MINUTES – Opening Remarks

Planning Commission Meeting: June 22, 2026

The Planning Commission convened at 7:00 p.m. to meet in regular session with **Chairman Wayne Janner** presiding. Commissioners Taylor Breen, Tony Bergida, Keith Brown, Ken Chapman, and Scott Seeling were present. Commissioners Chip Corcoran, Megan Lynn, and Jim Terrones 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 announced the construction project to replace the parking lot north of City Hall would begin this month and is anticipated to conclude in late Summer 2027. Parking information and project updates can be found at OlatheKS.gov/Parking.

Chair Janner referenced the Planning Commission Consent Agenda, which includes three items, and provided procedural information about the consent agenda.

Chair Janner asked if any items needed to be removed for separate discussion or additional information, but no Commissioners made a request.

A motion to approve MN26-0511, Planning Commission meeting minutes of May 11, 2026, was made by **Commissioner Breen** and seconded by **Commissioner Bergida**. The motion passed 6 to 0.

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Application:	**MP26-0003:** A minor plat for Funk Addition, Lot 1, containing one (1) lot on approximately 0.29 acres, located at 515 S. Chestnut Street.

A motion to approve MP26-0003 was made by **Commissioner Breen** and seconded by **Commissioner Bergida**. The motion passed with a vote of 6 to 0 with no stipulations.

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Application:	**FP26-0009:** A final plat for 175th Commerce Centre East, containing one (1) lot and five (5) tracts on approximately 61.11 acres, located northeast of W. 175th Street and S. Hedge Lane.

A motion to approve FP26-0009 was made by **Commissioner Breen** and seconded by **Commissioner Bergida**. The motion passed with a vote of 6 to 0 with the following stipulation:

1. Monticello Road must be constructed adjacent to this platted property, and Monticello Road must connect to an existing arterial or collector street in accordance with City Council Policy, PI-3 – Public Improvements.

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Application:	**FP26-0002:** A final plat with vacation of an easement and public right-of-way for Lone Elm Commerce Center, Sixth Plat, containing one (1) lot and three (3) tracts on approximately 44.1 acres, located northwest of W. 167th Street and Lone Elm Road.

Chair Janner introduced FP26-0002, the request for a final plat with vacation of an easement and public right-of-way, for Lone Elm Commerce Center, Sixth Plat. He noted the associated rezoning and preliminary site development plan were approved by City Council in May 2026. He stated this public hearing was only the request to vacate an easement with the plat, and no formal presentation was needed.

Chair Janner called for any questions from Commissioners, but there were none.

Chair Janner opened the public hearing and confirmed no one had signed up to speak. He then requested a motion to close the public hearing.

Commissioner Bergida moved to close the hearing, and **Commissioner Breen** seconded the motion. The motion passed with a vote of 6 to 0.

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

Commissioner Breen moved to approve FP26-0002 as stipulated by staff, and **Commissioner Chapman** seconded. The motion passed with a vote of 6 to 0 with no stipulations.

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Application:	**SU26-0002:** A special use permit renewal for Motor Vehicle Sales for Car City, located at 1501 E. Santa Fe Street and 142 N. Burch Street.

Ms. Taylor Vande Velde, Planner II, presented SU26-0002, the request to renew the existing Special Use Permit for motor vehicle sales at Car City. She stated that the property is located west of Interstate 35 at the intersection of Burch Street and Santa Fe Street and that Car City had originally received Special Use Permit approval in 2021. She stated that the property is zoned C-3, which allows motor vehicle sales with a Special Use Permit, and that the Comprehensive Plan designates the area for Regional Commercial uses, making the request consistent with the City's future land use plan. Ms. Vande Velde reported that no changes to the existing use or building were proposed. She noted that the site would retain its existing landscaping and parking layout. She continued that the only proposed modification is the replacement of two street trees along Burch Street with more suitable species due to limited planting space and overhead utility lines.

Ms. Vande Velde stated that all public notice requirements had been met. She added no one attended the required neighborhood meeting, and staff received no public comments regarding the application. She advised that staff recommended approval of Special Use Permit SU26-0002 with the standard five-year approval period and continuation of the existing restriction on certain temporary signs.

Chair Janner called for any Commissioner questions for staff, but there were none.

Chair Janner opened the public hearing and noted that no one had signed up to speak. He called for a motion to close the public hearing.

Commissioner Bergida moved to close the public hearing, and **Commissioner Seeling** seconded. The motion passed with a vote of 6 to 0.

