



MINUTES – Opening Remarks

Planning Commission Meeting: February 10, 2025

The Planning Commission convened at 7:00 p.m. to meet in regular session with **Chair Wayne Janner** presiding. Commissioners Taylor Breen, Ken Chapman, Jeffrey Creighton, Megan Lynn and Jim Terrones were present. Commissioner Bergida was present for consent Item C (PR24-0023) and the public hearings (FP24-0041 and VAC24-0001). Commissioners Keith Brown and Chip Corcoran were 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 includes four items. Chair Janner asked if any items needed to be removed for separate discussion or additional information.

Commissioner Creighton requested Item C (PR24-0023) be pulled from the consent agenda.

Chair Janner entertained a motion on the consent agenda, with the exception of Item C (PR24-0023).

A motion to approve MN25-0113, Planning Commission meeting minutes of January 13, 2025, was made by **Commissioner Breen** and seconded by **Commissioner Chapman**. The motion passed 6 to 0.



MINUTES

Planning Commission Meeting: February 10, 2025

Application:	<u>FP24-0040:</u> Request for approval of a final plat for Stonebridge Manor Third Plat, containing 16 lots and two (2) tracts on approximately 4.24 acres, located southeast of S. Mur-Len Road and W. 169th Place.
---------------------	---

A motion to approve FP24-0040 was made by **Commissioner Breen** and seconded by **Commissioner Chapman**. The motion passed with a vote of 6 to 0 with no stipulations.



MINUTES

Planning Commission Meeting: February 10, 2025

Application:	<u>PR24-0023:</u> Request for approval of a revised preliminary site development plan for QuikTrip on approximately 1.73 acres, located at 14904 W. 119th Street.
---------------------	--

Commissioner Creighton requested PR24-0023 be pulled from the consent agenda for further discussion.

Commissioner Creighton stated this proposal is to redevelop the old Red Lobster site off 119th and Black Bob Road to a QuikTrip. He noted the applicant's willingness to redevelop the site instead of having it remain vacant and noted QuikTrip's well-run operation. However, Commissioner Creighton raised concerns about traffic flow and safety concerns, noting particular difficulty navigating through neighboring businesses in order to go eastbound on 119th Street. He asked staff to provide further information regarding the traffic study and its findings.

Chet Belcher, Chief Development Officer, first noted although the report said there were six pumps, instead there will be eight gas pumps.

Chair Janner noted the drawing showed eight pumps.

Mr. Belcher confirmed the correct number will be eight pumps.

Mr. Belcher then continued the traffic studies had been conducted and that the intersections operated at acceptable levels of service. He acknowledged that exiting eastbound from the location could be challenging but assured that traffic signals would be monitored. If queues get too long, the signal could be adjusted to permissive/protected with a dedicated left turn if needed to improve traffic flow.

Commissioner Creighton asked about the circumstances that might warrant changes to the traffic signals before the usual annual review.

Mr. Belcher explained that citizen feedback (for example, phone calls or *OlatheConnect* submissions) and monitoring through the city's traffic department could trigger such adjustments.

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

Chair Janner noted Commissioner Bergida was present.

A motion to approve PR24-0023 was made by **Commissioner Chapman** and seconded by **Commissioner Terrones**. The motion passed with a vote of 6 to 1 with the following stipulations:

1. A wavier is granted from UDO 18.34.030.D allowing the open space ratio to be reduced from 25% to 23%.
2. A waiver is granted from UDO 18.15.00.G.7.b allowing 12% clear glass and 13% spandrel glass on the eastern primary façade.
3. 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.



MINUTES

Planning Commission Meeting: February 10, 2025

Application:	<u>PR24-0024:</u> Request for approval of a revised preliminary site development plan for Business Garage Authority on approximately 3.35 acres, located at 15571 S. Mahaffie Street.
---------------------	--

A motion to approve PR24-0024 was made by **Commissioner Breen** and seconded by **Commissioner Chapman**. The motion passed with a vote of 6 to 0 with the following stipulations:

1. A waiver is granted from UDO 18.15.00.G.10.b allowing a minimum of 9% clear glass on the western primary façade.
2. 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



MINUTES

Planning Commission Meeting: February 10, 2025

Application:	<u>FP24-0041:</u> Request for approval of a final plat for Olathe Commons, Third Plat, containing two (2) lots and two (2) tracts with the vacation of public easements and other public dedications on approximately 29.1 acres, located southeast of W. 119th Street and S. Black Bob Road. Request continuance to a future Planning Commission meeting.
---------------------	---

A motion to continue FP24-0041 to a future Planning Commission date was made by **Commissioner Breen** and seconded by **Commissioner Creighton**. The motion passed with a vote of 7 to 0.



MINUTES

Planning Commission Meeting: February 10, 2025

Application:	<u>VAC24-0001:</u> Request for approval of a vacation of a drainage easement for a single-family residence, located at 12675 S. Shady Bend Road.
---------------------	---

Ms. Taylor Vande Velde, Planner II, presented the application for a request for the approval to vacate a public drainage easement at 12675 South Shady Bend Road. The easement needed to be vacated to construct a single-family home on the lot.

Ms. Vande Velde confirmed the applicant had completed all required public notifications. She also indicated that the applicant was present and available for questions.

Staff recommended approval of VAC24-0001 with one stipulation.

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

Chair Janner opened the public hearing, but no one was signed up to speak. Chair Janner called for a motion to close the public hearing.

Commissioner Bergida moved to close the public hearing, and **Commissioner Chapman** seconded. The motion passed with a vote of 7 to 0.

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

A motion to approve VAC24-0001 as stipulated was made by **Commissioner Bergida** and seconded by **Commissioner Chapman**. The motion passed with a vote of 7 to 0 with the following stipulation(s):

1. The relocated storm sewer must be constructed and the new easement dedicated by separate instrument prior to recording the vacation.



MINUTES – Closing Remarks

Planning Commission Meeting: February 10, 2025

There were no announcements.

Meeting adjourned.