

Date: 12/13/2023

Meeting Date: Dec. 13, 2023, 5:30 PM

Location of Meeting: Olathe Downtown Library, 3rd floor room
Olathe, KS

Project: 222 S. Kansas Rezoning/PDP for Olathe Group.

Project/File No.: 230225

Neighborhood Attendees: See attached Sign in Sheet

Development Team: Jim Boldt – Property owner and landlord
Judd D. Claussen, P.E., civil engineer

Copy: Olathe planning staff

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1. Jim Boldt welcomed the attendees, introductions. Attendees signed the sign-in sheet.
 2. This project is zoned commercial but we need to rezone to the downtown zoning district. This is so that the addition to the building can be done. We are a grandfathered use on this property today, but cannot do any modifications to the building. The Olathe Group has occupied this building here for 20 years or better. There have been police there only 2x in that 20 years that I can recall, and they were for non-violent issues. The Olathe group is for Alcoholics Anonymous (AA) and Al-Anon. They meet 2x a day every day. The addition is needed for more room for the group. The addition is to provide a meeting space for larger groups in the back of the building. This new addition will be handicap accessible, with HC parking and mobility impaired parking in the back of the addition off the alley. Landscaping and an attractive addition matching the style of the original building is proposed. So if we can get the zoning we can add on to the building to improve the Olathe group's facilities and provide a more functional environment for them.
 3. Judd showed the site plan, building floor plan and building architectural elevations, and walked the group through the various components of each plan.
 4. General discussion and questions occurred at this point.
 5. Question about the finish floor of the existing building and new building and street. The existing building floor is 1034.5. New building is 1033.1. So about 1.5 feet lower than existing. Grade is lower in alley. Sidewalk is about a 1030.
 6. Existing building has a crawl space. New building is slab on grade.
 7. An existing alley in rear of the property remains. It is graveled from north property line to the south to access the E/W alley between Cherry and Kansas. The alley is not improved north of the property and will remain that way.

8. Parking is not in the alley, but off the alleyway.
9. Parking is adequate. New HC accessible and mobility impaired spaces being added. Parking on Kansas available as well as the parking garage.
10. Schedule is to complete the zoning process by February and submit for building permits as soon as possible thereafter. Spring 2024 construction.
11. City will not allow a metal roof as this is in downtown Olathe and the materials are to match as closely as possible to the original structure.
12. About 40 people can be in the new addition meeting room. Use of this building is the same, we just need more room to be more efficient and comfortable and to provide a place for larger groups to meet.
13. Jim mentioned that although he owns building and is landlord his is also a neighbor. His business is right next door and the Olathe group has been a great neighbor from that perspective.
14. What is status of group to the east (behind this property). Olathe group was working to rezone that property, but has abandoned that effort to focus on this addition.
15. Good looking project with landscape that will be something the City can be proud of.
16. Glad this new addition will be ADA accessible and that is something that is needed. Since its not possible to make the existing structure ADA accessible, this addition is something that is sorely needed to serve handicap clientele.
17. Churches hold a lot of AA and Al-Anon meetings but when churches shut down due to Covid, it strained the clientele to find other places that were open such as Olathe group. This facility allows AA to be open under their own control, and not have to share a facility and be subject to trying to work around other tenants in the same building. This is nothing but good for the community.
18. This is a community service and because its privately owned, provides an affordable place for 12 step recovery.
19. The Olathe group can barely function in the space they have now. This allows us to function better, in a safer more controlled facility, and more comfortable for everyone.
20. There will not be partitions in the new space at this time. Maybe in future there could be moveable partitions but not at first. Need the open space for the larger meetings.
21. This will be heard at the Olathe Planning Commission meeting at 7 pm on Monday January 8.
22. There were no further questions and the meeting ended.

Public Information Sign In Sheet - In Person Meeting

R223-0014 Rezoning and Preliminary development plan for Olathe Group @222 S Kansas Ave.

Location: Olathe Downtown Library

Wednesday, December 13, 2023

No.	First and Last Name	Address	Phone #	Email
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5	Stuart Bickham	13551 S. Lakeview Dr.	913-669-1605	stuartbickham829@gmail.com
6	Andrew Carroll	1290 Westgate St	913-302-4557	andrew@markirinvestments.com
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9	Judd Claussen	Phelps Engineering 1270 N. Winchester, Olathe	913-393-1155	jclaussen@phelpsengineering.com
10	Zak Hugo	11720 Craig St not 1000 S. Alhambra	816-364-9978	Zhugomd@yahoo.com
11	Jim Boldt	226 S Kansas Ave	913-957-5470	Jim@GBF19.com
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