

January 25, 2019

Dan Fernandez
City of Olathe Planning and Zoning Department

Dan,

Good morning. I wanted to update you on the open meeting last night with McGilley & Fry neighborhood meeting. There were about 35 people in attendance, not including the hosts and their associates.

Marge Voit, City Council, also attended.

There were many issues and discussions for the 1 hour and 40 minute meeting. I am going to use bullet points and some may be redundant:

- 34 were from Meadowridge, One was from Wexford subdivision.
- Notifications - first, the timing was not met, however this has been corrected.
- The entire group from Meadowridge felt that each homeowner (147) should have been sent a letter as the entire subdivision owns an interest in green spaces and the pond. This needs to be corrected for all future letters. There are 36 homes that back directly to the cemetery.
- question from the group - have the people who have loved ones buried in the cemetery been notified of the proposed change and shouldn't they have a say and be involved in this entire process?
- The hosts reported they are now planning 81 parking spaces. Major concerns over traffic flow (only one way out of there and how will that affect traffic on all sides of Blackbob - will they be making U-turns at the light on 139th to be able to go south? What about tying up traffic at the light when Visitations and funerals are starting/ending?) These need to be addressed. Will the City of Olathe let a business with that many parking spaces use a road with only one access point? Especially in a Residential area.
- How will they address the light pollution coming into people's homes, back yards, front yards? Will there be time limits to the hours that their lights can be on? The homes that back to this cemetery are very concerned with being able to use their back yards privately. This was not even a consideration when the homes were built. We feel that this is not a good use of residential land to the preexisting homes. We built knowing there was a cemetery, and were told it was to be a cemetery. Nothing else.
- The owners stated that at this time there would not be a crematorium built. How do we get confirmation from them and the City that this will never be allowed to be built here?
- Water issues - there are already drainage issues that have not been addressed by the owners regarding standing water to the south of this proposed building. Home owners have sent letters and called the company to correct this - nothing has been successful and this will not improve drainage
- Drainage - the HOA of Meadowridge pays for all maintenance to the pond. However, with this building and parking added, it will bring more silt and debris into our pond, yet the cemetery will not be responsible for drainage issues. This needs to be addressed. Meadowridge has already spent over \$45,000 to repair the pond and build supporting wall around 1/2 - it will also need to be dredged because of silt build-up and a lot of that is current run off from the cemetery. How

will this be addressed? With less land and more hard surfaces, this could become very costly to the HOA.

- Negative home values- with a building in the midst of this cemetery, there will be a direct impact to home values, estimated between 6 -12%. Not only will this cost the city, county and school district taxable values, it will hurt the resale values to the neighborhood. How will this be addressed?
- The roads in the cemetery are barely passable for two way traffic, most assume it is one way throughout. The plans we were shown do not address this and the need to widen all roads for traffic, emergency vehicles etc. This will change their hardscape figures but has not been calculated for water shed, light and noise pollution effecting the homes that will be within 300 feet of their boundaries. Please make sure this gets addressed.
- How will the cemetery address the restriction from their clients to the pond - it is for residents of the subdivision only. How will they keep people from walking down to it, leaving their trash, cigarettes, etc?
- The trash receptacles for this plan has not been placed. Where will this go? Will it have a barrier around so it does not become an eyesore?
- This company has owned the property for 4 years. We have had to complain to them regularly about mowing their green space next to our homes, cleaning of debris, the green large bin that is not enclosed and is an eyesore. they leave piles of brush until we complain enough. They are doing business out of their trailer. Their responses have not been quick. There is strong concern that once this is completed, they will go back to being lax on these issues.

As you can tell, we do not want this project to be allowed to continue at this location. They also told us that once this is built, they will probably leave their downtown location and make this their main one. That is a lot of added business into a residential area. We hope that you will be able to address our concerns and reconsider this project on this land.

Margie Stark