



MINUTES – Opening Remarks

Planning Commission Meeting: July 28, 2025

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

Seeing none, Chair Janner entertained a motion on the consent agenda.

A motion to approve MN25-0714, Planning Commission meeting minutes of July 14, 2025, was made by **Commissioner Breen** and seconded by **Commissioner Chapman**. The motion passed 8 to 0.



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Application:	<u>PR25-0012:</u> Request for approval of a revised preliminary site development plan for Christian Brothers Automotive on approximately 2.78 acres, located at 670 N. Millridge Street.
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A motion to approve PR25-0012 was made by **Commissioner Breen** and seconded by **Commissioner Chapman**. The motion passed with a vote of 8 to 0 with the following stipulations:

1. A waiver is granted from UDO 18.20.150.C.1 to increase the maximum number of parking stalls permitted from 30 to 41 as shown on the preliminary site development plan.
2. A waiver is granted from UDO 18.15.120.G.1 to reduce the required building setback from 40 feet to 35 feet along the northern property line as shown on the preliminary site development plan.
3. A waiver is granted from UDO 18.30.180.C to omit the required trail connection through Tract B of the Stag's Ridge development.
4. A revised preliminary site development plan is required for Lot 2A prior to submittal of a final site development plan.
5. Prior to the issuance of a land disturbance permit, standard orange tree protection fencing in accordance with UDO Section 18.30.240.E must be installed around all Tree Preservation areas on site and must be maintained throughout the duration of construction for this development.
6. 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.



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Application:	<u>FP25-0022:</u> Request for approval of a final plat for Stonebridge South Addition, First Plat, containing two (2) lots and one (1) tract on approximately 0.65 acres, located southeast of W. 168th Terrace and S. Ridgeview Road.
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A motion to approve FP25-0022 was made by **Commissioner Breen** and seconded by **Commissioner Chapman**. The motion passed with a vote of 8 to 0 with the following stipulations:

1. The recording of this final plat must not occur until the required access and adequate public facilities are provided through an adjacent property.
2. The Amendment to Road Cost Sharing Agreement submitted to City staff on June 26, 2025 must be recorded concurrently with this final plat.
3. The approval of this final plat does not require the construction of Lindenwood Drive. With any further development of Phase 2 as shown on the preliminary plat (PP23- 0004) dated February 2, 2024, Lindenwood Drive must be constructed for the full extent depicted in Exhibit C of the Road Cost Sharing Agreement dated August 22, 2023 and recorded with Johnson County in Book 202308 / Page 005763.



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Application:	<u>FP25-0021:</u> Request for approval of a final plat and a vacation of a public utility easement for Premier Business Park, containing one (1) lot on approximately 1.38 acres, located southwest of S. Kansas Avenue and E. Southgate Street.
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Ms. Andrea Morgan, Planner II, presented FP25-0021, a request to approve a final plat and vacation of a utility easement for Premier Business Park. Ms. Morgan explained the property size was approximately 1.38 acres, located southwest of S. Kansas Avenue and E. Southgate Street. She clarified that though most plats are handled through the consent agenda, this case required a public hearing due to the proposed vacation of a 10-foot utility easement. Ms. Morgan stated the plat would combine a northern unplatted section and a southern platted portion into a single lot to support construction of two contractors' garages. She confirmed that the proposed final plat was consistent with the preliminary site development plan approved on June 9th. She noted that there were no known utilities in the easement area.

Ms. Morgan stated all public notification requirements were met. Staff received no public correspondence, and all but two utility providers provided consent, along with support from Olathe's Engineering staff. She concluded by recommending approval.

Chair Janner opened the floor for Commissioner questions.

Seeing none, Chair Janner opened the public hearing. However, after confirming no one had signed up to speak, Chair Janner entertained a motion to close the hearing.

Commissioner Breen moved to close the public hearing, and **Commissioner Bergida** seconded. The motion passed 8 to 0.

Chair Janner called for any final discussion from the Commissioners. With none, Chair Janner called for a motion on the item.

Commissioner Breen moved to approve FP25-0021 as submitted by staff, and **Commissioner Chapman** seconded the motion. The motion passed by a vote of 8 to 0 with the following stipulation:

1. Prior to plat recording, approval from all applicable private utility companies consenting to the requested vacation must be provided to the City.



