESS TO LIVE PERMANENTLY AND NEVER LEAVE AND BECOME LARGER AND LARGER TAKING OVER A VERY SMALL PARKING LOT. This business will sit directly at the main entrance to our neighborhood. Our property values will be destroyed. The safety of our neighborhood will deteriorate further. This business belongs in an urban area with lots of exits and plenty of parking and commercial resources to deal with the trash and by-products of many homeless people.

There is only one other business that shares the small parking lot. It is mostly residences that will bear the brunt of the coming changes to this area. Crossing Santa Fe on foot is difficult. It will be Briarwood that has to absorb the consequences. Who will the residents look to for help? If this is so important to the City of Olathe then put it in a vacant building downtown. The City of Olathe needs to do better or protect our home values and residents.

Thank you for your time and consideration. Please Enter this Email into the Special Use Permit Application Record.

Feel free to call me with any questions! I'd be happy to answer them [REDACTED]

Cynthia Riley RN MSN

Concerned citizen of Olathe and one of Olathe's biggest cheerleaders!

Anna Will

Subject: FW: Project Starfish Location

Sent: Tuesday, July 21, 2026 1:41 PM

Subject: Re: Project Starfish Location

Dear Councilmember Felter,

I'm reaching out today, regarding the potential new location (at Brougham and 135th) of the Project Starfish building, and my concerns regarding this. First, let me say that I think they provide a valuable service to the community, and I am glad they are such a useful option to so many people in need.

That being said, I am concerned that the potential location they are looking to move into (on 135th and Brougham) is a spot that will create undue stress on that area, and that neighborhood. I live in that neighborhood, and while I can't speak for everyone, I think my concerns are likely reciprocated among many residents.

For one, I think that exiting that parking lot to turn back onto 135th is only feasible by turning into the neighborhood and then back onto Brougham. This will create traffic issues and delays for many people. Project Starfish says that they help roughly 1000 people every day. And that amount of people will surely clog up that entrance/exit to the neighborhood.

I also think that location is just way too close to the surrounding neighborhood in general. I do not believe in blanket generalizations regarding different segments of our community, but objectively speaking, those struggling with being unhoused (which I imagine is a good chunk of their clientele) also struggle with substance abuse issues, mental health issues, and other issues at a much higher rate than average. I think this presents a clear harm being within a few hundred feet of personal residences. Loitering is frequently an issue when it comes to some members of this community as well, and I think that could present a safety issue, especially to those with young children. Briarwood residents have been encouraged recently to make sure their garage doors are always closed—which is a good recommendation in general—but I think this shows the level of concern that our neighborhood has regarding the potential Project Starfish location.

I work with members of this community who are struggling getting their basic needs met. For the most part, they are like anyone else, and I do not wish to demonize anyone. But I also get to see firsthand some of the issues that can arise on a daily basis. I imagine there will be an increase in congested traffic in and out of the neighborhood, an increase in loitering, and a larger police presence as well. I would like to avoid all these things, if at all possible.

In closing, I would just urge the city council, and anyone else whose input goes into this decision, to please not designate this space for the Project Starfish location. I think there are many other vacant buildings in Olathe, those less close to residential neighborhoods and with better traffic pathways that will create less congestion.

Thank you for reading and I appreciate your representation for our community

Anna Will

Subject: FW: Starfish

From: David Gray [REDACTED]
Sent: Sunday, 05 July 2026 17:34:25
To: John Bacon <JBacon@OLATHEKS.ORG>; Dean Vakas <DVakas@OLATHEKS.ORG>; Robyn Essex <RREssex@olatheks.org>; LeEtta Felter <LFelter@OLATHEKS.ORG>; Kevin Deneault <KDeneault@OLATHEKS.ORG>; Jeff Creighton <JCreighton@olatheks.org>
Subject: Starfish

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Members of the Olathe City Council,

We have been residents and a business owner in Olathe for over 40 years. We have watched Olathe grow and are proud to call it "home. "

It has come to our attention that a " Special Use Permit" is being considered for the non-profit Starfish Project to relocate in a building that butts up to a residential area (135th and Brougham). We have donated items to Starfish, have taken their class to learn how to croquet plastic bags for sleeping mats, and have directed single moms from Olathe's Shepherd's Care Ministry program and Food Pantry Customer's from the College Church of the Nazarene to utilize the many services that the Starfish Project provides.

We are also bike riders that appreciate and utilize the Johnson County walking/biking trails. Unfortunately, segments of these trails that are thickly wooded have drawn homeless people to set up camp. Should the Starfish Project be allowed to operate in the former Quilter's HQ building, the close proximity to the Indian Creek Trail is concerning. Our concerns are that the services that are provided by Starfish will potentially encourage more homeless encampments and safety issues on said trail, not to mention the nearby residential area. For that reason, we are strongly opposed to the granting of the Special Use Permit.

The more recent location of Starfish (off of Highway 7) did see an increase of the homeless people due to the dense woods that are just west of the highway- providing coverage for homeless encampments. We are aware of this problem since our business is located in that area and have had to call the Police on several occasions. It seems like having Starfish in the former Quilter's HQ building, would present a very similar geographic situation as to their location off of Highway 7

Perhaps a better business model would be to find a retail area like the location that Starfish enjoyed for many years- off of Clairborne. There was no wooded or residential area within walking distance of that locale, which proved to be successful for Starfish.

We are not diminishing the help that the Starfish Project provides, but do ask that more consideration be given to it's future location.

Respectfully,
David and Kate Gray

Anna Will

From: David M. [REDACTED]
Sent: Wednesday, July 22, 2026 5:10 PM
To: City Clerk's Office; Planning Contact
Cc: John Bacon; Robyn Essex; Dean Vakas; LeEtta Felter; Kevin Deneault; Jeff Creighton; mschoonover@olatheks.or
Subject: Please Do Not Approve the Starfish Proposal

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning Commissioners,

My name is David Miller, and I am a resident of the Briarwood neighborhood. My home is located directly across from the former Aldi and Quilting Shop property being considered as the future home of the Starfish Project.

I appreciate the time and effort each of you gives to serving our community. I know the decisions before you are rarely easy because they require balancing many competing interests. I respectfully ask that you carefully consider the long-term planning implications of this proposal before making your recommendation.

First, I want to be clear that I support Starfish's mission. Organizations that help people in need are an important part of every community. My opposition is not directed toward the organization or the people it serves. My concern is that this particular location is simply the wrong place for an operation of this nature and scale.

As Planning Commissioners, your responsibility extends beyond evaluating the worthiness of an organization. You are charged with determining whether a proposed use is compatible with surrounding land uses, whether it aligns with the City's comprehensive planning goals, whether traffic and public-safety concerns can be adequately addressed, and whether it protects the long-term character of established neighborhoods.

I do not believe this proposal satisfies those standards.

The former Aldi and Quilting Shop property occupies one of the most sensitive locations in our area. It sits immediately adjacent to an established residential neighborhood with one primary entrance and one primary exit. Every weekday, when the nearby school dismisses, traffic becomes heavily congested. Vehicles routinely back up nearly to Santa Fe as parents pick up students and residents attempt to enter or leave their neighborhood.

That congestion exists today without Starfish.

According to the Johnson County Post, Starfish previously served between 1,200 and 1,400 people per week at its Clairborne Road location. After moving to its current, more accessible location, President and

Co-Founder Joni Moreland said the organization began seeing between 700 and 800 people each day, with some days exceeding 1,000.

That level of daily activity would represent a significant operational change at this property. It would involve vehicles arriving and leaving throughout the day, people being dropped off and picked up, volunteers, staff, deliveries, service providers, and organizations transporting clients to the site. All of that activity would be concentrated beside an entrance that is already under considerable strain.

Traffic planning is not simply about counting vehicles. It is about where those vehicles are concentrated, when they arrive, how they interact with existing traffic patterns, and whether the surrounding road network was designed to accommodate that intensity of use.

This road network was not.

The concern is not speculative. Moreland herself described the effect Starfish's growth had on its previous commercial neighbors. The Johnson County Post quoted her as saying:

"That [growth] is also causing all kinds of extra traffic here. It's causing parking lot issues. We're being very disruptive to the neighbors. So, they've [the property owners] just given us a 90-day notice to relocate."

That statement should carry considerable weight in this planning discussion. It is a direct acknowledgment from the organization's own president that its growth created traffic, parking, and operational disruptions serious enough that the property owners required Starfish to relocate.

Those same consequences should not simply be transferred from a commercial property to the entrance of an established residential neighborhood.

The proposed site does not offer unlimited access or traffic circulation. The Starfish operation would share a constrained area with neighborhood traffic, school traffic, library visitors, nearby businesses, and emergency vehicles. If an operation serving hundreds of people each day was disruptive to neighboring businesses at its previous location, it is reasonable to ask why it would be considered compatible with homes, a public library, a recreational trail, and a neighborhood entrance.

This proposal also appears inconsistent with the City's long-term vision for the I-35 and Santa Fe corridor. The City's planning goals emphasize improving safety, mobility, and congestion. Placing a high-intensity use at a constrained neighborhood entrance appears to move in the opposite direction.

Compatibility with surrounding land uses is another important consideration.

The property is bordered by homes, the Olathe Public Library, the Indian Creek Trail, wooded areas, and public green space. This is not an isolated commercial or industrial property. It is woven directly into the daily lives of families who walk to the library, ride bicycles, use the trail, walk their dogs, and enter and leave their neighborhood.

The operational character of Starfish differs substantially from the retail businesses that have historically occupied this property. This is not simply another storefront replacing Aldi. It would fundamentally

change how the property functions, the number and pattern of daily visitors, and the pressures placed on the surrounding area.

Residents have also experienced existing concerns involving litter, loitering, and unauthorized camping near the library and trail system. During the winter, individuals camped for extended periods near the main entrance of the former Quilting Shop. These are existing conditions that already require attention.

Placing a high-volume social-service operation directly between the library, the Indian Creek Trail, wooded areas, and the entrance to Briarwood raises legitimate concerns that these existing problems could increase.

We do not want additional trash spreading into residential streets, yards, the trail, or library grounds.

We do not want unauthorized camps developing in the wooded areas behind the property.

We do not want residents or families to become uncomfortable walking to the library, using the trail, or allowing their children to enjoy their neighborhood.

These concerns are not an attack on people who need assistance. They are questions about whether this particular property is designed and situated to manage the predictable operational consequences of serving hundreds of people each day.

The Johnson County Post article also reported that Moreland wants Starfish's next location to have at least 10,000 square feet, one or two loading docks, and plenty of parking. She said it was important to be particular about the next site so the organization could move once rather than being forced to relocate again.

I agree with that goal.

Starfish should have a location that is genuinely designed for its operation—not simply a vacant building that appears large enough. The site should have multiple access points, substantial parking, appropriate traffic circulation, loading facilities, room for vehicles to queue safely, and surroundings capable of supporting its daily volume without creating conflicts with homes or public amenities.

The former Aldi property may provide square footage, but square footage alone does not make a location appropriate.

Homeowners also have legitimate concerns about neighborhood character and property values. For most families, their home is their largest financial investment. Residents chose Briarwood because it is a stable, family-oriented neighborhood with predictable surrounding land uses. A major change in the intensity and nature of an adjoining commercial property deserves careful scrutiny because its effects may last for decades.

It is also important to recognize that this property has not remained vacant for years without interest. There has been no demonstration that it cannot attract a tenant consistent with its existing zoning and the surrounding commercial area. This is not a situation where the City must choose between approving an incompatible use and allowing a permanently unusable property to deteriorate.

I believe Starfish deserves a permanent home. However, I believe that home should be in a more central and appropriate location designed to support its mission without creating unnecessary conflicts with an established neighborhood.

That would better serve Starfish.

It would better serve the people seeking its services.

And it would better serve the residents of Olathe.

Compassion and responsible planning are not opposing values. We can support organizations that provide important services while still recognizing that not every location is appropriate for every use.

Starfish's own president has publicly acknowledged that its growth created traffic, parking problems, and serious disruption for its previous neighbors. The Planning Commission should not disregard that history when considering a site beside homes, a library, a trail, wooded areas, and a constrained neighborhood entrance.

A good organization can still be proposed for the wrong location.

I respectfully ask the Planning Commission to recommend denial of this request and encourage Starfish to pursue a property that better fits its operational needs while protecting the long-term safety, mobility, stability, and character of the Briarwood neighborhood.

Thank you for your time, your thoughtful consideration, and your service to the citizens of Olathe.

References and Supporting Information

Johnson County Post – *Starfish Project, Olathe nonprofit that serves thousands in need, must relocate again* (February 19, 2026)

<https://johnsoncountypost.com/2026/02/19/starfish-project-olathe-ousted-280187/>

The Kansas City Star – Coverage of the Starfish Project relocation and operational impacts on neighboring businesses.

<https://www.kansascity.com/news/local/community/johnson-county/article314637092.html>

Sincerely,

David Miller
15851 W. Locust St.
Olathe, KS 66062


Briarwood Resident

Anna Will

From: Deandra Donigan [REDACTED]
Sent: Friday, July 17, 2026 2:15 PM
To: City Clerk's Office; John Bacon; Dean Vakas; Robyn Essex; LeEtta Felter; Kevin Deneault; Jeff Creighton; Matthew Schoonover; Planning Contact
Subject: Please read. RE: Starfish

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

In regards to being neighbors with The Starfish Project:

To whom it may concern,

My husband is the manager of Aquariums Wholesale, which was RIGHT NEXT DOOR to Starfish for several years. There were so many instances where Joni, Suzanne and the rest of the Starfish group helped us out tremendously. At one point, the building caught fire and they immediately called the fire department and kept calling all of us until someone answered to let us know. Had they not been our neighbors, the entire business would have been a loss, instead of the amount that we weren't able to salvage. They care. They all care about all humans and they show that with love and grace. I am honored to know these 2 ladies and Joyce, who helped start the project with Joni. Amazing! Amazing! Amazing people!

If you don't see that, all that tells me is that you haven't taken the time to get to know them and what they stand for. I highly recommend doing that--getting to know them. You won't regret it.

Please reach out if you have any further questions or if there is anything I can clarify for you.

Thank you for your time!

Deandra Donigan
[REDACTED]

Anna Will

From: DJ Riehm [REDACTED]
Sent: Friday, July 17, 2026 7:38 PM
To: Planning Contact
Subject: Opposition to special use permit

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I respectfully submit this petition in opposition to the requested Special Use Permit (SUP) applied for by Starfish. We reside at 13705 S Sycamore Street and are part of Briarwood.

My opposition is not to the mission of the applicant or the important services they provide to those in need. We commend the organization for its work and sincerely hope it is able to continue serving the community in a location that is more compatible with its operational needs.

Our concern is solely with the proposed location.

The requested Special Use Permit would allow an establishment primarily engaged in the collection, preparation, and distribution of food and other necessities for individuals in need. By its nature, this type of operation generates activity that differs substantially from the peaceful tranquility that the Briarwood neighborhood has attracted Olathe residents for years.

This location is immediately adjacent to a residential neighborhood and is accessed primarily by neighborhood streets. Per information from the City of Olathe Planning Division, I understand there are no comparable storefront operations of this type located in similarly close proximity to established residential neighborhoods. While charitable organizations may operate from churches or other facilities throughout the City, those locations are not the primary public-facing business use contemplated by this Special Use Permit.

Several land-use concerns support denying this request:

Increased vehicle traffic at an already congested neighborhood entrance.

Limited site accessibility, with one access point serving as the primary entrance for neighborhood residents.

Operational characteristics that differ from surrounding commercial businesses, including activities occurring outside traditional retail business hours.

The potential for assembly-style gatherings and increased site activity that are inconsistent with the intended character of this commercial area adjacent to residential homes.

The fact that this use requires a Special Use Permit demonstrates that it is not considered a standard permitted use within this zoning district. That distinction exists so the City can evaluate whether a proposed use is compatible with its surroundings.

This type of operation is better suited for commercial districts specifically designed to accommodate higher traffic volumes, larger sites, and more intensive public-serving uses, such as the City's C-3 or C-4 zoning districts. Locating the facility in those areas would allow the organization to fulfill its mission while minimizing adverse impacts on nearby residents and neighborhood infrastructure.

For these reasons, I respectfully request that the Planning Commission and City Council deny the requested Special Use Permit for Case SU26-0006. Please include this in the supporting documents packet/ public record for this case.

DJ Riehm

Anna Will

Subject: FW:

From: Donna Sherman [REDACTED]

Sent: Monday, June 29, 2026 2:42 PM

To: City Clerk's Office <CCO@OLATHEKS.ORG>

Subject:

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Donna Sherman. I live at Garden's by Creekside 16110 W. 133rd St, Olathe KS 66062.

I am so excited to learn there is a Starfish being organized to open soon across the street.

There are many living here in this independent living center who will greatly benefit in many areas of need from Starfish being so accessible! We all have many needs - food, clothing etc that is not readily available Starfish being so "right here" for us will make our lives function with much more ease & grace.

Thank you with all my heart.

Donna Sherman

Anna Will

From: Brett Dworkis [REDACTED] >
Sent: Tuesday, July 14, 2026 10:54 AM
To: Planning Contact; City Clerk's Office; Dean Vakas; LeEtta Felter; Kevin Deneault; Jeff Creighton; Matthew Schoonover; Robyn Essex; John Bacon
Subject: Letter of Recommendation for the Starfish Project
Attachments: Starfish Project Letter of Recommendation.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To all those listed,

Please find my attached letter of recommendation for the Starfish Project. I have also included it in the body of this email.

Thank You,
Dr. Brett Dworkis

To the Members of the Olathe City Planning Board and City Council,

My name is Dr. Brett Dworkis, and I have been proud to call Olathe home for 27 years, and have had my office here for the last 22. During that time, I've watched our city grow into a vibrant community that values hard work, kindness, and neighbors helping neighbors. Those are the qualities that make Olathe special, and they are exactly why I am writing to ask you to approve the proposed new location for the Starfish Project.

When I think about what makes a community strong, I don't think about the size of the buildings or the number of businesses. I think about how we treat people who are struggling. I think about whether a family that has fallen on hard times has somewhere to turn. I think about whether a child goes to bed hungry, whether a senior on a fixed income can make ends meet, or whether someone experiencing homelessness is treated with dignity instead of being overlooked. The Starfish Project Foundation answers those questions with compassion, generosity, and action.

For years, Starfish has quietly become one of the most important organizations serving Olathe and the surrounding communities. Every week, they help more than a thousand people by providing food, clothing, hygiene supplies, school support, and connections to resources that can truly change lives. They rescue millions of dollars' worth of perfectly good food that would otherwise be thrown away and instead put it on the tables of families who need it. They provide weekend food for children, hygiene kits for students, blessing bags for those experiencing homelessness, clothing for families, and support for veterans, foster families, and individuals facing some of life's toughest challenges.

