

Sunnybrook Zoning Amendment

Case No: RZ25-0004

Meeting Minutes. Neighborhood Meeting held at the St. Jerome Room, St. Paul Catholic Church, 21650 W. 115th Terr., Olathe, Kansas. June 19th, 2025

A neighborhood meeting was held at the above location at 7:00 pm, on June 19, 2025.

A signup sheet was provided, copy attached.

The meeting was conducted by Mark W. McKinzie, as attorney and owner's representative for Sunnybrook Management Company, LLC and the Leonard B. & Eulalia E. McKinzie Family LLC. Mr. McKinzie had authorizations from all the other property owners who joined in the application to amend Zoning Ordinance ORD. 5-25. Also in attendance was Kurt Kuhlmann, on behalf of the McKinzie entities.

The meeting was opened with a discussion of the purpose of the application and why the same had been filed. The original zoning ordinance for the area had prohibited monument signs in favor of "area" signs that listed multiple businesses on one centrally located sign. It was explained that the development of the property occurred in a way that was different from originally anticipated and that the single sign location was not effective for the current development. The neighbors expressed their opposition to a single large sign with multiple businesses listed and they seemed to favor monument signs. They also seemed to appreciate that any monument sign to be built was to be approved by city staff so that certain safeguards were implemented.

The neighbors were very interested in a timeframe on certain road improvements to be built to allow better traffic flow in the area. There was a feeling that once Crème de la Crème was built, the traffic patterns in the development would be greatly improved. Some were anxious for Sunnybrook Blvd. to be extended to College Blvd. It was explained that the city would not be building that extension. It would be built as the property to the north was sold and developed, since funding would most likely be private dollars.

After all the issues were discussed, the meeting was adjourned.

Mark W. McKinzie

Recording secretary for the meeting.

Neighborhood Meeting, June 19, 2025

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