

**From:** [Bill Lamb](#)  
**To:** [Planning Contact](#)  
**Subject:** 151st Street and Pflumm  
**Date:** Monday, January 22, 2024 1:19:04 PM

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Let me first thank you for your service on the planning commission. We live in the Willow Point neighborhood on 147<sup>th</sup> Terr., just east of Pflumm. The proposed B Street Collision Repair facility really seems out of sync with the current development, and we would like to share our objection to the proposal. The corner property is adjacent to our neighborhood and by the nature of the location would become a part of our area. The increased traffic would be detrimental to the shopping available there now, and the potential for noise pollution is concerning. The area is perfect for small retail development which is appropriate for similar areas in Johnson County.

I encourage you to review the request closely and to reject the proposal to ensure the area remains a small, retail development area.

Thank you for your careful consideration,

Bill and Vicki Lamb

**Anna Gourley**

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**From:** Devonie Atchison <devandseth@gmail.com>  
**Sent:** Friday, February 2, 2024 2:06 PM  
**To:** Planning Contact  
**Subject:** Collision Repair Facility Concerns

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My family and I feel strongly that a collision repair company at the corner of 151st and Pflumm is not something that we want. It would turn an otherwise residential and quiet area into a more industrial environment. Please consider that a lot of us that live closest to this area (The Willows) just purchased our homes within the last 1-2 years and did so after building and expecting to stay in this area for decades. We never would have built at this location had we known it would end up with a collision repair place in our backyards. Thank you for your time and consideration.

Devonie and Seth Atchison

**Anna Gourley**

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**From:** Evan Benbow <evan.benbow@gmail.com>  
**Sent:** Friday, February 2, 2024 1:36 PM  
**To:** Planning Contact; John Bacon; Marge Vogt; Robyn Essex; Dean Vakas; LeEtta Felter; Kevin Gilmore; Matthew Schoonover  
**Subject:** Rezoning 151st and Pflumm  
**Attachments:** Rezoning letter.pdf

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning Commision and Olathe City Council,

Please find attached to this email my letter addressing concerns over the rezoning at the corner of 151st and Pflumm.

Thank you and should you have any questions please do not hesitate to contact me.

Evan Benbow  
850-294-2421

Dear Olathe City Council and Planning Commission,

I am writing you this letter regarding the rezoning at the corner of 151<sup>st</sup> and Pflumm to allow for the construction of an automotive body shop, B Street Collision Repair. As a parent, homeowner in Willow Grove, and a Vice President of R&D for industrial chemical company in Kansas City, I feel this gives me a unique perspective on the situation. I have serious concerns over this type of business being located near residential areas.

Auto Body workshops can discharge a variety of harmful emissions in the air, water, and land. These can include, volatile organic compounds (VOC's), heavy metals, and hazardous air pollutants (HAPS). These pollutants can come from cleaners, paints, paint strippers, and metal preparations like sanding. VOC's and HAP's can have an immediate impact on air quality in the surrounding areas by generation of smog and depletion of ozone. While mitigation steps can be in place, ultimately VOC's and HAP's are going to be exhausted into air in our surrounding community. Exposure to these VOC's can cause eye, nose and throat irritation, shortness of breath, headaches, fatigue, nausea, dizziness and skin problems. Other land-based emissions of heavy metals and other persistent organic pollutants might not be readily observed in the short term. Do not be confused by usage of terms as waterbased paints or VOC exempts chemicals, as they portray an element of safety, but the truth is far from it.

As a parent I have serious concerns over the exposure of my children to potential pollutants from this type of operation. One of the many reasons we chose to live in this area was access to high quality schools and no exposure to industrial operations. There are numerous studies available that demonstrate that exposure to VOC's and HAP's negatively influence academic achievement and cognitive development. Being so closely located to Liberty View Elementary and Churches, should be given further consideration for this type of operation.

