

Meeting Purpose: Neighborhood Meeting (RZ25-0008 and FP25-0024)
Location: Olathe Community Center, Room B & C
Date/Time: July 31, 2025 @ 5:30 PM to 7:00 PM
Notes Issued On: August 01, 2025
Notes Issued By: Allison Vandever

***Disclaimer:** These notes reflect our understanding of the issues discussed and the conclusions reached during this meeting. We are proceeding on this basis. Please contact our office within seven calendar days to request any clarification or amendments.*

Attendees

Name	Company	Email
Marge Vogt	Olathe City Council	mvogt@olatheks.org
Dean Vakas	Olathe City Council	dvakas@olatheks.org
Michael Sirna	City of Olathe Director - Quality of Life	jmsirna@olatheks.org
Jennifer Gerlach	Project Advocates, Owner Representative	jennifer@project-advocates.com
Casey Conus	Nabholz	casey.conus@nabholz.com
Allison Vandever	SFS Architecture	avandever@sfsarch.com
Brian Garvey	SFS Architecture	bgarvey@sfsarch.com
Chloe Devecsery	SFS Architecture	cdevecsery@sfsarch.com
Erin Marshall	Landworks Studio	erin@landworksstudio.com

Summary Requirements

1. Date and location of the meeting.
2. A list of all property owners and other parties who were in attendance.
3. Start time.
4. A list of questions and comments posed by the parties in attendance.
5. Response to those questions and comments, including any issues that remain unresolved.
6. End time.

Attachments: Sign-In Sheet.

Distributed to: Olathe City Planning Department, Nathan Jurey.

Questions & Responses

1. Where is the QuikTrip building located?

- A. Answer: QuikTrip is in the southeast portion of the site. Access to/from Ridgeview would need to occur through the QuikTrip property, which will require an Access Agreement with that property owner. An existing access agreement is also required to be maintained through the subject animal services property to Santa Fe.

2. What is the purpose of the secondary parking lot? Is it gated?

- A. Answer: It is secured parking for Animal Control Officers and other facility staff use. There is a gate to secure the area and the entirety of the perimeter of the facility is fenced to keep people and animals safe.

3. Are there pedestrian pathways connecting the site?

- A. Answer: Yes, there is a pedestrian connection along the proposed new drive connecting the site to Santa Fe. A pedestrian connection does not exist directly to Ridgeview as the connection would pass through the QuikTrip property which only includes vehicular traffic.

4. How is the building designed for cats?

- A. Answer: The project includes space for feline adoption and play space near the front entry, visible to the public upon approach and entry. Stray cats will be housed beyond the public view until they are picked up or ready for adoption. Space is also dedicated for feline isolation and quarantine to prevent the spread of illness or disease to other animals in the facility.

5. What is the purpose of the light monitor?

- A. Answer: The light monitor is an architectural solution that provides natural light throughout the public lobby and adoption spaces during the daytime and will be illuminated at night. The light monitor is proposed to be built using mass timber technology which is environmentally sustainable while introducing warm and inviting material visible from the exterior as well as the interior while being protected from the elements. Its size and proportion are also intended to be a wayfinding element that identifies the primary public entrance with a scale that can be seen clearly from a distance given the building sits back from Santa Fe and Ridgeview due to the nature and characteristics of the site.

6. Will the building be able to support Olathe in 30 years?

- A. Answer: The existing animal shelter is approximately 4,500 SF and the proposed facility is over 23,000 SF. This will allow the animal services and animal control staff nearly 40% more capacity for strays and adoption with significant efficiency improvements and much needed enhancements to their services that will bring the program up to modern standards. The proposed facility will allow more animals to be processed in safer, healthier ways with shorter stays which will increase the number of animals that can be adopted into new homes annually.

7. Is there an opportunity to have an adjacent public dog park?

- A. Answer: The team discussed this during early design, however there are significant risks with having a public dog park adjacent to a municipal animal services facility. The primary risks are conflicts between animals housed at the shelter with visitors at the dog park as well as animals that will likely be abandoned frequently at the dog park rather than being surrendered appropriately at the animal services facility.

8. Is it possible to create a connection to the park trails near the community center?

A. Answer: This connection may be feasible however there are challenges with crossing adjacent properties or railroad right-of-way.

9. Is there a retail component? What does it include?

A. Answer: A retail component is planned that would include basic needs for those adopting pets. This might include litter boxes, litter, food/water bowls, treats, food, enrichment/toys, leashes, and collars.

10. When will the project break ground?

A. Answer: The current schedule for the project includes groundbreaking in early 2026, however demolition of the existing structures on the site is likely to occur in the fall of 2025.

11. Is the Sally port heated?

A. Answer: The sallyport is naturally or passively ventilated, however it may include infrared heaters overhead to allow Animal Control and facility staff some heating during the winter.

12. Are we meeting the UDO material requirements?

A. Answer: The current materials proposed are intended to meet the UDO requirements and have been discussed in collaboration with the Planning & Development staff. We have requested a formal reclassification of a concealed fastener metal panel for the primary façade from Class 3 to Class 2.

13. How will the sun affect the lobby?

A. Answer: The light monitor in the lobby faces east-northeast. Morning summer sun will shine deep into the lobby from sunrise to 10am +/- but will be controlled with motorized window shades. From then on natural light will be indirect and glare is not anticipated to be an issue.

14. When will the shelter open to the public?

A. Answer: Construction is anticipated to be 12-14 months until completion. Following this the facility can be equipped, furnished and occupied. We anticipate the facility being operational, occupied and open to the public in the summer of 2027 if construction begins in the first quarter of 2026.

END OF MEETING NOTES

