



MINUTES – Opening Remarks

Planning Commission Meeting: August 25, 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, Jeffrey Creighton, Megan Lynn, and Jim Terrones were present. Commissioners Ken Chapman and Chip Corcoran 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 four items. Chair Janner asked if any items needed to be removed for separate discussion or additional information.

Commissioner Bergida requested Item B, PLN25-0004, be pulled for separate discussion.

Chair Janner entertained a motion on the remaining consent agenda, with the exception of PLN25-0004.

A motion to approve MN25-0811 (Planning Commission meeting minutes of August 11, 2025 which included the amended minutes from the July 28, 2025 meeting), was made by **Commissioner Creighton** and seconded by **Commissioner Breen**. The motion passed 7 to 0.



MINUTES

Planning Commission Meeting: August 25, 2025

Application:	<u>PLN25-0004:</u> Consideration of Resolution No. 25-0001 finding that the 2026-2030 Capital Improvements Plan (CIP) is in conformity with the PlanOlathe Comprehensive Plan.
---------------------	---

Commissioner Bergida requested to pull Item B (PLN25-0004) from the consent agenda for separate discussion.

Commissioner Bergida requested additional information from staff regarding the \$18.69 million animal shelter project listed in the CIP (Capital Improvement Plan). He noted having heard it was downgraded but wasn't certain and mentioned approximately \$6.3 million had already been encumbered.

Jamie Robichaud, Economy Director, explained the animal shelter project had previously been listed at \$15 million in the 2025–2029 CIP for that five-year period. She clarified that some earlier expenses like land purchase had already occurred and were not reflected in the current five-year plan summary. She noted the overall project budget was originally authorized at \$15 million, which was then raised to approximately \$19 million by City Council earlier this year. She stated the overall project budget as presented in the 2026-2030 CIP packet - subject to City Council approval - is \$25 million as the design continues to be developed.

Commissioner Bergida expressed support for the animal shelter project, acknowledging it aligns with community needs. However, he admitted to struggling with the high dollar amount, noting that while it may be slightly outside the Commission's purview, the cost was difficult for him to reconcile.

Chair Janner called for any additional discussion, but with none, he called for a motion on the item.

A motion to approve Consent Agenda Item B, PLN25-0004 as presented was made by **Commissioner Creighton** and seconded by **Commissioner Breen**. The motion passed by a vote of 7 to 0.



MINUTES

Planning Commission Meeting: August 25, 2025

Application:	<u>MP25-0005:</u> Request for approval of a minor plat for Prairie Canyon, Lot 16, containing one (1) lot and one (1) tract on approximately 0.32 acres, located at 11275 S. Gleason Road.
--------------	---

A motion to approve MP25-0005 was made by **Commissioner Creighton** and seconded by **Commissioner Breen**. The motion passed by a vote of 7 to 0 with no stipulations.



MINUTES

Planning Commission Meeting: August 25, 2025

Application:	<u>FP25-0024:</u> Request for approval of a final plat for Olathe Animal Care Campus, containing three (3) lots on approximately 7.44 acres, located northwest of E. Santa Fe Street and N. Ridgeview Road.
---------------------	--

A motion to approve FP25-0024 was made by **Commissioner Creighton** and seconded by **Commissioner Breen**. The motion passed by a vote of 7 to 0 with the following stipulation:

1. Prior to plat recording, a demolition permit must be issued for the existing buildings.



MINUTES

Planning Commission Meeting: August 25, 2025

Application:	<u>RZ25-0008:</u> Request for approval of a rezoning from the C-3 (Regional Center) and MP-2 (Planned General Industrial) Districts to C-3 (Regional Center) District with a Preliminary Site Development Plan for Olathe Animal Care Campus on approximately 7.44 acres, located northwest of E. Santa Fe Street and N. Ridgeview Road.
---------------------	---

A motion to continue RZ25-0008 to a future Planning Commission meeting was made by **Commissioner Breen** and seconded by **Commissioner Bergida**.

The motion passed with a vote of 7 to 0.



MINUTES

Planning Commission Meeting: August 25, 2025

Application:	<u>UDO25-0001:</u> Proposed amendments to Unified Development Ordinance Section 18.50.190 pertaining to Signs.
---------------------	---

Jessica Schuller, Senior Planner, presented the proposed amendments, explaining they intend to expand signage options in Downtown Olathe while preserving historical character. The updates also provide consistency citywide through updates to sign definitions and approval process improvements.

She explained new allowances for directly illuminated signs like LEDs and incandescent bulbs, provided they include dimming features to ensure signs do not become overly bright. She noted a process change for reviewing non-compliant signs, shifting from the Board of Zoning Appeals to the Planning Commission, with criteria including safety and visual impacts. Ms. Schuller continued to present specific Downtown provisions, including stricter review of signs on historic buildings, an allowance for rooftop signage (including mid-block), and a cumulative sign area cap of 15% of the tenant façade and a new 10% wall coverage limit for painted signs. She added that community and business feedback was incorporated, emphasizing support for varied signage with smaller scale and character preservation. She concluded by noting the process was ongoing and that the next step would be City Council consideration.

Chair Janner invited any questions from Commissioners.

Commissioner Creighton asked whether a successful implementation Downtown could lead to similar changes in other parts of the City, such as redeveloped shopping centers.

Ms. Schuller confirmed that while the current focus was on Downtown, the City could consider extending flexibility citywide if there was future interest from Council or the Planning Commission.

Commissioner Bergida asked whether any changes had been made since the previous workshop, aside from allowing mid-block rooftop signs.

Ms. Schuller responded that only minor edits and formatting changes were made, such as adding graphics and clarifying paragraphs. The mid-block sign addition was to support creative redevelopment opportunities.

Commissioner Bergida then asked where the 10% wall coverage figure for painted signs originated.

Ms. Schuller explained the 10% figure followed current wall sign regulations. While it may seem small, it could still allow for sizable signs depending on the scale of the building.

Commissioner Bergida referenced an image shown during the presentation (the “Sisters” sign) and asked whether that example exceeded the 10% limit.

Ms. Schuller acknowledged that the example could potentially exceed the limit, depending on the size of the building which could not be determined in the presentation image alone.

Chair Janner asked if there were any further questions. Hearing none, he opened the public hearing, but no one was signed up to speak. He called for a motion to close the public hearing.

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

Chair Janner called for any final discussion.

Commissioner Bergida voiced support for the proposal, praising its alignment with the historical character of downtown Olathe. He suggested even greater flexibility for signage Downtown, expressing trust that local businesses would use it wisely.

Chair Janner agreed, stating the plan helped create a new identity for Downtown while preserving its past, and he praised staff for their work.

A motion to approve UDO25-0001 was made by **Commissioner Terrones** and seconded by **Commissioner Bergida**. The motion passed by a vote of 7 to 0 as presented.



MINUTES – Closing Remarks

Planning Commission Meeting: August 25, 2025

Kim Hollingsworth, Planning and Development Manager thanked staff and the Commissioners for their time and work on the proposed amendments to the UDO.

Meeting adjourned.