



## MINUTES – Opening Remarks

### Planning Commission Meeting: September 9, 2024

---

The Planning Commission convened at 7:00 p.m. to meet in regular session with **Chair Wayne Janner** presiding. Commissioners Tony Bergida, Keith Brown, Ken Chapman, Jeffrey Creighton, Megan Lynn and Jim Terrones were present. Commissioners Taylor Breen and Chip Corcoran 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 items needed to be removed for separate discussion or additional information.

**Commissioner Creighton** requested to remove consent Items C (PR24-0005) and D (PR24-0010) for separate discussion. Chair Janner entertained a motion for the remaining consent agenda items.

A motion to approve MN24-0826, Planning Commission meeting minutes of August 26, 2024, was made by **Commissioner Bergida** and seconded by **Commissioner Chapman**. The motion passed 7 to 0.



## MINUTES

### Planning Commission Meeting: September 9, 2024

---

<b>Application:</b>	<b><u>FP24-0023:</u></b> Request for approval of a final plat for Woodland Hills, Seventh Plat, containing 56 lots and two (2) tracts on approximately 17.06 acres, located southeast of College Boulevard and S. Woodland Road.
---------------------	--

---

A motion to approve FP24-0023 was made by **Commissioner Bergida** and seconded by **Commissioner Chapman**. The motion passed with a vote of 7 to 0 with the following stipulation:

1. Prior to recording this plat, the developer must obtain final development plan approval for the pool and clubhouse amenities. Following final development plan approval, all incomplete amenities within Phases 1 through 3 must be financially guaranteed prior to building permit issuance for lots within this phase as required by UDO 18.30.120.E. Phase 1 through 3 amenities must be installed prior to recording the plat for the next phase of development.



## MINUTES

### Planning Commission Meeting: September 9, 2024

<b>Application:</b>	<b><u>PR24-0005:</u></b> Request for approval of a preliminary site development plan for Pioneer Park on approximately 16.66 acres; located northwest of College Boulevard and S. Woodland Road.
---------------------	--

**Commissioner Creighton** requested to pull Items C (PR24-0005) and D (PR24-0010) from the consent agenda for additional information.

**Chair Janner** called Taylor Vande Velde to give a presentation on the project.

**Taylor Vande Velde, Planner I**, stated she would simultaneously present both PR24-0005 for Pioneer Park and PR24-0010 for Fire Station 9 because the two City projects are in the same location and are related. She continued that both sites are generally northwest of College Boulevard and Woodland Road. She continued that both properties were zoned to the AG (Agricultural) District in 2012 and are surrounded predominantly by Agricultural and Residential zoning. The proposed uses are allowed by right and align with the Future Land Use map designations (Conventional Neighborhood and Secondary Greenway). This plan also aligns with the Woodland Road Corridor plan that designates a park space generally at College and Woodland, which this park fulfills.

Ms. Vande Velde provided further details for Pioneer Park including traffic access points, stormwater detention, parking, and phasing. Phase I will create parking, a Race Street connection, and pedestrian trails. Phase II will finish the 108<sup>th</sup> Terrace connection, additional pedestrian connections, and a picnic shelter with restrooms and a playground. Ms. Vande Velde presented the landscaping and buffer plan with a 100 foot tree preservation along the north border of the park, abutting the residential area. Ms. Vande Velde stated a neighborhood meeting was held June 20, 2024; twenty-six (26) people attended with questions about hours of operation, traffic, and signage. Staff received no additional correspondence.

Staff recommends approval of the preliminary site development plan for Pioneer Park (PR24-0005) with a stipulation.

Ms. Vande Velde paused for questions from the commissioners.

**Commission Creighton** stated he requested additional discussion on these items for the following reasons:

1. For transparency, since these are City projects
2. To comment that the park fills a need in this area
3. To publicly thank the long-time Olathe Hoff family who donated the property

**Ms. Vande Velde** added there will be a plaque commemorating the Hoff family's contribution at the new park.

**Ms. Vande Velde** continued to present preliminary plans for Fire Station 9 (PR24-0010) located southwest of the proposed Pioneer Park. She presented the site plan including parking and a two-story building with two fire apparatus bays to serve the Woodland Corridor area. She presented the renderings and elevations; materials and architecture exceed UDO standards. Ms. Vande Velde presented the landscape plan, with trees along College Boulevard and additional plantings along the stormwater detention area. Trees will be preserved along the western border as a buffer to the adjacent residential; the overall site plan was shifted eastward in order to preserve the trees.

