



MINUTES – Opening Remarks

Planning Commission Meeting: June 9, 2025

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

Commissioner Brown requested Item C (PR25-0006) be removed for a presentation.

Chair Janner called for a motion on the remaining consent items, excluding PR25-0006.

A motion to approve MN25-512, Planning Commission meeting minutes of May 12, 2025, was made by **Commissioner Corcoran** and seconded by **Commissioner Chapman**. The motion passed 7 to 0.



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Planning Commission Meeting: June 9, 2025

Application:	<u>PR24-0025:</u> Request for approval of a revised preliminary site development plan for Quick Start Convenience Store on approximately 1.52 acres, located at 2250 W. Dartmouth Street.
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A motion to approve PR24-0025 was made by **Commissioner Corcoran** and seconded by **Commissioner Chapman**. The motion passed with a vote of 7 to 0 with the following stipulations:

1. A waiver is granted from UDO 18.20.140 and UDO 18.15.115.C and D that exempts this development from the required front yard setback and street frontage area requirements along Santa Fe Street as shown on the preliminary site development plan dated May 12, 2025.
2. A waiver is granted from UDO 18.15.020.G.8.b to decrease the minimum glass required on the south and east primary facades as shown on the elevations dated May 12, 2025.
3. The proposed gas canopy will meet all design and dimensional standards required for freestanding canopies (UDO 18.15.020.E.8).
4. 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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Planning Commission Meeting: June 9, 2025

Application:	<u>PR25-0006:</u> Request for approval of a revised preliminary site development plan for QuikTrip on approximately 2.98 acres, located northeast of W. 135th Street and N. Mur-Len Road.
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Commissioner Brown requested to pull this item (Item C) from the Consent Agenda for a short presentation.

Andrea Morgan, Planner II, presented the revised preliminary site development plan for a new QuikTrip on the northeast corner of W. 135th Street and N. Mur-Len Road, replacing a former bank and parking lot. She noted the current zoning of CP-2 (General Planned Business) which allows for the proposed “convenience store with gas sales” land use. Ms. Morgan continued that The Future Land Use Map identified the subject property as Commercial Corridor, and that the proposed use was compatible with the existing surrounding uses.

Ms. Morgan then presented the proposed site plan which included a convenience store building with a 10-pump gas canopy, and a conceptual building on the former bank site (west) lot. Ms. Morgan stated a future revised preliminary site development plan would be required for the west lot. Ms. Morgan said the proposed architecture complies with commercial development guidelines.

Ms. Morgan continued that the applicant had met all UDO landscaping requirements, though City staff would encourage additional landscaping, particularly along 135th Street, during the final site development application process.

Ms. Morgan explained traffic access to the subject property would be affected by the I-35 & Santa Fe Corridor Improvements project. She noted the subject property currently has two existing access points, one on W. 135th Street and one on S. Mur-Len Road. However, access points along 135th Street will be consolidated to one shared access point for the entire Mur-Len Commercial Park. Thus, Ms. Morgan expounded that in order to go eastbound on 135th Street, customers would exit the site further north, to then make a left turn out of Mur-Len Commercial Park, onto Mur-Len and head south to the 135th and Mur-Len intersection where U-turns will also be permitted.

Ms. Morgan presented the building elevations which displayed a mix of materials including stone panel wall system, brick, and clear glass. She also showed the gas

canopy with masonry columns and a metal canopy. Ms. Morgan noted the applicant's plans met all UDO architecture requirements.

Staff recommended approval of PR25-0006 with stipulations, to which the applicant agrees.

Chair Janner thanked staff and asked if there were any questions from the commissioners.

Commissioner Brown asked Ms. Morgan to re-explain the eastbound traffic circulation for customers exiting the site.

Ms. Morgan demonstrated on aerial maps where drivers would exit Mur-Len Commercial Park, to turn left onto Mur-Len, and then could turn east on 135th Street. She offered, customers could alternatively turn right (westbound) onto 135th Street and then make a U-turn at the signalized intersection to travel eastbound on 135th Street.