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Application:	<u>RZ25-0005:</u> Request for approval of a rezoning from the CTY RUR (County Rural) District to the M-2 (General Industrial) District with a preliminary site development plan for Hedge Industrial Park on approximately 98.09 acres, located southeast of W. 167th Street and S. Hedge Lane.
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Mr. Nathan Jurey, Senior Planner, presented RZ25-0005, a request to rezone 98 acres from the County Rural District to M-2 District with a preliminary development plan for Hedge Industrial Park. Mr. Jurey demonstrated the property is situated east of the new Coca-Cola bottling facility and south of the FedEx distribution center. He noted the separating stream that runs from the southeast corner of the site to the northwest corner of the site. Mr. Jurey provide history of the site, which was originally annexed in 2021 but still carried its former County zoning. Mr. Jurey continued that staff recommended restricting certain high-intensity or outdoor-storage-heavy land uses, to ensure consistency with the surrounding M-2 development and the development will preserve woodland areas and stream corridors. Mr. Jurey continued that the proposed plan would align with the PlanOlathe designations of Industrial Area with Secondary Greenway. He also noted alignment with specific comprehensive plan policies.

Mr. Jurey presented the layout of six speculative warehouse and distribution buildings, each with loading docks shielded from public view, general landscape plan, and design standards that used all Class 1 and 2 materials. Mr. Jurey noted a traffic study would be updated with each development phase, along with a requirement to raise a sanitary sewer manhole near the stream.

Mr. Jurey added that all public notice requirements were met. Staff received no public correspondence. He concluded that the plan met the Golden Criteria and thus staff recommended approval, subject to land-use restrictions and stipulations regarding landscape berms, the raised sanitary manhole, and traffic-study updates. He stated the applicant agreed to all of these.

Chair Janner opened the floor for Commissioner questions.

Seeing none, Chair Janner opened the public hearing. However, no one had signed up to speak, and Chair Janner entertained a motion to close the hearing.

Commissioner Breen moved to close the public hearing, and **Commissioner Terrones** seconded. The motion passed 8 to 0.

Chair Janner called for any final discussion from the Commissioners. With none, Chair Janner called for a motion on the item.

Commissioner Chapman moved to approve RZ25-0005 as stipulated by staff, and **Commissioner Creighton** seconded the motion. The motion passed by a vote of 8 to 0 with the following stipulations:

A. Staff recommends approval of RZ25-0005, Hedge Industrial Park, for the following reasons:

1. The proposed development complies with the policies and goals of the Plan Olathe Comprehensive Plan.
2. The requested zoning meets the Unified Development Ordinance criteria for considering zoning applications.

B. Staff recommends approval of the rezoning request with the following stipulation.

1. The following land uses are prohibited:
 - a. Automobile Storage or Towing (Tow Lot)
 - b. Bus/Truck Maintenance, Including Repair and Storage (as principal use)
 - c. Leasing/Rental of Trucks, Trailers, RVs, Boats, Motorcycles
 - d. Parking Lots, Surface as Principal Use
 - e. Public Utility Storage and Service Yards
 - f. Storage Area or Lot, except as an accessory use to a building and not visible from arterial and collector roadways
 - g. Paper Manufacturing
 - h. Petroleum Bulk Stations and Terminals
 - i. Power Generation Plant
 - j. Recycling Centers, Drop-Off
 - k. Rendering and Meat Byproduct Processing
 - l. Textile, Clothing, and Leather Manufacturing

C. Staff recommends approval of the preliminary site development plan request with the following stipulations:

1. On the plans submitted with the final site development plan application, landscaped berms will be included along Hedge Lane where possible as required by UDO 18.30.130.D.

2. The existing sanitary sewer infrastructure serving as the connection point for this development must be replaced and lifted as required by the City of Olathe Engineering Design Criteria.
3. Traffic improvements, and associated timing, will be made in accordance with the Traffic Impact Study dated May 20, 2025 and approval of the City Engineer. The Traffic Impact Study is required to be updated with each development phase and shall adhere to Access Management Plan and City Engineer requirements.