Ms. Vande Velde stated a parking waiver was requested from 18 parking spaces to 16.. The reduction of parking stalls is necessary to accommodate the retaining wall that protects the western treeline and to allow the generator to be shifted farther away from residential. Due to the utilities to the east, the site is unable to shift farther east, but the reduction in parking helped create better compatibility with the adjacent residential.

A neighborhood meeting for PR24-0010 was held on August 19<sup>th</sup> with four attendees, who had questions about site selection, tree preservation, trash enclosure, lighting, and noise. Staff received two additional correspondences with concerns about site selection and tree preservation. Staff accommodated resident feedback with the revised plans and stipulations.

**Ms. Vande Velde** provided an overview of the proposed stipulations for both PR24-0005 and PR24-0010.

**Chair Janner** opened the floor for questions.

**Commissioner Bergida** thanked the Hoff family for their donation. He asked whether the family intended the land to be used for parks only or whether they agreed to a fire station also.

**Ms. Vande Velde** stated the original property was intended for a park, and the agreement was later amended in 2019 to separate the 2-acre property for the fire station.

**Commissioner Bergida** asked to clarify the existing pond would be drained and then another pond to the north would be created.

**Ms. Vande Velde** explained the existing pond would be converted to a dry detention basin with overflow to follow the existing drainage area. She further explained Pioneer Park will have a wet detention basin for the pond.

**Commissioner Bergida** asked whether this was necessary to drain the pond as opposed to keeping the pond and using it for the park.

**Ms. Vande Velde** and **Commissioner Bergida** further discussed the rationale for moving the pond. **Ms. Vande Velde** answer the plan meets the Title 17 requirements. Further, to accommodate the building and site improvements, the pond must shift some, which would require draining regardless. **Commissioner Bergida** asked whether parties considered locating the fire station site east of the pond instead.

**Chet Belcher, Chief Development Officer**, further answered that if the fire station building site was moved east of the pond, it would be off the two-acre parcel. Due to topography, the fire station site is elevated notably above the pond. To fill and build a safe and stable slope from the station, the slope would encroach into the pond, which is why the pond needed to be drained for dry detention.

**Commissioner Bergida** restated and asked to confirm it would not have been feasible to have the fire station to the east and keep the pond even if it was a different parcel. **Mr. Belcher** confirmed.

**Commissioner Bergida** stated it was his understanding the station is allowed by right under the zoning, so this question may not apply to this particular project. However, he asked for general direction for City projects, whether the City evaluates the plan based on the fire department's future needs or against the comprehensive plan. He continued that there has been discussion on fire station coverage.

**Kim Hollingsworth, Planning and Development Manager**, stated she would answer the comprehensive plan-related portion of the question and would defer to the fire department staff regarding coverage. During a rezoning phase, Planning evaluates compatibility with the Comprehensive Plan. The City confirms which uses are allowed within each zoning district when the Unified Development Ordinance (UDO) was last updated. During the preliminary plan stage, staff and the Commission evaluate landscaping, site and district requirements, and other details because the land use piece has already been vetted earlier in the process.

**Commissioner Bergida** acknowledged it follows the normal process for compatibility with the Comprehensive Plan. Separately, he asked whether the Commission considers the Fire Department's plan or whether that would simply be background information.

**Ms. Hollingsworth** stated that the decision is vetted during the CIP process which goes through the Planning Commission.

**Commissioner Bergida** asked to confirm that during the CIP discussion, the City would have evaluated the fire station location.

**Ms. Hollingsworth** answered the City regularly studies needs for public safety services, and she deferred to the Fire Chief for additional information.

**Jeff DeGraffenreid, Fire Chief**, further answered fire stations are allowed “by right” in all zoning districts for public safety, but he confirmed it’s desired to place it in the best location possible. He continued that there is a full build-out study available to the public which includes up to 12 stations. The Fire Department focuses on the best coverage for geography and density throughout the stations. This station is the next step to serve the Woodland Corridor. That area is significantly built out which leaves few options for a fire station in this area. When the station opens in two years, the department anticipates the station will receive around 1,000 calls a year.

**Commissioner Bergida** thanked Chief DeGraffenreid for his answers and the firefighters for their work. Commissioner Bergida asked whether “mutual aid” was considered in the location of this station since he understands Lenexa has a fire station approximately 1 mile away.

**Mr. DeGraffenreid** stated Lenexa’s Fire Station #4 is north of the site, but Lenexa doesn’t have the same access. Mr. DeGraffenreid stated Olathe covers a portion of Lenexa’s area by agreement because of the direction of travel. Olathe does best northbound on I-35, and Lenexa does best southbound on I-35. The two municipalities work closely. Although it appears on a map that the two are close together geographically, in practice the station is needed. There are many calls along Woodland, the highway to the north, and east on the Ridgeview Corridor that are all currently covered by the station at 119<sup>th</sup> and Renner. That is a long trip when fire service is needed.