What impresses me most is that Starfish doesn't simply hand someone a bag of groceries and send them on their way. They build relationships. They connect people with housing assistance, mental health resources, employment services, and dozens of community partners who work together to help people move forward. They restore hope, preserve dignity, and remind people that they matter.

As our city continues to grow, so does the need for organizations like Starfish. The proposed new location is not just a larger building—it is an opportunity for them to serve more people, operate more efficiently, and continue expanding the partnerships that make them such an incredible community resource. It will give them the space they need to continue meeting the growing demand while remaining organized, welcoming, and accessible.

I understand that whenever a new project is proposed, there are questions and concerns. That's understandable. But I would encourage everyone to look at Starfish's track record. This organization has consistently demonstrated that it is a responsible and respected member of our community. They work closely with local schools, churches, businesses, nonprofits, first responders, and community organizations because they believe solving problems takes all of us working together.

I've always believed that the true character of a city is measured by how it cares for its most vulnerable residents. Olathe has always been a community that steps up when someone needs help. Approving this new location is an opportunity to continue that tradition.

The Starfish Project isn't bringing problems into our community—they are helping solve them. They are feeding hungry families, supporting children, assisting seniors, helping veterans, reducing food waste, encouraging volunteerism, and creating stronger connections between neighbors. Their work benefits all of us, even those who may never need their services, because stronger families create a stronger community.

As someone who has proudly called Olathe home for many years, I hope you will see this project for what it truly is: an investment in compassion, hope, and the future of our city. I respectfully ask you to approve the proposed new location for the Starfish Project Foundation so they can continue doing the incredible work that has already touched the lives of so many people.

Thank you for your time, your thoughtful consideration, and your continued dedication to serving the residents of Olathe.

Respectfully,

Dr. Brett Dworkis



To the Members of the Olathe City Planning Board and City Council,

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As someone who has proudly called Olathe home for many years, I hope you will see this project for what it truly is: an investment in compassion, hope, and the future of our city. I respectfully ask you to approve the proposed new location for the Starfish Project Foundation so they can continue doing the incredible work that has already touched the lives of so many people.

Thank you for your time, your thoughtful consideration, and your continued dedication to serving the residents of Olathe.

Respectfully,

Dr. Brett Dworkis

From: Erin Bolton [REDACTED]
Sent: Wednesday, July 22, 2026 6:13 PM
To: Planning Contact; Matthew Schoonover
Subject: Opposition to the Starfish Project Special Use Permit – 135th Street & Brougham

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Bacon and Members of the Olathe City Council and Olathe Planning Commission,

I am writing to respectfully oppose the Special Use Permit request for the Starfish Project at the northeast corner of **135th Street and Brougham Drive**.

I want to begin by acknowledging the important work that Starfish Project does to serve members of our community. My concerns are not with the organization's mission, but with whether this particular location is appropriate for an operation of this size and intensity. I believe this proposal is incompatible with the surrounding residential neighborhood and the intent of CP-1 zoning.

The proposed use is not consistent with the intent of CP-1 zoning.

CP-1 zoning is intended to accommodate **low-intensity neighborhood-serving businesses**, such as professional offices, dental and medical practices, financial institutions, and small retail businesses with limited traffic and minimal impact on surrounding neighborhoods.

The proposed Starfish Project is fundamentally different.

Starfish has acknowledged that its current operation generates approximately **40 vehicle trips per hour** during operating hours of **9:00 a.m. to 5:00 p.m.** They have also stated their intention to expand services.

Additionally, Starfish specifically sought a building with a **loading dock** so they could accept a greater volume of donated goods. While the loading dock may improve their operations, it also signals an increase in donation drop-offs, delivery trucks, volunteers, and additional vehicle traffic.

Rather than being a low-density neighborhood business, this proposal would function as a regional service center with continual vehicle turnover throughout the day. That level of activity is inconsistent with the type of use CP-1 zoning was intended to support.

The location creates unique traffic and safety concerns.

This property has **two entrances but one exit**.

Drivers leaving the site who wish to travel east on 135th Street must turn left at the nearby signalized intersection at Brougham. However, only about **five vehicles fit in the left-turn lane** before reaching the traffic signal.

As a result, many drivers instead turn right onto Brougham and use neighborhood streets to reach the next east-west connection at **139th Street**.

This route passes directly by an elementary school.

As Starfish expands its operations, it is reasonable to expect that traffic through our neighborhood will increase. This raises concerns for:

- Children walking or biking to school
- Parents during school drop-off and pick-up
- Residents walking, exercising, and using neighborhood sidewalks
- Homeowners entering and leaving our subdivision

This is not simply a traffic inconvenience—it is a public safety issue.

The City has previously recognized traffic limitations at this location.

My understanding is that a previous proposal by **ALDI** to expand at this same site was denied because increased traffic was determined to be incompatible with the location.

If additional traffic was considered unacceptable for a retail expansion, I respectfully ask the Council to carefully evaluate whether a regional nonprofit operation with continuous vehicle turnover, expanded services, and increased delivery activity is appropriate for this property.

Previous neighboring businesses have experienced operational impacts.

Businesses neighboring Starfish's current location have reported concerns including:

- Loitering around adjacent properties.
- Individuals sleeping outside neighboring buildings.
- Customers being approached for money or asked to purchase food.
- Individuals using neighboring business restrooms for extended periods.
- Daily litter requiring neighboring businesses to clean surrounding properties.

While these experiences may not represent every individual who uses Starfish's services, they demonstrate that neighboring property owners have experienced ongoing secondary impacts associated with the operation.

Commercial businesses may be able to absorb some of these impacts during business hours. A residential neighborhood cannot.

This is a long-term commitment to this use.

Unlike a multi-tenant shopping center where businesses change over time, this stand-alone building has been purchased by **Mitzi Ryburn**, a supporter of the Starfish Project, and leased to Starfish for **five years**. Starfish will be the sole occupant.

This represents a long-term commitment to this use. If operational issues arise after approval, residents are concerned that there may be limited ability or incentive to modify operations because the property owner and tenant share the same objective.

For that reason, it is especially important that compatibility be carefully evaluated before a Special Use Permit is granted.

Residents are concerned about impacts on our neighborhood.

Our neighborhood borders green space and a trail system behind our homes.

We already experience individuals camping in these areas from time to time. Residents are concerned that locating a regional service provider immediately adjacent to the neighborhood could increase activity in these spaces.

We have been told that if concerns arise, residents should simply contact the police. Respectfully, we do not believe that should be the City's primary solution.

The purpose of zoning and the Special Use Permit process is to evaluate compatibility and prevent foreseeable land-use conflicts before they occur—not after problems develop.

I respectfully ask the Council to consider the following questions before approving this permit:

- Has the City conducted an independent traffic analysis, or is it relying solely on traffic estimates provided by the applicant?
- How many vehicle trips are anticipated after Starfish expands its operations?
- How many additional truck and delivery trips are expected because of the loading dock and increased donation capacity?
- How will increased traffic affect the elementary school and surrounding residential streets?
- If traffic exceeds projections, what mechanisms exist to protect the neighborhood?
- What operational conditions will be imposed to prevent neighborhood cut-through traffic?

- How will truck deliveries be managed so they do not negatively affect nearby residents?
- What security measures will be required to discourage loitering, trespassing, litter, and other impacts on neighboring properties?
- What objective standards will the City use to determine whether the operation remains compatible with surrounding residential uses?
- If permit conditions are violated or neighborhood impacts become significant, what enforcement authority does the City have, and what remedies are available to nearby residents?
- Finally, if surrounding commercial businesses experienced sufficient impacts to prompt Starfish to relocate, why is a location immediately adjacent to homes considered a more appropriate setting?

I fully support providing services to individuals experiencing homelessness and food insecurity. However, I believe those services should be located where they can operate successfully without creating undue impacts on surrounding neighborhoods, schools, and families.

This decision is not about whether Starfish should exist. It is about whether this particular site is appropriate for a use of this intensity.

For these reasons, I respectfully ask the City Council to deny the requested Special Use Permit or require the applicant to identify a location that is better suited for this type of regional operation.

Thank you for your time, your consideration, and your service to the residents of Olathe.

Respectfully,

Eun Suh Bolton

Olathe Resident and homeowner at 13508 S. Locust St., Olathe, KS 66062

Anna Will

Subject: FW: Starfish

From: Glenna Fletcher [REDACTED]
Sent: Tuesday, 07 July 2026 12:33:37
To: Jeff Creighton <JCreighton@olatheks.org>
Subject: Starfish

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council Member,

I respectfully urge you to vote **against** the Special Use Permit requested by the Starfish Foundation for its proposed location adjacent to our residential neighborhood.

This request is not about whether the Starfish Foundation provides a valuable service. It clearly does. The issue before the Council is whether this is the appropriate location for that service. I believe it is not.

My husband and I live directly behind the proposed location. I have also worked in law enforcement for more than 30 years and have extensive experience working with the unhoused population. Based on that experience, I understand that facilities providing these services often generate activity beyond the boundaries of the property itself. People frequently arrive early, remain after services are provided, or spend time in the surrounding area. Those impacts do not stop at the property line.

Our neighborhood has already experienced significant changes. The Indian Creek Trail and the Santa Fe corridor have seen a noticeable increase in encampments, litter, and other quality-of-life concerns. The trail system was one of the reasons we chose this neighborhood, yet we now use it far less frequently and no longer feel comfortable allowing our grandchildren to use it without adult supervision.

During the public meeting on July 7, residents were advised that any problems should be addressed by calling the police. Respectfully, that is not a land-use solution. Police respond to violations of law after they occur; they do not manage the ongoing impacts created by incompatible land uses. Zoning decisions should anticipate foreseeable impacts rather than relying on law enforcement to mitigate them after the fact.

Special Use Permits exist because certain otherwise appropriate uses require additional scrutiny regarding location and compatibility with surrounding properties. Compatibility should be the guiding principle in this decision.

Our neighborhood is a well-maintained residential community where homeowners have invested substantial financial resources and years of effort into their homes. We purchased our property with the reasonable expectation that adjacent land uses would be compatible with a residential environment. Approving this permit would fundamentally change that expectation.

This is not an argument against serving vulnerable members of our community. It is an argument for placing services where they can be successful while minimizing adverse impacts on surrounding neighborhoods. Olathe has numerous commercial and industrial areas with vacant buildings that are better suited for this type of use. Those locations are designed to accommodate higher levels of activity and often provide greater opportunities for property management, oversight, and collaboration among neighboring businesses.

The Council has the difficult responsibility of balancing compassion with sound planning principles. Those goals are not mutually exclusive. Supporting the Starfish Foundation does not require approving this particular location.

I respectfully ask that you vote against the Special Use Permit and encourage the applicant to pursue a site that better aligns with the City's long-term planning goals, protects established neighborhoods, and allows the organization to continue its important work in a more appropriate setting.

Thank you for your time, your service, and your consideration.

Respectfully,

Glenna Fletcher
13606 S. Locust St.
Olathe, KS 66062


Anna Will

From: Jackie Price [REDACTED]
Sent: Friday, July 17, 2026 7:21 AM
To: Planning Contact; John Bacon; Dean Vakas; Robyn Essex; LeEtta Felter; Kevin Deneault; Jeff Creighton; Matthew Schoonover
Subject: Concerns Regarding the Proposed Starfish Location and Special Use Permit

Follow Up Flag: Follow up
Flag Status: Completed

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Dear Members of the Olathe Planning Commission and City Council,

My name is Jackie Price, and I am an Olathe resident who lives in the Briarwood neighborhood directly adjacent to the proposed Starfish location. I am writing to respectfully ask that you deny the requested Special Use Permit for this location, or at the very least require stronger conditions that protect the surrounding residential community.

I want to begin by saying that I genuinely support Starfish's mission. I believe they provide valuable services to people in need, and I hope they continue to do so. My concern is not with the organization itself—it is with placing this type of facility immediately adjacent to a residential neighborhood and near an elementary school.

My family intentionally chose this neighborhood because it is a safe place for our children to grow up. My kids ride their bikes, play outside, and spend time with friends throughout our neighborhood. We have always felt comfortable allowing them to do so, and this proposal has me deeply concerned about how that could change.

During the neighborhood meeting, Starfish explained that they intend to maintain their own property and discourage loitering on-site. However, it was also communicated that once individuals leave their property, any concerns in the surrounding neighborhood would become a matter for residents to report to the police. That response left me worried that the impacts of this development would simply be shifted onto neighboring homeowners rather than addressed proactively.

Even if Starfish manages its property responsibly, it cannot control what happens beyond its property lines. If individuals cannot remain on-site, I am concerned that neighboring streets and public spaces could experience increased loitering, litter, panhandling, trespassing, and other impacts that nearby residents would be left to manage.

I am also concerned about traffic. Starfish has discussed expanding its programming in a building that is significantly larger than its previous location. My street is the first neighborhood street drivers can use to avoid congestion at the nearby intersection. I worry that increased traffic will encourage cut-through driving on streets where children are regularly walking, riding bikes, and playing.

I have also read accounts from neighboring businesses near Starfish's previous location describing concerns about litter, loitering, people sleeping near their buildings, and panhandling. While I understand that experiences may vary, I believe those concerns deserve careful consideration. Before approving a permanent expansion in such close proximity to homes, residents deserve to know what concrete measures will be taken to prevent similar impacts here.

This is not about opposing an organization that serves people in need. It is about choosing an appropriate location. A regional resource center that serves a large number of people each day is better suited for a commercial or industrial area than the entrance to a residential subdivision.

My family, along with many others, invested in this neighborhood because it is a safe, family-oriented community. We did not expect to bear the unintended consequences of a facility that could significantly increase traffic and activity immediately outside our neighborhood.

I respectfully ask that this letter be entered into the official public record for this application and considered as part of the Planning Commission's and City Councils review. Thank you for taking the time to consider the concerns of the residents who call this neighborhood home.

Sincerely,

Jackie Price
Briarwood Resident

Anna Will

From: Planning Contact
Subject: FW: Starfish Support Letter
Attachments: Starfish Letter.pdf

From: Jamey Borchers [REDACTED]
Sent: Thursday, July 2, 2026 7:10 PM
To: City Clerk's Office <CCO@OLATHEKS.ORG>
Subject: Starfish Support Letter

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Hello, Please see the attached letter.

Thank you,
Jamey Borchers

July 2nd, 2026

To Whom it May Concern,

My name is Jamey Borchers. I have been an Olathe citizen since 2004. I am writing in support of the new location of the Starfish Foundation in Olathe. My mother, Kathy McCoy, has been a regular volunteer with Starfish since 2023. Through my mom's involvement I have witnessed what a positive impact Starfish has on the Olathe Community.

Starfish supports our Olathe community by providing regular access to food that benefits many families in need in our community. In addition, Starfish also helps provide access to clothing on other resources that families are in need of.

In my mom's experience as a resident at the Gardens at Creekside Senior Living Facility (located across the street behind Kohl's), food provided by Starfish benefits her and the residents at Gardens at Creekside. The new location on 135th would be very beneficial to the senior residents by providing such close access to food and clothing donations.

Although it's understandable that the neighbors have concerns, I believe the benefits of the new Starfish location outweigh the negative effects. Starfish's hours of operation end at 5 on weekdays and are only a few monthly weekend hours. This will make the foot and car traffic to the neighborhood minimal and a small impact on the neighborhood. The staff and volunteers of Starfish will also be able to keep the property well maintained.

Thank you for your consideration in keeping this valuable community asset in Olathe.

Sincerely,
Jamey Borchers

Anna Will

Subject: FW: Starfish Project to 1078 Santa Fe

From: Jennifer Billam [REDACTED]
Sent: Thursday, June 25, 2026 9:57 AM
To: City Clerk's Office <CCO@OLATHEKS.ORG>
Subject: Re: Starfish Project to 1078 Santa Fe

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I apologize I put the incorrect address in my previous email. The address is: 16175 W. 135th Street, Olathe, KS 66062 that the Starfish Project is considering. Thank you for reading my email and for your consideration for our neighborhood.

Thanks,
Jennifer Billam

On Thu, Jun 25, 2026 at 8:45 AM Jennifer Billam [REDACTED] wrote:

Dear Council Members,

I am writing to formally voice my concern and objection regarding the proposed relocation of the Starfish Project to 1078 Santa Fe, a site located directly within our Briarwood neighborhood. I kindly request that the City Council deny the special use permit for this location.

While I fully support charitable organizations and food banks, this specific location is not suitable for such operations. A residential neighborhood that houses an elementary school is not the appropriate setting for this type of facility. The organization's recent public requests on social media for aid with panhandling and littering underscore the clear safety risks and challenges that relocating this facility would bring into our neighborhood setting.

Our primary priority is the safety of the many neighborhood children who walk to and from the nearby elementary school daily. Additionally, we are concerned about the long-term impact this decision could have on our neighborhood's overall safety and property values. I strongly urge the city to direct the organization toward an appropriately zoned, more urban commercial area better equipped to handle their operational needs.

Thank you for your time, consideration, and dedication to our community's safety.

Sincerely,

Jennifer Billam

Anna Will

From: Jennifer Billam [REDACTED]
Sent: Thursday, June 25, 2026 9:58 AM
To: Planning Contact
Subject: Re: Starfish Project

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I apologize, I put the wrong address for the Starfish Project move in my earlier email. The address I am concerned about is: 16175 W. 135th Street, Olathe, KS 66062.

Thank you for your consideration.

Thanks,
Jennifer Billam

On Thu, Jun 25, 2026 at 8:01 AM Jennifer Billam [REDACTED] wrote:

Good morning,

I am writing to voice my concern over the Starfish Project moving to 1078 Santa Fe. This location is inside the Briarwood neighborhood. Please do not grant a special permit for them. Please have them move to a location zoned for this type of charity and food bank. We have one thrift store already within a mile of our neighborhood. They have already put out requests to have help with panhandling issues. This will affect our neighborhood and the elementary school located in our neighborhood. Thank you for considering our concerns.

Thank you,
Jennifer Billam

Anna Will

Subject: FW: New OlatheConnect request FS-Case-16111659 assigned to you

From: Digital Service - City of Olathe, KS <donotreply@olatheks.org>
Sent: Tuesday, July 7, 2026 3:14 PM
Subject: New OlatheConnect request FS-Case-16111659 assigned to you

Hi,

A new OlatheConnect request has been assigned to you. Please log in to [Caseviewer](#) to review and take action.

Case Details

- Reference: FS-Case-16111659
- Reported: 2026-07-07
- Customer: Jennifer Billam
- Contact Number: [REDACTED]
[REDACTED]
- Request Type: Permits
- Description: Special Use Permit General Information and Application
- Location: W BRIARWOOD CT
- Attachments:
- Additional Details:

I respectfully request that the special permit for Starfish Project not be approved.

