

**Date: 02/20/2025**

**Meeting Date:** 02/19/2025, 5.30 PM – 7.30 PM

**Location of Meeting:** Olathe Indian Creek Library  
16100 W 135th St  
Olathe, KS 66062

**Project:** Jemi Home Care LLC

**Project/File No. R Z25-0001**

**Neighborhood Attendees:** See attached Sign in Sheet

**Development Team:** Beth & John Muiruri – Owner

Chris Van Horn CMP Construction

**Copy:** Olathe Planning Department:

1. Chris welcomed the group and explained that everyone at the meeting should have received an invite to the meeting in the mail. Thereafter, Chris explained that the meeting was an opportunity for the neighbors to voice their concerns and notes from this meeting summary would be submitted to the City Planning Commission.
2. Chris explained the basic site layout and renovations that will take place.

Beth explained the daily operations of the facility and who will be admitted, residents above 65 years of age, will be open to both male and female.

At this point the formal presentation ended and questions from the audience voiced their concerns and each was addressed.

**1. Are you building additional houses, changing the outside of the house or remodeling the outside/detached garage to house additional people?**

- a. Response was no outside construction or expansion will be done at this time other than two ramps in the front and back entrances incase of wheel chair users and all renovations will be done inside the house and garages will be converted into 4 rooms and a walk-in shower. Detached outside garage/barn will remain as it is, and will be used for staff parking which can hold up to 8 cars.

**2. How many employees will be there?**

- a. Schedule will have 2 employees during a day shift, 2 during the night shift while residents are sleeping, staff will be available 24/7, the nurse/Licensed operator will oversee daily operations, lives 7 minutes from the home which makes it easier.

**3. Is this a commercial use?**

- a. The property is zoned R-1 Single Family Residential and assisted living facilities are an allowed use in R-1 Zoning.

**4. How are you going to deal with parking for the staff, guests and residents, some neighbors park on the streets and we have children?**

- a. Facility residents will/do not have cars neither do they drive; The detached garage will/can accommodate 6-8 cars, all employees will utilize it for parking, and area at the back yard will be converted into additional gravel parking for guests and other people coming to the home, which will accommodate additional 4-5 cars. Some residents however, do not have any visitors and/or rarely visited, some have guardians who assist in making decisions and barely come.

**5. What kind of residents will be admitted; how do you get them?**

- a. Residents admitted will be seniors above 65 years old.

There are licensed placement agencies that assist in placing them, rehabilitation hospitals and other long-term facilities.

**6. Concerns on noise from ambulance coming to the house, any parties?**

- a. Most of the residents' health are usually stable and take medications under the house doctor orders, Operator/owner is an experienced nurse has over 20 years of experience and can assess residents and contact house doctor as needed, if they decline and they wish to go to the hospital, ambulance will be called. No loud parties will be held.

**7. How many bathrooms are going to be there for the 10 residents? You will have male and female same house? Are you not required to have ensuite?**

- a. There will be 2.5 bathrooms for the 10 residents, this is per requirement by Kansas department of aging and disability, (KDADS), there are rules and regulations that have to be met, State Surveys and State Marshalls do surveys once a year. There will be private rooms, no ensuite which are very expensive to construct and rent out, these kinds are allowed by the KDADS.

**8. How much do you charge for the rooms?**

- a. The prices range, the cost of residents needing more care is higher than ones needing less care, i.e. ones needing total care/help as compared to one needing less help.

**9. Why would they need to be admitted if they need less care?**

- a. They could have dementia.

**10. With Dementia, so the place will be locked?**

- a. Yes, for the safety of our residents we will be a locked unit.

**11. How do you determine who to admit?**

- a. Prior to admission, the nurse will complete an assessment to determine if resident meet the requirements to be admitted as a care plan is written.

**12. If the residents decline, will they move away? will you have hospice residents?**

- a. Unless the resident and family decide to move to get more care than we can provide, usually the residents will stay in the home till death and yes, we will have hospice residents if they choose to be under hospice services.

**13. How will you deal with trash? Will you bring big trash bins?**

a. We will eliminate the green trash bin since we will have a company manage the lawn, we will request for additional 2 trash bins, 1 for recycle and other for regular trash, these will be enough, no we will not bring the big one.

**14. How do you deal with staffing and call out?**

a. owner is an RN and can also work.

**15. How will you deal with neighbors packing on the streets?**

a. Beth said, have a chat with them, Chris said they have a right to park on the streets.

**Additional comments made by the attendees:**

- I don't mean to be the bad one we are just concerned on the changes but this makes a lot of sense now, so thank you.
- I was a little skeptical when I heard about this but now I understand and I'm glad, this is a perfect location for this type of home, it's in a corner, no HOA! I'm ready to have people live in the house.
- Do you have activities for the older people? I can volunteer there, I'm leaving my phone number, she left her phone #.
- I'm so glad there are people like you making good changes in our community.
- Most of the attendees were glad they attended the meeting and felt their concerns were well addressed.

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