Lastly, I have serious concerns over the impact this operation will have on the value of our homes in Willow Grove and the surrounding area. With the current state of the real estate industry and interest rates home prices are already facing a challenging environment. Many studies show that homes are the primary investment for many Americans and will rely on that investment in retirement. By placing such an operation in close proximity to homes, you are making our homes less desirable in the future and therefore are impacting those investments.

Thank you for taking my letter into consideration during your assessment.

Evan M Benbow, Ph.D.

14382 S Haskins St  
Olathe, KS 66062

Anna Gourley

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**Subject:** FW: 151st and Pflumm/B Street Collision Repair

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**From:** J. Ryan Erker <[ryan@erkerlaw.com](mailto:ryan@erkerlaw.com)>  
**Date:** Wednesday, January 31, 2024 at 9:16 PM  
**To:** Marge Vogt <[MVogt@OLATHEKS.ORG](mailto:MVogt@OLATHEKS.ORG)>  
**Subject:** 151st and Pflumm/B Street Collision Repair

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Hi Marge -

I hope you are well and that 2024 is off to a good start for you. I am a resident in The Willows off of Pflumm just north of 151st Street. I understand that the Olathe Planning Commission is considering a request to rezone the northeast corner of 151/Pflumm to allow B Street Collision Repair to construct and operate a business. The nature of the businesses currently on that corner (Casey's and Fareway Market) serve the local neighborhood interests and are a good fit for the surrounding area. I don't believe that a collision repair center does fit the surrounding neighborhoods well and I support a denial of the request to rezone.

Sorry if you've been flooded with messages like this - I'm sure you're accustomed to neighborhoods organizing and emailing en masse.

Truly hope that you are well.

Respectfully,

J. Ryan Erker  
Erker Law Firm, P.A.  
7211 W. 98th Terrace, Building 4, Suite 140  
Overland Park, Kansas 66212  
Ph: (913) 829-2500  
Fax: (913) 347-4563  
E-mail: [ryan@erkerlaw.com](mailto:ryan@erkerlaw.com)  
[www.erkerlaw.com](http://www.erkerlaw.com)

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**Jeannie & Stuart Whitenack**  
**14867 S Haskins Street**  
**Olathe, KS 66062**

October 31, 2023

City of Olathe, KS Planning Commission &  
City of Olathe, KS City Council Members

RE: Case # RZ-23-0008 (B Street Collision Repair Facility) NEC of 151<sup>st</sup> & Pflumm

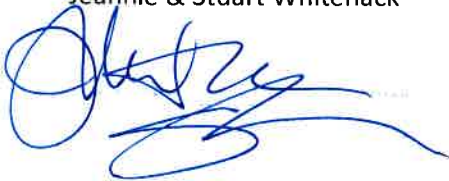
To Whom It May Concern:

We are writing to you to voice our opposition to the rezoning request referenced above. We are residents in the adjacent neighborhood, Willow Pointe. Our subdivision is just to the north of this proposed rezoning. We believe the building of what is a warehouse sized structure, right behind our new home community will be a detriment to the area environmentally and lower our home values. We were aware of the commercial zoning in the area, but this particular use is not something you find in residential areas. The other locations that this company operates are all in industrial areas near car dealerships. The noise and fumes that will come from this business are a hazard to the many residential communities surrounding this property. Additionally, other retailers that are looking for property in residential areas (coffee shops, boutiques, financial planners, dental offices, etc) will not look in this particular area because they'll be near an establishment that is loud & has toxic fumes coming from it. Lastly, if and when the proposed body shop goes out of business, we will be left with an empty warehouse in our backyards that is unleaseable/unsellable, or worse, inhabited by another use that is unfitting to a residential neighborhood. And, let me add, I have worked in commercial and retail development for the last 19 years, so I know what I am talking about. This proposed development, in this area, makes no sense. We will be at the November 13<sup>th</sup> planning meeting to further voice our opposition in person.

We appreciate your time and consideration and kindly request that you deny this rezoning application.