This project would increase both pedestrian and vehicle traffic at an intersection that is already heavily congested. Because this location serves as the entrance to a residential neighborhood, it is not an appropriate setting for this type of business.

A dead tree has remained on the property for several weeks. They say volunteers have been asked to help clean it up; but no progress has been made.

Thank you,

Anna Will

From: Jennifer Boudreaux [REDACTED]
Sent: Monday, July 13, 2026 10:01 AM
To: Planning Contact
Subject: Support for Starfish

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am writing this email to declare my support for the Starfish foundation in its new location on 135th Street and especially Joni Moreland.

Starfish supports ANYONE in our community who needs help, and does so in an efficient, respectful, and continuous manner. They enhance our community by providing help to anyone in need, regardless of their situation. They repurpose so many things that might otherwise be discarded. They provide work for people. They keep people going when times are tough. They aren't looking to make money or provide permanent housing or address long-term needs. They just provide that helping hand to get people through hurdles, and with a crew of volunteers who work tirelessly and devotedly to our community.

I want Olathe to be a welcoming community, one that helps its residents and helps us help each other when a need arises. I know Starfish is a positive impact on our community and we should support them as they move to a better facility to fulfill their promise. Please consider the good they do and the awesome way they execute to do that good! Keep Starfish going as they have been and can be going forward.

Jennifer Boudreaux
[REDACTED]

Anna Will

Subject: FW: FW: Support for the Starfish Project Foundation

I am a former Olathe Public Schools teacher. I am writing to you today to share my support for the Starfish Project Foundation. As a former public school teacher I can see the need for these services in the Olathe area. I am also one of the families that currently uses the services that the Starfish Project Foundation provides.

The services we receive at Starfish have helped us stay afloat and not fall into debt this summer as we continue looking for work.

I understand that there are concerns among some citizens of the Briarwood neighborhood about the relocation of their services. It is my understanding that these issues are related to increased traffic, parking, and potential loitering. I am here to tell you that I have not seen any of these issues at their current temporary location.

I strongly urge the City Council to vote yes and approve the Starfish Project Foundation their Special Use Permit to allow them to move to 16175 W. 135th Street in Olathe, KS.

Thank you for your time and dedication to serving the Olathe community.

Anna Will

From: Jenny Riehm [REDACTED]
Sent: Friday, July 17, 2026 5:54 PM
To: Planning Contact
Cc: DJ Riehm
Subject: Petition in Opposition to Special Use Permit – Case SU26-0006 Starfish

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I respectfully submit this petition in opposition to the requested Special Use Permit (SUP) applied for by Starfish. We reside at 13705 S Sycamore Street and are part of Briarwood.

My opposition is not to the mission of the applicant or the important services they provide to those in need. We commend the organization for its work and sincerely hope it is able to continue serving the community in a location that is more compatible with its operational needs.

Our concern is solely with the proposed location.

The requested Special Use Permit would allow an establishment primarily engaged in the collection, preparation, and distribution of food and other necessities for individuals in need. By its nature, this type of operation generates activity that differs substantially from the peaceful tranquility that the Briarwood neighborhood has attracted Olathe residents for years.

This location is immediately adjacent to a residential neighborhood and is accessed primarily by neighborhood streets. Per information from the City of Olathe Planning Division, I understand there are no comparable storefront operations of this type located in similarly close proximity to established residential neighborhoods. While charitable organizations may operate from churches or other facilities throughout the City, those locations are not the primary public-facing business use contemplated by this Special Use Permit.

Several land-use concerns support denying this request:

Increased vehicle traffic at an already congested neighborhood entrance.

Limited site accessibility, with one access point serving as the primary entrance for neighborhood residents.

Operational characteristics that differ from surrounding commercial businesses, including activities occurring outside traditional retail business hours.

The potential for assembly-style gatherings and increased site activity that are inconsistent with the intended character of this commercial area adjacent to residential homes.

The fact that this use requires a Special Use Permit demonstrates that it is not considered a standard permitted use within this zoning district. That distinction exists so the City can evaluate whether a proposed use is compatible with its surroundings.

This type of operation is better suited for commercial districts specifically designed to accommodate higher traffic volumes, larger sites, and more intensive public-serving uses, such as the City's C-3 or C-4

zoning districts. Locating the facility in those areas would allow the organization to fulfill its mission while minimizing adverse impacts on nearby residents and neighborhood infrastructure.

For these reasons, I respectfully request that the Planning Commission and City Council deny the requested Special Use Permit for Case SU26-0006. Please include this in the supporting documents packet/ public record for this case.

Jennifer Riehm

Anna Will

Subject: FW: Proposed Starfish Location

From: Jessica Twin [REDACTED]

Sent: Thursday, July 16, 2026 3:20 PM

To: John Bacon <JBacon@OLATHEKS.ORG>; Dean Vakas <DVakas@OLATHEKS.ORG>; Robyn Essex <RREssex@olatheks.org>; LeEtta Felter <LFelter@OLATHEKS.ORG>; Kevin Deneault <KDeneault@OLATHEKS.ORG>; Matthew Schoonover <MSchoonover@OLATHEKS.ORG>; Jeff Creighton <JCreighton@olatheks.org>

Subject: Proposed Starfish Location

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon, Mayor and City Council members,

I just wanted to send a quick note in favor of allowing the Starfish project to have their special permit to move into the new location at the corner of 135th & Brougham. I know there are a lot of voices speaking against this organization for varied reasons. I have lived in Briarwood over 10 years, I can see this location from my home. I believe that Starfish is going great work and is a commendable organization. I do not think there is any reason to believe there would be a negative influence on our neighborhood by allowing them to use the location. They help so many people and I believe it would be a beneficial location for them to be close proximity to the library so people could access both resources with limited travel. I just wanted it to be known that there are plenty of people in our neighborhood who support this move.

Thank you for your time,
Jessica Twin
[REDACTED]

Anna Will

From: Jill Halverson [REDACTED]
Sent: Wednesday, July 22, 2026 1:52 PM
To: Planning Contact
Cc: John Bacon; Dean Vakas; Robyn Essex; LeEtta Felter; Kevin Deneault; Jeff Creighton
Subject: Starfish Special Use Permit request for Briarwood location

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I would like this email to be recorded and included in the packet to the Planning Commission regarding the Starfish request for SUP for the Briarwood location.

My husband and I live in the Briarwood subdivision and have many concerns about the Starfish organization locating to the property at the entrance to our subdivision. Our primary concern is that regardless of their claims to keep the property clean and free of crime and loitering, the overall perception of a business such as this will most definitely have a negative impact on our property values. The homeowners in Briarwood have worked hard to afford to live here and to maintain our beautiful neighborhood. We have invested in the community and our homes so that we can reap the rewards in our retirement and/or provide our children with a safe and peaceful place in which to live. We are very concerned that when it comes time for us to sell our house, the perception of what Starfish may or may not bring to the neighborhood will diminish all that we have invested in our home and surrounding neighborhood.

We understand the importance of an organization such as Starfish and what they will bring to the community at large, but surely there is a better location to serve those in need. A location which is not the absolute FACE of our neighborhood, the first thing potential home buyers will see when they enter our subdivision.

We are begging the Planning Commission to reject Starfish's request for the Special Use Permit and to suggest that they find a more suitable place to relocate. A location that is NOT residential. A location that will NOT negatively affect so many hardworking homeowners who take pride in living in our neighborhood and Olathe.

Thank you!
Jill and Eric Halverson
13701 S. Edinburgh St,
Olathe, KS 66062
[REDACTED]

Anna Will

From: Jill Reitz [REDACTED]
Sent: Friday, July 10, 2026 3:10 PM
To: Planning Contact
Subject: Objection to SU26-0006

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To the Olathe Planning Commission,

I am reaching out as a proud member of the Olathe community and a concerned resident. I want to share with the entire board my heartfelt plea to object to the Special Use Permit SU26-0006.

Last Monday evening, I attended the community meeting hosted by Starfish Project Foundation regarding its proposed relocation to 135th Street and Brougham. The meeting was presented as an opportunity for residents to receive information, ask questions, and provide feedback about the proposed Special Use Permit.

Re:
Neighborhood Meeting for Starfish Project Foundation - SU26-0006
16175 W 135th Street, Olathe, KS 66062

I attended with an open mind and genuinely hoped to leave reassured by Starfish Project President Joni Moreland and her team that this relocation would be a mutually beneficial addition for both the foundation and our community, including the residents of Briarwood. Unfortunately, I left more concerned than when I arrived.

I was surprised by the apparent lack of preparation from the project team. It seemed as though they had not anticipated that residents would have legitimate questions about how this proposal would affect our neighborhood. While they effectively introduced their organization, explained their mission, and described how they intend to operate from the new location, those points were never the issue.

No one in attendance questioned the value of the Starfish Project or its mission. In fact, many residents expressed admiration for the organization's work, and several shared that they have personally supported or donated to the foundation. There is no opposition to the cause itself.

Our concern is solely the proposed location.

This property sits at the entrance to our neighborhood, and we are deeply concerned that approving Special Use Permit SU26-0006 could negatively affect the safety, character, and long-term value of our homes. That concern—and that concern alone—is why many of us oppose this application and respectfully ask that you vote **no** on Special Use Permit SU26-0006.

My name is Jill Reitz and I reside at 13543 S. Sycamore Street in Olathe, KS. Our property is adjacent to a large green space and East Briarwood Park. I object to SU26-0006 for several reasons. My objections include the following:

- Within the last 30 days, I personally contacted the Olathe Police Department regarding a transient individual sleeping overnight in the nearby field.

- Our area already experiences issues related to transient activity, particularly along Indian Creek and the surrounding trails and green spaces. Providing additional daily services in this location may unintentionally encourage continued activity rather than relocation.
- As a nonprofit organization, Starfish Project will not generate property tax revenue and will provide limited economic benefit to the immediate area through taxable business activity or employment.
- Starfish Project was previously required to leave its former leased location after neighboring businesses petitioned the property owner. In this case, the property owner is Mitzi Ryburn, a longtime friend and supporter of Joni Moreland, leaving nearby residents with little confidence that concerns raised in the future would receive meaningful consideration.
- During the meeting, Vice President LaVern Fields assured attendees that Starfish would protect its own property, while making it clear that residents would be responsible for addressing any issues affecting theirs.

Although the project team listened respectfully as residents spoke, they failed to provide meaningful answers to the concerns that were raised. Questions regarding traffic, loitering, litter, neighborhood safety, and transient activity were repeatedly met with explanations about how Starfish would manage its own property rather than how it would address impacts on the surrounding neighborhood.

The only direct answer offered came from Vice President LaVern Fields, a respected retired member of the Olathe Police Department, who stated, "It's your responsibility to reach out to OPD with problems or concerns."

That response was deeply disappointing. Residents came seeking assurance that the organization had thoughtfully considered the potential impacts of its relocation. Instead, we were left with the impression that any resulting problems would simply become the neighborhood's responsibility to manage.

I also have concerns regarding the transparency of the project team throughout this process. Residents received inaccurate information regarding meeting dates and times, creating unnecessary confusion. Additionally, questions surrounding the ownership and leasing of the proposed property were handled in a manner that raised concerns about credibility.

During the meeting, Ms. Moreland was asked directly whether Starfish owned or leased the property after earlier communications appeared inconsistent. She initially stated that she was unsure of the property owner's name. When pressed further, she did not provide a clear answer and instead appeared to avoid the question. Regardless of the intent, this exchange undermined my confidence in the transparency of the process and the trustworthiness of the information being presented.

For these reasons, I respectfully ask that you oppose Special Use Permit SU26-0006. I believe the Planning Commission reached the correct conclusion when it recommended maintaining the property's current zoning. The need for a loading dock is not sufficient justification to alter the character of an established residential neighborhood or place additional burdens on the families who live there.

There are other commercially appropriate locations that could accommodate the Starfish Project Foundation while allowing it to continue its important mission without creating unnecessary impacts on an adjacent residential community.

Thank you for your time, your consideration, and your service to our community. I respectfully ask that you vote **no** on Special Use Permit SU26-0006.

Thank you for your time and dedication to our wonderful city.
Your concerned resident and constituent,
Jill Reitz

Anna Will

From: Therese Sanderson [REDACTED]
Sent: Friday, July 17, 2026 12:32 PM
To: Planning Contact
Subject: Special Use Permit for Starfish Project

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Dear Mr Janner and Planning Commission Members,

I am writing to you today as a 32 year resident of the Briarwood neighborhood. My husband and I oppose the relocation of the Starfish Project at the entrance to our neighborhood at 16175 W 135th Street. Our opposition is based solely on city rules and safety concerns not on the mission of the organization.

Firstly, this location is not zoned for this kind of organization, thus the requirement for them to obtain a special use permit.

Secondly, this location lacks the infrastructure for the traffic that has been stated will occur based on the director's own estimates and the accounts from their previous neighboring businesses. As well intentioned as Starfish Project is, it is not appropriate to place it at the entrance to a quiet suburban neighborhood such as ours with the one and only exit being through our neighborhood. The parking situation would most certainly be problematic as there are not enough spaces to accommodate the clientele much less volunteers and people dropping off donations. This most certainly will affect the AutoZone business, as well as, the neighboring homes.

And lastly, it is very concerning that this organization has lost their lease due to the traffic, loitering of clients and panhandling in the previous location. They have not shown any inclination to correct any of those problems with the move to our neighborhood.

As a former employee of the Olathe Head Start program, I am well aware of the need in Olathe. There are much more appropriate areas in our town for this organization, not in a quiet neighborhood. I am sure you can realize the negative impact that this would have on our neighborhood.

I am asking the city council to reject the special use permit for Starfish Project or any exceptions for zoning of this property. We may not be able to attend the hearing but please enter my comments as part of the public record concerning this issue.

Thank you for your time,

Jim and Therese Sanderson
13922 S Brougham Circle
Olathe, Kansas 66062

Anna Will

From: Planning Contact
Subject: FW: SUP application record for Starfish Project

-----Original Message-----

From: Tracy Miller [REDACTED]
Sent: Sunday, July 19, 2026 11:58 AM
To: Planning Contact <PlanningContact@OLATHEKS.ORG>
Subject: SUP application record for Starfish Project

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Planning Commission members please consider this:

Re: Starfish Relocation,

July 12, 2026

To my Representatives in the City of Olathe,

Joni Moreland, the primary overseer of the Starfish project states she wants to be a good neighbor. And, to wit, there is not a soul that can deny that this project provides a sound conduit of goods from the giver to the receiver; however, our concerns can easily be summed up as two halves to a larger whole. The logistical concerns of the space in question are second only to the safety concerns involving such a resource being located so close to citizens' homes. To be a continued uninterrupted success, the management needs to understand simple fundamentals: doing the right thing, for the right reasons, in the right way--and perhaps, in the right location.

Before delving deeper into the disquieting reactions we locals are feeling to the lack of transparency, agency, and the safety concerns that come along with this endeavor, let me address you, the City of Olathe, Kansas: simply by the city's own standards, Starfish's intent to operate in this location is a non-starter.

Starfish representatives at the meeting July 6th, 2026, expressed their commitment to their mission. By their own admission, they currently serve 700 - 1000 people daily, and they are actively working on and predicting an increase in their numbers of people served from that figure. This level of traffic is completely inappropriate to thrust upon those who access the intersection of 135th Street and Brougham daily as they leave and return home each day.

This property desired by Starfish has one "entrance only" access point and one "entrance/exit" access point for cars to travel in and out of.

Certainly, this was not designed with heavy traffic in mind.

Furthermore, that sole exit from the Starfish property is directly onto Brougham and into a large and established neighborhood of residences. Even without Starfish's occupancy, this intersection has been operating beyond its intended design limits for years. For evidence of that, look no further than south of the intersection in question less than half a mile and you'll find an exorbitant line of cars stacked along Brougham twice a day, five days a week, nine months a year, as families attend daily pick up/drop off routines for their children. In a word, this particular area of our great city is busy.

Please note that the design of the intersection is for very heavy retail traffic on the North side of 135th Street and residential and light service traffic on the south side of 135th Street. The original plotting of the property in question was actually not for retail. It was for doctor's offices as seen directly east across Brougham. At some point in time, the city erroneously rezoned this plot, thus resulting in Aldi, then subsequently Quilter's HQ. The

Aldi, alone, caused unintended traffic issues for residents nearby, and that was nearly 15 years ago, and in a slightly smaller per capita Olathe.

Interestingly, the idea of a Goodwill Store and Casey's were both once suggested and denied, citing traffic concerns. Starfish stated that they anticipate an hourly car rate above forty; much too many for a plot never intended for retail.

Perhaps a proposed solution to these already existing traffic concerns would be for the city to invest in a redesign and rebuild of this intersection; however, this seems unlikely. Without doing this, allowing any busy retail activity to occupy the Starfish building is akin to the city jeopardizing the nearby residential area, schools, and the patrons of such retail activity to adequate emergency services.

Logistics aside, something else ought to be seriously considered: the citizens of Olathe who live directly adjacent to this space.

Concerningly, the Starfish management was not transparent at the meeting on July 6th. Perhaps stating it more strongly: they were dishonest in their intent to gain access to the building in question.

One of Starfish's "Sponsors" purchased the space with the objective for Starfish to lease the space. This sponsor is a close personal friend of Moreland, which creates a situation in which Starfish is held accountable only to itself. Not only do they gain a loading dock with this building, they eliminate the threat of eviction for actions and circumstances that cost them their previous tenancies. That isn't to say these circumstances are any less egregious, unsafe, or anxiety-inducing than they once were. Only that the people living right next door now have no recourse or agency should this occupancy actually be allowed.

In their previous location, Starfish was required to cease business due to complaints from nearby businesses of ongoing littering and loitering. But what do those complaints represent? The neighboring businesses' bottom lines were being affected by the operation of the Starfish program for reasons beyond their control. It created drama and caused anxiety for these business owners and operators as well as the citizens having to decide whether frequenting those businesses nearby was even worth it considering the hurdle. Why, then, would the city think that these same crowds relocating directly next to one of Olathe's largest neighborhoods of residences would be a seamless and drama-free transition?

While this building Starfish is seeking is not located closest to those most in need of their services (which is another problem entirely if one generally subscribes to the adage go where you are needed), it is in close proximity to Indian Creek Trail and the creek that runs just behind some private residences. This creek area is already seeing encampments of the unhoused and Olathe police have expressed to concerned residents that they are unable to help with this issue. Starfish's occupancy of this building will not only grow, but solidify and further condone these homeless encampments. It is not difficult to predict that if the city allows Starfish to move into this space, Olathe will have created a perfect tent city right in the very center of its crucial recreational green space so many of its businesses, churches, and schools are named after.