Commissioner Brown referenced a median on Mur-Len Road. He asked whether the median would block turns.

Ms. Morgan answered no, the indicated intersection was a full-access intersection.

Commissioner Brown asked for further clarification about the Mur-Len access that would be relocated.

Ms. Morgan responded that southern access on Mur-Len would shift about 64 feet north to meet clearance standards.

Chairman Janner asked to confirm that was the entrance currently located near Commerce Bank, which Ms. Morgan confirmed.

Commissioner Brown asked whether the police had reviewed the U-turn at the stoplight.

Kim Hollingsworth, Planning & Development Manager, responded that as part of the Planning review process, City traffic engineers reviewed the plans. The police department would come into play if there was an enforcement issue. She added the U-turn will continue to be permitted.

Commissioner Brown asked Ms. Morgan to clarify the access into the site from 135th Street.

Ms. Morgan demonstrated on the map where two existing driveways would be removed and a single central driveway would remain, in keeping with the I-35 and Santa Fe Corridor Improvement project.

Commissioner Brown stated he had understood the Santa Fe improvement project ended at Mur-Len; **Ms. Morgan** answered the project included this site.

Commissioner Chapman asked whether westbound traffic will have full access in and out.

Ms. Morgan answered it will be three-quarter access. She continued that westbound drivers will be able to turn "right in," "right out," and eastbound traffic will be permitted to turn left into the site.

Commissioner Chapman asked about the current entrance north of the existing bank and whether a median exists on Mur-Len that would allow right-only turns.

Ms. Morgan responded, due to the median, that from Mur-Len, (northbound) access to the site would be right-in/right-out only.

Commissioner Chapman asked to confirm the proposed gas station would have 10 fuel pumps, supporting 20 cars simultaneously.

Ms. Morgan confirmed.

Commissioner Chapman noted the current gas station to the east and asked whether it would remain there.

Ms. Morgan answered that site was not part of this project, and there are no current applications pending for that site.

Chair Janner noted the existing gas station currently re-opened their interior.

Commissioner Chapman stated he too was not previously aware the I-35 and Santa Fe Improvement project extended past Mur-Len Road.

Commissioner Brown noted there is currently a "No U-turn" sign at the end of the median, north on Mur-Len. He asked how drivers will be able to turn around and drive south on Mur-Len.

Ms. Hollingsworth confirmed the location to which he was referring. She noted that Santa Fe and Mur-Len intersection would allow a U-turn as would the northern Mur-Len Commercial Park exit. Regarding the north Mur-Len location where a "No U-turn" sign currently exists, she would have to check with the I-35/Santa Fe project staff to confirm what will occur at that location.

Commissioner Corcoran shared comments. He expressed the proposed project addresses concerns well and supports internal traffic flow. He noted the higher amount of traffic moving westbound toward I-35 versus less traffic moving eastbound. He

expressed general support for the proposal's design. Commissioner Corcoran ended, noting his excitement to see this site on a path to be redeveloped.

Chair Janner added the layout appeared similar to QuikTrip's layout at 119th and Black Bob. Although the amount of traffic requires drivers to re-route, that is inherent to a busy intersection. Chair Janner also noted, despite existing traffic issues, he believed closure of the exit near the former Taco Bell would solve many traffic flow concerns.

Commissioner Creighton asked about internal traffic circulation through the commercial shopping center to reach the access point just south of the fire station (on Mur-Len). Commissioner Creighton cited his residence near this intersection, stating his concern for safe pedestrian access and how future development would impact traffic routing.

Ms. Morgan answered circulation will occur around the west side of the building. She added during final site development plan review, QuikTrip and adjacent landowners will coordinate pedestrian pathways and driveway alignment.

Commissioner Creighton asked whether there was adequate space between the financial services office and new buildings to support this.

Ms. Morgan answered she believed so.