Sincerely,

Jeannie & Stuart Whitenack



**From:** [Justin Orr](#)  
**To:** [Planning Contact](#)  
**Subject:** Concern for New Business - B Street Collision Repair  
**Date:** Friday, February 2, 2024 10:44:16 AM

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning, I am writing as a concerned citizen of the Willows neighborhood located near the newly proposed site for B Street Collision Repair at 151<sup>st</sup> and Pflumm. It is my understanding that there have been a few meetings regarding this proposed development in the past, and that another planning meeting is forthcoming, albeit one where local citizen will not be able to participate.

I wish to convey my hesitancy in the choice of this location for a collision repair center. This area is largely residential, with only a Casey's gas station and Fareway Meat Market as the only commercial properties in this area. Both of these businesses are beneficial and essential to the surrounding neighborhoods.

Conversely, while collision repair centers are necessary for people from time to time, I do not feel that it would appropriately fit this area. From my brief survey of other B Street Collision Repair centers, along with other similar types of commercial properties, I have found that most reside in much more commercialized areas often located near car dealerships, highways, or other largely developed commercial zones. Having this new business built on a relatively quiet area near farmland and residential zones would be disruptive to the surrounding citizens.

Please take this into consideration when moving forward with this proposal. I appreciate your time and attention to this matter.

**Justin C. Orr, DDS**  
**Diplomate, American Board of Orthodontics**  
**Fry Orthodontic Specialists**

**Anna Gourley**

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**From:** Karen Schneller <schneller.karen@yahoo.com>  
**Sent:** Friday, February 2, 2024 10:50 AM  
**To:** Planning Contact  
**Subject:** Rezoning on 151st and Pflumm

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Hi,

As a resident of Willow Grove our family is AGAINST the B Street Collision Repair. This is not a good business that fits with the neighborhood around it. Ideally it would be nice to add shops/restaurants that would go well with the Fareway Meat Market grocery store.

Thank you for your consideration.

The Schneller Family  
14564 S Parkhill St  
Olathe, KS 66062

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[Sent from Yahoo Mail for iPhone](#)



**Anna Gourley**

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**From:** Micah Cogan <mtwaddle@gmail.com>  
**Sent:** Friday, February 2, 2024 10:55 AM  
**To:** Planning Contact  
**Subject:** Olathe Planning, rezoning on the corner of 151st and Pflumm

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I am reaching out as an Olathe resident with concerns about how the city is being shaped and how the community is being built within the different neighborhoods.

I want to strongly ask you to not move forward with the rezoning of the land at this intersection to bring in B Street collision repair. That type of business needs to be in an industrial zone, not in a walkable neighborhood with families and children.

I moved to Olathe from Denver, where we lived in an amazing planned community (Stapleton, now Central Park). We had a walkable location to restaurants, ice cream shops, and yoga studios, to name a few. With architecture that was well thought out and not another strip mall. These are the things we need to bring to the space at the 151st and Pflumm location. I would love to be able to walk with my kids to get our Saturday morning breakfast. I have already reached out to several restaurant chains that I believe would be an amazing addition to our area to create the sense of community that we want in our area. (Denver Biscuit and Urban Egg to name a few).

Using the land available to encourage a more cohesive community not only brings neighbors together, it also helps raise the value of the homes and makes Olathe a place that people want to move to.

I urge the committee to strategically look long-term at how we shape our neighborhoods and the value that brings to everyone who lives here.

--

Micah Cogan  
Cell: 816-304-4932

**From:** [Michelle & Andy Bolin](#)  
**To:** [Planning Contact](#)  
**Subject:** Rezoning at NE corner 151st & Pflumm  
**Date:** Wednesday, January 17, 2024 4:39:17 PM

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Michelle Bolin

[13410 W. 149<sup>th</sup> Street](#)

Olathe, KS 66062

January 17, 2024

City Of Olathe Planning Commission

RE: Rezoning for B Street Collision Repair Facility

Dear Planning Commission Members,

I am writing again, to ask that you hear my concerns about the potential rezoning at the NE corner of 151<sup>st</sup> Street & Pflumm. It has been brought to my attention that the planning commission recommended that the rezoning not take place and that it was sent back to you for further study by the Olathe City Council.