In their twelve years, Starfish's mission has been interrupted several times because they have not had a vision for proceeding the right way, and they are making a mistake once again. The space is undersized for their own projections, it is located in the wrong geographical part of town, on too congested an intersection, unfavorably abutting a neighborhood of concerned residences, and the acquisition of the property was done in such a manner that eliminates recourse and accountability for involved parties. The city can make the decision to seek a more suitable property much easier for Moreland and Starfish by intervening and rezoning the property in question to restore it back to what it was initially designed for. Starfish's mission would be better served and far more welcome elsewhere, and Olathe residents wouldn't have to wonder why they live and pay taxes in a city that ignores their very real concerns for cleanliness, traffic issues, property values, and safety.

Thank you for your time and consideration,

John and Tracy Miller
16009 W. Beckett Ln
Olathe, Ks 66062

Anna Will

Subject: FW: Special Use Permit Case SU26-0006, Starfish Project Foundation

From: Jay Dean [REDACTED]

Sent: Wednesday, July 15, 2026 4:08 PM

To: John Bacon <JBacon@OLATHEKS.ORG>; Dean Vakas <DVakas@OLATHEKS.ORG>; Robyn Essex <RREssex@olatheks.org>; LeEtta Felter <LFelter@OLATHEKS.ORG>; Kevin Deneault <KDeneault@OLATHEKS.ORG>; Jeff Creighton <JCreighton@olatheks.org>; Matthew Schoonover <MSchoonover@OLATHEKS.ORG>

Subject: Special Use Permit Case SU26-0006, Starfish Project Foundation

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Dear Members of the City Council,

I am writing to respectfully express my strong opposition to the Special Use Permit (SUP) request for the Starfish Project Foundation at [16175 W. 135th Street](#).

While I fully recognize and appreciate the important charitable work performed by the Starfish Project, this decision is not about the value of their mission. Rather, it is about whether the proposed use is appropriate for a property currently protected by CP-1 (Planned Neighborhood Commercial) zoning. In my opinion, it is not.

The CP-1 designation was established to ensure that commercial development remains consistent with a carefully approved master plan and serves the surrounding neighborhood with low-impact retail and commercial uses. The intent of this zoning district is to preserve the character, safety, and quality of life of adjacent residential areas while providing neighborhood-scale commercial services. Granting an SUP for a high-volume distribution and resource operation would fundamentally undermine those zoning protections.

The Starfish Project's operational model extends well beyond what most residents would reasonably consider a neighborhood-serving commercial use. The organization's activities involve large-scale collection, storage, sorting, and distribution of donated goods, significant freight and logistics requirements, and a volume of visitors that functions more like a regional distribution center than a traditional retail operation.

We do not need to speculate about the potential impacts. The organization's previous location at Santa Fe Plaza provides a clear example. Reports indicate that the volume of traffic and visitors generated by the operation created significant challenges for neighboring businesses and ultimately contributed to their eviction and the need to relocate. If similar impacts occurred in a traditional commercial retail center, it is reasonable to expect even greater consequences when placed within a CP-1 district adjacent to residential neighborhoods.

Approving this permit would create a precedent that weakens the very purpose of the Planned Neighborhood Commercial designation. Residents purchased homes and invested in this area with the

understanding that the City's zoning standards and master planning process would provide predictable protection against incompatible land uses. Allowing a regional-scale distribution operation in this location would erode that expectation and could negatively affect neighborhood traffic, safety, noise, and overall quality of life.

I am also concerned about the lack of transparency demonstrated throughout this process. Residents received conflicting information regarding meeting dates and times, resulting in unnecessary confusion and limiting meaningful public participation. In addition, questions regarding ownership and leasing arrangements for the property were answered with what appeared to be intentionally misleading information during public discussions. When residents seek straightforward information about a project that will directly affect their neighborhood, they deserve complete and transparent responses. The uncertainty surrounding these matters has diminished public confidence in the process.

Ultimately, this issue is not about whether the Starfish Project serves a worthwhile purpose. It does. The question before the Council is whether a high-volume regional distribution and resource center is an appropriate use for property specifically designated for neighborhood-scale commercial activity. I believe it is not.

For these reasons, I respectfully urge the City Council to **deny** the Special Use Permit and uphold the integrity of the CP-1 zoning designation, the neighborhood master plan, and the commitments made to Olathe residents regarding appropriate land use and development.

Thank you for your time, consideration, and continued commitment to maintaining the zoning standards of Olathe.

Sincerely,

John Dean

[15591 W. 138th Ter](#), Olathe, KS 66062

Olathe Resident

Anna Will

From: Josh Overmeyer <[REDACTED]>
Sent: Tuesday, July 14, 2026 8:21 PM
To: John Bacon; Planning Contact
Cc: Dean Vakas; Robyn Essex; LeEtta Felter; Kevin Deneault; Jeff Creighton; Matthew Schoonover
Subject: Project Starfish Special Use Permit

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Bacon, Members of the Planning Commission, and Members of the City Council,

I am writing to respectfully urge you to deny the Special Use Permit requested by Project Starfish for the Briarwood location.

I want to begin by making one point absolutely clear: I support the mission of Project Starfish. Organizations that provide food, clothing, hygiene products, and other assistance to people in need perform an important service in our community. My opposition is not to their mission or the people they serve. My opposition is to placing an operation of this size and intensity in a location that is directly adjacent to an established residential neighborhood.

The purpose of a Special Use Permit is to determine whether a particular use is appropriate at a particular location. It is not simply whether the organization provides a worthwhile service. The burden should be on the applicant to demonstrate that the proposed use is compatible with surrounding properties and that any impacts can be effectively mitigated.

In my opinion, that burden has not been met.

Public reports indicate that Project Starfish now serves approximately 700 to 1,000 visitors each day and that number is growing. Their own leadership has acknowledged that this volume created significant traffic, parking, and operational disruptions for neighboring businesses at their previous location, ultimately resulting in their landlord asking them to relocate. Those facts alone should give the city pause before approving a Special Use Permit in a residential setting.

That history deserves careful consideration—not because it reflects poorly on Project Starfish’s mission, but because it demonstrates the operational demands of an organization that has grown substantially over time.

The Briarwood location presents even greater concerns.

Unlike the previous site, this property is surrounded by homes. Residents walk these streets every day. Children ride bicycles through the neighborhood. Families expect a level of peace and predictability that is consistent with residential zoning. The streets, parking, and surrounding infrastructure were simply not designed to accommodate the level of activity generated by an operation serving hundreds of visitors each day.

When evaluating a Special Use Permit, I encourage the Planning Commission and City Council to carefully consider several fundamental questions.

Is this use compatible with the surrounding neighborhood?

Compatibility should be measured not by the value of the organization's mission, but by the real-world impacts of the use itself. The intensity of the operation, the daily traffic volume, parking demand, and continuous visitor activity make this fundamentally different from the neighborhood-serving commercial uses originally envisioned for this area.

Can traffic and parking impacts truly be mitigated?

Even with a traffic management plan, the number of daily visitors raises legitimate concerns about congestion, neighborhood cut-through traffic, parking overflow, and pedestrian safety. These impacts will not disappear simply because permit conditions are written on paper.

Will nearby residents have meaningful protections if problems arise?

This is perhaps my greatest concern.

Once the Special Use Permit is approved, the surrounding homeowners have very little leverage. At the previous location, neighboring businesses had an ongoing relationship with the property owner and property management. In Briarwood, residents do not.

If operational problems develop, who is accountable?

If traffic routinely backs up into neighborhood streets, who resolves it?

If permit conditions are not being followed, what is the process for enforcement?

If the operation continues to grow over the next five or ten years, what mechanism exists to ensure that neighboring residents are protected?

The City should answer these questions and have a mitigation plan in place BEFORE granting a permit—not after.

I also believe this decision should consider the long-term precedent it establishes. Special Use Permits are intended to recognize that some uses, while beneficial, are simply

incompatible with certain locations. Approving this request would send the message that almost any use can be introduced into a neighborhood if the organization behind it has a worthy mission.

That is not the purpose of zoning.

Good planning requires balancing community needs with protecting the character, safety, and livability of existing neighborhoods. Both goals are important. Supporting charitable organizations and protecting residential neighborhoods are not mutually exclusive.

I sincerely hope Project Starfish finds a permanent home that is designed to accommodate an organization of its size—one with appropriate traffic infrastructure, sufficient parking, and adequate separation from residential neighborhoods. I simply do not believe the Briarwood location meets those standards.

For these reasons, I respectfully ask the Planning Commission and City Council to deny the requested Special Use Permit.

Thank you for your time, your service to our community, and your thoughtful consideration of this important decision.

Respectfully,

Josh Overmeyer
13617 S Sycamore St
Olathe, KS 66062

Anna Will

From: Planning Contact
Subject: FW: starfish project

From: Joyce Hafner [REDACTED]
Sent: Thursday, July 16, 2026 9:50 PM
To: City Clerk's Office <CCO@OLATHEKS.ORG>; planningcontact@cityofolathe.org
Subject: starfish project

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Many people asked why we chose the building at 16175 W 135th to relocate. We were occupying the space next to the Brown Bag Liquor store on 135th and were given a 90 day eviction notice. This is the only location that was available in a short period. I've volunteered in two different thrift stores where we moved because we outgrew our space. It took us over two years to find a new location due to cost per square foot and people didn't want us. Starfish only had 90 days to find a new location.

When Aldi's opened in May 2014 I remember that many people in the Briarwood subdivision did not want Aldi's to go in either.

We have already gone over to the 135th location and cleaned up the lot. I am sure we will keep the property in excellent condition and do what we can to make Starfish a positive experience for everyone.

Joni Moreland, owner of Starfish Project, was nominated by Fox 4 as one of the most Remarkable Women in Metro Kansas City in March 2023. She left her high level corporate job, at Sprint, to start the non profit to help those in need.

I

I know you have debated and read a lot about Starfish, so I kept my e-mail short. I trust that you will give us the proper permit that we need so that we can operate fully at 16175 W 135th St

Thanks for reading

Joyce Hafner

Anna Will

From: Julie George [REDACTED]
Sent: Monday, July 6, 2026 12:25 PM
To: Planning Contact; City Clerk's Office; John Bacon; Dean Vakas; Robyn Essex; LeEtta Felter; Kevin Deneault; Jeff Creighton; Matthew Schoonover
Subject: Support of Starfish New 135th Location

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Olathe City Officials;

Hello. Just a quick note of support for the Starfish Project that has moved into the previously vacant Quilters Haven (QH) building. I have volunteered there as a food lead for about 1 1/2 years and been in all 3 of the locations we've worked out of. The amount of good that is done is tremendous and I've seen it first-hand. I strongly believe there is a need throughout Olathe. I've had 2 sons go through Olathe South and know from the many student support projects-- there is need right here on the east side of town. If it's in the high schools, it's in all schools. Schools = families.

Our small but mighty first location that we had to vacate for the highway project is a mere 3.5 miles from the currently vacant QH building- both off 135th street. Besides proximity, we had overgrown that building with the food and the clothing offerings we were providing to those in need. With the new building, we have much more space to manage our carts, patrons/staff parking, and trash than we did at either of the 2 prior locations.

The patrons are some of the kindest, most appreciative people. At our location on the west side, we worked extremely hard to share the limited parking space with all businesses. The influx of traffic to that small lot was a testament to the amount of need there truly is. Being a self-contained lot will be ideal.

And as to traffic, our guest will bring no more than what travels through that intersection currently because they are not all in our building at the same time. We know the patterns of a lot of those who come in, and they are consistent on days, times they make it in-- for a host of reasons (work being a significant one). I'm doubtful there were concerns over the influx tied to all the voting days at the library. I further think that all the infrastructure improvements being done to Santa Fe will help traffic flow as far down as this group of buildings.

I would think that a vacant building sitting idle for a long period of time should also be of concern to surrounding neighborhoods. It makes a good place for teens to loiter, skateboard/scooter, etc. And if not cared for by the owner, could be a place where trash/debris are dumped.

I would encourage anyone that lives in the Briarwood neighborhood to come in. Once we're in full swing, they themselves may find that being able to grab some FREE bread, milk or eggs (availability varies) when needed is a valuable option. If they're like me, I have absolutely loved that things I previously would have donated at Savers (where it is resold) can be given to an organization that does not charge their needy patrons for ANYTHING. Purging is a fantastic feeling, but a 100% better feeling is when you know someone in need can take that home with them or for their small kids. Incidentally, you can get a tax receipt at Starfish, too!

Change is hard; But Change is also Good-- and in this case, so very warranted.

Best,
Julie A. George
Olathe KS 66062 long-time resident

Anna Will

From: Planning Contact
Subject: FW: In SUPPORT of Starfish: a Briarwood resident

From: Kari Jackson [REDACTED] >
Sent: Friday, July 10, 2026 2:20 PM
To: Planning Contact <PlanningContact@OLATHEKS.ORG>; City Clerk's Office <CCO@OLATHEKS.ORG>; John Bacon <JBacon@OLATHEKS.ORG>; Dean Vakas <DVakas@OLATHEKS.ORG>; Robyn Essex <RREssex@olatheks.org>; LeEtta Felter <LFelter@OLATHEKS.ORG>; Kevin Deneault <KDeneault@OLATHEKS.ORG>; Jeff Creighton <JCreighton@olatheks.org>; Matthew Schoonover <MSchoonover@OLATHEKS.ORG>
Subject: In SUPPORT of Starfish: a Briarwood resident

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I write in full support of Starfish and their request for a special use permit for the building at 135th and Brougham. I live within this Briarwood neighborhood and I am well aware of the (very loud) few that are fighting this approval. Please understand, we go through this "fight" every time there is a change to that parcel and in some way, the adjacent neighbors (and beyond) have a random sense of entitlement that WE, as Briarwood, get to dictate what that parcel is used for. I disagree and have shared my position within our neighborhood messaging as such.

I ask you to approve the special use permit for Starfish Foundation as the support they provide our Olathe community affects a very large number of our Olathe residents and that simple fact negates the loud voices of the few that purchased homes adjacent to parcels zoned for commercial use. The fact that Briarwood was planned with the main entrance on THE main traffic corridor of our community has always baffled me, however we all have chosen to purchase property here and reside here. That was a choice we made and not a concern for the masses.

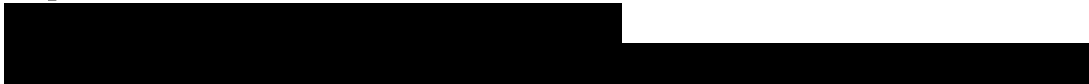
The positives of Starfish, by far, outweigh the hypothetical negatives those in opposition have cooked up. Thank you for considering my

opinion and I appreciate your support of Starfish. We all know the 'solutions' they provide for so many!

Sincerely,
Kari Jackson
16374 W 138th Terrace
Olathe, KS 66062



Kari Jackson
Top of Mind - KC . Business Solutions



“If you want to do a few small things right,
do them yourself. If you want to do great
things and make a big impact, learn to delegate.”
— John C. Maxwell, American author

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Anna Will

From: Karla Johnson [REDACTED]
Sent: Friday, July 10, 2026 2:42 PM
Subject: Letter of Support for Starfish Project Foundation – 16175 W. 135th Street, Olathe

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of the Olathe Planning Commission, City Council, and Planning Staff,

My name is **Karla Johnson**, and I am a commercial Realtor, Johns County resident, and active member of our community. I am writing to express my wholehearted support for Starfish Project Foundation's proposed location at **16175 W. 135th Street**.

I have had the privilege of knowing Starfish from several different perspectives.

Years ago, when I unexpectedly became a foster mom to six children, Starfish blessed my family with Christmas gifts for my littles during one of the most overwhelming seasons of my life. Their generosity was about much more than presents. It was a reminder that our community cared, and it brought hope during a season when we needed it most. I will never forget that kindness.

Since then, I have had the opportunity to work alongside Starfish professionally while assisting with their search for a new home. As a commercial Realtor, I have spent months evaluating properties, zoning, traffic patterns, compatibility with surrounding uses, and the operational needs of the organization. Through that process, I have come to know Starfish's leadership, their operations, and their mission on a much deeper level.

In my professional opinion, this is not only an appropriate location—it is a thoughtful and responsible choice that will allow Starfish to continue serving Olathe while being an excellent neighbor.

As someone who works daily in commercial real estate, I understand the importance of evaluating a proposed use based on facts, compatibility with surrounding properties, and long-term community impact. Starfish meets those standards exceptionally well.

Starfish Project is **not** a homeless shelter. It does **not** provide overnight housing, and it is not an organization that brings new populations into the area. It is a well-managed nonprofit that receives, organizes, and distributes donated food, clothing, and household essentials to families who are already part of our community. The vast majority of the people they serve already live in Olathe and the surrounding communities.

Throughout this process, I have also become aware that this property has experienced neighborhood opposition to multiple proposed uses over the years. While I understand and respect that residents want to protect their neighborhood, I respectfully encourage you to evaluate this application based on the merits of Starfish itself—its twelve-year history of service, its proven operational record, and the positive impact it has had throughout our community.

In commercial real estate, location matters. But equally important is the character of the occupant.

Starfish has spent more than twelve years demonstrating that it is a responsible community partner, an outstanding neighbor, and a trusted resource for thousands of local families. Their leadership has been transparent throughout this process, they have listened respectfully to concerns, and they have shown a sincere commitment to maintaining a safe, attractive, and professionally managed facility.

As Realtors, we often say we don't just sell properties—we help build communities. I believe the strength of a community is measured not only by the homes and businesses we build, but also by how we care for one another.

Starfish Project has been doing exactly that for more than twelve years.

I respectfully ask that you approve this application and allow Starfish Project Foundation to continue serving Olathe from its new home. I am confident they will continue to be the kind of neighbor our community can be proud of.

Thank you for your time, your thoughtful consideration, and your service to the citizens of Olathe.

Respectfully,

Karla Johnson



Karla Johnson



kw

KELLERWILLIAMS Realty Partners

6850 College Blvd.

Overland Park KS 66211

KW COMMERCIAL

Anna Will

Subject: FW: Starfish Project

From: K Hess [REDACTED]
Sent: Wednesday, June 24, 2026 4:14 PM
To: LeEtta Felter <LFelter@OLATHEKS.ORG>
Subject: Starfish Project

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

LeEtta,

I urge you to approve the special use permit for the Starfish Project at 16175 W 135th St so they may continue to serve the vulnerable populations of this city.

As you know, work with Olathe Head Start, the low income preschool program in the school district, and we send all of our families to this valuable resource throughout the year.

Without their assistance, families like ours will have limited resources to access needed supplies, food, and clothing for their family.

Thank you for your continued support of the most neediest of our community.

Kathy Hess

Anna Will

Subject: FW: Starfish Project

From: K Hess [REDACTED]
Sent: Wednesday, 24 June 2026 16:17:44
To: Jeff Creighton <JCreighton@olatheks.org>
Subject: Starfish Project

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I urge you to approve the special use permit for the Starfish Project at 16175 W 135th St so they may continue to serve the vulnerable populations of this city.