Chair Janner thanked Commissioner Brown for bringing this project to light for separate discussion. He emphasized the importance due to high visibility and traffic volume of the site. He noted the desire to develop the area in the best way possible.

Chair Janner called for any final discussion or questions. Seeing none, he called for a motion on the item.

A motion to approve PR25-0006 subject to all staff recommendations was made by **Commissioner Corcoran** and seconded by **Commissioner Terrones**. The motion passed with a vote of 6 to 1 with the following stipulations:

1. A revised preliminary site development plan is required prior to development of Lot 1 of The Bank Spot in accordance with UDO 18.40.120.
2. At the time of final site development plan, a crosswalk will be provided to the north to facilitate a cross-property connection.
3. At time of final site development plan additional landscaping will be provided.
4. 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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Planning Commission Meeting: June 9, 2025

Application:	<u>PR25-0009:</u> Request for approval of a revised preliminary site development plan for Mokas Coffee and Eatery on approximately 1.11 acres, located northeast of E. 119th Street and S. Ridgeview Road.
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A motion to approve PR25-0009 was made by **Commissioner Corcoran** and seconded by **Commissioner Chapman**. The motion passed with a vote of 7 to 0 with the following stipulations:

1. A waiver is granted from UDO 18.15.00.G.7.b allowing 9% clear glass on the northern primary façade.
2. A waiver is granted from UDO 18.20.260.C of the NRCC Design Guidelines allowing parking to exceed 125% of the minimum required off-street parking requirements of the UDO with a total of 43 stalls.
3. 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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Planning Commission Meeting: June 9, 2025

Application:	<u>PR25-0010:</u> Request for approval of a preliminary site development plan for Premier Business Park on approximately 1.39 acres, located at southwest of S. Kansas Avenue and E. Southgate Street.
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A motion to approve PR25-0010 was made by **Commissioner Corcoran** and seconded by **Commissioner Chapman**. The motion passed with a vote of 7 to 0 with the following stipulations:

1. A waiver is granted from UDO 18.15.020.G.10.b to permit one (1) Class 3 material on the west façade of Building A and the north and west façades of Building B.
2. 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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Planning Commission Meeting: June 9, 2025

Application:	<u>FP25-0014:</u> Request for approval of a final plat for Villas at Hilltop Farms, Second Plat, containing nineteen (19) lots and eleven (11) tracts on approximately 11.64 acres, located northwest of W. 175th Street and S. Mur-Len Road.
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A motion to approve FP25-0014 was made by **Commissioner Corcoran** and seconded by **Commissioner Chapman**. The motion passed with a vote of 7 to 0 with no stipulations.



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Planning Commission Meeting: June 9, 2025

Application:	<u>FP25-0016:</u> Request for approval of a final plat for Olathe Range Addition, containing one (1) lot and one (1) tract on approximately 95.63 acres, located northwest of W. 167th Street and Interstate 35.
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A motion to approve FP25-0016 was made by **Commissioner Corcoran** and seconded by **Commissioner Chapman**. The motion passed with a vote of 7 to 0 with no stipulations.



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Planning Commission Meeting: June 9, 2025

Application:	<u>RZ25-0003:</u> Request for approval of a rezoning from CTY IP-2 (County Planned Industrial) District to M-2 (General Industrial) District for Cardinal Brush Building Expansion on approximately 2.38 acres, located at 15790 S. Keeler Terrace.
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Ms. Emily Carrillo, Senior Planner, presented RZ25-0003, a request to approve a rezoning to allow for Cardinal Brush Building Expansion at 15790 S. Keeler Terrace. Ms. Carrillo presented the site which includes an existing one-story, 26,000+ square-foot metal industrial building constructed in 1986, within the larger Southwest Properties Industrial Park. Ms. Carrillo continued the development plan proposed a 12,500 square-foot building addition to support the expansion of operations for Cardinal Brush Corporation, a manufacturer specializing in replacement brushes and squeegee blades for industrial floor-cleaning equipment.

