



CALL TO ORDER

- Present** Commissioner Jeffery Creighton, Commissioner Keith Brown, Commissioner Tony Bergida, Commissioner Jim Terrones, Commissioner Chip Corcoran, and Commissioner Taylor Breen
- Absent** Commissioner Megan Lynn, Commissioner Ken Chapman, and Commissioner Wayne Janner

PLEDGE OF ALLEGIANCE

QUORUM ACKNOWLEDGEMENT

CONSENT AGENDA

- A. MN24-0212:** Approval of the minutes as written from the February 12, 2024 Planning Commission meeting.
- Motion by Commissioner Bergida, seconded by Commissioner Terrones, that MN24-0212 be approved. The motion carried by the following vote:
- Yes:** Creighton, Brown, Bergida, Terrones, Corcoran, and Breen
- Absent:** Lynn, Chapman, and Janner
- B. MP24-0006:** Request for approval of a minor plat for Wild Rose Addition, containing two (2) lots on approximately 0.89 acres, located at 314 and 317 S. Wabash Circle.
- Owners: Michael and Emily Paton; Sheila Carr
Engineer/Applicant: Todd Allenbrand, Payne & Brockway, P.A.
- Motion by Commissioner Bergida, seconded by Commissioner Terrones, that MP24-0006 be approved. The motion carried by the following vote:
- Yes:** Creighton, Brown, Bergida, Terrones, Corcoran, and Breen
- Absent:** Lynn, Chapman, and Janner

- C. FP24-0001:** Request for approval of a final plat for Prairie Ridge Plaza Midland, containing one (1) lot on approximately 3.89 acres, located southeast of College Boulevard and S. Ambassador Street.

Owner: Dave Sandir, Gateway Housing, LP
Applicant: Shawn Sullivan, Midland Care Connection, Inc.
Engineer: Doug Ubben, Phelps Engineering, Inc.

Motion by Commissioner Bergida, seconded by Commissioner Terrones, that FP24-0001 be approved as stipulated. The motion carried by the following vote:

Yes: Creighton, Brown, Bergida, Terrones, Corcoran, and Breen

Absent: Lynn, Chapman, and Janner

- D. FP24-0002:** Request for approval of a final plat for Prairie Ridge Plaza Evergreen, containing one (1) lot and two (2) tracts on approximately 16.40 acres, located southeast of S. Ridgeview Road and W. 112th Street.

Owner: Dave Sandir, Gateway Housing, LP
Applicant: Chris Osborn, Evergreen Living Innovations, Inc.
Engineer: Doug Ubben, Phelps Engineering, Inc.

Motion by Commissioner Bergida, seconded by Commissioner Terrones, that FP24-0002 be approved as stipulated. The motion carried by the following vote:

Yes: Creighton, Brown, Bergida, Terrones, Corcoran, and Breen

Absent: Lynn, Chapman, and Janner

- E. PR23-0024:** Request for approval of a preliminary site development plan for Saint John Paul II Parrish on approximately 23.55 acres, located southeast of W. 168th Terrace and S. Ridgeview Road.

Owner/Applicant: Dan Himmelberg, The Archdiocese of Kansas City in Kansas
Engineer: Doug Ubben, Jr., Phelps Engineering, Inc.

Motion by Commissioner Bergida, seconded by Commissioner Terrones, that PR23-0024 be approved as stipulated. The motion carried by the following vote:

Yes: Creighton, Brown, Bergida, Terrones, Corcoran, and Breen

Absent: Lynn, Chapman, and Janner

OLD BUSINESS

A. OLD BUSINESS

On December 5, 2023 the City Council remanded the following application to the Planning Commission.

RZ23-0008: Request for approval of a rezoning from the CP-2 (Planned General Business) District to the C-3 (Regional Center) District for B Street Collision Center on approximately 3.43 acres; located northeast of W. 151st Street and S. Pflumm Road.