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Application:	<u>RZ25-0006:</u> Request for approval of a rezoning from the CP-2 (Planned General Commercial) District to the R-4 (Residential Medium-Density Multifamily) District for Salvation Army Family Lodge Expansion on approximately 0.21 acres, located northeast of E. Santa Fe Street and N. Woodland Road.
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Chair Janner introduced RZ25-0006, a request for approval of rezoning for the Salvation Army Family Lodge expansion located northeast of Santa Fe and Woodland Road. He stated there was a related item – a special use permit request [SU25-0002] – that would be presented afterward, clarifying that both final the rezoning and special use permit public hearings concerned the same project but addressed different issues.

Mr. Nathan Jurey, Senior Planner, presented RZ25-0006, a request to rezone this property from the CP-2 District to the R-4 District for the Salvation Army Expansion project. Mr. Jurey also noted he would first make a presentation for the rezoning request, and would later provide a second, more detailed presentation in the special use permit presentation.

Mr. Jurey explained that the rezoning site, located two blocks east of City Hall, is part of the greater Salvation Army campus. Mr. Jurey provided historical zoning context and stated the property was residentially zoned since the 1970s until it was rezoned to commercial (CP-2) in 2010 and the existing residences were demolished as part of the Salvation Army Chapel Addition.

At this time, Salvation Army is requesting to rezone the small portion along Woodland Road, back to R-4 residential zoning which would match the zoning district to the north. Mr. Jurey noted that rezoning to R-4 would allow Salvation Army to request a special use permit to expand the Family Lodge; he noted by contrast, the proposed use is not permitted in the existing CP-2 District. Mr. Jurey also confirmed the remainder of the campus would retain its commercial zoning along Santa Fe.

Mr. Jurey stated the Future Land Use map designated this area as Urban Center/Downtown, which was envisioned as a mixed-use area with complimentary residential, civic, and commercial uses. The R-4 District would allow for both residential and civic uses. Thus, the plan would align with PlanOlathe policies, specifically LUC-

3.1 (Encourage Housing Near Services), OT-1.2 (Original Town Neighborhoods), and HN-4.1 (Affordable Housing).

Mr. Jurey added that all public notice requirements were met. He added a neighborhood meeting was held in July with three residents in attendance with questions about general operations (e.g., security, resident management, practices, etc.). After publication, staff received one phone call from a resident but no concerns.

Mr. Jurey closed his presentation, stating staff recommended approval of the rezoning to the R-4 district with no stipulations.

Chair Janner called for any Commissioner questions.

Commissioner Brown asked whether this project was effectively an extension of the existing building to the north—seeking clarification on how the proposed building would relate to the existing family lodge.

Mr. Jurey responded that the special use presentation would further detail the expansion. That said, Mr. Jurey answered that this is an expansion of the family lodge, but the structure would be entirely separate due to utility lines on the property preventing an attached addition.

Commissioner Brown asked how many units were in the existing building to the north.

Mr. Jurey answered there are fourteen units, and he would provide more detail in the following presentation.

Chair Janner invited any remaining questions.

Seeing none, Chair Janner opened the public hearing. However, no one had signed up to speak, and Chair Janner entertained a motion to close the hearing.

Commissioner Bergida moved to close the public hearing, and **Commissioner Breen** seconded. The motion passed 8 to 0.

Chair Janner called for any final discussion from the Commissioners. With none, Chair Janner called for a motion on the item.

Commissioner Creighton moved to approve RZ25-0006 subject to staff's recommendations for approval with no additional stipulations, and **Commissioner Lynn** seconded the motion. The motion passed by a vote of 8 to 0 with no stipulations as follows:

- A. Staff recommends approval of RZ25-0006, Salvation Army Family Lodge Expansion, 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 rezoning requests.
- B. Staff recommends approval of the rezoning request with no stipulations.



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Application:	<u>SU25-0002:</u> Request for approval of a special use permit for a Homeless Shelter with a preliminary site development plan for Salvation Army Family Lodge Expansion on approximately 1.01 acres, located northeast of E. Santa Fe Street and N. Woodland Road.
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Chair Janner noted this request (SU25-0002) was the second related item, after RZ25-0006.

Mr. Nathan Jurey, Senior Planner, presented SU25-0002, a request for a special use permit for the Salvation Army Expansion project. Mr. Jurey explained this site is larger than the RZ25-0006 site because it includes the existing Family Lodge along Poplar Street.

Mr. Jurey reiterated the northern portion of the site was already zoned RP-4 and a small portion of the site along Woodland Road is pending City Council approval to be rezoned to R-4 (see RZ25-0006). Mr. Jurey noted there is residential zoning to the north of the site and commercial zoning to the east, south and west.