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

Commissioner Chapman moved to approve SU26-0002 as recommended and stipulated by staff. **Commissioner Seeling** seconded the motion to approve the item.

The motion passed with a vote of 6 to 0 as follows:

A. Staff recommends approval of SU26-0002 for the following reasons:

    1. The proposal conforms to the Goals, Objectives and Policies of the Comprehensive Plan.

    2. 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, SU26-0002, and preliminary site development plan with the following stipulations:

    1. The Special Use Permit to allow motor vehicle sales is valid for a period of five (5) years following City Council approval.

    2. Wind signs, including pennants, streamers, balloons, whirligigs, or similar temporary signs, are prohibited.

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Application:	**SU26-0003:** A special use permit for Motor Vehicle Sales for Rivian, located at 601 N. Lindenwood Drive.

Ms. Lauren Winter, Planner II, presented SU26-0003, explaining that the request was for a first-time Special Use Permit to allow motor vehicle sales at Rivian's existing facility at 601 N. Lindenwood Drive. Ms. Winter reported that Rivian had operated the site as a vehicle service center for the past three years and is surrounded by industrial zoning. She stated that the property itself is zoned M-2, General Industrial, which allows motor vehicle sales with approval of a Special Use Permit. She continued that the Comprehensive Plan designates the area as Business Park, making the proposed use compatible with the future land use designation.

Ms. Winter presented the existing building, parking layout, and landscaping plan. She noted that the only site modification would be the designation of two parking spaces along Lindenwood Drive for vehicle display and sales.

Ms. Winter stated that all public notice requirements had been met, and no neighbors attended the required neighborhood meeting. She also said neither staff nor the applicant had received public comments regarding the request. She advised that staff recommended approval of Special Use Permit SU26-0003 with an initial five-year period, consistent with similar first-time special use permits.

Chair Janner called for any Commissioner questions for staff, but there were none.

Chair Janner opened the public hearing and noted that one person had signed up to speak but had withdrawn his request. As such, he called for a motion to close the public hearing.

Commissioner Bergida moved to close the public hearing, and **Commissioner Breen** seconded. The motion passed with a vote of 6 to 0.

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

Commissioner Bergida moved to approve SU26-0002 as recommended and stipulated by staff. **Commissioner Seeling** seconded the motion to approve the item.

The motion passed with a vote of 6 to 0 as follows:

A. Staff recommends approval of SU26-0003, Rivian Auto Sales, for the following reasons:

   1. The proposal conforms to the Goals, Objectives, and Policies of the Comprehensive Plan.

   2. 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, SU26-0003, and preliminary site development plan with the following stipulations:

   1. The special use permit allows for the proposed car sales use and is valid for a period of five (5) years following the date of the approved resolution.

   2. Wind signs, including pennants, streamers, balloons, whirligigs, or similar temporary signs, are prohibited.

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Regular Business	**Planning Commission Election of Officers**

Chair Janner announced the third and final item of Regular Business was the election of Planning Commission officers. He turned the floor over to Chet Belcher, Chief Community Development Officer.

Mr. Belcher opened the floor for any interested commissioners to provide their names for the record, for nominations, or for further comments regarding the chairperson role.

Commissioner Bergida inquired if Chair Janner would run again, and **Chair Janner** confirmed he would.

Commissioner Brown moved to nominate Wayne Janner to continue as Planning Commission Chair for the next year, noting he has done an exceptional job during his current tenure. **Commissioner Chapman** seconded the motion.

By a vote of 6 to 0, Wayne Janner was reelected as chairperson.

Commissioner Bergida moved to nominate Taylor Breen as vice chairperson for the next year. **Chair Janner** seconded the motion.

By a vote of 6 to 0, Taylor Breen was reelected as vice chairperson.

Commissioner Breen thanked the commissioners for their continued support.

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Chet Belcher, Chief Community Development Director, announced the upcoming budget season with the following workshops available to attend:

1. July 14th – City Council Special Call meeting workshop about the general fund with related CIP and mill-levy supported funds
2. August 4th – City Council Regular Meeting workshop about utility funds
3. August 18th – City Council Regular Meeting workshop about recreation and fees

He announced a tentative Planning Commission budget workshop on August 10th and a formal recommendation to City Council on August 24th. Then, he continued that a public hearing would take place on September 8th, and final City Council consideration on September 15th.

Chair Janner asked to confirm these are open to the public, and **Mr. Belcher** confirmed.

Chair Janner asked where the details are available, and **Mr. Belcher** answered on olatheks.gov/budget. He offered calendar invitations to the Commissioners if requested.

Meeting adjourned.