



City of Olathe

City Planning Division

## **MINUTES – Opening Remarks**

### **Planning Commission Meeting: February 25, 2019**

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The Planning Commission convened at 7:00 p.m. to meet in regular session with Chairman Dean Vakas presiding. Commissioners Chip Corcoran, Barry Sutherland, Jeremy Fry, Jose Munoz, Jr., Ryan Nelson and Ryan Freeman were present. Commissioner Mike Rinke was absent.

*Recited Pledge of Allegiance.*

The Chair made introductory comments. Regarding *ex parte* communication, the Chair asked that if a commissioner had something to report, that they specify the nature of the *ex parte* communication as that item is reached in the agenda.

A motion to approve MN19-0211, the meeting minutes from February 11, 2019, was made by Comm. Fry and seconded by Comm. Munoz and passed with a vote of 7-0.



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### Planning Commission Meeting: February 25, 2019

Application:	<b><u>PR18-0060:</u> Preliminary Site Development Plan for Shield Storage</b>
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A motion to approve PR18-0060 on the Consent Agenda was made by Comm. Fry and seconded by Comm. Munoz and passed with a vote of 7-0, with the following staff stipulations:

- A. The property shall be replatted prior to approval of the final site development plan, and the replat shall be recorded prior to issuance of a building permit.
- B. A final site development plan and final plat shall be submitted and approved prior to issuance of a building permit.
- C. Final details on the wall at the north of the subject property will be coordinated prior to final site development plan approval. The wall shall be made of a masonry and/or decorative metal material and shall require design features such as columns, steps, mixture of materials, banding, etc. No portion of the wall shall be shorter than 6 feet in height or taller than 8 feet as measured from grade.
- D. Final details for landscaping to be provided at the north of the subject property will be coordinated prior to final site development plan approval. Heavy landscaping will be required along the wall with a mixture of species and plant materials, including a combination of evergreen trees and deciduous shade trees. The landscape plan submitted with the final site development plan shall be sealed by a Kansas-licensed landscape architect.
- E. As required by the *UDO*, all exterior ground or building mounted equipment, including but not limited to mechanical equipment, utility meter banks and coolers, shall be screened from public view with landscaping or an architectural treatment compatible with the building architecture.
- F. A Fire Department Connections (FDC) is required within 100 feet of a hydrant for sprinklered buildings. The FDC is required to be accessible from a fire apparatus access road. The City of Olathe Fire Code Amendment 16.05.340 requires a 4-inch Storz quick coupling connection.
- G. Access control will be required for the Fire Department at entry gates to the property. Automatic entry devices to control access gates are required. These devices are required to be activated by the apparatus signal or OPTICOM signal from the fire apparatus. A Knox Box with keys/electronic key cards is required. Details shall be provided at the time of building permit submittal.
- H. The parking area provided to the northwest of the building shall be located outside of the minimum 30-foot parking/paving setback.

- I. All outdoor storage areas shall comply with requirements for screening per *UDO, Section 18.30.130.I.*
- J. Any/all roof-top units shall be screened from public view per *UDO, Section 18.15.020.F.*
- K. All new on-site wiring and cables shall be placed underground.
- L. All signage on site shall comply with the requirements of *UDO, Section 18.50.190.*



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## MINUTES

### Planning Commission Meeting: February 25, 2019

<b>Application:</b>	<b>PP19-0001, Preliminary Plat for Parkview Apartments</b>
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**Dan Fernandez, Planner II**, appeared before the Planning Commission, summarizing this request for preliminary and final plats for Parkview Apartments. The presentation included an overview of the process and explanation of the history of the site to the Commission and Public in attendance.

**Chair Vakas** asked commissioners if there was any discussion. There being none, Chair Vakas called for a motion.

*Motion by Comm. Munoz, seconded by Comm. Nelson, to recommend approval of PP19-0001, with the following stipulations:*

1. A final site development plan shall be submitted and approved prior to submitting for building permits. The final site development plan shall be consistent with the approve preliminary site development plan in accordance with Section 18.40.110 of the UDO
2. A public recreation easement within Tract A shall be dedicated prior to recording the plat in order to locate a future public trail within the tract.
3. A 25-foot tree preservation easement shall be dedicated along the north property line within Tract A with the final plat.
4. A phasing plan shall be submitted with the final site development plan submittal.

**Aye:** Sutherland, Freeman, Nelson, Fry, Munoz, Corcoran, Vakas (7)

**No:** (0)

*Motion was approved 7-0.*



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## MINUTES

### Planning Commission Meeting: February 25, 2019

<b>Application:</b>	<b>FP18-0047, Final Plat for Parkview Apartments</b>
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**Dan Fernandez, Planner II**, appeared before the Planning Commission, summarizing this request for preliminary and final plats for Parkview Apartments. The presentation included an overview of the process and explanation of the history of the site to the Commission and Public in attendance.

**Chair Vakas** asked commissioners if there was any discussion. There being none, Chair Vakas called for a motion.

*Motion by Comm. Sutherland, seconded by Comm. Munoz, to recommend approval of FP18-0047, with the following stipulations:*

1. Prior to recording the final plat, the required excise fee of \$279,744.50 shall be submitted to the City Planning Division.
2. Prior to recording the final plat, the required traffic signal excise tax of \$15,613.65 shall be submitted to the City Planning Division.
3. A final site development plan shall be submitted and approved prior to submitting for building permits. The final site development plan shall be consistent with the approved preliminary site development plan.
4. A public recreation easement within Tract A shall be dedicated prior to recording the plat in order to locate a public trail within the tract.
5. As required by the *UDO*, all exterior ground or building mounted equipment, including but not limited to mechanical equipment, utility meter banks and coolers, shall be screened from public view with landscaping or an architectural treatment compatible with the building architecture.
6. A 25-foot tree preservation easement shall be dedicated along the north property line within Tract A prior to recording the plat.

**Aye:** Sutherland, Freeman, Nelson, Fry, Munoz, Corcoran, Vakas (7)

**No:** (0)

*Motion was approved 7-0.*



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## MINUTES

### Planning Commission Meeting: February 25, 2019

<b>Application:</b>	<b><u>SU18-0009</u></b> Special use permit for a funeral home ( <b>Oak Lawn Cemetery</b> )
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**Aimee Nassif, Chief Planning and Development Officer**, reported that a large volume of information was received as of late today from both the applicant and other interested parties. The Planning Staff wanted an opportunity to continue to vet those items and have discussions as necessary.

**Ms. Nassif** requested a continuance to a future Planning Commission Meeting; the Applicant has been contacted and is amenable to this continuance.

*Motion by Comm. Nelson, seconded by Comm. Freeman, to continue SU18-0009 to a future date.*

Aye: Sutherland, Freeman, Nelson, Fry, Munoz, Corcoran, Vakas (7)

No: (0)

*Motion was approved 7-0.*



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## **MINUTES – Other Matters**

### **Planning Commission Meeting: February 25, 2019**

**Chair Vakas** noted that the next Planning Commission meeting is scheduled for Monday, March 11, 2019, at 7:00 p.m.

*Meeting adjourned.*