Please be aware that nothing has changed from the neighborhood perspective-The B Street Collision Repair facility is not the type of business that should be located in this area.

My points are as follows:

\*There is no easy access to this location from the highway, therefore creating more traffic. This will also result in more streets in disrepair on the main thoroughfares with big trucks delivering the vehicles to this facility.

\*This is a business that expects to have 40 employees. 40 employees will generate even more congestion to this area. This is not a business that will serve the people in the local community-it will be bringing employees and customers in from other areas of the metro. This type of business, it's customers and employees would be better served if it was located near a highway and in an area zoned for industrial.

\*The street in the proposed area is not very wide and already lined with cars parked on it from employees at other businesses. Only one car can go through at a time. A vehicle coming from the other direction must wait for others to pass, to be able to go forward. Extra traffic of this magnitude and the size of the delivery vehicles will create an even bigger problem than is already there.

\*There is an environmental concern for this type of business to be located so close to a residential neighborhood. **Collision Repair operations can produce emissions of toxic air pollutants and metals. Paints, cleaners, and paint strippers can release toxic air pollutants and volatile organic compounds even with the most sophisticated equipment!** Needless to say, this is not the type of business that anyone should be living close to. Please do not expose any Olathe residents to this type of risk by allowing it to be built so close to surrounding neighborhoods.

\*There will be 125 parking spots at this business. Even though B Street Collision Repair is saying that they will bring in the cars every night, no one in the area wants to see vehicles in various states of

**disrepair during the day! This will not help attract any other business to the area that it is actually zoned for.**

**We just moved to the Olathe area in 2022. We were drawn to the neighborhood because of the proposed businesses that would be allowed in that area. We are not opposed to any of the types of businesses that the property is currently zoned for. We are hoping to walk to and support them, as well as for them to enhance the neighborhood community. The neighborhood dynamic will change dramatically with a business such as B Street Collision Repair in that area. Please do not approve something that each one of you would not like right in your backyard.**

**I am asking that you remain strong and not give in to the City Council. Please stick by your original decision and help our neighborhood remain what it was intended to be zoned for.**

**Respectfully submitted,**

**Michelle Bolin**

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**From:** Paul Tung <paul.c.tung@gmail.com>  
**Sent:** Wednesday, January 31, 2024 7:46 PM  
**To:** Planning Contact  
**Subject:** B Street Collision Repair Planning for rezone

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

As a resident of The Willows at 151st and Pflumm, we strongly believe that "B. Street Collision Repair" is not an appropriate business to have next to the neighborhood. (151st and Pflumm)

This collision center will not only be disruptive to the peacefulness of outside, it will also change the dynamic to our quiet neighborhood. Body shops are notoriously loud with the tools used and also make the air quality poor with the paints and chemicals vented from the shop.

Lastly, the additional traffic for having this business poses an increased danger to children walking along the sidewalk of Pflumm. Children of the neighborhood have to cross an already busy street to get to their elementary school (Liberty view elementary)

There are plenty of other vacant areas more suitable for this company to build their auto repair business. This area is residential and not industrial. By having "B. Street collision repair", it will alienate future shops and restaurants in the out lot of the current friendly neighborhood Fairway market and Casey's gas station.

As part of the community, we urge the planning commission to prevent the rezoning and allowing of this business to be built in our community.

Sincerely,  
Dr. Paul Tung, DNP, CRNA

**Anna Gourley**

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**From:** Sachin Darshale <darshalesachin@gmail.com>  
**Sent:** Friday, February 2, 2024 10:54 AM  
**To:** Planning Contact  
**Cc:** John Bacon; Marge Vogt; Robyn Essex; Dean Vakas; LeEtta Felter; Kevin Gilmore; Matthew Schoonover  
**Subject:** Objection and request to deny proposed zoning change at 151st and Pflumm and proposed B Street Collision Center

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Hi all,

I am writing to express my objection to the proposed rezoning and building of the B street Collision repair facility at the 151st and Pflumm location.