**Commissioner Bergida** stated he understands there’s been a 200% increase in calls in that area. He asked how much of that is covered by Lenexa.

**Mr. DeGraffenreid** answered it is a small percentage. Olathe gives more mutual and automatic aid than any other city in Johnson County, and the part Olathe receives is by agreement for areas where access is problematic because of the direction of travel.

**Commissioner Creighton** stated he did not see in the plans a traffic signal for the proposed station. Some existing stations have them, and some do not. He asked by what criteria that is reviewed, especially with the proximity to Olathe Northwest School.

**Mr. DeGraffenreid** stated the community is very attuned to allow fire trucks. Generally, the signals are needed to safely return and park the equipment at the station. A traffic study was conducted; he deferred to Chet Belcher for further details.

**Mr. Belcher** confirmed a traffic study was performed. There will be onsite circulation to get the trucks offsite and back to the stalls. The islands will be adjusted to help also.

**Chair Janner** referenced Phase I and Phase II for the structures of Pioneer Park. He asked whether a timeline for Phase II had been determined.

**Ms. Vande Velde** answered the timeline for Phase II is unknown at this time. She deferred to the Parks and Recreation Staff if they needed further clarification.

**Chair Janner** acknowledged Ms. Vande Velde's answer. He thanked the Fire Chief, Fire Department and Parks and Recreation Staff for all the work they do and that it is appreciated. Chair Janner stated he believes these projects are very important to the City to enhance its presence in those areas.

**Commissioner Bergida** referenced a comment at the neighborhood meeting for Pioneer Park, asking about access from College Boulevard. Commissioner Bergida asked staff to answer whether the reason was cost.

**Mr. Belcher** answered there is a significant grade change there. The access to the fire station is about the only place where the grade is relatively flat from College Boulevard. To create access further east on College Boulevard., there is a sizable retaining wall that would have to be cut through.

**Chair Janner** called for any further questions or discussion. Seeing none, he entertained a motion for Items C (PR24-0005) and D (PR24-0010).

A motion to approve PR24-0005 subject to all staff stipulations was made by **Commissioner Creighton** and seconded by **Commissioner Chapman**. The motion passed with a vote of 7 to 0 with the following stipulation:

1. A tree survey must be submitted with the final site development plan in accordance with UDO 18.30.240.



## MINUTES

### Planning Commission Meeting: September 9, 2024

---

<b>Application:</b>	<u><b>PR24-0010:</b></u> Request for approval of a preliminary site development plan for Olathe Fire Station 9 on approximately 2 acres; located northeast of College Boulevard and S. Palisade Street.
---------------------	---

---

**Commissioner Creighton** requested to pull Items C (PR24-0005) and D (PR24-0010) from the consent agenda for additional information.

**Chair Janner** called Taylor Vande Velde to give a presentation on the project.

**Taylor Vande Velde, Planner I**, stated she would simultaneously present both PR24-0005 for Pioneer Park and PR24-0010 for Fire Station 9 because the two City projects are in the same location and are related. She continued that both sites are generally northwest of College Boulevard and Woodland Road. She continued that both properties were zoned to the AG (Agricultural) District in 2012 and are surrounded predominantly by Agricultural and Residential zoning. The proposed uses are allowed by right and align with the Future Land Use map designations (Conventional Neighborhood and Secondary Greenway). This plan also aligns with the Woodland Road Corridor plan that designates a park space generally at College and Woodland, which this park fulfills.

Ms. Vande Velde provided further details for Pioneer Park including traffic access points, stormwater detention, parking, and phasing. Phase I will create parking, a Race Street connection, and pedestrian trails. Phase II will finish the 108<sup>th</sup> Terrace connection, additional pedestrian connections, and a picnic shelter with restrooms and a playground. Ms. Vande Velde presented the landscaping and buffer plan with a 100 foot tree preservation along the north border of the park, abutting the residential area. Ms. Vande Velde stated a neighborhood meeting was held June 20, 2024; twenty-six (26) people attended with questions about hours of operation, traffic, and signage. Staff received no additional correspondence.

Staff recommends approval of the preliminary site development plan for Pioneer Park (PR24-0005) with a stipulation.

Ms. Vande Velde paused for questions from the commissioners.