I work with Olathe Head Start, the low income preschool program in the school district, and we send all of our families to this valuable resource throughout the year.

Without their assistance, families like ours will have limited resources to access needed supplies, food, and clothing for their family.

Thank you for supporting the most neediest of our community.
Kathy Hess

Nathan Jurey

From: Keri Johnson [REDACTED]
Sent: Friday, June 26, 2026 8:05 AM
To: Planning Contact
Subject: Support for Starfish Project Foundation

Follow Up Flag: Follow up
Flag Status: Flagged

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Good morning, Olathe Planning Commission,

I have been a resident of Olathe for almost fifteen years. During that time, I have been fortunate to have worked with a number of wonderful nonprofit organizations, including Starfish Project Foundation.

If any of you remember when 1020 started offering the cold weather shelter, Joni Moreland offered to open up The Beach (Starfish's former location near I35 and Santa Fe) to help those who needed a safe space from the cold during the day. I hadn't heard of Starfish Project at that time, but it was close to my home and I wanted to help. Since that day, my husband, who is in law enforcement, and I, have continued to both support and volunteer at Starfish.

In addition to being a daily free resource to our community that is very much in need, every second Saturday, Starfish is open for free lunches, haircuts, medical and dental screenings, and normal shopping for household items, clothes, etc. Each of those Saturdays, I see the faces of those who are beyond grateful to be able come in and supplement their resources. I see so many families with young children--children who get SO excited over used toys and clothes. Children who get excited about food and haircuts. I often wonder what it must feel like to worry about food and basic needs, so much so that I'm excited for some beans and rice (or whatever item it is). There are times I personally buy pet food, groceries, or other necessities for the people I have met over the years when I know they are struggling more than they want to admit.

Something else I have noticed over the years is that those in need of help has shifted. Initially when I first began volunteering, it seemed like it was primarily houseless individuals that needed assistance. Today, it's clear to me that it's a much more broad population, that most definitely includes those who just need some temporary assistance. I am fortunate that I don't have to worry about basic needs, that COVID didn't take any of the income in my home, that we live below our needs so that if one of us lost our job, we'd still survive, which actually did happen a couple years ago. I was unexpectedly laid off from a very stable career. But not everyone is as fortunate.

I realize this is a lengthy email, but I hope that Olathe knows how fortunate our city is to have this nonprofit resource for all. Joni and Tom Moreland, and everyone with Starfish only wants the best for everyone in our community, whether that be children who need extra food when they're out of school for the summer, families who are just trying to get by, or those experiencing homelessness. The care, concern, and compassion given by everyone involved with Starfish is unmatched. And, they don't just care about those they serve-they care about the community around them. They want a functional space that serves all-not just some. And they all take pride in the successful way it functions and looks to the community.

When Starfish became displaced a second time, I was heart broken for them. I saw what happened when Barb was ready to proceed with her 1020 facility in Olathe several years ago. It was gone in an instant because of a handful of neighbors who thought the worst, even though they were already living within walking distance of our county's central booking facility. And now that space is a patch of grass.

I am unsure if there are current concerns about the new location, but I know without a doubt, Joni, Tom, and everyone involved with Starfish will be a wonderful addition and asset to our area (I actually live fairly close to both the original and new location), they will care for everyone as equals, and continue to be a much needed resource in our community.

If you are not familiar with Starfish Project, please volunteer and see what it's all about. Join me personally on a second Saturday to see the impact. I promise that you will leave with a different perspective. I would also encourage any nearby residents to get involved and see that, much like many people who enter the doors of Starfish, they are not much different than one another.

The city of Olathe and Starfish Project have our full support in the next steps as they relocate to the new space on Santa Fe. We are beyond grateful to be able to volunteer with such a wonderful nonprofit.

Thank you for your time,

Keri L. Johnson
15716 W. 151st Terr, Olathe, KS

Anna Will

From: Planning Contact
Subject: FW: Petition in Opposition to Special Use Permit – Case SU26-0006
Attachments: SU26-0006 Sellers Family Trust Petition.pdf

From: Kevin Sellers [REDACTED]
Sent: Friday, June 26, 2026 12:04 PM
To: John Bacon <JBacon@OLATHEKS.ORG>; LeEtta Felter <LFelter@OLATHEKS.ORG>; Robyn Essex <RREssex@olatheks.org>; Dean Vakas <DVakas@OLATHEKS.ORG>; Kevin Deneault <KDeneault@OLATHEKS.ORG>; Jeff Creighton <JCreighton@olatheks.org>; Matthew Schoonover <MSchoonover@OLATHEKS.ORG>
Cc: Melissa Sellers <sellersphotos@gmail.com>; Kevin Sellers <kevin.j.sellers@gmail.com>
Subject: Petition in Opposition to Special Use Permit – Case SU26-0006

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I respectfully submit this petition in opposition to the requested Special Use Permit (SUP) for the Sellers Family Trust property located at **13612 S. Locust Street**.

My opposition is not to the mission of the applicant or the important services they provide to those in need. My wife and I are both local public servants and serving members of our community is a passion of our career choices. We commend the organization for its work and sincerely hope it is able to continue serving the community in a location that is more compatible with its operational needs.

Our concern is solely with the proposed location.

The requested Special Use Permit would allow an establishment primarily engaged in the collection, preparation, and distribution of food and other necessities for individuals in need. By its nature, this type of operation generates activity that differs substantially from the peaceful tranquility that the Briarwood neighborhood has attracted Olathe residents for years and for my wife not only now currently living there but growing up as a child.

This location is immediately adjacent to a residential neighborhood and is accessed primarily by neighborhood streets. After speaking with a member of the City of Olathe Planning Division, I understand there are no comparable storefront operations of this type located in similarly close proximity to established residential neighborhoods. While charitable organizations may operate from churches or other facilities throughout the City, those locations are not the primary public-facing business use contemplated by this Special Use Permit.

Several land-use concerns support denying this request:

- Increased vehicle traffic at an already congested neighborhood entrance.
- Limited site accessibility, with one access point serving as the primary entrance for neighborhood residents.

- Operational characteristics that differ from surrounding commercial businesses, including activities occurring outside traditional retail business hours.
- The potential for assembly-style gatherings and increased site activity that are inconsistent with the intended character of this commercial area adjacent to residential homes.

The fact that this use requires a Special Use Permit demonstrates that it is not considered a standard permitted use within this zoning district. That distinction exists so the City can evaluate whether a proposed use is compatible with its surroundings.

This type of operation is better suited for commercial districts specifically designed to accommodate higher traffic volumes, larger sites, and more intensive public-serving uses, such as the City's C-3 or C-4 zoning districts. Locating the facility in those areas would allow the organization to fulfill its mission while minimizing adverse impacts on nearby residents and neighborhood infrastructure.

For these reasons, I respectfully request that the Planning Commission and City Council deny the requested Special Use Permit for Case SU26-0006. This petition will be dropped off today at proper location.

Zoning/Special Use Protest Petition

SECTION I.

The undersigned property owners protest the proposed change of Zoning or Special Use Permit for property described in Case No. SU26-0006.

Legal description of property included in Protest Petition for above case:

SECTION II. -- Protester(s)

PROPERTY OWNED

Plat Name: Briar Wood 1st Plat

Lot Number: 0007 Block: 000
(if applicable)

For property described by metes and bounds, attach the legal description to this document.

PROPERTY OWNER SIGNATURE(S)

(All owners of record for the above-described property must sign)

Owner #1:

[Signature] TRT
Signature

Kevin Sellers / Sellers Family Trust
Typed or Printed Name

[Redacted]
Phone number

[Redacted]
E-mail (for notification of validity of petition)

Owner #2:

[Signature] TRT
Signature

Melissa Sellers / Sellers Family Trust
Typed or Printed Name

[Redacted]
Phone number

[Redacted]
E-mail (for notification of validity of petition)

If you are signing as a Trustee or HOA representative, documentation of your authorization to represent the property ownership must be submitted with the petition.

ACKNOWLEDGMENT

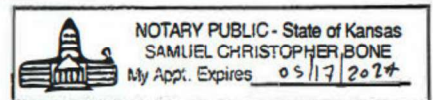
State of Kansas }
County of Johnson } ss

Be it remembered that on this 26th day of JUNE, 2026, before me, a notary public in and for said County and State, came KEVIN SELLERS & MELISSA SELLERS, TRUSTEES OF THE SELLERS FAMILY TRUST, me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

[Signature]
Notary Public

My Commission expires MAY 17th 2027



ALL SIGNATURES MUST BE ACKNOWLEDGED

Additional statements of acknowledgment may be attached as necessary.

Anna Will

From: Planning Contact
Subject: FW: SU26-006
Attachments: City Council statement.docx

From: Kevin Sellers [REDACTED] >
Sent: Wednesday, July 22, 2026 3:17 PM
To: Planning Contact <PlanningContact@OLATHEKS.ORG>
Subject: Re: SU26-006

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yes. please see attached as this is in more reference to the City's comprehensive plan to be submitted

I respectfully submit opposition to SU26-0006 on behalf of the Sellers Family Trust property located at **13612 S. Locust Street** which is directly adjacent to the location requesting the Special Use Permit. My family has resided at this location since 2008, and our property lines are less than 200' in distance. The opposition is not to the mission of the applicant or the important services they provide to those in need. Our concern is solely with the proposed location.

The requested Special Use Permit would allow an establishment primarily engaged in the collection, preparation, and distribution of food and other necessities for individuals in need. To my knowledge and limited comparable storefront operations of this type located in similar proximity to established residential neighborhoods. While charitable organizations may operate from churches or other facilities throughout the City, those locations are not the primary public-facing business use contemplated by this Special Use Permit.

Several land-use concerns support this opposition to its current status:

- The organization's business model clashes with the character of Briarwood neighborhood. The location should seek the recommendation of the focus group of Stakeholders noting "needs more consistent access to food" and "reliable transportation". An area in which these needs are greater would provide a more robust opportunity to serve the community.
- This location moves it to the City's outskirts and farther from Parkview Manor and the collaboration opportunities for the City to provide long-term support and stability as desired in the Comprehensive Plan.
- Public gain to be had of allowing this business to operate centrally, not on the eastern border, to the Olathe Community in a space designed for its needs
- Does not match adjacent business zoning with operational characteristics that conflict those currently established in the area.
- Increased vehicle traffic with limited site accessibility, with one access point serving as the primary entrance for neighborhood residents. Page 61 of Elevate Olathe Comprehensive Study shows daily traffic over 10,000 AADT of streets to be used for this property.
- Does not conform with the current I-35/Sante Fe corridor comprehensive improvement plan of "enhancing safety, mobility, and congestion" which will add more traffic to this region. The Cities Comprehensive Plan Study of "Crashes from

2019-2023” presented itself as a concern on page 58 at the intersection of Brougham and Sante Fe.

- The City’s Comprehensive Plan has this location zoned for Community Commercial where it states should be “locations for shopping, dining, and entertainment uses” as an objective. This is not the organization’s mission.

This type of operation is better suited for commercial districts specifically designed to accommodate higher traffic volumes, larger sites, and more intensive public-serving uses, such. Locating the facility in those areas would allow the organization to fulfill its mission while minimizing adverse impacts on nearby residents and neighborhood infrastructure. A location where heavy vehicle traffic to support the large needs this organization serves and centrally located where it can be most effective should be the goal of the City Council for this organization to effectively serve the greater good.

Anna Will

From: Planning Contact
Subject: FW: Starfish Project

From: Kristi Hall <[REDACTED]>
Sent: Sunday, July 5, 2026 8:13 PM
To: City Clerk's Office <CCO@OLATHEKS.ORG>
Subject: Starfish Project

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

I am writing this email in support for an organization called Starfish Project. Organizations like Starfish Project have become important for individuals and families who are struggling financially. As the cost of living increases, there is more of a demand for organizations like Starfish Project.

My 87 year old mother has benefitted from the food given out at Starfish Project. As her social security hasn't increased to meet the cost of living expenses. I am very grateful for any assistance she can receive. She lives at The Gardens of Creekside senior independent living apartments. The residents that live there benefit from Starfish Project, as well as other families in the area. They not only offer food, but clothing and household goods. They do not charge for these items and the community benefits greatly.

I was born and raised in Olathe and moved away in 1994. I currently live in a small town in Missouri. I travel weekly to visit my mom. I still feel a connection to my hometown. I have always said, residents of Olathe are kind and caring. They take care of their own. They have one of the best school districts and communities. Part of what makes them so caring is making sure the residents needs are met.

I understand there are concerns about their new location from the neighbors. I would recommend any resident with concerns spend a day volunteering to see how the organization works first hand. I hope the city of Olathe can support this 501c3 organization.

Sincerely,
Kristi Hall

Anna Will

From: Planning Contact
Subject: FW: Starfish

-----Original Message-----

From: Laura Lauridsen [REDACTED]
Sent: Thursday, July 2, 2026 3:59 PM
To: City Clerk's Office <CCO@OLATHEKS.ORG>
Subject: Starfish

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello to all decision makers,

I am writing a quick email in support of finally allowing the organization Starfish to have a more long term home in Olathe. Several years ago my mom moved into an apartment at The Gardens at Creekside and was given an opportunity to volunteer with Starfish in their two other Olathe locations. That is how I learned about it as well. What an amazing organization and the outreach especially as costs have quickly skyrocketed has been tremendous. While my mom who has mild cognitive impairment has found renewed purpose as a volunteer, she has also benefited from being able to have some food at no cost to her which helps as her financial situation is tight.

I would love to think that people would look at the positive side of making sure others have a small bit of help. Have we all become so jaded and fearful of "others" that we would all say yes "as long as it's not near me"? Please support a worthwhile charity that has strived to become a good neighbor wherever they have been. Thank you,

Laura Lauridsen
[REDACTED]

Sent from my iPhone

Anna Will

Subject: FW: Starfish Foundation location

From: Karlan Yager [REDACTED]
Sent: Wednesday, 01 July 2026 07:35:43
To: LeEtta Felter <LFelter@OLATHEKS.ORG>
Subject: Starfish Foundation location

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing concerning the Starfish Foundation being located in the former Aldi's at Brougham and Santa Fe. Starfish Foundation is a wonderful resource for the community, and my family has supported them with numerous donations. Their last two locations have been in commercial zoning areas, and at the last location it was a problem because of the amount of people that stayed in the parking lot hanging out. It is very concerning to me that backing up to our subdivision, or any subdivision for that matter, would be an ideal situation. It will also be very close to Indian Trail which has already been a problem for homeless encampments. We no longer bike or walk that section of the trail.

I hope that the city will not approve of this location backing up to Briarwood subdivision, but will work with Starfish to find an appropriate commercial location as it is a very much needed resource for low income and homeless people in this area.

Lu Ann and Karlan Yager

Anna Will

Subject: FW: starfish

From: Tim and Marian Rose <[REDACTED]>

Sent: Thursday, June 25, 2026 4:27 PM

To: Dean Vakas <DVakas@OLATHEKS.ORG>; LeEtta Felter <LFelter@OLATHEKS.ORG>; Kevin Deneault <KDeneault@OLATHEKS.ORG>; Jeff Creighton <JCreighton@olatheks.org>; Matthew Schoonover <MSchoonover@OLATHEKS.ORG>; City Clerk's Office <CCO@OLATHEKS.ORG>

Subject: starfish

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please read and consider: Regarding STARFISH project:

- This project may be popular with some vocal proponents, and the work itself may be fine, but this is not a reasonable location.
- You wisely denied access to this location to Goodwill for cause. If you allow starfish here, might Goodwill pursue the city for any kind of discrimination/favoritism?

Attention:

KCTV - February 16, 2026

"An Olathe nonprofit has 90 days to find a new home after neighboring businesses complained about the traffic and disruption caused by the high demand for its services. The Starfish Project, located in a strip mall off Santa Fe Street, serves 700 to 800 people daily, with some days reaching over 1,000." This location is worse.

- The proprietors are already moving in, without even securing the proper permit. They will try to make opposition look like the "uncaring bad guy." You are not. You are making an informed, smart decision for the residents of east Olathe.
- Mission Southside fills this same niche and is in a better facility currently in operation. It is <4mi, and presumably clientele are driving.
- The New Hope Food Pantry opened in April of 2011 and with the help of Harvesters they serve thousands of Olathe and Johnson, Wyandotte and Miami County residents every year with dignity, respect, and love. The Food Pantry is open to all who need emergency food assistance – open daily Monday through Friday from 1-6pm. This is .8 miles from the proposed site ! And there is abundant parking at the New Hope Food Pantry.
- There is already a problem at the IC library with homeless people using it for days, weeks, months on end to park themselves. Now, it becomes more attractive since free food is right across the street.
- There is one exit from the premises – a driver must right, out into the neighborhood and unless you make an ill-advised u=turn, you must drive through neighborhoods and passed the elementary 3 blocks down.

I am asking you to please deny the special use permit for Starfish.

Marian Rose
16342 Briarwood Court
[REDACTED]

Anna Will

Subject: FW: Support for Starfish Project Foundation

From: Marsha Daley [REDACTED] >

Sent: Wednesday, 24 June 2026 10:28:50

To: LeEtta Felter <LFelter@OLATHEKS.ORG>

Subject: Support for Starfish Project Foundation

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Dr. Felter,

I am writing this letter to ask for your support in approving the Starfish Project's move and operation at the former Quilters Headquarters building at 135th & Brougham.

This organization provides an invaluable service to those in our great city without prejudice or judgment. Those who find themselves in unfortunate and, in many cases, unforeseen circumstances need only ask and they will be given, freely and joyously. The food, clothing and household goods provided are essential to maintain a quality of life that every person deserves. No one in this nation should go hungry!

I'm an avid reader, a member of the Johnson County Library Foundation Board, and a 23-year Library volunteer. I collect books that are no longer wanted and deliver them to Starfish. Every time I go in, a child is at the bookshelf choosing a book/s to take home. I see the joy on their face when they realize this book is theirs to keep. This last winter I witnessed an older couple come in and sheepishly admit they could no longer afford utilities and food. Not only were they offered food and warm clothing but were given information on where they could seek assistance for utilities, transportation, etc.

I understand there are issues with this relocation and urge you to help this vital organization continue the support and selfless giving they offer to our Olathe population!

Please advocate for this truly wonderful non-profit that embodies the ethos of "giving back".

Sincerely,

Marsha Daley
[REDACTED]

11620 W. 143rd Terrace
Ward 3

Get [Outlook for Android](#)

Anna Will

From: Mary Berger [REDACTED]
Sent: Tuesday, July 14, 2026 7:48 AM
To: Planning Contact
Subject: Fw: Starfish/Briarwood Subdivision

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Olathe Planning Commission,

I live in Briarwood and back up to the woods adjacent to the proposed Starfish property. I am opposed to the operation moving into this space. The organization is great. The location is not appropriate.

