



## **MINUTES – Opening Remarks**

**Planning Commission Meeting: November 18, 2024**

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The Planning Commission convened at 7:00 p.m. to meet in regular session with **Vice Chair Taylor Breen** presiding as chair in the absence of Chair Wayne Janner. Commissioners Tony Bergida, Keith Brown, Ken Chapman, Jeffrey Creighton, and Megan Lynn were present. Commissioner Wayne Janner, Chip Corcoran, and Jim Terrones were absent.

*Recited Pledge of Allegiance.*

**Chair Breen** made introductory comments. Chair Breen directed commissioners to report if they have had ex parte communication when that item is reached in the agenda.

**Chair Breen** referenced the Planning Commission Consent Agenda, which included eight items. Chair Breen asked if any items need to be removed for separate discussion or additional information. Seeing none, Chair Breen asked for a motion on the consent agenda.

A motion to approve MN24-1028 was made by **Commissioner Creighton** and seconded by **Commissioner Chapman**. The motion passed 6 to 0.



## MINUTES

### Planning Commission Meeting: November 18, 2024

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<b>Application:</b>	<b><u>PLN24-0007:</u></b> Approval of the 2025 Olathe Planning Commission Meeting Dates.
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A motion to approve PLN24-0007 *2025 Olathe Planning Commission Meeting Dates* on the consent agenda was made by **Commissioner Creighton** and seconded by **Commissioner Chapman**. The motion passed with a vote of 6 to 0.



## MINUTES

### Planning Commission Meeting: November 18, 2024

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<b>Application:</b>	<b><u>MP24-0021:</u></b> Request for approval of a minor plat for Ranch Villas at Prairie Haven, Lot 6, containing four (4) lots on approximately 0.28 acres, located at 11921 S. Tallgrass Drive.
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A motion to approve MP24-0021 was made by **Commissioner Creighton** and seconded by **Commissioner Chapman**. The motion passed with a vote of 6 to 0 with the following stipulation:

1. All neighborhood amenities adjacent to Lot 6, including but not limited to landscaping, sidewalks, and screening material must be installed prior to issuance of a final certificate of occupancy.



## MINUTES

### Planning Commission Meeting: November 18, 2024

<b>Application:</b>	<b><u>PR24-0017:</u></b> Request for approval of a sign package for the Heartland Coca-Cola Campus on approximately 116.83 acres, located at 17100 Hedge Lane.
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A motion to recommend approval of the sign package for Heartland Coca-Cola Bottling Facility (PR24-0017) was made by **Commissioner Creighton** and seconded by **Commissioner Chapman**. The motion passed with a vote of 6 to 0 with the following stipulations:

1. Exceptions are granted for the following items as identified in the Sign Package dated November 18, 2024:
  - i. The maximum number of monument signs allowed on this property will be increased from two (2) to three (3).
  - ii. The maximum allowed height and area of directional signage shall be increased from four (4) feet tall and four (4) square feet to six (6) feet tall and six (6) square feet per sign.



## MINUTES

### Planning Commission Meeting: November 18, 2024

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<b>Application:</b>	<b><u>PR24-0020:</u></b> Request for approval of a revised preliminary site development plan for Central Repair Service Addition on approximately 1.57 acres, located at 1260 W. 149th Street.
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A motion to approve PR24-0020 was made by **Commissioner Creighton** and seconded by **Commissioner Chapman**. The motion passed with a vote of 6 to 0 with no stipulations.



## MINUTES

### Planning Commission Meeting: November 18, 2024

<b>Application:</b>	<b><u>FP24-0028:</u></b> Request for approval of a final plat for Prairie Canyon, Second Plat containing 61 lots and eight (8) tracts on approximately 38.7 acres, located southwest of College Boulevard and K-7 Highway.
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A motion to approve FP24-0028 was made by **Commissioner Creighton** and seconded by **Commissioner Chapman**. The motion passed with a vote of 6 to 0 with the following stipulation:

1. A Tree Preservation plan meeting the requirements outlined in UDO 18.30.240 must be submitted and approved by staff prior to the City Council meeting.



