



MINUTES – Opening Remarks

Planning Commission Meeting: January 13, 2025

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

Recited Pledge of Allegiance.

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

Chair Janner referenced the Planning Commission Consent Agenda, which includes four items. Chair Janner asked if any items needed to be removed for separate discussion or additional information. Seeing none, Chair Janner called for a motion.

A motion to approve MN24-1209, Planning Commission meeting minutes of December 9, 2024, was made by **Commissioner Chapman** and seconded by **Commissioner Terrones**. The motion passed 7 to 0.



MINUTES

Planning Commission Meeting: January 13, 2025

Application:	<u>PR24-0022:</u> Request for approval of a revised preliminary site development plan for Hyper Energy Bar on approximately 2.54 acres, located at 2250 W. Dartmouth Street.
---------------------	---

A motion to approve PR24-0022 was made by **Commissioner Chapman** and seconded by **Commissioner Terrones**. The motion passed with a vote of 7 to 0 with the following stipulations:

1. A waiver is granted from UDO 18.20.130.C that exempts Lot 1 from the required street frontage area requirements along Santa Fe Street as shown on the preliminary site development plan November 22, 2024.
2. A waiver is granted from UDO 18.15.020.G.8.b to decrease the minimum glass requirement from 25% to a range of 15-20% on the primary facades for Lot 1 as shown on the elevations December 19, 2024.
3. A revised preliminary site development plan is required for Lot 2 prior to submittal of a final site development plan.
4. 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.



MINUTES

Planning Commission Meeting: January 13, 2025

Application:	<u>FP24-0033</u>: Request for approval of a final plat for Park 169, First Plat, containing seven (7) lots and five (5) tracts on approximately 66.39 acres, located northeast of W. 167th Street and S. US-169 Highway.
---------------------	---

A motion to approve FP24-0033 was made by **Commissioner Chapman** and seconded by **Commissioner Terrones**. The motion passed with a vote of 7 to 0 with the following stipulations:

1. Berms must be constructed in Tracts A, B, and a portion of C adjacent to residential prior to issuance of building permits.
2. Prior to issuance of a land disturbance permit, standard orange barricade fencing must be installed around all tree preservation areas in accordance with UDO 18.30.240.



MINUTES

Planning Commission Meeting: January 13, 2025

Application:	<u>FP24-0035:</u> Request for approval of a final plat for Park 169, Second Plat, containing three (3) tracts on approximately 24.16 acres, located northeast of W. 167th Street and S. US-169 Highway.
---------------------	--

A motion to approve FP24-0035 was made by **Commissioner Chapman** and seconded by **Commissioner Terrones**. The motion passed with a vote of 7 to 0 with the following stipulations:

1. The supplemental landscaping within the Tree Preservation Easement (TP/E) must be approved at the time of final site development plan.
2. The two (2) pedestrian connections to W. 159th Street approved with RZ24-0005 must be provided with the final site development plan.
3. Prior to issuance of a land disturbance permit, standard orange barricade fencing must be installed around all tree preservation areas in accordance with UDO 18.30.240.



MINUTES – Closing Remarks

Planning Commission Meeting: January 13, 2025

Kim Hollingsworth, Planning and Development Manager invited residents and attendees to participate in the Comprehensive Plan update by completing the online survey and/or mapping activity which would remain open until approximately January 24, 2025. Details are available at olatheks.org/elevateolathe.

Chair Janner thanked staff for their hard work on the plan update.

Meeting adjourned.