I am concerned with the camping and trash that already occurs behind my house. This will increase if Starfish moves in. People are already sleeping on the sidewalk in front of the Dollar Store at Santa Fe and MurLen. My grandchildren play in our backyard every day and I am worried for their safety.

Traffic, trash, loitering, camping, upkeep on the property such as mowing - no one wants this at the entrance of their subdivision. This is literally in my backyard. It is not a crime to want our home to be safe and well maintained. The value of our home will be impacted negatively. That is a fact.

There are better locations. We all know this. I am tired of the city trying to shoehorn inappropriate enterprises into this location. Think Casey's and Goodwill.

I get the need. For five years, every week, I volunteered at Catholic Charities food pantry at 333 Poplar. I get it. One of my sons is unhoused and living on the street in Florida. I get it.

I respectfully ask the council not to approve this project and pursue an alternate location.

Sincerely,
Mary Berger
13624 S. Locust Street
[REDACTED]

Anna Will

From: Matthew Lukert [REDACTED]
Sent: Monday, July 20, 2026 10:21 PM
To: Planning Contact
Subject: Vote NO to SUP Starfish at 135th and Brougham

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

No one in their right mind thinks this is a good location for this organization. This should be somewhere downtown next to Olathe City Hall or the Courthouse. Whether you like to admit it or not, the animosity this will cause will be a long road- Guaranteed- for everyone. The Startish owner is not transparent and point blank lying about the issues at the previous location so again- find another location. There are plenty of other suitable locations for this charity(especially what sounds like a distribution hub).

With I-35/Sante Fe exit schedule to be closed for seemingly years, where is this traffic going to go??? There's already homeless living in the woods behind Autozone(which brings up another point- the city does nothing about it-why))? Would you want homeless posting up on the other side of a 1/2" picket fence from your backyard-I think not.

Again, this is a long standing neighborhood and home to many- make the right choice. If start fish has that much trouble finding a suitable "appropriate" location where they are "wanted", then perhaps the organization shouldn't be finding a new location at all. The owner should feel free to operate out of her house- in Persimmon Hills in far West Olathe(even though she suggested in her letter that she lived in neighboring subdivision. How many businesses neighboring the previous location have you interviewed?

Again, there's plenty of more appropriate locations available in a more industrial setting, but the entrance to a long standing neighborhood is just asking for conflict.

Matt Lukert
13708 South Sycamore St.
Olathe, KS 66062

Sent from my iPhone

Anna Will

Subject: FW: Starfish Project encouragement

From: Meagan Emerick <[REDACTED]>
Sent: Monday, June 29, 2026 5:24 PM
To: LeEtta Felter <LFelter@OLATHEKS.ORG>
Subject: Starfish Project encouragement

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello! I have been a citizen of the Olathe Community since 2004 and also a proud supporter of the Starfish Project of Olathe. I have become aware that the Starfish Project has shown interest in the old Aldi's building off of 135th Street and I am writing to encourage council members to vote for this. For several years I have been employed as a Senior Care Helper for several senior citizens who reside in The Gardens At Creekside 55 and up community behind Kohls and the Olathe Public Library. However, it isn't those senior citizens I want to discuss. It is the many seniors that live there who are living on social security only and who have become less and less able to feed themselves balanced meals and keep themselves clothed due to the rising cost of food and everyday goods. I have found myself cooking meals and delivering them to these people because their money isn't stretching until the end of the month and they are simply going without. Most of these elderly people also do not own cars, so driving to a food pantry is not in the realm of possibilities. My husband and I actually just purchased a very inexpensive car for one of these residents as he at 84 years old still needs to work and was really struggling when his old car finally died.

So, naturally, when I heard about the Starfish Project going into the old Aldi's across the street from the Gardens At Creekside I almost wanted to jump for joy! Now the people who reside there will have a very feasible option for help and support when they need it most. Not only can some of these residents just walk to this new location, but the small van the building has for transportation has agreed to transport people to the new location! What a huge help this will be for my friends who have worked their entire lives and just can not make ends meet anymore.

I want to show my support and encourage council members to please allow this move to happen. The benefits for my elderly friends will be invaluable.

Thank you for your time,
Meagan Emerick

Anna Will

From: Planning Contact
Subject: FW: STARFISH

From: Melissa Yates-Bruce [REDACTED]
Sent: Friday, June 26, 2026 12:24 PM
To: Planning Contact <PlanningContact@OLATHEKS.ORG>
Subject: Re: STARFISH

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Oh my goodness. I am sorry for wasting your time.

I am hopeful thst the special use permit will be passed and Starfish will continue serving our city's population. While there are food pantries, Starfish goes far beyond that. They network with many other agencies to meet the needs of the citizens. There is not an "application" process where people can be denied. They allow anyone to use their services. In these days when the cost of living is high and people are struggling, the support is necessary.

I have lived in Olathe since 1969 and hope you consider my input when the commission meets.

Best Regards,

Melissa R. BRUCE

On Fri, Jun 26, 2026, 12:15 PM Planning Contact <PlanningContact@olatheks.org> wrote:

Melissa,

Thank you for your interest in the Starfish Project (SU26-0006) special use permit proposal.

In your email, you state that you are voicing your opinion, but I don't see that opinion clearly written. We can include your previous email in the project file, which will be provided to the Planning Commission and City Council. However, I want to give you the chance to fully voice your opinion if that is what you intended.

Please note, this item is currently tracking to the July 27th Planning Commission meeting. To see the meeting agenda packets when they are posted, please go [here](#).

Thank you,

[Nathan Jurey](#), AICP Senior Planner

[REDACTED] | OlatheKS.org

Planning Division | City of Olathe, Kansas

Setting the Standard for Excellence in Public Service



From: Melissa Yates-Bruce [REDACTED]
Sent: Thursday, June 25, 2026 9:14 PM
To: Planning Contact <PlanningContact@OLATHEKS.ORG>
Subject: STARFIFH

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

i am writing in today to voice my opinion on Starfish.com. They are trying to get a special use permit to be passed so they can continue to support those of the community whom need that.

Anna Will

From: Micki Reed [REDACTED]
Sent: Wednesday, July 22, 2026 6:08 PM
To: Planning Contact
Subject: Starfish Project New Location SUP Concern

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Olathe City Planning Commission,

I respectfully urge you to vote against the Special Use Permit requested by the Starfish Foundation for its new location off 135th & Brougham at the entrance to our residential neighborhood.

Starfish Foundation is a valuable organization to the community and I personally know families and individuals that utilize the services they provide. The issue before the Council is whether this is the appropriate location for that service. I do not believe it is.

My family with 2 children live on locust street directly behind the new location. I have volunteered with Harvesters, Goodwill, Salvation Army, and worked in the inner city KCK and KCMO throughout my career. I understand that facilities providing these services attract activity outside business/ operation hours and that activity expands well beyond the boundaries of the property itself. People frequently arrive early, remain after services are provided, or spend time in the surrounding area, which is where many children live and play.

Over the past 15 years of living in Briarwood, our neighborhood has experienced significant changes. The Indian Creek Trail and the Santa Fe corridor have seen a noticeable increase in encampments, drug and alcohol use, drug paraphernalia, litter, and other quality-of-life concerns. The trail system was one of the reasons we chose this neighborhood, yet we now use it far less frequently and no longer feel comfortable allowing our children to use it without adult supervision. As a female, I no longer use the trail alone because I have seen people hiding out and staying in make shift shelters in the woods.

During the public meeting on July 7, residents were advised that any problems should be addressed by calling the police. Respectfully, that is not a land-use solution. Police respond to violations of law after they occur; they don't have the capacity to manage the ongoing impacts created by incompatible land uses. Zoning decisions should anticipate foreseeable impacts rather than relying on law enforcement to mitigate them after the fact. However, throughout the entire meeting all issues and concerns brought to the attention of the Starfish project had the same solution, to call the police and continue calling the police until they (the police) fix & resolve the issues- traffic flow, litter, loitering, solicitation, encampments, etc.

It's my understanding Special Use Permits exist because certain otherwise appropriate uses require additional scrutiny regarding location and compatibility with surrounding properties. Capability should be the guiding principle in this decision. The Starfish Project repeatedly shared current expected traffic flow of 40 cars per hour flowing in and out of their facility. That amount of traffic is substantially higher than any business in that location previously. With only one exit onto Brougham, that will cause significant increased traffic through our neighborhood and even more congestion at the 135th & Brougham intersection.

Our neighborhood is a well-maintained residential community where homeowners have invested substantial financial resources and years of effort into their homes. We purchased our property with the reasonable expectation that adjacent land uses would be compatible with a residential environment. Approving this permit would fundamentally change that expectation.

This is not an argument against serving vulnerable members of our community. It is an argument for placing services where they can be successful while minimizing adverse impacts on surrounding neighborhoods.

Olathe has numerous commercial and industrial areas with vacant buildings that are better suited for this type of use such as the permanently closed Chuck E. Cheese building at 15225 W. 134th St., Olathe, KS. Those locations are designed to accommodate higher levels of activity and often provide greater opportunities for property management, oversight, and collaboration among neighboring businesses.

The Council has the difficult responsibility of balancing compassion with sound planning principles. Those goals are not mutually exclusive. Supporting the Starfish Foundation does not require approving this particular location.

I respectfully ask that you vote against the Special Use Permit and encourage the applicant to pursue a site that better aligns with the City's long-term planning goals, protects established, and allows the organization to continue its important work in a more appropriate setting.

Please submit this with the packet to be submitted to the City Council Thank you for your serving our beloved Olathe community. I appreciate your time and consideration.

Thank you,
Micki Reed

[REDACTED]
[REDACTED]

Anna Will

Subject: FW: Starfish Project Special Use Permit

From: Mike Summers [REDACTED]

Sent: Monday, July 20, 2026 10:38 AM

To: John Bacon <JBacon@OLATHEKS.ORG>; Dean Vakas <DVakas@OLATHEKS.ORG>; LeEtta Felter <LFelter@OLATHEKS.ORG>; Jeff Creighton <JCreighton@olatheks.org>

Subject: Starfish Project Special Use Permit

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I'd like to voice my objection to the Starfish Special Use Permit until such time as adequate traffic impact data can be gathered.

At this point we have only generalities and averages available, we need verifiable quantitative data before a reasonable decision can be reached. In no particular order:

- We need to know how many additional vehicles will be exiting onto Brougham by day and hour
- What is the existing daily/hourly traffic on Brougham?
- What sort of foot/bike/... "pedestrian" traffic will be added? Again daily and hourly.
- What is the current crosswalk traffic at Brougham & Santa Fe?
- What is the remediation plan if forecast traffic levels are exceeded?

Considering the uproar the Casey's project created I'd be surprised if these numbers aren't tracked and planned for.

Ideally any occupant of that site would not generate more traffic than Aldi generated, that didn't seem to create much of a problem. I would be very concerned about added crosswalk traffic- it is a very dangerous intersection to cross.

Finally, it would be good to know who is responsible for maintenance and upkeep- occupant or owner? The landscaping is poorly maintained and the parking lot is in disrepair.

Thank you for your time.

--Mike Summes
15826 W Locust St

Anna Will

From: Patty Couch [REDACTED]
Sent: Monday, July 6, 2026 5:23 AM
To: Planning Contact
Subject: Starfish

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I 100 percent support Joni Moreland and her work with Starfish.

As a volunteer at Catholic Charities in Olathe for 14 years I see the day to day challenges that many of our neighbors face with basic needs. We have often sent people to Starfish who needed more or different things than we could provide.

Have members of the planning committee ever been in Starfish, or better yet volunteered there, to see first hand the benefits offered to OUR NEIGHBORS?

There should be no doubt or delays approving Starfish in this location. What better location could there possibly be in Olathe?

Patty Couch
11525 S. Bell Court Drive #102
Olathe, KS 66061
[REDACTED]

Chris Riddle

Date: July 3, 2026

To: Olathe City Commission

100 E. Santa Fe Street

Olathe, KS 66061

Subject: Strong Support for the Starfish Project

Dear Mayor and Commissioners,

I am writing to voice my enthusiastic support for the Starfish Project, a program that is quietly but powerfully transforming lives in Olathe. This initiative is proof that small acts of care, multiplied across a community, can create extraordinary change.

The Starfish Project reaches people at pivotal moments — offering guidance, practical skills, and a sense of belonging when it's needed most. Whether it's helping someone prepare for a job interview, connecting a family to essential resources, or simply listening without judgment, the impact is both immediate and lasting.

What makes this work so remarkable is its deep-rooted belief in the value of every individual. The team doesn't just provide services; they build relationships, nurture potential, and remind people that they matter. That kind of investment pays dividends far beyond the present moment.

I encourage the City Commission to continue championing the Starfish Project. Your support is not just funding a program — it's fueling a movement of compassion and resilience that strengthens the very fabric of Olathe.

Thank you for your dedication to fostering a city where hope is not just an idea, but a lived reality for all.

With respect and appreciation,

A handwritten signature in cursive script that reads "Chris Riddle". The signature is fluid and elegant, with a large initial "C" and a long, sweeping underline.

Chris Riddle

To whom it may concern,

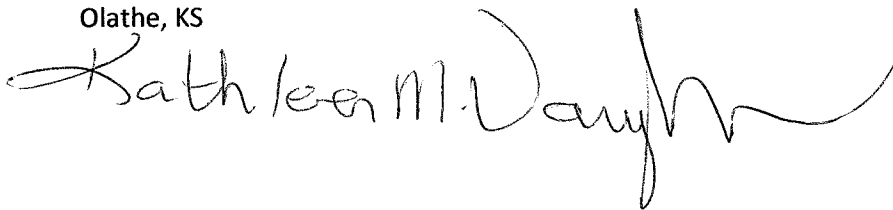
I am writing to express my full and enthusiastic support for the Starfish Project Foundation, located right here in our neighborhood. As a local business owner, I have seen firsthand how their presence strengthens our community, supports our schools, and creates a safer, more resilient environment for everyone.

The Starfish Project operates with an incredible level of respect and care for the surrounding neighborhood. Far from being just a charity, they function as a vital community hub. Their "no questions asked" model ensures that families going through sudden hardships can access food, hygiene products, and clothing immediately. By filling these critical gaps locally, they prevent housing displacement and reduce the daily stressors that can impact neighborhood stability and safety.

Furthermore, the organization brings people together. Their volunteer opportunities and community lunches give local residents a constructive way to give back, fostering a deep sense of pride and connection among neighbors. They maintain their facility with care, manage their traffic responsibly, and consistently prove to be excellent, deeply considerate neighbors.

An investment in, or approval for, the Starfish Project is a direct investment in the health and well-being of our immediate neighborhood. I urge you to look favorably upon their request so they can continue their essential work.

Sincerely,
Kathleen Vaughn
16120 S 135th St
Olathe, KS

A handwritten signature in black ink that reads "Kathleen M. Vaughn". The signature is fluid and cursive, with a long, sweeping horizontal line at the end.

Libby Hunt

Date: July 3, 2026

To: Olathe City Commission

100 E. Santa Fe Street

Olathe, KS 66061

Subject: Support for the Starfish Project's Services and Impact

Dear Mayor and Commissioners,

I am writing to express my strong support for the Starfish Project and the essential services it provides to our community. This program delivers practical, life-changing assistance that directly improves the well-being of Olathe residents.

The Starfish Project offers:

- Every 2nd Saturday of every month they provide free haircuts.
- They work closely with the Olathe School District and other schools in the KC Metro area to provide much needed resources for families to help keep our kids in school and thriving.
- Life skills training — teaching budgeting, time management, and communication skills that empower individuals to live independently.
- Resource navigation — guiding residents to housing assistance, healthcare, food programs, and other critical services.
- Mentorship and emotional support — pairing individuals with caring mentors who provide encouragement and accountability.

These services produce measurable benefits: more residents securing stable employment, fewer families facing housing insecurity, and stronger connections between neighbors and community resources. The ripple effect is a healthier, more resilient Olathe.

By continuing to support the Starfish Project, the City Commission will be investing in a proven initiative that reduces barriers, fosters self-sufficiency, and strengthens the social fabric of our city.

Thank you for your commitment to programs that deliver real results for the people of Olathe.

Sincerely,



Libby Hunt

Kerri Short
548 E Apache St
Gardner, KS 66030


Date: July 3, 2026
To: Olathe City Commission
100 E. Santa Fe Street
Olathe, KS 66061
Subject: Endorsement of the Starfish Project

Dear Mayor and Commissioners,

I am honored to share my wholehearted support for the Starfish Project and the life-changing work it is doing here in Olathe. This initiative is more than a program — it is a lifeline for individuals and families who need hope, opportunity, and a path forward.

Through their many services the Starfish Project has touched lives in ways that statistics alone cannot capture. I have seen how its efforts restore dignity, build confidence, and inspire people to believe in their own potential again.

What sets the Starfish Project apart is its unwavering commitment to personal connection. Every person is treated as an individual with unique strengths and challenges, and that human-centered approach creates lasting change — not just for participants, but for the entire community.

I respectfully urge the City Commission to continue and expand its support for this vital work. By investing in the Starfish Project, you are investing in stronger families, safer neighborhoods, and a more compassionate Olathe.

Thank you for your leadership and for championing programs that make our city a place where everyone has the chance to thrive.

With gratitude,

Kerri Short



Dear City Clerk and Members of the Olathe City Council,

As a resident of Olathe, I would like to formally voice my full support for the project approvals, permits, and zoning variances requested by the Starfish Project. I request that this letter be entered into the official public record for the upcoming City Council session and distributed to the council members.

The Starfish Project is a pillar of the Olathe community, providing free food, clothing, and hygiene products daily with respect and without prejudice. As their operations expand into a larger permanent home to better serve our community, it is important that the City of Olathe continues to work hand-in-hand with them to approve their land use and operational requests.

This new location will allow the foundation to effectively manage its high-volume community traffic, safely serve the public, and utilize the new premises to assist a larger neighborhood. This expansion directly mitigates food insecurity, prevents neighborhood housing displacement, and builds a more resilient local economy.

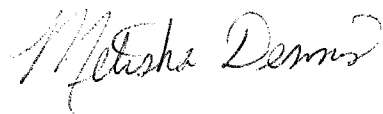
Furthermore, the Starfish Project has proven to be a deeply considerate neighbor, organizing local volunteer actions and structuring their layout to keep traffic flow structured and organized.

Approving this project is a direct mechanism for strengthening the health, safety, and general welfare of our city. I strongly urge the City Council to grant the necessary permits and approvals to ensure the Starfish Project can continue its lifesaving mission without interruption.

Thank you for your time, dedication, and leadership in keeping Olathe a supportive place for all residents.

Respectfully submitted,

Metisha Dennis

A handwritten signature in cursive script that reads "Metisha Dennis". The ink is dark and the signature is fluid, with the first name being more prominent than the last.

