



## MINUTES

### Planning Commission Meeting: May 11, 2026

<b>Application:</b>	<b><u>SU26-0001</u>:</b> A special use permit for Medical Waste Processing and Treatment Facility for Daniels Health, located at 15670 S. Keeler Street.
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**Ms. Emily Carrillo, Senior Planner**, presented SU26-0001, the request for a special use permit for Daniels Health Olathe to operate a medical waste processing and treatment facility within an existing 22,000-square-foot industrial building located in the Southwest Properties Industrial Park. Ms. Carrillo stated that the company specialized in the collection and processing of regulated medical waste using reusable containment systems designed for safe handling and sustainability.

Ms. Carrillo explained that the property was zoned MP-2 Planned General Industrial District and that the proposed use was consistent with both the Elevate Olathe Future Land Use Map and the goals of the Elevate Olathe Comprehensive Plan. She noted that all operations would occur within the existing enclosed building, with no major site changes proposed. Existing landscaping would remain, with additional plantings and privacy fencing added along Keeler Street.

Ms. Carrillo stated that the use was classified under the UDO as a hazardous medical waste treatment facility and therefore required approval of a special use permit. She explained that City staff, including environmental compliance and solid waste personnel, had reviewed the application and that the facility would be subject to local, state, and federal regulations.

Ms. Carrillo noted that public notice requirements had been met and that one correspondence regarding regulatory compliance had been received. Ms. Carrillo concluded that staff recommended approval of the special use permit with a five-year approval period and the applicant was amenable to the renewal period and stipulations

**Chair Janner** called for any Commissioner questions for staff.

**Commissioner Chapman** asked for clarification about the handling of hazardous medical waste and expressed concern about infectious materials. He specifically asked how the waste would be processed and how the City would determine that materials rendered noninfectious through steam sterilization were safe prior to transport.

**Ms. Carrillo** responded that the applicant would be better suited to answer technical questions regarding the processing procedures.

**Cristina Presmanes**, representing Daniels Health, explained that the facility would receive medical waste from hospitals and outpatient facilities in segregated, color-coded containers and clarified that *hazardous waste* containers would not be opened on site. Instead, the waste would be stored in a secured area before being transferred to a third-party disposal facility, typically for incineration. Ms. Presmanes noted that the company was in the process of obtaining the required state permits. Ms. Presmanes further explained that *infectious waste* processed through the autoclave would undergo steam sterilization designed to meet EPA standards. The site would also have to obtain a permit from Kansas Department of Health and Environment (KDHE). She stated that the company routinely tested the autoclaves using bacterial strain testing to verify effectiveness and that the equipment was monitored weekly with compliance logs maintained. She added that Daniels Health used the same treatment process nationwide.

**Commissioner Chapman** then asked about facility security and the potential for theft or unauthorized access to hazardous materials, in particular if someone had malicious intent.

**Ms. Presmanes** responded that all hazardous waste containers were clearly labeled and color-coded and that the facility would use cameras, gated access, badge-controlled entry, and restricted-access areas. She confirmed that hazardous waste would be stored in a separate secured room and noted that employees received specialized training and background checks.

**Commissioner Terrones** asked about regulatory oversight and audits.

**Ms. Presmanes** stated that the facility would be audited regularly by state and federal agencies, including at least annual inspections by the Kansas Department of Health and Environment and monthly scorecards through Department of Transportation. If anyone called in a complaint, random inspections were performed. She added that Daniels Health also monitored transportation compliance internally and implemented company-wide procedural updates following inspections or audit findings.

**Commissioner Corcoran** asked about the facility's service area and nearby competitors.

**Ms. Presmanes** stated that she did not know the exact intended service range but explained that Daniels Health generally located facilities near major clients to minimize transportation distances for infectious waste. She also noted that Stericycle operated a similar facility in the area.

**Commissioner Brown** asked Ms. Presmanes to restate the infectious waste treatment process.

**Ms. Presmanes** explained that approved infectious waste, such as syringes, red-bag waste, and personal protective equipment (PPE), would be sterilized in the autoclave before being repackaged and transported to a landfill. She clarified that hazardous and pathological waste would not be processed through the autoclave and that no incineration or landfill operations would occur on site.

**Chair Janner** asked whether there were any additional questions for the applicant or staff. Hearing none, he opened the public hearing and noted that no one had signed up to speak. He called for a motion to close the public hearing.

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

With no further discussion raised, **Chair Janner** called for a motion on the item.

**Commissioner Seeling** made a motion to approve SU26-0001. **Commissioner Brown** seconded the motion to approve the item.

Prior to casting his vote, **Chair Janner** made a statement regarding landscaping on properties with special use permits and the follow-up on the installation of landscaping. **Commissioner Brown** expressed agreement.

The motion passed with a vote of 6 to 0 as follows:

- A. Staff recommends approval of SU26-0001, with conditions, for the following reasons:
  1. The proposal conforms to the Goals, Objectives and Policies of the Comprehensive Plan.
  2. The proposal complies with the Unified Development Ordinance (UDO) criteria for considering special use permit requests.
- B. Staff recommends approval of SU26-0001, Daniels Health, with the following stipulations:
  1. The special use permit allows for the proposed medical waste and treatment facility and is valid for a period of five (5) years following the date of the approved resolution.
  2. No outdoor storage of equipment or materials is permitted unless screened in accordance with UDO 18.30.130.