



MINUTES – Opening Remarks

Planning Commission Meeting: February 24, 2025

The Planning Commission convened at 7:00 p.m. to meet in regular session with **Chair Wayne Janner** presiding. Commissioners Taylor Breen, Keith Brown, Chip Corcoran, Jeffrey Creighton, and Megan Lynn were present. Commissioners Tony Bergida, Ken Chapman, and Jim Terrones 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 two 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 MN25-0210, Planning Commission meeting minutes of February 10, 2025, was made by **Commissioner Breen** and seconded by **Commissioner Lynn**. The motion passed 6 to 0.



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Application:	<u>FP24-0039:</u> Request for approval of a final plat for Pioneer Park, containing five (5) tracts on approximately 16.94 acres, located northwest of College Boulevard and S. Woodland Road.
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A motion to approve FP24-0039 was made by **Commissioner Breen** and seconded by **Commissioner Lynn**. The motion passed with a vote of 6 to 0 with the following stipulation:

1. Prior to issuance of a land disturbance permit or building permit, standard orange barricade fencing must be installed around all tree preservation areas in accordance with UDO 18.30.240.



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Application:	<u>FP24-0041:</u> Request for approval of a final plat for Olathe Commons, Third Plat, containing two (2) lots and two (2) tracts and a vacation of public easements and other public dedications on approximately 29.1 acres, located southeast of W. 119th Street and S. Black Bob Road.
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Mr. Nathan Jurey, Senior Planner, presented FP24-0041, a request for approval of the final plat for Olathe Commons, Third Plat. He explained the plat involved two lots and two tracts and the vacation of public easements and other dedications. The site is located southeast of W. 119th Street and S. Black Bob Road, just east of Olathe Pointe. This land is undeveloped and was platted as Olathe Commons First and Second Plats. The developer is seeking approval for this replat to construct a 214-unit development, which was approved last October [RZ24-0011].

Mr. Jurey explained that Lot 1 will be for the residential development and Tracts A and B for the required stormwater detention areas. He noted Lot 2 is not part of the residential development and will be set aside for commercial development in the future.

Mr. Jurey continued the plat would dedicate several new easements that are necessary to serve the development. There are also proposed tree preservation easements along the southern and eastern property lines.

Mr. Jurey further explained that the replat would vacate previous easements and dedications from the prior plats. These include waterline and sewer easements, build lines, and paving setbacks, all of which are no longer necessary for the development. The prior easements were dedicated for a previously approved development, which was never constructed. The current developer is cleaning up these outdated easements and replacing them with new ones that reflect the updated plans.

Mr. Jurey stated a public notice was mailed to the surrounding property owners. One neighbor expressed interest, but no further inquiries were made. Additionally, Mr. Jurey added no private utilities would be impacted by the proposed changes.

Staff recommends approval of FP24-0041 with a stipulation.

Chair Janner asked if the commissioners had any questions.

Commissioner Creighton asked to confirm that nothing significantly had changed between the time the approved plan left Planning Commission's meeting and went to the City Council for their eventual approval.

Mr. Jurey confirmed there were no significant changes. The site layout and number of units remained as previously reviewed.

Commissioner Creighton asked whether all the access points that the Commission was previously concerned about were eliminated, compared to the old version.

Mr. Jurey clarified the "limits of no access" was still shown on 120th Street on the east side of the property and on 119th Street. All traffic improvements will still be made onto 119th Street and Shannan Street as required by the traffic study.

Chair Janner asked if there was a presentation from the applicant or any questions for the applicant.

Seeing none, Chair Janner opened the public hearing. No speakers were signed up to speak. A motion to close the public hearing was made by **Commissioner Breen** and seconded by **Commissioner Brown**. The motion passed with a vote of 6 to 0.

With no further questions, **Chair Janner** entertained a motion on the item. A motion to approve FP24-0041 subject to all staff stipulations was made by **Commissioner Breen** and seconded by **Commissioner Corcoran**. The motion passed with a vote of 6 to 0 with the following stipulation:

1. Prior to plat recording, a sanitary sewer maintenance agreement must be approved by the City and executed and recorded by the property owner.



MINUTES – Closing Remarks

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Chair Wayne Janner announced that due to ongoing construction at City Hall, Planning Commission meetings will temporarily be held next door at the Olathe Downtown Library in the Flexbox Theater, beginning on the March 24th meeting.

Meeting adjourned.