Dear City Clerk and Honorable Members of the Olathe City Council,

I am writing to you today as a resident of Olathe to formally voice my full support for the project approvals, permits, and zoning variances requested by the Starfish Project Foundation. I request that this letter be entered into the official public record for the upcoming City Council session and distributed to the council members.

The Starfish Project has served as an indispensable pillar of the Olathe community, providing free, essential food, clothing, and hygiene products daily with complete dignity and no barriers to entry. As their operations expand into a larger permanent home to better serve our community, it is imperative that the City of Olathe works hand-in-hand with them to approve their land use and operational requests.

Securing this approval will allow the foundation to effectively manage its high-volume community traffic, safely utilize its commercial shipping dock, and house walk-in cooling units to handle hundreds of pounds of rescued food. This expansion directly mitigates food insecurity, prevents neighborhood housing displacement, and builds a more resilient local economy. Furthermore, the Starfish Project has proven to be a deeply considerate neighbor, organizing local volunteer actions and structuring their layout to keep traffic flow structured and organized.

Approving this project is a direct mechanism for strengthening the health, safety, and general welfare of our city. I strongly urge the City Council to grant the necessary permits and approvals to ensure the Starfish Project can continue its lifesaving mission without interruption.

Thank you for your time, dedication, and leadership in keeping Olathe a supportive place for all residents.

Respectfully submitted,
Melanie Peterson

A handwritten signature in cursive script that reads "Melanie Peterson". The signature is written in dark ink and is positioned below the typed name.

Anisha Obarto
16951 S. Winchester St
Olathe, KS 66062

Date: July 3rd, 2026
To: Olathe City Commission
100 E. Santa Fe Street
Olathe, KS 66061

Subject: Letter of Support for the Starfish Project

Dear Mayor and Members of the City Commission,

I am writing to express my strong support for the Starfish Project and its mission to assist our community with mentorship, skill-building, and compassionate outreach

The Starfish Project has already demonstrated a remarkable ability to create meaningful change in Olathe. By providing food, basic necessities, connecting residents to essential resources, and fostering a sense of belonging, it addresses both immediate needs and long-term community well-being. They provide these resources with dignity, respect, and without prejudice to religion, class, or stage of life.

What makes the Starfish Project especially impactful is its personalized approach — meeting people where they are, one life at a time. This aligns beautifully with Olathe's values of compassion, inclusion, and civic responsibility.

I believe that continued support from the City Commission will not only strengthen the Starfish Project's reach but also amplify its positive ripple effects throughout our neighborhoods. Your partnership can help ensure that more residents have the opportunity to thrive, contribute, and feel truly connected to our city.

Thank you for your consideration and for your ongoing commitment to initiatives that make Olathe a stronger, more caring community.

Sincerely,

A handwritten signature in cursive script that reads "Anisha Obarto". The ink is dark and the signature is fluid, with the first and last names being more prominent than the middle name.

Anisha Obarto

Emily Patton

Date: July 3, 2026

To: Olathe City Commission

100 E. Santa Fe Street

Olathe, KS 66061

Subject: Endorsement of the Starfish Project's Community Impact

Dear Mayor and Commissioners,

I am proud to offer my full support for the Starfish Project, a program that delivers essential, hands-on services to Olathe residents and produces lasting, measurable benefits for our community.

Through its work, the Starfish Project provides:

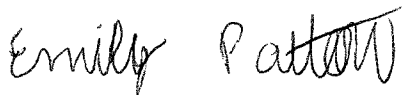
- Career development assistance — from resume building and interview coaching to direct connections with local employers.
- Practical life skills education — including financial literacy, household management, and effective communication.
- Access to critical resources — helping individuals navigate housing programs, healthcare options, and food assistance.
- Personal mentorship — offering consistent guidance, encouragement, and accountability to help participants stay on track.

These services do more than meet immediate needs — they create pathways to stability, independence, and long-term success. As a result, we see more residents entering the workforce, fewer families in crisis, and a stronger sense of community resilience.

Continued support from the City Commission will ensure that the Starfish Project can expand its reach, serve more residents, and deepen its positive impact on Olathe's future.

Thank you for your leadership and for investing in initiatives that strengthen both individual lives and the community as a whole.

With appreciation,

A handwritten signature in black ink that reads "Emily Patton". The signature is written in a cursive, flowing style.

Emily Patton

Anna Will

From: Rachel Overmeyer [REDACTED]
Sent: Thursday, July 16, 2026 11:16 AM
To: John Bacon; Planning Contact
Cc: Dean Vakas; Robyn Essex; LeEtta Felter; Kevin Deneault; Jeff Creighton; Matthew Schoonover
Subject: Project Starfish Special Use Permit

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Bacon, Members of the Planning Commission, and Members of the City Council,

I support Project Starfish's mission, but I oppose approving this Special Use Permit because this is simply the wrong location. Their previous site experienced significant traffic, parking, trash and operational issues that ultimately led to their relocation. Briarwood's streets and infrastructure were not designed to handle an operation serving hundreds of visitors each day, and the impacts will fall directly on neighboring homes. Once the permit is approved, residents have very little recourse if problems arise or the organization continues to grow. Supporting a worthwhile mission should not outweigh the responsibility to ensure a use is compatible with the surrounding neighborhood, and I do not believe this location meets that standard.

Thank you,
Rachel Overmeyer
13617 S Sycamore St
Olathe, KS 66062

Sent from my iPhone

Anna Will

From: Renee Kimball [REDACTED]
Sent: Monday, July 6, 2026 8:05 AM
To: Planning Contact
Subject: Starfish Project

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

I'm not really sure what the problem is with Starfish Foundation finding a new location for their non profit. They have been in the community for over a decade and have served countless families with food and services. They help keep perfectly good food out of landfills and get it to families that really need it. Please don't let the concerns of a few citizens get in the way of them finding a new location. Suggest to those with concerns go volunteer up at their temporary location so they can see for themselves what they actually do. Joni and Tom have dedicated more than 10 years to helping those less fortunate. People should be bending over backward to help this organization.

Sincerely,
Renee Kimball
Olathe resident since 2003

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Anna Will

Subject: FW: Opposing zoning variances / special use permits for Starfish Project near Briarwood

From: Rhonda Yoder [REDACTED] >

Sent: Sunday, 05 July 2026 20:33:33

To: LeEtta Felter <LFelter@OLATHEKS.ORG>

Subject: Opposing zoning variances / special use permits for Starfish Project near Briarwood

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council Member,

I am a resident of the Briarwood neighborhood, writing to express my strong opposition to any potential zoning variances, special use permits, or city-backed relocation efforts that would place the Starfish Project Foundation operational center in or immediately adjacent to our residential area.

While community support services are important, a high-volume distribution center serving hundreds of individuals daily is entirely incompatible with the infrastructure of our neighborhood. We already face localized traffic and parking constraints. Introducing an operation of this scale into a neighborhood zone will inevitably worsen traffic congestion, create severe parking overflows onto residential streets, and compromise pedestrian safety for local families.

The project's recent relocation crisis at its previous retail strip mall explicitly demonstrated that its daily operational volume disrupts neighboring properties and exceeds standard commercial infrastructure capacities. Forcing this type of high-density use into a residential buffer zone like Briarwood is unfair to the homeowners who invest in and maintain this neighborhood.

I urge the City Council to uphold our local zoning integrity, protect our residential neighborhoods, and deny any special permits or zoning modifications for this project near Briarwood. The city must direct the organization to seek a properly zoned light-industrial or high-capacity commercial corridor that can safely handle their traffic without compromising residential quality of life.

Thank you for your time and for standing up for the residents of Briarwood.

Sincerely,

Rhonda Yoder
15823 W 136th St./ Briarwood
[REDACTED]

[Sent from AT&T Yahoo Mail for iPhone](#)

Anna Will

From: Planning Contact
Subject: FW: Case SU26-0006
Attachments: To the Olathe Planning Commission.pdf

From: Robbie Jones [REDACTED]
Sent: Friday, July 10, 2026 1:14 PM
To: Planning Contact <PlanningContact@OLATHEKS.ORG>
Subject: Case SU26-0006

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon. I am requesting this document become part of the planning commission packet for the meeting on July 27th 2026 concerning case number SU26-0006 Special Use Permit and as a matter of course the subsequent City Council Meeting.

Thank you.

Rob Jones
16025 West 136th Street
Olathe KS 66062
[REDACTED]

To the Olathe Planning Commission:

Re: Case SU26-0006 – Special Use Permit, 16175 W. 135th Street (Community Food and Personal Support Services, Nonresidential)

Dear Commissioners:

I am a resident of Briarwood subdivision, living approximately 1000 feet from the proposed site. I write in opposition to SU26-0006. My concerns are grounded in land-use compatibility under the City's special use criteria — not in the mission of the applicant organization, which I do not dispute has value to the community.

1. DOCUMENTED OPERATIONAL INTENSITY. Public news reporting (KCTV5, Feb. 17, 2026; Johnson County Post, Feb. 19 and Apr. 17, 2026) establishes that the applicant serves 700 to more than 1,000 visitors per day. In early 2026, after approximately one year of operation (May 2025–May 2026), the applicant's landlord at its W. Santa Fe location terminated its tenancy following sustained complaints from neighboring businesses regarding traffic, parking shortages, and disruption generated by this volume. The applicant's president publicly acknowledged the demand was "very disruptive" to neighbors. This is not speculation — it is the recent, documented operating history of this specific use. That incompatibility arose in a commercial setting; the proposed site sits adjacent to this well established residential neighborhood, where the same impacts — traffic, queuing, overflow parking, and litter — would fall directly on neighboring homeowners.

2. UNVERIFIED PARKING AND TRAFFIC CAPACITY. The applicant asserts that the new site's 130 parking spaces will resolve these issues. No independent analysis in the public record supports that assertion. A site generating up to 1,000 daily visitor trips plus staff, volunteers, and dock/box-truck deliveries functions as a regional-scale distribution operation on a primary corridor. I request that the Commission require: (a) a professionally prepared traffic impact study for the 135th Street corridor, including turning movements at adjacent intersections during peak distribution hours; (b) a parking demand analysis based on actual visitor counts at the applicant's prior locations, not generic ITE rates; and (c) a queuing plan demonstrating that vehicle stacking will not extend onto W. 135th Street.

3. GROWTH TRAJECTORY. The applicant's reported volume roughly doubled within a single year at its last location. Even if 130 spaces were adequate today, nothing in the application demonstrates capacity for the growth trajectory the applicant itself publicizes.

4. PEAK EVENTS. The applicant hosts monthly second-Saturday distribution events (free food, meals, haircuts, health screenings) that predictably concentrate demand. The record should address how the site accommodates these peak events without overflow parking reaching adjacent residential streets.

5. PENDING PUBLIC RECORDS. I have submitted a Kansas Open Records Act request for Police calls-for-service at the applicant's prior location on Sante-Fe keyed to its actual tenancy dates. I respectfully request that the hearing record remain open for, or that staff independently obtain, this data so the Commission's decision reflects a complete factual record.

6. REQUESTED CONDITIONS IF APPROVED. For the reasons above, I believe the application should be denied as incompatible with the surrounding area. If the Commission is nonetheless inclined to recommend approval, I request, at minimum, the following enforceable conditions: (a) defined hours of operation, with large distribution events limited to specified days and times; (b) an on-site queue and traffic management plan, with staff directing vehicles during peak periods; (c) a prohibition on overnight queuing, camping, or storage on the premises; (d) a litter and site maintenance plan covering the parking area and adjacent right-of-way; (e) a designated community liaison and complaint-response protocol; and (f) an administrative review of the permit after 12 months, with authority to add conditions if documented impacts occur.

The question before the Commission is not whether the applicant's mission has value — it plainly does — but whether an operation of this documented intensity is compatible with this location, and if so, under what enforceable terms. The applicant's own recent history shows what happens when that question is not answered before occupancy.

I respectfully request that this letter be entered into the record for Case SU26-0006 and included in the Commission's agenda packet.

Sincerely,

Robbie Jones

16025 West 136th Street, Olathe KS, 66062



07-10-2026

Anna Will

From: Robert Berger [REDACTED]
Sent: Monday, July 13, 2026 1:41 PM
To: Planning Contact
Subject: 7-13-26 meeting, SUP for Starfish, 135th street and Broughm, opposition

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please consider this my formal opposition to the granting of a special use permit for the starfish enterprises and affiliates. As a civil engineer friend told me, this is the right business for the wrong location, i.e., the business should not be located at the former Aldi store located at the intersection of 135th St. and Broughm, Olathe, Kansas.

This location directly abuts my neighborhood, Briarwood subdivision. My house backs up to the green space that borders the northern stretch of our subdivision. We are concerned that although in admirable enterprise, placing this business at such a residential neighborhood junction raises many concerns, despite the assurances of starfish representatives. I strongly oppose the granting of the special use permit.

we already have issues with the unhoused camping in in about the green space. The starfish will attract more on how, contributing to those associated issues. There is simply a better location for the starfish.

Robert D Berger,

13624 S. Locust St., Olathe, KS 66062.

[Sent from Yahoo Mail for iPad](#)

Anna Will

Subject: FW: Starfish Project Location

From: Ryan Stamer <[REDACTED]>

Sent: Friday, July 10, 2026 9:24 AM

To: John Bacon <JBacon@OLATHEKS.ORG>; Dean Vakas <DVakas@OLATHEKS.ORG>; Robyn Essex <RREssex@olatheks.org>; LeEtta Felter <LFelter@OLATHEKS.ORG>; Kevin Deneault <KDeneault@OLATHEKS.ORG>; Jeff Creighton <JCreighton@olatheks.org>; Matthew Schoonover <MSchoonover@OLATHEKS.ORG>

Subject: Starfish Project Location

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Earlier this week, I was at the meeting hosted by Starfish Project in regards to the Special Use Permit they are seeking to allow them to open at 16175 W 135th St(corner of Sante Fe and Brougham). I live in Briarwood, and am very much opposed to this location being used for this purpose, and am requesting that the Special Use Permit be denied. There was a large turnout at the meeting, and the overall feeling was that we commend the efforts of this organization, but this location is inappropriate. There are many reasons for me feeling that they need to find another location, and will highlight a few below.

- The amount of traffic will make our neighborhood unsafe. We have kids that ride their bikes to Tomahawk, and having an increased number of pass through traffic(speeding is already a problem) will create an environment where more accidents are likely to happen.
- The staff at Starfish was pushing off responsibility of trash and potential homeless problems to the residents of Briarwood. While they are pursuing Unauthorized Presence restrictions on their property, they repeatedly told the neighborhood residents that “we would need to contact police” for any issues off their property.
- Their landlord is a sponsor of the organization. This creates a significant conflict of interest. There will be little to no opportunity for eviction in the event that they repeat their behaviors that are currently being displayed and causing eviction of their past location. It should also be noted that they tried to avoid disclosing this information at the neighborhood meeting.

Again, we believe in the cause of Starfish Project, but this location is a bad choice that will have significant negative impact and do not want them to be allowed to operate at 16175 W 135th St. Thank you for your attention.

Ryan Stamer
[REDACTED]

Anna Will

Subject: FW: Briarwood

From: Sarah Graybeal [REDACTED]

Sent: Thursday, June 25, 2026 7:45 PM

To: City Clerk's Office <CCO@OLATHEKS.ORG>; John Bacon <JBacon@OLATHEKS.ORG>; Dean Vakas <DVakas@OLATHEKS.ORG>; Robyn Essex <RREssex@olatheks.org>; LeEtta Felter <LFelter@OLATHEKS.ORG>; Kevin Deneault <KDeneault@OLATHEKS.ORG>; Jeff Creighton <JCreighton@olatheks.org>; Matthew Schoonover <MSchoonover@OLATHEKS.ORG>

Subject: Briarwood

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Good evening,

Thank you each so much for your service to our city and community. You are appreciated.

I don't want to be long winded and I will attend the upcoming meeting at the library on July 6th at 5:30.

I just wanted to do my due diligence as a resident of the Briarwood neighborhood and share that I am extremely concerned and opposed to the Starfish Project receiving a special use permit in order to operate at the entrance of our neighborhood.

I think it is a wonderful organization and I am glad it exists in Olathe for those that need it. I just feel strongly that the location is not the right match for many reasons.

I hope they are denied the permit and that we are able to find them a more fitting spot not next to a neighborhood. We have many empty places in the city that are not next to homes. The old payless next to the car dealer comes to mind right away. Many other non-neighborhood options as well.

Thank you so much for all the time and effort it is taking to hear both the support and the nay-sayers in this matter.

I realize Starfish has many supporters that are reaching out. That is so great and I look forward to volunteering and donating at their new facility-that is not in my neighborhood or any neighborhood. It seems as though it is a crisis center of sorts and should be near a bus stop or area near the community it serves.

Thank you again for all you do!
Sarah Graybeal

--

Have a Blessed Day!

Sarah

Anna Will

From: Planning Contact
Subject: FW: Starfish
Attachments: IMG_2515.PNG; IMG_4928.PNG

From: Sarah Graybeal [REDACTED]
Sent: Tuesday, July 7, 2026 5:00 PM
To: City Clerk's Office <CCO@OLATHEKS.ORG>; John Bacon <JBacon@OLATHEKS.ORG>; Dean Vakas <DVakas@OLATHEKS.ORG>; Robyn Essex <RREssex@olatheks.org>; LeEtta Felter <LFelter@OLATHEKS.ORG>; Kevin Deneault <KDeneault@OLATHEKS.ORG>; Jeff Creighton <JCreighton@olatheks.org>; Matthew Schoonover <MSchoonover@OLATHEKS.ORG>
Subject: Starfish

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening,

I am reaching out with a follow up message after attending the neighborhood meeting with Starfish last evening.

I want to start by commending all the residents on being respectful and quietly listening to the speakers until we were given the floor.

I think there is a misconception that Briarwood residents are always opposed to new businesses in the old Aldi building. I want to clarify we are not given a voice or choice in that building unless a new tenant wants to rezone (Casey's) or needs to apply for a special use permit (Starfish Project) is presented to give us a choice and voice. We were not even involved in Goodwill as it didn't meet city requirements. We were not involved in the quilting store as it did meet all the zoning and use requirements so just moved right in.

Starfish Project does not meet what the property was zoned for and that has opened the door for us to use our voices.

After listening last evening I walked away shocked. There were no handouts, no visuals, no facts, no traffic study, no projections and no plans for any of the concerns we inquired about.

In fact there was misleading information and false information that Mrs. Moreland had to even admit and backtrack on more than once during the meeting.

A few of the huge things I want to highlight are below;

-Mrs. Moreland stated their traffic flow is 40 cars per hour. As shown during the Casey's traffic study our little entry and exit has a stop light that backs up quickly and can not handle more than a few cars at a

time. In the morning our high school students have to leave early just to have enough time for multiple stoplight cycles to get out and not be late for school. It is one left turn lane out and then one shared lane for straight and right. On the way in it is one road for all directions. We do not have multiple lanes or space to add.