Ms. Carrillo explained the site currently retained County zoning and must be rezoned to a City zoning district prior to any development activity. The proposed M-2 District would allow the existing use and is consistent with the Plan Olathe Future Land Use Map

Ms. Carrillo continued the plan complied with all applicable UDO requirements, including dimensional standards, setbacks, open space, parking, and landscaping. She added all existing landscaping, including street trees and mature tree lines, were to remain with one new street tree to be added and landscape beds to be refreshed and expanded to enhance the overall site appearance. Ms. Carrillo explained there would be screening for the storage area and additional plantings for screening.

Ms. Carrillo presented building elevations, noting UDO 18.60.020 allows for non-conforming buildings to expand if the proposed addition matched the existing design and materials and was compatible with surrounding properties. The proposed design will appropriately match the existing facility. Additionally, the proposed addition has minimal visibility due to its location on the site, and therefore, staff is supportive of this exception to the Building Design Standards.

Ms. Carrillo noted the application met the Golden Criteria for considering rezonings; the applicant met all public notice requirements and a neighborhood meeting was held in accordance with UDO requirements, with no area residents in attendance. She said neither staff nor the applicant received correspondence regarding this rezoning.

Staff recommended approval of this rezoning with no stipulations.

Chair Janner opened the floor for questions from the commissioners.

Commissioner Brown stated he has no issues with this. He asked if there were nearby properties that had also recently rezoned in the same manner.

Ms. Carrillo answered affirmatively. There have been some properties in the vicinity of S. Keeler Street and along 159th Street that have rezoned to M-2 zoning.

Chair Janner then opened the public hearing, but no members of the public had signed up to speak. Chair Janner closed the public hearing with a vote of 7 to 0.

Commissioner Corcoran asked to confirm there was a public meeting.

Ms. Carrillo confirmed there was a public meeting, but no one attended. She added that within the required notification distance, there is only one resident.

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

Commissioner Creighton made a motion to approve the rezoning (RZ25-0003), subject to all staff stipulations. **Commissioner Chapman** seconded the motion to approve the item. The motion passed with a vote of 7 to 0 as follows:

- A. Staff recommended approval of RZ25-0003, Cardinal Brush Expansion for the following reasons:
 - 1. The proposed development complies with the policies and goals of the Comprehensive Plan.
 - 2. The requested rezoning to the M-2 District meets the Unified Development Ordinance (UDO) criteria for considering zoning applications.
- B. Planning Commission recommended approval of the rezoning (RZ25-0003) with no stipulations.



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Planning Commission Meeting: June 9, 2025

Regular Business	<u>Planning Commission Election of Officers</u>
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Chair Janner announced the second item of Regular Business was the election of Planning Commission officers. He turned the floor over to Kim Hollingsworth, Planning & Development Manager.

Ms. Hollingsworth 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 Wayne Janner expressed his willingness to continue as chairperson. He noted his term extended through September 2026, and he plans to serve through that time.

There were no other nominations.

Commissioner Creighton moved to nominate Wayne Janner to continue as Planning Commission Chair for the next year. **Commissioner Corcoran** seconded the motion.

By a vote of 7 to 0, Commissioner Janner was elected as chairperson.

Ms. Hollingsworth noted that Taylor Breen was absent tonight, but he had expressed interest in continuing in the vice chairperson role.

Chair Janner nominated **Commissioner Breen** for the vice chair position.

There were no other nominations.

Commissioner Brown moved to nominate Taylor Breen as vice chairperson for the next year. **Commissioner Terrones** seconded the motion.

By a vote of 7 to 0, Commissioner Breen was elected as vice chairperson.

Ms. Hollingsworth thanked the officers for their continued service.



MINUTES – Closing Remarks

Planning Commission Meeting: June 9, 2025

Kim Hollingsworth, Planning and Development Manager thanked the community members and commissioners who attended the two recent open houses for the Comprehensive Plan update. Staff received helpful feedback. A survey will be available at olatheks.gov/elevateolathe this week.

Chair Janner thanked attendees.

Meeting adjourned.