



MINUTES – Opening Remarks

Planning Commission Meeting: September 8, 2025

The Planning Commission convened at 7:00 p.m. to meet in regular session with **Chair Wayne Janner** presiding. Commissioners Keith Brown, Ken Chapman, Jeffrey Creighton, Megan Lynn, and Jim Terrones were present. Commissioners Taylor Breen, Chip Corcoran, and Tony Bergida 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 included two items. Chair Janner asked if any items needed to be removed for separate discussion or additional information.

Commissioner Creighton requested Item B [FP25-0025] be pulled for separate consideration.

Chair Janner called for a motion on the remaining item [MN25-0825] of the consent agenda.

A motion to approve MN25-0825, Planning Commission meeting minutes of August 11th and August 25th, 2025, was made by **Commissioner Chapman** and seconded by **Commissioner Brown**. The motion passed 6 to 0.



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Application:	<u>FP25-0025:</u> Request for approval of a final plat for Villa Pointe, Second Plat, containing ten (10) lots and two (2) tracts on approximately 4.35 acres, located southwest of W. 167th Street and S. Mur-Len Road.
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Commissioner Creighton requested FP25-0025 be pulled from the consent agenda for separate consideration.

Commissioner Creighton referenced the staff report and stated the zoning for this property retains an old “planned” zoning district [RP-3 Planned Low-Density Multifamily] that the City does not currently use. He noted tonight’s approval decision regarding the final plat was a procedural one to set lot lines. However, as one of the two current commissioners who were serving when RP-3 was a current zoning category, Commissioner Creighton wanted to draw attention to the standards of the prior Planned Districts. He noted for the record that the “Planned Districts” were always designed to be something different than the standard districts. If for some reason future administrative review was required for any small changes, Commissioner Creighton encouraged staff to continue to maintain the quality that was expected out of the old zoning criteria [RP-3].

A motion to approve FP25-0025 was made by **Commissioner Chapman** and seconded by **Commissioner Brown**. The motion passed with a vote of 6 to 0 with the following stipulations:

1. A separate instrument protecting access and utility service for Lots 1-10 and Tract B must be recorded with this plat.
2. A utility consent sign-off is required from WaterOne and Johnson County Wastewater Services prior to recording of this plat.



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Application:	<u>FP25-0023:</u> Request for approval of a final plat and a vacation of public utility easements and public street right-of-way for Stonebridge South, Second Plat, containing thirty-five (35) lots and three (3) tracts on approximately 10.80 acres, located southeast of W. 168th Terrace and S. Ridgeview Road.
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Bradley Hocevar, Planner I, presented FP25-0023, a request for approval of a final plat for Stonebridge South, Second Plat, located at the southeast corner of Ridgeview Road and 168th Terrace. Mr. Hocevar noted the application also included a request to vacate a segment of Ripley Street right-of-way and associated public easements, thus necessitating a public hearing. Mr. Hocevar explained that the site encompassed approximately 10.8 acres within the R-1 zoning district. The proposed plat would define lot lines and dedicate public easements and street right-of-way to support 35 single-family residential lots and three tracts of land. These tracts were intended for landscaping and open space, with future residential development noted as well. Additionally, Mr. Hocevar mentioned an ongoing administrative lot split application that would divide Lot 9 of Stonebridge South First Plat into Lots 9A and 9B. He continued that Lot 9B, part of the current plat application, would be merged with Lot 81, creating one additional residential lot. He demonstrated the request to vacate a portion of Ripley Street, which was originally meant to serve a now-unneeded subdivision, due to the approval of the St. John Paul Church development. This change aligned with a revised preliminary plat already approved. Mr. Hocevar added the City's traffic and utility staff had reviewed the application. Utility providers, except Johnson County Wastewater, had granted consent, and staff was still awaiting a response from Johnson County Wastewater. Given these considerations, staff recommended approval of the final plat and associated vacation requests, contingent on receiving the remaining utility consent and the lot split being recorded before the final plat.

Chair Janner asked if there were any further questions. Hearing none, he opened the public hearing, but no one was signed up to speak. He called for a motion to close the public hearing.

Commissioner Brown moved to close the public hearing, and **Commissioner Chapman** seconded the motion. The motion passed by a vote of 6 to 0.

Chair Janner called for any final discussion. With none, he called for a motion on the item.

A motion to approve FP25-0023 as stipulated by staff was made by **Commissioner Terrones** and seconded by **Commissioner Brown**. The motion passed with a vote of 6 to 0 with the following stipulations:

1. Prior to the recording of this final plat, the lot split for Lot 9 of Stonebridge South First plat must first be recorded.
2. Prior to the recording of this final plat, approval from all applicable private utility companies consenting to the requested vacation must be provided to the City.



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Application:	<u>VAC25-0002:</u> Request for approval to vacate public utility easements for QuikTrip, located at 14904 W 119th Street.
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Andrea Morgan, Planner II, presented VAC25-0002, the request to vacate five drainage easements and one utility easement, which required a public hearing before the Planning Commission. She stated the subject property was located northeast of Black Bob Road and 119th Street and that the easements needed to be vacated to allow for the construction of a new QuikTrip gas station.

Ms. Morgan confirmed that all public notification requirements had been fulfilled. She noted staff had received one inquiry, and the applicant had received two general inquiries; all were addressed satisfactorily.

Ms. Morgan concluded by stating that staff recommended approval with no stipulations.

Chair Janner asked whether the public inquiries mentioned were related to the specific easement vacation under review or if they were broader questions about the QuikTrip project.

Ms. Morgan responded that one inquiry came from the northern property owner, who simply wanted confirmation that the vacation would not impact their property.

Chair Janner asked about the applicant.

Ms. Morgan confirmed the applicant did not have a presentation, but was available for any questions.

Chair Janner asked if there were any further questions. Hearing none, he opened the public hearing, but no one was signed up to speak. He called for a motion to close the public hearing.

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

Chair Janner called for any final discussion. With none, he called for a motion on the item.

A motion to approve VAC25-0002 was made by **Commissioner Chapman** and seconded by **Commissioner Lynn**. The motion passed with a vote of 6 to 0 with no stipulations.



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There were no announcements.

Meeting adjourned.