I am a longtime resident of Willow Grove, a quiet, nice and attractive residential community situated just north of this proposed commercial area.

1. The homes in this community are all new and were purchased in the area understanding the existing zoning. Changing this now and allowing a business such as B street to build this large facility next to our community will be detrimental to our property values.
2. The rezoning of the part of the land will make it very unlikely that rest of the land will be attractive to a small retails or office facilities and this has direct impact on our neighborhood and property values.
3. Noise, lighting and crime concerns will increase resulting in direct impact on our neighborhood character, safety and property value.
4. Proposed development would also generate hazardous waste, air pollution etc, all of which will negatively impact the environment and quality of life for residents in the vicinity of the auto body shop.

I kindly request that you deny this rezoning request.

Thanks,  
Sachin

Sent to:  
[PlanningContact@olatheks.org](mailto:PlanningContact@olatheks.org),  
[jbacon@olatheks.org](mailto:jbacon@olatheks.org),  
[mvogt@olatheks.org](mailto:mvogt@olatheks.org),  
[rressex@olatheks.org](mailto:rressex@olatheks.org),  
[dvakas@olatheks.org](mailto:dvakas@olatheks.org),  
[lfelter@olatheks.org](mailto:lfelter@olatheks.org),  
[kpgilmore@olatheks.org](mailto:kpgilmore@olatheks.org),  
[mschoonover@olatheks.org](mailto:mschoonover@olatheks.org)

**Anna Gourley**

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**From:** Scott Mitchell <scottm5443@gmail.com>  
**Sent:** Wednesday, January 17, 2024 7:43 PM  
**To:** John Bacon; Marge Vogt; Robyn Essex; Constantine Vakas; LeEtta Felter; Kevin Gilmore; Matthew Schoonover; Planning Contact  
**Subject:** Case # RZ-23-0008 (B Street Collision Repair Facility) - NEC of 151st & Pflumm - Opposition to rezoning  
**Attachments:** Case # RZ-23-0008 (B Street Collision Repair Facility).docx

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

It has come to our attention that the issue of rezoning is still being considered, even after being denied by the Planning Commission in November. We have learned that it will be discussed again at the Planning Commission meeting on February 12th and the City Council meeting on March 5th. Unfortunately, it seems that members of the public will not be allowed to make comments during these meetings. We have attached a letter expressing our opposition to this rezoning proposal. We sincerely hope that you will take the concerns of residents into account and deny this rezoning application.

Scott and Abbe Mitchell  
13368 W 147<sup>th</sup> Terr  
Olathe, KS 66062

City of Olathe, KS Planning Commission & City of Olathe, KS City Council Members

RE: Case # RZ-23-0008 (B Street Collision Repair Facility)

Dear Chairman Wayne Janner, Members of the Planning Commission, and City Council,

I extend my appreciation for your commitment to the community. I am writing to express my strong opposition to the rezoning request for the property located at the Northeast of W. 151st Street and Pflumm Road.

I am a longtime resident of Willow Pointe, a quiet, older, maintenance-provided residential community situated just north of the proposed commercial area.

#### **Impact on Neighborhood Character and Safety**

An auto-body shop is an industrial use that would be incompatible with the existing character of our neighborhood. The noise, pollution, and heavy machinery associated with such a facility would disrupt the peaceful and tranquil atmosphere that residents currently enjoy.

Furthermore, the presence of an auto-body shop would attract a wider range of businesses, some of which may not be compatible with our quiet residential setting.

I am particularly concerned about the safety of residents, especially children near the Casey's and Fareway. Auto-body shops often have large trucks and heavy machinery coming and going, posing a significant safety hazard, especially given the proximity to the school.

Additionally, the proposed development would exacerbate the already existing parking shortage for Fareway employees and customers.

#### **Environmental Concerns**

The proposed development would generate hazardous waste, air pollution, and noise pollution, all of which would negatively impact the environment and the quality of life for residents in the vicinity of the auto-body shop. The unsightly fence required to secure the awaiting cars would further detract from the aesthetics of the area.