-As the evening progressed Mrs. Moreland shared they want that space for truckloads to dock and unload. Those trucks are not in her car per hour count.

-As the evening progressed Mrs. Moreland shared she is already working with senior homes in the area and has made a bus schedule for them to come shop. Her buses are not in her car count.

-As the evening progressed Mrs. Moreland shared she had never done car count as other locations were near those in need and they had a large amount on foot. She counted the cars that came in during a one hour span on one day last week. Her number is not at all accurate.

-Mrs. Moreland was dishonest repeatedly about knowing her landlord. It is an LLC owned by Mitzi Ryburn. I have attached her photo from the Starfish website listing her as a donor. Mrs. Moreland repeatedly claimed she didn't know or remember the owners name until pressed and then admitted they have been close friends for years and yes she is a sponsor of Starfish. The HUGE concern I have with that is that in the previous location all the tenants had the same landlord and all complained to that landlord about the issues they had with Starfish causing Starfish to be not renewed because they were at risk of losing the other tenants. In this case we have no recourse as it is owned by her friend and supporter. She admitted they closed on the LLC/Property June 18th. There has been a tree down on their property for weeks. It is not being handled. She posted asking for volunteers. No one had cleaned it up. We have no recourse and Ms. Ryburn is aware and that is the only person we have to call as she know is Mrs. Morelands landlord.

I am very concerned about not only the traffic and congestion but I am worried about the exit and the increase of cars flying through our neighborhood. Furthermore I am very concerned Mrs. Moreland had no concern at all. She flat out said she has no concern for us. She was dishonest and unprepared. A special use permit should not be issued without a detailed traffic study and a presentation with facts and a plan.

The last note I want to make sure to express is that she spoke as if she already had the permit more than once. She told us she would have to shut down and not help anyone if she didn't get this space. It was very threatening and manipulative. When questioned on it and asked if she was trying to hold the city hostage to get what she wants she backed down and said she just meant she would shut down temporarily. It was a shocking round and round of dishonesty.

An important for the Council and the police department is that Mrs. Moreland and her assistant state over and over again their only plan, support or suggestion for neighbors was to call the police. They kept saying call the police every time and followed up with "not a starfish problem" that is a huge ask and use of city resources...

One small side note. Mrs. Moreland worked with the admin on the Olathe Connect page to run a glory campaign for herself. Not only did she share with ALL starfish supporters to be prepared to post support but she also filtered out most opposing views. It seems as though some extreme ones were let through for balance that we are the problem. We tried under several attempts to post an appropriate opposing

response and were denied. I just want to make sure that is known. I have attached proof. I noticed today the admin posted a huge post for people to be kind however he was only letting extreme comments or glowing reviews through. Very sad and dishonest.

I appreciate you each so much. Sadly, after last evening I will be supporting and volunteering at all the other wonderful places in Olathe and Johnson County and not Starfish.

Thank you so much for taking the time to read this.

Sarah Graybeal

--

Have a Blessed Day!

Sarah



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Most relevant ▾



Ben Fransico · Just now

I think this is a really great project but we have reached out and spoken to business owners near you and have written accounts of the issues. Should not be near any residences.

Pending group admin approval [Learn more](#)



Suzanne Phillips · 3h

I am the Center Director at Starfish Project. I welcome anyone to come in and see what we do. Our goal is to help people where they are and give them a hand up. Most of our clients are just trying to get by. They don't make enough to meet all the needs but make too much to get the help they need. This is where we come in. We don't



Write a public comment...



9:05



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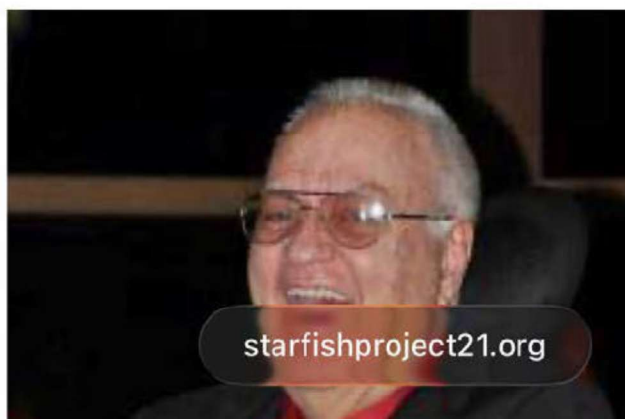


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IN LOVING MEMORY OF OUR BOARD
MEMBER DON POST



starfishproject21.org

Anna Will

From: Planning Contact
Subject: FW: License for new location

From: sarahj smith [REDACTED]
Sent: Monday, July 13, 2026 10:03 AM
To: City Clerk's Office <CCO@OLATHEKS.ORG>
Subject: License for new location

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

When I first heard about Starfish, I was told they would take anything, including half filled laundry products, all sorts of things no longer wanted but felt guilty about throwing away. These products found a new home and were used to help others, a win-win situation. I found a place where I could volunteer after retiring. I have been there for 2 and a 1 years now, and I am continually surprised by the scope of Starfish Projects in their endeavors to keep things out of the landfills and help people in need. For instance, old t-shirts could be cut up into strips and passed on to an organization like Pawsability, where young adults could be taught to make dog toys how to run a cash register, work with the public and gain self-respect. They have volunteers pick up food that would be regularly thrown out because of a use by date. It still is good and can be passed on to those who need food or just need help from time to time. Other groups like Willow Tree, TLC, and the deaf school come in to volunteer because they see the value of helping others. Something can be found for everyone, from flattening used grocery bags, filling old medicine bottles with laundry soap or shampoo, helping to restock with bread or canned goods. Some can fill the ice chest with food picked up from restaurants, grocery stores and even food kept hot from Olathe schools that would be thrown out. Clothes are also dropped off that are in good shape can be used again. It might be a coat for winter, an outfit for church or one needed for job interview.

Neighboring groups come to Starfish, so they too, can help in their own town. Some pick up bread to serve for sandwiches. Some pick up other items to share what Starfish has received, even books for little libraries that people want to share. Starfish Projects offer so many ways to help people, those in need, and those who want to volunteer. Please help us stay at the new location by allowing us to continue to help others. We don't have facilities to help the mentally ill. We don't have the facilities to have overnight guests. We are only open from Monday through Friday 9 to 5pm. We cannot do everything, but we can do something. Thank you, Sarah Smith.

Anna Will

From: Shannon Eck [REDACTED] >
Sent: Friday, July 17, 2026 1:53 PM
To: Planning Contact; cco@olathks.gov; John Bacon; Dean Vakas; Robyn Essex; LeEtta Felter; Kevin Deneault; Jeff Creighton; Matthew Schoonover
Subject: Project Starfish Special Use Permit Meeting

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Shannon Eck
15812 W 136th St
Olathe, KS 66062

July 17, 2026

The Honorable Mayor Bacon and Members of the City Council
City of Olathe
100 E. Santa Fe Street
Olathe, KS 66061

Subject: Support for Project Starfish Special Use Permit – Tuesday, July 21, 2026 Meeting

Dear Mayor and Members of the City Council,

I am writing to you today as a resident of the Briarwood community to express my support for the proposed new location for Project Starfish. I formally request that the City Council votes in favor of the special use permit requested by the organization.

Project Starfish provides vital outreach and social services to individuals and families in our community who are in need. Their mission is critical to the well-being of Olathe, and ensuring they have an adequate facility to operate is essential for the continuation of these services.

While I fully back this initiative, I recognize that some neighbors who oppose this new location have raised valid operational and logistical concerns. Because Project Starfish provides a broad public benefit, I believe the City of Olathe and Planning Commission should actively partner with the organization to help address and mitigate these neighborhood concerns. Collaborative planning will ensure the project integrates smoothly and successfully into our community.

Finally, I respectfully request that this communication be formally entered into the public record for the upcoming City Council meeting on Tuesday, July 21, 2026.

Thank you for your time, consideration, and continued service to the City of Olathe.

Sincerely,

Shannon Eck

Anna Will

Subject: FW: Starfish

From: shirley brogna [REDACTED]
Sent: Thursday, 02 July 2026 10:49:09
To: Jeff Creighton <JCreighton@olatheks.org>
Subject: Starfish

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Jeff,

I have lived in Briarwood for 22 years. My husband, Anthony and I are opposed to Starfish moving into the location at 135th and Brougham. We are concerned about the number of people who use this service (700-1,000 people daily!!), traffic at this already busy intersection (red light runners constantly by the way), trash generated by this large number of clients, dumping, panhandling, and poor management. Why would they start moving in without the special use permit in hand? Please, we opposed Casey's, why would we be ok with this? The Quilt store was perfect, & we were sorry to see them leave.

Please vote no!

Shirley Brogna
16016 W. Beckett Lane
Olathe, KS 66062
[REDACTED]

Anna Will

From: Planning Contact
Subject: FW: Starfish Special Use Permit

From: Summer [REDACTED]
Sent: Thursday, July 16, 2026 10:33 AM
To: City Clerk's Office <CCO@OLATHEKS.ORG>
Subject: Starfish Special Use Permit

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

My family and I live in briarwood, Olathe nearby the new proposed location of the starfish project. While I support giving to those in need, I do not believe this is the right location for Starfish. It has been shared that their previous neighbors had issues with trash and panhandling, neither of which would be good for our community. I think it would be better for Starfish to use a building in downtown Olathe, where more homeless already reside.

Thank you for your time and for passing on my opinion to the appropriate recipients.

Anna Will

From: Planning Contact
Subject: FW: FW: Starfish Project Foundation Re-Zoning

From: Teryn Tyson [REDACTED]
Sent: Monday, July 13, 2026 3:06 PM
To: City Clerk's Office <CCO@OLATHEKS.ORG>
Cc: John Bacon <JBacon@OLATHEKS.ORG>; Dean Vakas <DVakas@OLATHEKS.ORG>; Robyn Essex <RREssex@olatheks.org>; LeEtta Felter <LFelter@OLATHEKS.ORG>; Kevin Deneault <KDeneault@OLATHEKS.ORG>; Jeff Creighton <JCreighton@olatheks.org>; Matthew Schoonover <MSchoonover@OLATHEKS.ORG>; Planning Contact <PlanningContact@OLATHEKS.ORG>
Subject: Starfish Project Foundation Re-Zoning

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the Members of the City Council,

My name is Teryn Tyson, and I am an Overland Park resident, a wife, and the mother of a large blended family. I am writing to respectfully ask you to approve the rezoning request for the Starfish Project Foundation.

A few years ago, I never imagined I would need the help of an organization like Starfish. Nearly three years ago, my husband became unable to work because of a disabling medical condition. Since then, we have been living through a long disability process that has placed an enormous financial burden on our family. As the sole provider for our household, I have done everything I can to keep us afloat, but there have been times when we simply couldn't make ends meet.

That is when Starfish stepped in.

This wasn't my first experience needing assistance. Years ago, as a single mother, I also relied on food pantries during a difficult season of life. While I was grateful for any help I received, asking for assistance was incredibly humbling, and not every experience left me feeling welcomed or valued.

Starfish has been completely different.

From the moment you walk through their doors, you are treated with kindness, dignity, and compassion. They don't make people feel like they are asking for a handout. They make people feel seen. They understand that anyone can experience a season of hardship and that needing help does not define a person's character.

For our family, Starfish has been so much more than a food pantry. They have helped provide groceries, toiletries, and household cleaning supplies during seasons when every dollar mattered. One Christmas, through Starfish, another family sponsored ours so our children could receive gifts we otherwise would not have been able to provide. Those acts of kindness lifted an incredible burden from our shoulders

and reminded us that we weren't alone.

Our family has also volunteered with Starfish, so I have had the privilege of seeing the organization from both perspectives; as someone who has received help and as someone who has served alongside their team. That experience only deepened my respect for the people behind this organization. They care deeply about the families they serve, and they genuinely want to make our community stronger.

I understand that some nearby residents have concerns because of past experiences in the area. As a parent, I understand wanting your neighborhood to be safe. Those concerns deserve to be heard and taken seriously.

However, I respectfully ask that Starfish be judged by the work they do, not by problems they did not create. Starfish is not an overnight shelter. They are an organization that serves approximately 1,000 families each day. While a small percentage of those they serve are experiencing homelessness, the overwhelming majority are families, seniors, veterans, and individuals who have simply fallen on difficult times. Families like mine.

One thing I have learned about Starfish is that they are incredibly solution-oriented. Throughout the years, they have adapted to challenge after challenge just to continue serving our community. I have every confidence that if concerns are raised by neighboring residents, Starfish will work with them to find practical solutions. They have consistently shown that they care not only about the people they serve but also about being responsible and respectful members of the community.

When you look at Starfish, I hope you don't just see a building or a zoning request. I hope you see the thousands of local families whose lives have been touched because someone chose compassion over judgment. Families who were able to put food on the table, keep their homes stocked with basic necessities, celebrate Christmas with dignity, and make it through one more difficult season because Starfish was there.

My family is one of those families.

I will always be grateful for the kindness and hope Starfish has given us when we needed it most. I sincerely hope you will approve this rezoning request so they can continue serving families throughout our community for many years to come.

Thank you for your time, your service, and your thoughtful consideration.

Respectfully,

--

Teryn Tyson

Anna Will

From: Theresa Massie [REDACTED]
Sent: Tuesday, July 7, 2026 7:55 PM
To: Planning Contact
Subject: Starfish

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This non profit helps so many people in the community. There goal is to provide food and clothing to everyone for free and to give there clients dignity in the process. They keep thousands of pounds of items from the landfills. They also provide toiletries to Olathe schools for kids in need. They have so many programs that help various people,one being a prgram that helps families of domestic violence and families struggling with substance abuse get back on their feet. The building they have chosen will benefit so many and allow them to offer more to our families. Not allowing them to work from this building would be a disservice to families and a black eye for the city of Olathe.

Anna Will

Subject: FW: Starfish Project at Entryway to Briarwood Subdivision

From: Rose, Timothy M <[REDACTED]>
Sent: Friday, 26 June 2026 13:28:27
To: Jeff Creighton <JCreighton@olatheks.org>
Subject: Starfish Project at Entryway to Briarwood Subdivision

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

Thank you for your time regarding a matter of considerable concern to me and many of my neighbors.

I was disheartened to learn that Quilters HQ will be vacating the former Aldi location at 135th & Brougham, at the entrance to Briarwood Subdivision. More concerning, however, is the news that Starfish Project intends to move into that space.

I'd like to respectfully raise what appears to be an inconsistency in how decisions regarding this property have been made. Not long ago, Goodwill was prohibited from occupying that building due to its proximity to both Savers and the surrounding residential community. Additionally, New Hope Presbyterian Church, which already operates a food pantry for those in need, is located very nearby – less than one mile away.

I want to be direct about the concerns our community is facing. We are already managing a growing homeless presence along Indian Creek. Tents have been erected along the creek, the Indian Creek Library is frequently occupied by individuals experiencing homelessness, and the gazebo area adjacent to the library – *in a park for children*, regularly houses a cart filled with tarps and other supplies for their use. These are realities our neighborhood is already working to address.

A recent news article indicates Starfish Project has 700 - 1,000 visitors a day. Allowing Starfish Project in this location raises legitimate safety and quality-of-life concerns for families in our community. I believe this decision would likely increase foot traffic from vulnerable and sometimes unpredictable individuals past our homes, our childrens' school, the Indian Creek Library, and along the Hike & Bike Trail.

I respectfully but firmly urge you to reconsider allowing this move to proceed – it needs to be stopped. I believe our community deserves the same considerations that were applied when Goodill sought to occupy this space, and I would welcome the opportunity to discuss this further.

Thank you for your consideration,

Tim Rose
16342 W Briarwood Ct
Olathe, KS 66062
[REDACTED]

Anna Will

From: Planning Contact
Subject: FW: Protect our Tomahawk school children

From: Mariella Huber [REDACTED]
Sent: Monday, July 20, 2026 5:39 PM
To: Planning Contact <PlanningContact@OLATHEKS.ORG>
Subject: Protect our Tomahawk school children

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

July 20, 2026

Dear Olathe Planning Committee,

We recently moved to the Briarwood Subdivision. We are opposed to the special use permit for Starfish Project to occupy the old Quilter HQ in front of Briarwood subdivision.

- The building is located half a mile from Tomahawk Grade School.
- Starfish has been asked to leave by landlords at previous location due to their clientele sleeping on their premises.
- The building was bought by a large donor of Starfish under an LLC, therefore giving residents no recourse if incidents occur with their clientele.
- A more appropriate location is the empty Chuckie Cheese building on 135th Street and Blackbob.
- You have the opportunity to make this area look nice with the new highway project.

We ask you to protect not only the school children at Tomahawk but also the 1500 plus residents of Briarwood.

Do not increase the chance of another Two Trails park stabbing incident occur in this quiet neighborhood.

Thank you,

Tom and Mariella Huber
15717 W 138th St.
Olathe, KS 66062
Briarwood Subdivision

Anna Will

From: Tracy Baack [REDACTED]
Sent: Thursday, July 16, 2026 3:43 PM
To: Planning Contact; City Clerk's Office; John Bacon; Dean Vakas; Robyn Essex; LeEtta Felter; Kevin Deneault; Jeff Creighton; Matthew Schoonover
Subject: Wexford/Briarwood resident in favor of Starfish

Follow Up Flag: Follow up
Flag Status: Completed

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Hello,

I live in a home in Wexford near 139th and Black Bob, which is technically a separate neighborhood but very overlapped with the Briarwood neighborhood. I would like to voice my support for Starfish moving into the building at Brougham and 135th street.

This organization is doing great things for our community. Unfortunately, more and more families and members of our community are needing additional help because of the skyrocketing increase in cost of living here in Olathe. I know that Starfish is going to do everything in their power to keep things running smoothly and to not interfere with the neighborhood - in fact, I plan to volunteer with them to help!

I'll be honest - I'm tired of the "not in my backyard" mentality I see among many neighbors in Briarwood but even more largely in Johnson County. I think they have preconceived notions of the people who utilize Starfish's resources and are completely oblivious to the number of families in our area who need additional resources. My kids attended Briarwood Elementary school, and every year the number of students needing snacks and clothing items from the Care Closet is increasing. Starfish is another great organization to meet those needs.

Even if my home value does suffer (which I honestly don't see happening in reality), I would rather have a lower home value while the rest of my community is also thriving.

I want our neighborhood to be a place that makes our community better for ALL of our neighbors, and I think Starfish wants the same thing. So please know that in the midst of all the negativity you're hearing from Briarwood residents, there are those of us who do welcome Starfish to this location.

Thank you,
Tracy Baack
15133 W 139th Ter