



MINUTES – Opening Remarks

Planning Commission Meeting: November 10, 2025

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

Recited Pledge of Allegiance.

Chair Janner made introductory comments. Regarding ex parte communication, the Chair requested that if a commissioner has something to report, they specify the nature of the ex parte communication when that item is reached in the agenda.

Chair Janner referenced the Planning Commission Consent Agenda, which included three items. Chair Janner asked if any items needed to be removed for separate discussion or additional information.

Seeing none, Chair Janner entertained a motion on the consent agenda.

A motion to approve MN25-1027, Planning Commission meeting minutes of October 27, 2025, was made by **Commissioner Bergida** and seconded by **Commissioner Breen**. The motion passed 8 to 0.



MINUTES

Planning Commission Meeting: November 10, 2025

Application:	<u>PLN25-0007:</u> Approval of the 2026 Olathe Planning Commission Meeting Dates.
---------------------	--

A motion to approve PLN25-0007 was made by **Commissioner Bergida** and seconded by **Commissioner Breen**. The motion passed with a vote of 8 to 0 with no stipulations.



MINUTES

Planning Commission Meeting: November 10, 2025

Application:	<u>PR25-0018:</u> Request for approval of a revised preliminary site development plan for Centaur Animal Health on approximately 6.98 acres, located at 1225 W. Pittman Street.
---------------------	--

A motion to approve PR25-0018 was made by **Commissioner Bergida** and seconded by **Commissioner Breen**. The motion passed with a vote of 8 to 0 with the following stipulations:

1. A waiver is granted from UDO Section 18.15.020.G.10.a.3 to reduce the required glass percentage from 15% to 5.6% for Phase 1 as shown on the elevations dated October 31, 2025.
2. A waiver is granted from UDO Section 18.15.020.G.10.a. to allow a temporary building entrance for Phase 1 as shown on elevations dated October 31, 2025.
3. All storage areas within industrial districts must be one hundred (100) percent screened from public view.
4. Exterior ground-mounted or building mounted equipment including but not limited to, mechanical equipment, utilities' meter banks and coolers must be screened from public view with three (3) sided landscaping or an architectural treatment compatible with the building architecture.
5. The following will be provided with final site development plans as required by the City Engineer:
 - a. Shared detention agreement between properties for the existing detention basin.
 - b. Erosion control plan, including city standard notes and details.



MINUTES

Planning Commission Meeting: November 10, 2025

Application:	<u>SU25-0004:</u> Request for approval of a special use permit for a quarry operation for Lone Elm Quarry on approximately 175.72 acres, located southwest of W. 151st Street and S. Lone Elm Road.
---------------------	--

A motion to continue SU25-0004 to a future Planning Commission meeting was made by **Commissioner Corcoran** and seconded by **Commissioner Breen**.

The motion passed with a vote of 8 to 0.



MINUTES

Planning Commission Meeting: November 10, 2025

Application:	<u>FP25-0034:</u> Request for approval of a final plat and a vacation of a waterline easement for Olathe Industrial Tracts, Third Plat, containing one (1) lot on approximately 6.98 acres, located southwest of W. Old 56 Highway and S. Lone Elm Road.
---------------------	---

Emily Carrillo, Senior Planner, on behalf of Planner Bradley Hocevar, presented FP25-0034, a request to approve a final plat with vacation of an easement for Olathe Industrial Tracts, Third Plat. Ms. Carrillo noted the Unified Development Ordinance requires public hearing for vacations.

Ms. Carrillo demonstrated the location of the property at 1225 W. Pittman Street, in the vicinity of S. Lone Elm Road and Old 56 Highway. Ms. Carrillo explained the replat would establish lot lines, dedicate public easements, and vacate a portion of existing water line. She noted the proposed plat was designed to allow the future development of a phased 60,000 square foot industrial building for Centaur Animal Health to expand their operations. Ms. Carrillo demonstrated where a new 15-foot water line easement would be relocated and dedicated, the new utility would be dedicated around the perimeter, and the new sanitary sewer easements would be placed along the western portion of the property. She confirmed the new dedications were consistent with the revised preliminary site development plan that was approved this evening on the consent agenda [PR25-0018].

Ms. Carrillo noted all public notification requirements were met and that neither the Applicant nor the City received any correspondence regarding the application.

Ms. Carrillo concluded that staff recommended approval of the request with stipulations.

Chair Janner opened the floor for Commissioner questions, but there were none.

With no further discussion, Chair Janner opened the public hearing, but no one had signed up to speak. Chair Janner entertained a motion to close the hearing.

Commissioner Bergida moved to close the public hearing, and **Commissioner Breen** seconded the motion. The motion passed by a vote of 8 to 0.

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

Commissioner Creighton moved to approve FP25-0034 subject to all staff comments and stipulations, and **Commissioner Breen** seconded the motion. The motion passed by a vote of 8 to 0 with the following stipulations:

1. An agreement between adjacent properties for use of the existing off-site BMP is required prior to recording.
2. Prior to recording, an agreement with the City should be in place for the relocation of the water line. The water line shall be relocated within one (1) year of the plat recording or the property owner will re-dedicate the easement over the existing waterline by separate instrument.



MINUTES – Closing Remarks

Planning Commission Meeting: November 10, 2025

Chair Janner announced tonight's meeting was Commissioner Creighton's last Planning Commission meeting. Chair Janner noted Commissioner Creighton had served 14 years on the Planning Commission from 1999 to 2008 during which he served as Chair, and from 2021 to 2025. He had also served on the Comprehensive Plan Advisory Commission. Chair Janner presented Commissioner Creighton with a certificate of appreciation.

Commissioner Creighton thanked the attendees and the Commission. He said he would miss working with this Body greatly and appreciated his time spent with the other Commissioners during meetings.

Chair Janner reminded attendees the next meeting would be on December 8th due to the Thanksgiving holiday.

Meeting adjourned.