### **Inadequate Zoning Classification**

The proposed rezoning from CP-2 (Planned General Business) District to C-3 (Regional Center) District is not appropriate for this area. While CP-2 is intended for general commercial uses that are compatible with residential neighborhoods, C-3 is intended for larger-scale commercial uses that are typically found in regional centers.

Approving this rezoning request would open the door to industrial-type businesses that are not aligned with the character of the area.

### **Traffic Congestion and Quality of Life**

The proposed rezoning would introduce a new level of traffic congestion to our streets, further diminishing the peaceful and tranquil atmosphere we currently enjoy. The noise and pollution generated by the increased commercial activity would also have a detrimental impact on our quality of life.

### **Fairness and Community Impact**

I appeal to your sense of fairness. Would you want a warehouse-sized auto-body shop with a sizeable, unsightly fence in your backyard? Would you want your children or grandchildren playing near such a facility?

I urge you to consider the impact of this rezoning request on the residents of Willow Pointe and other area neighborhoods, as well as the long-term development of this specific area. This type of business is more appropriately located where similar businesses are clustered, just like their existing facilities.

### **Request for Denial**

I kindly request that you deny this rezoning request. I believe that it would be a mistake for our community as well as the city of Olathe as a whole.

Thank you for your time and consideration.

Sincerely,

Scott and Abbe Mitchell



Here are photos taken of the Overland Park Location.



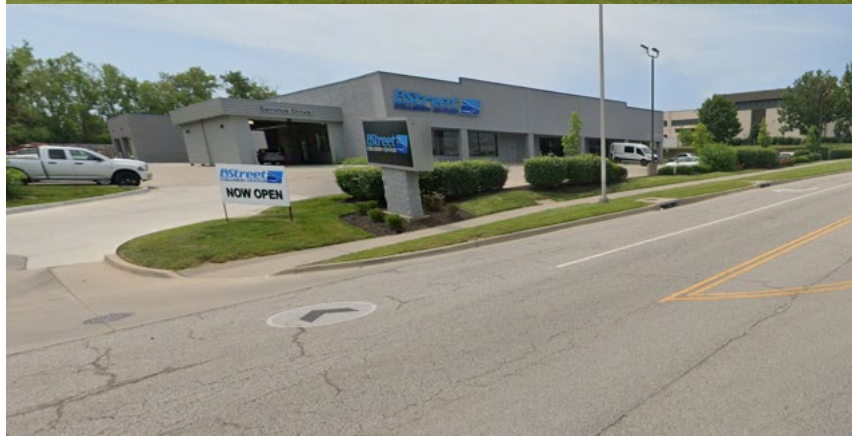
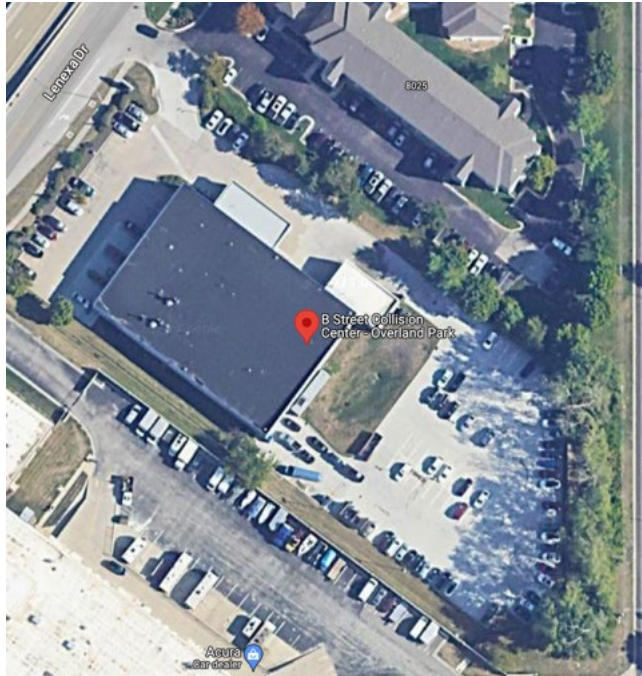