**Commission Creighton** stated he requested additional discussion on these items for the following reasons:

1. For transparency, since these are City projects
2. To comment that the park fills a need in this area
3. To publicly thank the long-time Olathe Hoff family who donated the property

**Ms. Vande Velde** added there will be a plaque commemorating the Hoff family's contribution at the new park.

**Ms. Vande Velde** continued to present preliminary plans for Fire Station 9 (PR24-0010) located southwest of the proposed Pioneer Park. She presented the site plan including parking and a two-story building with two fire apparatus bays to serve the Woodland Corridor area. She presented the renderings and elevations; materials and architecture exceed UDO standards. Ms. Vande Velde presented the landscape plan, with trees along College Boulevard and additional plantings along the stormwater detention area. Trees will be preserved along the western border as a buffer to the adjacent residential; the overall site plan was shifted eastward in order to preserve the trees.

Ms. Vande Velde stated a parking waiver was requested from 18 parking spaces to 16.. The reduction of parking stalls is necessary to accommodate the retaining wall that protects the western treeline and to allow the generator to be shifted farther away from residential. Due to the utilities to the east, the site is unable to shift farther east, but the reduction in parking helped create better compatibility with the adjacent residential.

A neighborhood meeting for PR24-0010 was held on August 19<sup>th</sup> with four attendees, who had questions about site selection, tree preservation, trash enclosure, lighting, and noise. Staff received two additional correspondences with concerns about site selection and tree preservation. Staff accommodated resident feedback with the revised plans and stipulations.

**Ms. Vande Velde** provided an overview of the proposed stipulations for both PR24-0005 and PR24-0010.

**Chair Janner** opened the floor for questions.

**Commissioner Bergida** thanked the Hoff family for their donation. He asked whether the family intended the land to be used for parks only or whether they agreed to a fire station also.

**Ms. Vande Velde** stated the original property was intended for a park, and the agreement was later amended in 2019 to separate the 2-acre property for the fire station.

**Commissioner Bergida** asked to clarify the existing pond would be drained and then another pond to the north would be created.

**Ms. Vande Velde** explained the existing pond would be converted to a dry detention basin with overflow to follow the existing drainage area. She further explained Pioneer Park will have a wet detention basin for the pond.

**Commissioner Bergida** asked whether this was necessary to drain the pond as opposed to keeping the pond and using it for the park.

**Ms. Vande Velde** and **Commissioner Bergida** further discussed the rationale for moving the pond. **Ms. Vande Velde** answer the plan meets the Title 17 requirements. Further, to accommodate the building and site improvements, the pond must shift some, which would require draining regardless. **Commissioner Bergida** asked whether parties considered locating the fire station site east of the pond instead.

**Chet Belcher, Chief Development Officer**, further answered that if the fire station building site was moved east of the pond, it would be off the two-acre parcel. Due to topography, the fire station site is elevated notably above the pond. To fill and build a safe and stable slope from the station, the slope would encroach into the pond, which is why the pond needed to be drained for dry detention.

**Commissioner Bergida** restated and asked to confirm it would not have been feasible to have the fire station to the east and keep the pond even if it was a different parcel. **Mr. Belcher** confirmed.

**Commissioner Bergida** stated it was his understanding the station is allowed by right under the zoning, so this question may not apply to this particular project. However, he asked for general direction for City projects, whether the City evaluates the plan based on the fire department's future needs or against the comprehensive plan. He continued that there has been discussion on fire station coverage.

**Kim Hollingsworth, Planning and Development Manager**, stated she would answer the comprehensive plan-related portion of the question and would defer to the fire department staff regarding coverage. During a rezoning phase, Planning evaluates compatibility with the Comprehensive Plan. The City confirms which uses are allowed within each zoning district when the Unified Development Ordinance (UDO) was last updated. During the preliminary plan stage, staff and the Commission evaluate landscaping, site and district requirements, and other details because the land use piece has already been vetted earlier in the process.

**Commissioner Bergida** acknowledged it follows the normal process for compatibility with the Comprehensive Plan. Separately, he asked whether the Commission considers the Fire Department's plan or whether that would simply be background information.

**Ms. Hollingsworth** stated that the decision is vetted during the CIP process which goes through the Planning Commission.

**Commissioner Bergida** asked to confirm that during the CIP discussion, the City would have evaluated the fire station location.

**Ms. Hollingsworth** answered the City regularly studies needs for public safety services, and she deferred to the Fire Chief for additional information.

**Jeff DeGraffenreid, Fire Chief**, further answered fire stations are allowed “by right” in all zoning districts for public safety, but he confirmed it’s desired to place it in the best location possible. He continued that there is a full build-out study available to the public which includes up to 12 stations. The Fire Department focuses on the best coverage for geography and density throughout the stations. This station is the next step to serve the Woodland Corridor. That area is significantly built out which leaves few options for a fire station in this area. When the station opens in two years, the department anticipates the station will receive around 1,000 calls a year.