## MINUTES

### Planning Commission Meeting: November 18, 2024

<b>Application:</b>	<b><u>FP24-0029:</u></b> Request for approval of a final plat for Palmer View, Second Plat containing six (6) tracts on approximately 0.77 acres, located south of W. Dennis Avenue and west of S. Palmer Lake.
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A motion to approve FP24-0029 was made by **Commissioner Creighton** and seconded by **Commissioner Chapman**. The motion passed with a vote of 6 to 0 with the following stipulation:

1. Prior to the construction of future accessory structures on Tracts 23A – 28A, rezoning of the tract to the R-1 (Residential Single-Family) District is required.



## MINUTES

### Planning Commission Meeting: November 18, 2024

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<b>Application:</b>	<b><u>FP24-0032:</u></b> Request for approval of a final plat for Asbury Centre 4th Plat, containing two (2) lots on approximately 1.1 acres, located northeast of W. 159th Street and S. Brentwood Street.
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A motion to approve FP24-0032 was made by **Commissioner Creighton** and seconded by **Commissioner Chapman**. The motion passed with a vote of 6 to 0 with no stipulations.





## MINUTES

### Planning Commission Meeting: November 18, 2024

<b>Application:</b>	<b><u>FP24-0031</u>:</b> Request for approval of a final plat and a vacation of easements for Living Hope Church of the Nazarene, Third Plat, containing two (2) lots and one (1) tract on approximately 24.75 acres, located northwest of W. 175th Street and S. Ridgeview Road.
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**Ms. Taylor Vande Velde, Planner II**, presented the application for the final plat for Living Hope Church of the Nazarene and vacating easements which requires a public hearing before the Planning Commission.

Ms. Vande Velde demonstrated the location of the subject property, north of 175<sup>th</sup> Street and west of Ridgeview Road. She stated for the new church location, three easements need to be vacated: a 40' wide access easement, a utility easement, and a drainage easement.

Ms. Vande Velde provided that all public notification requirements were met, and neither staff nor the applicant received any correspondence regarding this vacation.

Staff recommended approval of FP24-0031 with no stipulations.

**Chair Breen** opened the floor for questions from the commissioners.

**Commissioner Creighton** asked to confirm whether any significant changes were made to the plan since the rezoning and preliminary plat.

**Ms. Vande Velde** answered that no significant changes were made and confirmed this plat follows the rezoning that was approved for the church.

**Chair Breen** asked and **Ms. Vande Velde** confirmed the applicant did not have a presentation.

**Chair Breen** opened the public hearing, but no one was signed up to speak. Chair Breen called for a motion to close the public hearing.

**Commissioner Bergida** moved to close the public hearing, and **Commissioner Chapman** seconded. The motion passed with a vote of 6 to 0.

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

A motion to approve FP24-0031 subject to all staff recommendations and stipulations was made by **Commissioner Bergida** and seconded by **Commissioner Lynn**. The motion passed with a vote of 6 to 0 with no stipulations.



## MINUTES

### Planning Commission Meeting: November 18, 2024

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<b>Application:</b>	<b><u>RZ24-0016:</u></b> Request for approval of a zoning amendment to Ordinance 19-24 and a preliminary site development plan for The District on approximately 50.48 acres, located at the southwest corner of W. 119th Street and Renner Boulevard.
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A motion to continue RZ24-0016 to a future Planning Commission meeting was made by **Commissioner Chapman** and seconded by **Commissioner Brown**.

The motion passed with a vote of 6 to 0.



## **MINUTES – Closing Remarks**

**Planning Commission Meeting: November 18, 2024**

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**Chair Breen** announced the *Dream Big!* Visioning Open House which would take place on Tuesday, December 10<sup>th</sup> 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. More information is available at [olatheks.org/elevateolathe](http://olatheks.org/elevateolathe).

*Meeting adjourned.*