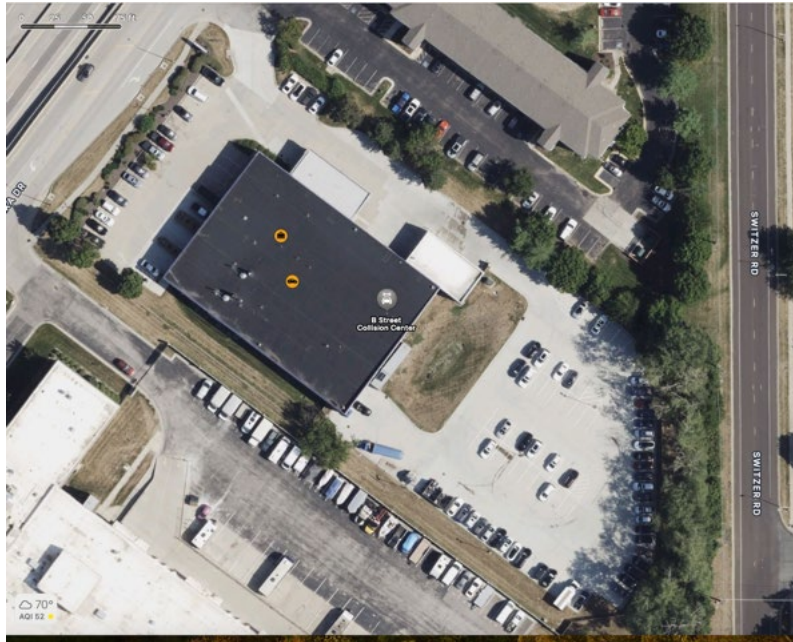












Here are some photos from the Legends location in Kansas, which is also close to other commercial areas.







And finally, here are the Omaha Locations, also near other areas of commercial property.









## Jessica Schuller

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**From:** Sheila Doolittle <sheila.doolittle@gmail.com>  
**Sent:** Thursday, January 11, 2024 7:19 PM  
**To:**  
**Subject:** Proposed B Street Collision Site

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear all,

I'm writing to express my objection to the proposed rezoning and building of the B Street Collision Repair Facility at the 151st and Plumm location. I live in the neighborhood, Willow Pointe, where this proposed building is adjacent and am very concerned about the potential placement of this business at this location.

My concerns are centered around the following

1. Although there are a couple of small businesses on the corner of 151st and Pflumm, this type of business does not match the profile of those existing businesses. The very nature of this industrial business is in direct conflict with the intent of the existing area. Other locations for B Street in various cities are in areas such as hotels, car dealerships or industrial and heavy high traffic areas. Again, they do not sit beside residential neighborhoods or small commercial areas.
2. This is a mainly residential corridor between 151st and 143rd street on Pflumm. Many families, including myself, live along Pflumm and already deal with some busy traffic. The proposed business is expected to employ 45 individuals and have 125 parking spaces with a customer and employee base coming and going frequently. Bringing this type of business into that space will only increase the volume of traffic coming in and out of that entrance on Pflumm and add more traffic noise in this family orientated area. Additionally, the nature of this business and its operation will create daily operational noise and fumes impacting the quality of the use of our neighborhood. The appearance of the building and area will also be unsightly from our neighborhood.
3. The homes in this community are all new and were purchased in the area understanding the existing zoning. Changing this now and allowing a business such as B Street to build this large facility next to our community will be detrimental to our property values both short and long term.

Thank you for taking my comments under consideration.

Sheila Doolittle  
13478 W. 147 Terrace  
Olathe, KS 66062

**From:** Steve Salter <ssalter500@gmail.com>  
**Sent:** Saturday, February 10, 2024 9:11 PM  
**To:** Planning Contact  
**Subject:** STOP B Street Collision Repair

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please do NOT allow the B Street Collision Repair facility to be built at 151st and Pflumm (NE corner).