Mr. Jurey explained that the existing Family Lodge received special use permit approval for their use in 2012 (SU12-0005), for a fourteen (14) unit shelter on 0.80 acres. He provided a map and photograph. Mr. Jurey noted that the Salvation Army has provided emergency and transitional housing for families in need, with wraparound services with the intention to break the cycle of homelessness. Mr. Jurey continued that the proposed expansion would increase the number of units from fourteen to eighteen, and would increase the special use area from 0.80 acres to 1.01 acres. This is a residential use with a civic purpose that blends well with surrounding properties.

Mr. Jurey stated the Future Land Use map designated this area as Urban Center/Downtown, which was envisioned as a mixed-use area with complimentary residential, civic, and commercial uses. Thus, the proposal would align with several PlanOlathe policies, including providing an important civic service.

Mr. Jurey presented further detail about the site plan, design, and parking. Parking would be shared with Salvation Army's chapel and would accommodate peak demand. Mr.

Jurey noted the architectural design and materials would match the existing building, as allowed by the UDO.

Mr. Jurey added that all public notice requirements were met. He added a neighborhood meeting was held in July with three residents in attendance with questions about general operations (e.g., security, resident management, practices, etc.). After publication, staff received one phone call from a resident but no concerns.

Mr. Jurey closed his presentation, stating staff recommended approval of the special use permit with stipulations. Mr. Jurey noted there have been no adverse impacts found by staff or raised by the neighborhood, and thus, staff recommended a fifteen-year permit. Staff also recommended approval of the preliminary development plan with a stipulation regarding landscaping.

Chair Janner called for any Commissioner questions.

Commissioner Terrones noted that for the record, he has no issues with Salvation Army and believes they provide a valuable service for the community. Commissioner Terrones asked for clarification on the time restriction on the permit and whether a permanent permit could be issued by the Council.

Mr. Jurey answered the UDO was updated to require a five year timeframe for Special Use Permits, but a different timeframe can be recommended . A time limit is part of general special uses because the use may or may not be appropriate over time, and staff can evaluate at renewal, whether the use is going well or address any issues. Mr. Jurey expounded that Salvation Army has operated without problems. Staff is supportive of the requested 15 year timeframe, at which time staff will be able to again evaluate the use for this site.

Commissioner Terrones referenced the stipulated landscaping and asked how the City will confirm the stipulation will be met after construction.

Mr. Jurey answered, building permit protocol requires a landscape inspection prior to occupancy.

Commissioner Bergida asked how many special use renewals there have been for this site since 2012.

Mr. Jurey answered that the 2012 approval was before the 5-year timeframe was implemented.

Chair Janner invited any remaining questions.

Seeing none, Chair Janner opened the public hearing. However, no one had signed up to speak, and Chair Janner entertained a motion to close the hearing.

Commissioner Chapman moved to close the public hearing, and **Commissioner Bergida** seconded. The motion passed 8 to 0.

Chair Janner called for any final discussion from the Commissioners. With none, Chair Janner called for a motion on the item.

Commissioner Bergida moved to approve SU25-0002 subject to stipulations as recommended by staff, and **Commissioner Brown** seconded the motion. The motion passed by a vote of 8 to 0 with the following stipulations:

- A. Staff recommends approval of SU25-0002, Salvation Army Family Lodge Expansion 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 (SU25-0002) with the following stipulations:
 - 1. The special use permit to allow the *Homeless Shelter* use for the Salvation Army Family Lodge is valid for a period of fifteen (15) years following the date of the approved Resolution.
 - 2. The *Homeless Shelter* use is approved as described in the Statement of Purpose letter submitted by the applicant and included in the agenda packet.
- C. Staff recommends approval of the preliminary site development plan with the following stipulation:
 - 1. Any trees or plantings located on the Salvation Army property that are damaged during construction or are dead, diseased, dying, or missing must be replaced as required by UDO 18.30.130.



MINUTES – Closing Remarks

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Chair Janner reminded the Commissioners and attendees there will be a workshop at 6:00 pm on August 11th, prior to the regular Commission meeting, to discuss the proposed annual CIP regarding alignment with the Comprehensive Plan.

Meeting adjourned.