**Commissioner Bergida** thanked Chief DeGraffenreid for his answers and the firefighters for their work. Commissioner Bergida asked whether “mutual aid” was considered in the location of this station since he understands Lenexa has a fire station approximately 1 mile away.

**Mr. DeGraffenreid** stated Lenexa’s Fire Station #4 is north of the site, but Lenexa doesn’t have the same access. Mr. DeGraffenreid stated Olathe covers a portion of Lenexa’s area by agreement because of the direction of travel. Olathe does best northbound on I-35, and Lenexa does best southbound on I-35. The two municipalities work closely. Although it appears on a map that the two are close together geographically, in practice the station is needed. There are many calls along Woodland, the highway to the north, and east on the Ridgeview Corridor that are all currently covered by the station at 119<sup>th</sup> and Renner. That is a long trip when fire service is needed.

**Commissioner Bergida** stated he understands there’s been a 200% increase in calls in that area. He asked how much of that is covered by Lenexa.

**Mr. DeGraffenreid** answered it is a small percentage. Olathe gives more mutual and automatic aid than any other city in Johnson County, and the part Olathe receives is by agreement for areas where access is problematic because of the direction of travel.

**Commissioner Creighton** stated he did not see in the plans a traffic signal for the proposed station. Some existing stations have them, and some do not. He asked by what criteria that is reviewed, especially with the proximity to Olathe Northwest School.

**Mr. DeGraffenreid** stated the community is very attuned to allow fire trucks. Generally, the signals are needed to safely return and park the equipment at the station. A traffic study was conducted; he deferred to Chet Belcher for further details.

**Mr. Belcher** confirmed a traffic study was performed. There will be onsite circulation to get the trucks offsite and back to the stalls. The islands will be adjusted to help also.

**Chair Janner** referenced Phase I and Phase II for the structures of Pioneer Park. He asked whether a timeline for Phase II had been determined.

**Ms. Vande Velde** answered the timeline for Phase II is unknown at this time. She deferred to the Parks and Recreation Staff if they needed further clarification.

**Chair Janner** acknowledged Ms. Vande Velde's answer. He thanked the Fire Chief, Fire Department and Parks and Recreation Staff for all the work they do and that it is appreciated. Chair Janner stated he believes these projects are very important to the City to enhance its presence in those areas.

**Commissioner Bergida** referenced a comment at the neighborhood meeting for Pioneer Park, asking about access from College Boulevard. Commissioner Bergida asked staff to answer whether the reason was cost.

**Mr. Belcher** answered there is a significant grade change there. The access to the fire station is about the only place where the grade is relatively flat from College Boulevard. To create access further east on College Boulevard., there is a sizable retaining wall that would have to be cut through.

**Chair Janner** called for any further questions or discussion. Seeing none, he entertained a motion for Items C (PR24-0005) and D (PR24-0010).

A motion to approve PR24-0010 subject to all staff stipulations was made by **Commissioner Creighton** and seconded by **Commissioner Chapman**. The motion passed with a vote of 7 to 0 with the following stipulation:

1. A solid fence, gate, and evergreen trees will be provided within the western portion of the property to provide additional screening.
2. A waiver is granted from UDO 18.30.160 allowing a decrease of parking requirements from 18 parking spaces to 16 parking spaces.



## MINUTES

Planning Commission Meeting: September 9, 2024

---

<b>Application:</b>	<u>RZ24-0014:</u> Request for approval of a rezoning from the AG (Agricultural) District to the C-2 (Community Center) District and a preliminary site development plan for Guidepost Montessori on approximately 4.38 acres; located at 13715 W. 151st Street.
---------------------	---

---

A motion to continue RZ24-0014 to a future Planning Commission meeting was made by **Commissioner Chapman** and seconded by **Commissioner Terrones**.

The motion passed with a vote of 7 to 0.



## **MINUTES – Closing Remarks**

**Planning Commission Meeting: September 9, 2024**

---

**Chair Janner** stated the City is in the process of updating its Comprehensive Plan. As such, he reminded Commissioners and residents that the Community Kick-Off event will take place on September 18<sup>th</sup> from 6:30 pm to 8:00 pm at the Olathe Community Center. All are welcome and encouraged to attend and share input. There are additional event details and opportunities to participate at [olatheks.org/elevateolathe](http://olatheks.org/elevateolathe). Chair Janner stated the City would love to have community input to help shape the City's future direction.

*Meeting adjourned.*