I am surprised this issue has come back up. I was at the Planning Commision meeting in the Fall and it had absolutely NO support. What happened??

This is not the kind of facility we want in our neighborhood. I have recently spent 18 long months building a new house in the Willows Subdivision that is approximately \$740,000 in value. We don't want this kind of industrial facility close by.

Here are several reasons to not place this facility in our neighborhood:

- it does not fit into our upscale neighborhood image
- an auto repair business is not consistent with the the nice Fareway Meat Market and Casey's next door
- this kind of business is best suited off a highway or in an industrial area, NOT a quiet upscale neighborhood.
- they park damaged cars outside the building during the day and at night. It is impractical to pull all these cars in each evening, as they say.
- there will be fumes and loud noises emitted
- more cars are going electric and the batteries that have been exposed to fire are dangerous

If YOU lived in my neighborhood, you wouldn't want this type of facility close by either. Please do NOT allow this to happen. It wouldn't occur in Leawood or Overland Park. OLATHE CAN DO BETTER!

Thank you,  
Steve Salter  
14451 S. Hauser St.  
Olathe, KS 66062

## Jessica Schuller

---

**From:** Steve Salter <ssalter500@gmail.com>  
**Sent:** Saturday, February 10, 2024 9:44 PM  
**To:** Jessica Schuller  
**Subject:** STOP the B Street Collision Building

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please do NOT allow the B Street Collision Repair facility to be built at 151st and Pflumm (NE corner).

I am surprised this issue has come back up. I was at the Planning Commision meeting in the Fall and it had absolutely NO support. What happened??

This is not the kind of facility we want in our neighborhood. I have recently spent 18 long months building a new house in the Willows Subdivision that is approximately \$740,000 in value. We don't want this kind of industrial facility close by.

Here are several reasons to not place this facility in our neighborhood:

- it does not fit into our upscale neighborhood image
- an auto repair business is not consistent with the the nice Fareway Meat Market and Casey's next door
- this kind of business is best suited off a highway or in an industrial area, NOT a quiet upscale neighborhood.
- they park damaged cars outside the building during the day and at night. It is impractical to pull all these cars in each evening, as they say.
- there will be fumes and loud noises emitted
- more cars are going electric and the batteries that have been exposed to fire are dangerous

If YOU lived in my neighborhood, you wouldn't want this type of facility close by either. Please do NOT allow this to happen. It wouldn't occur in Leawood or Overland Park. OLATHE CAN DO BETTER!

Thank you,  
Steve Salter  
14451 S. Hauser St.  
Olathe, KS 66062

**Anna Gourley**

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**From:** Tejaswi Gade <tejagade@gmail.com>  
**Sent:** Friday, February 2, 2024 10:26 AM  
**To:** Planning Contact  
**Subject:** Concerns about rezoning on the corner of 151st and Pflumm

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning Commission,

I am writing to express my concerns regarding the potential establishment of B Street Collision Repair in our neighborhood. It has come to my attention that there is limited opportunity for community input at the upcoming hearing, and therefore, I am reaching out via email to ensure our voices are heard.

As a resident of this subdivision, I strongly believe that the addition of B Street Collision Repair does not align with the vision we have for our neighborhood. While I understand the importance of diverse businesses, it is crucial that any new establishment complements the character and values of our community.

B Street Collision Repair may bring noise, increased traffic, and potential environmental concerns that could disrupt the peaceful atmosphere of our neighborhood. Furthermore, the lack of transparency in not allowing public participation at the hearing is concerning and undermines the principles of democratic decision-making.

I urge the Planning Commission to carefully consider the impact of permitting B Street Collision Repair in our neighborhood. Our collective support against this establishment demonstrates the cohesion and solidarity of our community. I implore you to prioritize the interests and well-being of the residents in your decision-making process.

Thank you for taking the time to consider our concerns. I trust that you will make a decision that reflects the best interests of our neighborhood.

Thank you,  
Willows Resident