Owner: George Gilchrist

Applicant: Robert M. Meurer, White Company Commercial Real Estate

Engineer: Jeffrey T. Skidmore, P.E., Schlagel and Associates

Motion by Commissioner Creighton, seconded by Commissioner Corcoran, for acceptance of the stipulations as provided in the staff report, including the waiver in Section A and the stipulations in B through C. The motion failed by the following vote:

Yes: Creighton, Corcoran, and Breen

No: Brown, Bergida, and Terrones

Absent: Lynn, Chapman, and Janner

REGULAR BUSINESS

REGULAR AGENDA-PUBLIC HEARING

A. PUBLIC HEARING

RZ24-0003: Request for approval of a rezoning from the C-2 (Community Center) District to the CC (Cedar Creek) District and a preliminary site development plan for Cedar Ridge (formerly known as Shadow Glen) Mixed Use Community on approximately 14.37 acres; located southeast of S. Cedar Creek Parkway and W. Valley Parkway.

Request continuance to a future Planning Commission meeting.

Applicant: Henry Klover, Klover Architects, Inc.

Owner: Craig Eymann, CC Property Investment I, LLC

Developer: Rick Oddo, Oddo Development

Engineer: David Rinne, Schlagel & Associates

Motion by Commissioner Corcoran, seconded by Commissioner Creighton, that RZ24-0003 be continued. The motion carried by the following vote:

Yes: Creighton, Brown, Bergida, Terrones, Corcoran, and Breen

Absent: Lynn, Chapman, and Janner

B. PUBLIC HEARING

SU24-0001: Request for approval of a special use permit for a Conference and Retreat Center for Imagine This KC, LLC on approximately 2.06 acres; located at 620 N. Lindenwood Drive.

Owner: Shawn Sedlacek, Lindenwood Properties, LLC

Applicant: Shana Crockett, Imagine This KC, LLC

Motion by Commissioner Bergida, seconded by Commissioner Brown, that SU24-0001 be recommended for approval as stipulated. The motion carried by the following vote:

Yes: Creighton, Brown, Bergida, Terrones, Corcoran, and Breen

Absent: Lynn, Chapman, and Janner

C. PUBLIC HEARING

RZ23-0003: Request for approval of a rezoning from the R-1 (Single-Family), R-2 (Two-Family), CTY RUR (County Rural), C-2 (Community Center), C-O (Office) and RP-4 (Planned Medium Density Multifamily) Districts to the R-3 (Low-Density Multifamily) District and a preliminary site development plan for Oddo Olathe Apartments on approximately 27.15 acres, located southwest of College Boulevard and K-7 Highway.

Owner: Rick Oddo, RMO Olathe LLC

Applicant: Henry Klover, Klover Architects, Inc.

Engineer/Architect: Jake Hattock, Schlagel & Associates

Motion by Commissioner Terrones, seconded by Commissioner Brown, that RZ23-0003 be recommended for approval as stipulated. The motion carried by the following vote:

Yes: Creighton, Brown, Bergida, Terrones, Corcoran, and Breen

Absent: Lynn, Chapman, and Janner

D. PUBLIC HEARING

RZ24-0001: Request for approval of a rezoning from the BP (Business Park) District to the C-3 (Regional Center) District and a preliminary site development plan for Midland Care Connection, Inc. on approximately 3.89 acres; located southeast of College Boulevard and S. Ambassador Street.

Owner: Dave Sandir, Gateway Housing, LP

Applicant/Engineer: Doug Ubben, Jr., Phelps Engineering, Inc.

Developer: Shawn Sullivan, Midland Care Connection, Inc.

Motion by Commissioner Brown, seconded by Commissioner Creighton, that RZ24-0001 be recommended for approval as stipulated. The motion carried by the following vote:

Yes: Creighton, Brown, Bergida, Terrones, Corcoran, and Breen

Absent: Lynn, Chapman, and Janner

E. PUBLIC HEARING

RZ24-0002: Request for approval of a rezoning from the BP (Business Park) District to the C-3 (Regional Center) District and a preliminary site development plan for Evergreen Senior Living on approximately 16.40 acres; located southeast of S. Ridgeview Road and W. 112th Street.

Owner: Dave Sandir, Gateway Housing, LP
Engineer: Doug Ubben, Jr., Phelps Engineering, Inc.
Applicant: Chris Osborn, Evergreen Living Innovations

Motion by Commissioner Creighton, seconded by Commissioner Terrones, that RZ24-0002 be recommended for approval as stipulated. The motion carried by the following vote:

Yes: Creighton, Brown, Bergida, Terrones, Corcoran, and Breen

Absent: Lynn, Chapman, and Janner

ANNOUNCEMENTS

ADJOURNMENT