



MINUTES – Opening Remarks

Planning Commission Meeting: October 28, 2024

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, and Megan Lynn were present. Commissioners Chip Corcoran 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 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 MN24-1014, Planning Commission meeting minutes of October 14, 2024, was made by **Commissioner Breen** and seconded by **Commissioner Chapman**. The motion passed 7 to 0.



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Application:	<u>PR24-0012:</u> Request for approval of a preliminary site development plan for Crème de la Crème Daycare on approximately 6.13 acres, located southeast of Sunnybrook Boulevard and W. 113th Street.
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A motion to approve PR24-0012 was made by **Commissioner Breen** 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.7 allowing 71% Class 1 and 2 materials on the western primary façade.
2. All new on-site wiring and cables must be placed underground.
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.
4. A tree survey is required to be submitted at the time of final site development plan, in compliance with the requirements of UDO 18.30.240.
5. Details for trash enclosures or compactors must comply with UDO 18.30.130.
6. Final stormwater system design and layout will be completed with the final site development plan.
7. Sidewalks must be constructed on both sides of Sunnybrook Boulevard and W. 113th Street with the construction of the roads in this project.



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Application:	<u>PR24-0018:</u> Request for approval of a preliminary site development plan for Pizza 51 on approximately 0.31 acres, located at 200 S. Kansas Avenue.
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A motion to approve PR24-0018 was made by **Commissioner Breen** and seconded by **Commissioner Chapman**. The motion passed with a vote of 7 to 0 with the following stipulations:

1. All new on-site wiring and cables must be placed underground.
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.
3. The exterior sunshade awning color will be determined at the time of final site development plan and must be harmonious with the character of the surrounding area per UDO 18.15.020.A.
4. Exterior sunshades must be maintained in good condition with no visible signs of fading or wear.
5. Exterior lighting specifications will be determined at the time of final site development plan and must meet the requirements of UDO 18.30.135.



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Application:	<u>FP24-0025:</u> Request for approval of a final plat with vacation of right-of-way for Heather Ridge South, 6th Plat containing 29 lots and two (2) tracts on approximately 9.56 acres, located northwest of W. 170th Terrace and S. Ridgeview Road.
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Ms. Emily Carrillo, Senior Planner, presented the application for the final plat for Heather Ridge South 6th Plat. She explained the development was located north and west of 170th Terrace and S. Ridgeview Road. This is the final phase of Heatherwood South residential development which includes 29 single-family residential lots and two common tracts. The final plat will establish lot lines, dedicate public easements, and a new right-of-way, and vacate a portion of existing right-of-way which Ms. Carrillo demonstrated on the screen.

Ms. Carrillo noted that all public notification requirements had been met. Staff received no correspondence or concerns from the public regarding the application.

Staff recommended approval of FP24-0025 with no stipulations.

Chair Janner asked if the applicant would make a presentation.

Ms. Carrillo responded that the applicant was present and available for questions, but the applicant had no formal presentation.

Chair Janner opened the public hearing, noting one person had signed up to speak.

Speaker #1, Josh Vance, 18765 W. 170th Terrace expressed no concerns regarding the development. He stated he was there to understand how it would impact his unplatted land adjacent to the site.

Chair Janner thanked Mr. Vance for his comments and called for a motion to close the public hearing.

Commissioner Breen moved to close the public hearing, and **Commissioner Bergida** seconded. The motion passed with a roll call vote of 7 to 0.

Chair Janner invited further discussion among the Commissioners, but there was none.

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A motion to approve FP24-0025 was made by **Commissioner Creighton** and seconded by **Commissioner Breen**. The motion passed with a vote of 7 to 0 with no stipulations.



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Planning Commission Meeting: October 28, 2024

Application:	<u>FP24-0026:</u> Request for approval of a final plat with vacation of utility easement for Crème De La Crème Daycare containing one (1) lot and one (1) tract on approximately 6.13 acres, located southeast of Sunnybrook Boulevard and W. 113th Street.
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Ms. Jessica Schuller, Senior Planner, presented the application for the final plat for Crème De La Crème Daycare, located southeast of W. 113th Street and Sunnybrook Boulevard. She stated that the property was undeveloped and previously platted as part of a larger site. It is being replatted into a separate lot for the daycare. The preliminary site development plan for the daycare was approved on this evening's consent agenda. Ms. Schuller explained the new plat will establish lot lines, dedicate utility and public easements. She continued that public hearing is required to vacate an existing sanitary sewer easement within proposed Tract A, which Ms. Schuller demonstrated on the screen.

Ms. Schuller stated that all required public notifications were met, and no correspondence was received.

Staff recommended approval of the final plat with the easement vacation.

Chair Janner opened the public hearing, but no one was signed up to speak. He entertained a motion to close the public hearing.

Commissioner Bergida moved to close the public hearing, and **Commissioner Chapman** seconded the motion. The motion passed with a vote of 7 to 0.

Chair Janner opened the floor among the Commissioners. No further discussion occurred.

A motion to approve FP24-0026 was made by **Commissioner Breen** and seconded by **Commissioner Bergida**. The motion passed with a vote of 7 to 0 with no stipulations.



MINUTES – Closing Remarks

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Chair Wayne Janner reminded attendees the next Planning Commission meeting was scheduled for November 18th (third Monday of the month) due to the City being closed in observance of Veterans' Day on November 11th.

Chair Janner also announced the *Dream Big!* Visioning Open House which would take place on Tuesday, December 10th between 5:00 pm and 8:00 pm at the Embassy Suites in Olathe. Participants will be able to interact and share feedback to guide key ideas in the overall vision of the new Elevate Olathe Comprehensive Plan. This is an opportunity for the community to share their opinions and help shape the outcome.

Kim Hollingsworth, Planning and Development Manager added information about the Elevate Olathe Comprehensive Plan, encouraging community participation and feedback through online surveys available until the end of the year at olatheks.org/elevateolathe.

Meeting adjourned.