



Public Information Sign In Sheet - In Person Meeting
Trans System, Inc.
Meeting Location: Olathe Community Center
Tuesday, October 22, 2024

No.	First and Last Name	Address	Phone #	Email
1	John Stanyan	415 S. Pine St.	405-816-8805	jsmaintenanceokc@gmail.com
2	Rita Stanyan	415 S. Pine St.	913-240-3337	rita.stanyan62@gmail.com
3	RAY CRANE	419 WEST ELM ST	913-219-6038	BOTRITON1@MSN.COM
4	Betty Jackson	419 West Elm	913-201-0337	
5	Pete & Annette Peterson	408 S. Grant St.	316-522-5212	annette0314@yahoo.com
6	Marisela Canchela	417 S. Pine St	913-3023205	marci-canchela@yahoo.com
7	John + Pamela Rodriguez	535W Elm St +	913-972-3856	pr.rodriguez4@yahoo.com
8	John + Danl Jedy	408 S Grant St	913-271-4563	johnrodriguez828@gmail.com
9	Prop - 414 S Grant St			
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Meeting Date: October 22, 5:30 PM

Location of Meeting: Olathe Community Center
1205 E. Kansas City Rd
Olathe, KS

Project: Olathe Trans-System / System Transport Site.

Project/File No.: 240745

Neighborhood Attendees: See attached Sign in Sheet

Development Team: Matt Ringsdorf – Trans System / System Transport
Norman Timmermans – NWT Solutions LLC
Clay Vanice – Jones Development
Johnathon Phillips – Davidson A+E
Judd Claussen – Phelps Engineering
Jonathan Philips – Davidson Architects

Copy: Olathe Planning Department

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1. Attendees had signed the sign-in sheets (attached).
 2. Judd welcomed the 10 attendees. Development team introduced themselves.
 3. Presentation followed by Matt.
 - a. Intro to Trans System and what their company does
 - b. Company vision (be diligent, clean, innovate)
 - c. Purpose of company and site
 - i. Outgrown old rental site
 - ii. Make new Midwest Headquarters
 - iii. Maintain vehicles around the Midwest
 4. Presentation next by Judd to talk about Site Development Plans.
 - a. Location map.
 - i. Stated that all neighbors received an invitation within 500 ft.
 - b. Site Plan
 - i. Access points to site, no through access from Pine St.
 - ii. Required to put hammerhead North side for turnaround.
 - iii. Location of parking spaces and uses for each (Employee, Driver, Tractor, and Trailer)
 - c. Open Space Plan
 - i. The requirements of open space and what has been provided.
 - ii. Buffers around the site
 - d. Tree Preservation and Landscaping
 - i. Showed area of trees taken out and preserved
 - ii. Trees that will be replaced and planted for screening

5. Jonathan then presented the building elevations.
 - a. City requirements and building materials
6. Questions, Concerns, and Answers
 - a. Site Plan
 1. How close will the north parking spaces be to the existing residents?
 - a. There is a 60' buffer, therefore parking cannot be any closer than 60'
 - b. Trees Preservation Plan / Landscaping
 1. Why are we taking out a third of the trees in the northwest and northern areas?
 - a. With the new hammerhead turnaround and detention basin that is being placed requires some tree removal in the NW area of the site.
 2. Can you move the detention basin to keep trees?
 - a. The detention basin must be downstream of the site to allow all the water to drain to it. The northwest portion of the site is the lowest part of the site to acquire the majority of runoff.
 3. Do you have the addresses of the houses near the tree removal?
 - a. There will be roughly two to three lots adjacent to where the trees are being removed.
 4. Can you place a steel barrier to block the noise?
 - a. There are certain sound barriers we could perform, one of the possibilities would be to build up a bigger berm and planting more trees along the detention area.
 5. What will happen to the chain link fence on the west side to the property?
 - a. There is a floodplain that runs alongside the creek that we are not allowed to be within, so anything within that floodplain will remain.
 6. *There was quite a bit of discussion regarding the existing trees and vegetation. Neighbors desired to keep all of the vegetation. Also to build a tall wall. Applicant team will review possibilities and make potential plan revisions.*
 - c. Process:
 1. What are the next steps for this project?
 - a. The next steps will be site plan modifications based on this meeting and city staff review to get ready for public hearing with the city council on November 8th. Then it will move on to final development plans for approval and the final steps will be permitting of construction documents.
 2. After today's meeting will it just be presented to the city or are there other meetings for neighbors to attend?

- a. The next meeting is the planning commission meeting that neighbors will be able to attend.

d. General:

1. Can we contact the city staff members?
 - a. Yes, you can go to the City of Olathe website, planning tab, and there will be a general email to contact city planning.
2. Will the neighbors be notified when the final design or changes have been determined?
 - a. We will be submitting your comments and sign in sheet with your phone number and email address. This will be provided to staff and planning commission.
3. Has the property been bought yet?
 - a. The property is under contract to be purchased.
4. Will this new development bring new jobs to the community?
 - a. Yes.
5. Will there be any loading and unloading from the train?
 - a. No. There is no siding to the train tracks for this property.
6. Will all company trucks be coming to this site?
 - a. No, this site is only for the Midwest region.
7. How many trucks will be in the Midwest for this site?
 - a. There are roughly 117 trucks in our area that could possibly come to this site. For drivers who live in the area will use this site for truck but for drivers who live outside this area will not.
8. Does your company have reefer trucks?
 - a. There are no reefer trucks.
9. Why does there need to be so many parking spots?
 - a. This will allow us to not only expand with more trucks in the future but also give us enough room for parked trucks that require maintenance.

Meeting ended around 7 pm.