



MINUTES – Opening Remarks

Planning Commission Meeting: May 12, 2025

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

Recited Pledge of Allegiance.

Chair Breen welcomed attendees and noted this Commission meeting was occurring in the temporary location of the Downtown Library Flexbox Theater due to City Hall construction. He noted there would be no meeting on May 26th due to the Memorial Day holiday and further added that the Planning Commission would return to City Hall for the June 9th meeting.

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

Commissioner Creighton requested Item B (PR25-0007) be pulled for separate discussion.

Chair Breen entertained a motion on the remaining consent agenda (Items A, C, D, and E).

A motion to approve MN25-0428, Planning Commission meeting minutes of April 28, 2025, was made by **Commissioner Chapman** and seconded by **Commissioner Bergida**. The motion passed 5 to 0.



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Planning Commission Meeting: May 12, 2025

Application:	<u>PR25-0007:</u> Request for approval of a preliminary site development plan for Char Bar on approximately 2.93 acres, located northwest of W. Santa Fe Street and N. Kansas Avenue.
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Commissioner Creighton requested to pull this item (Item B) from the Consent Agenda for a short presentation, for transparency since the City is the property owner.

Nathan Jury, Senior Planner, thanked Commissioner Creighton, noting this project is part of the overall momentum in revitalizing the Downtown area. Mr. Jurey presented PR25-0007, a request to approve the preliminary site development plan for Char Bar at the northwest corner of Kansas Avenue and Santa Fe. He presented the history of the property, which was originally Fire Station #1 but is currently a parking lot. He continued Char Bar proposed a barbeque restaurant and pickleball facility which will necessitate a building addition of approximately 22,000 square feet. Mr. Jurey added there will be an outdoor dining and yard area which will help activate the street frontage along Kansas Avenue. Mr. Jurey presented building elevations, noting that floor-to-ceiling glass will replace concrete on the existing building. Mr. Jurey noted the design met the Commercial and the Downtown design standards, with the exception of two waiver requests.

Mr. Jurey summarized the applicant's two waiver requests: 1) To reduce the minimum Class 1 material requirement for the south primary façade from 80% to 69% and 2) To reduce the minimum Class 1 and 2 materials for the east secondary façade from 50% to 40%. Staff supported both waivers, noting that the proposed overall design was superior. In lieu of the reduced percentages, the applicant introduced a well-furnished outdoor room, installed canopies above windows, and replaced concrete panels with glass to further enhance the building's appearance and street activation. Additionally, the south elevation will be clad with 100% Class 1 and 2 materials, and the west elevation offered additional glass and window shrouds beyond what was required.

Mr. Jurey noted a neighborhood meeting was held in April, and all attendees were supportive.

Staff recommends approval of the preliminary site development with stipulations regarding the waiver requests, signage, and standard utility screening.

Chair Breen thanked staff and asked if there were any questions from the commissioners.

Commissioner Creighton asked to confirm the pickleball courts were inside, as noise can sometimes be a general concern regarding pickleball courts.

Mr. Jurey confirmed the pickleball courts were all interior, though there is an outdoor yard with yard games. Mr. Jurey also noted the railroad is next to the site.

Commissioner Creighton asked about the relationship between the City and this development going forward, as it was previously a fire station, inquiring about sale of the property.

Mr. Jurey answered that the property is currently under contract to be sold, though details are outside his knowledge.

Chair Breen called for any final discussion or questions. Seeing none, he called for a motion on the item.

A motion to approve PR25-0007 subject to all staff recommendations was made by **Commissioner Creighton** and seconded by **Commissioner Chapman**. The motion passed with a vote of 5 to 0 with the following stipulations:

1. A waiver is granted from UDO 18.20.210.C.11 to reduce the required Class 1 materials on the south primary façade from a minimum of 80% to 69% as depicted in the building elevations included in this agenda packet.
2. A waiver is granted from UDO 18.15.020.G.7.b.2 to reduce the required Class 1 and 2 materials on the east secondary façade from a minimum of 50% to 40% as depicted in the building elevations included in this agenda packet.
3. Signage must be reviewed and approved through a separate application.
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.



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Planning Commission Meeting: May 12, 2025

Application:	<u>PR25-0008:</u> Request for approval of a preliminary site development plan for Elite Window & Siding on approximately 1.10 acres, located northeast of W. 156th Street and S. US 169 Highway.
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A motion to approve PR25-0008 as stipulated by staff was made by **Commissioner Chapman** and seconded by **Commissioner Bergida**. The motion passed with a vote of 5 to 0 with the following stipulations:

1. The location of the proposed trash enclosure will be revised and relocated as part of the Final Development Plan submittal, subject to staff review and approval to ensure compliance with location, screening, and service access requirements.
2. All storage areas within industrial districts must be one hundred (100) percent screened from public view.
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.



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Planning Commission Meeting: May 12, 2025

Application:	<u>MP25-0002:</u> Request for approval of a minor plat for Oak Lawn Memorial Gardens 2nd Plat, containing one (1) tract on approximately 0.89 acres, located at 13901 S. Black Bob Road.
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A motion to approve MP25-0002 as stipulated by staff was made by **Commissioner Chapman** and seconded by **Commissioner Bergida**. The motion passed with a vote of 5 to 0 with the following stipulations:

1. The title block must be revised to "Minor Plat" on sheet 2 prior to recording.



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Planning Commission Meeting: May 12, 2025

Application:	<u>MP25-0003:</u> Request for approval of a minor plat for Hilltop Farms, Replat of Lots 3, 4 and Tract E, containing two (2) lots on approximately 0.70 acres, located northwest of W. 173rd Terrace and S. Mur-Len Road.
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A motion to approve MP25-0003 as stipulated by staff was made by **Commissioner Chapman** and seconded by **Commissioner Bergida**. The motion passed with a vote of 5 to 0 with the following stipulations:

1. A waiver is granted from 18.30.180.B. allowing for the relocation of the pedestrian accessway (Tract E) through Tract D.



MINUTES – Closing Remarks

Planning Commission Meeting: May 12, 2025

Chair Taylor Breen announced, in conjunction with the City's ongoing update to the Comprehensive Plan, there would be two upcoming open house events for residents to share feedback on particular areas of the City:

1. The first open house would take place Thursday, May 29th from 4:30 to 7:00 p.m. at the Indian Creek Library to discuss the K-7 Corridor, North Ridgeview Road, and 175th Street.
2. The second open house would take place Thursday, June 5th from 4:30 to 7:00 p.m. at the Community Center to discuss Parker Street, Santa Fe, Original Town, and Downtown.

More information would be available at [Olatheks.gov/ElevateOlathe](https://olatheks.gov/ElevateOlathe).

Chair Breen closed with a final reminder that the Planning Commission's next meeting would be June 9th at City Hall.

Meeting adjourned.