



Payne & Brockway, P.A.

CIVIL ENGINEERS & LAND SURVEYORS

Mark Huggins, P.E.
Gerald Conn, L.S.

Carman G. Payne, P.E. (1892-1963)
S.H. Brockway, P.E. (1907-1989)
Lee Meireis, R.L.S. (1933-2010)
Ed Young, P.E., R.L.S. (1936-2011)
Mike Howell, R.L.S. (Retired)
Johnny Ray, R.L.S. (Retired)

June 26, 2019

Dan Fernandez
Planning Department
City of Olathe
P.O. Box 768
Olathe, KS 66051-0768

RE: Bear Creek
PP19-0003, Preliminary Plat

Dear Mr. Fernandez:

On Tuesday, June 25, 2019 at 6:00 pm a neighborhood meeting for Bear Creek Preliminary Plat was held at the Olathe Community Center, Room B. Notices were mailed on June 12, 2019.

Paul Atteberry and Todd Allenbrand represented the Developer.

The following property owners signed the attendance sheet:

Brad Elder 14019 Benson Street Overland Park, KS 66221 fiatinsurance@gmail.com	Dan Whitney 14904 S Rosehill Road Olathe, KS 66062 dan@kcevergreen.com 913-402-0280	John & Adele Kieffer 17190 W 160 th Street Olathe, KS 66062 jvmusik@gmail.com 913-927-4818
Ethan Atteberry 14959 W 157 th Terrace Olathe, KS 66062 eaatteberry@yahoo.com 913-579-2612	Austin Atteberry 14655 S Hallet Street Olathe, KS 66062 atoretailalliance@gmail.com 913-787-4253	Paul Atteberry 14959 W 157 th Terrace Olathe, KS 66062 paul@netzerohomesofkc.com 913-991-3000
Jerry & Vickie Vermillion 15909 S Lindenwood Olathe, KS 66062 Jlv1987@msn.com 913-777-9044	Brian & Lesley Ice 15930 S Lindenwood Dr Olathe, KS 66062 Ocebrian2004@yahoo.com 913-908-6316	Tanyon & Lesley Harris 15940 S Lindenwood Dr. Olathe, KS 66062 tanyonharris@hotmail.com 913-568-5257

Todd Allenbrand opened the meeting by introducing Paul Atteberry as the Developer. He also explained that the Preliminary Plat has been submitted to the City of Olathe. Said that it will be just 3 lots. Said that in 2003 these lots were zoned for a Daycare. The homes will all face Lindenwood but the city has agreed to 1 shared driveway for all 3 lots, because the City will not allow to vehicles to have driveways that connect to major roadways. At this time Todd open up to questions that anyone might have.

426 South Kansas Ave. Olathe, Kansas 66061 Ph: 913.782.4800 Fax: 913.782.0907 www.payne-brockway.com

*Kansas Society of Professional Engineers • Kansas Society of Land Surveyors • American Council of Engineering Companies
Missouri Society of Professional Engineers • Missouri Society of Professional Surveyors • National Society of Professional Engineers*
19-0014

Dan Fernandez
Planning Department
RE: Bear Creek
PP19-0003, Preliminary Plat
June 26, 2019
Page 2

Adele Kieffer: What are you going to build next to the scary house? That property needs to be cleaned up.

Vickie Vermillion: Is there a set back requirement? It looks like there is only 1 access point from Lindenwood. How about the sidewalk?

Todd: They will have a shared driveway and will have the ability to drive straight out. There is an existing sidewalk that will remain. Where the proposed driveway is, the sidewalk will be removed, and some may be damaged during construction. In these cases, the Developer will be responsible for repairing the sidewalk disturbed during construction,

Vicki: What will the house look like, what size will they be and what would be the price range?

Paul Atteberry: They will all be 1 story with full basements. City is requiring 60' of right-of-way, and they want us to have an additional 10'. With the additional 10' right-of-way, the homes will have 2 car garages and not 3. \$250,000 to \$300,000 and they will be high energy efficient so things should not get too loud?

Todd: There is 25' landscape tract that will be required by the City. However, we are discussing an alternative solution which would be a reduced landscape easement instead of a tract.

Adele: How long have you been a builder?

Paul: I retired from a Federal job and this is going to be my 2nd career. So, I am starting small.

John Kieffer: We purchased some of the acreage adjacent to the school. I think this is a good thing that you are doing.

Vickie: Will these homes be part of Palisade Park?

Paul: No

Adele: What does the city have planned for the area to the East?

Todd: A Developer for the proposed ground would have to introduce a use and discuss with the City. The City would have to approve it. The property to the East is in the County and would also have to be annexed into the City.

Vickie: What would be the time frame you are looking at?

Paul: Probably around 6 months.

Jerry Vermillion: The property really needs mowed.

426 South Kansas Ave. Olathe, Kansas 66061 Ph: 913.782.4800 Fax: 913.782.0907 www.payne-brockway.com

Dan Fernandez
Planning Department
RE: Bear Creek
PP19-0003, Preliminary Plat
June 26, 2019
Page 3

Paul: I will talk to Rodrock about the mowing.

Tanyon Harris: Location of Property – what exactly are you talking about – just one property so you are going to build 3 houses. What time frame?

Todd: The property will be split into 3 lots with a house on each lot. City approval usually takes 45-60 days for the Preliminary and 45-60 days for the final plat and then he can start building.

Brian Ice: Will construction be blocking the streets?

Todd: There will be nothing blocking the streets, because the house construction will be limited to the Lots.

Tanyon: Do you have any plans to expand?

Paul: No, just these 3.

Tanyon: When will you be doing the work?

Paul: Don't know for sure yet.

Tanyon: Will there be a lot of noise? Early in the morning and weekends?

Todd: City allows construction from 8:00 am to 4:00 pm. Sometimes, if the weather has been bad or other circumstances have made it difficult, the contractor can request permission from the City for later hours or weekend hours.

John: We only came because we have 5 acres and were curious as to what you would be doing.

Jerry: How long have you been considering these lots?

Paul: About 6 months.

Todd: This property has an advantage because all the utilities have been put in.

At this time the meeting was adjourned.

Submitted by:
Payne & Brockway, P.A.

Todd Allenbrand

BEAR CREEK
NEIGHBORHOOD MEETING
ATTENDANCE

TUESDAY, JUNE 25, 2019 AT 6:00 PM

	NAME	ADDRESS	EMAIL	PHONE
1	Brad Elder	14019 Benson Rd	Fiatiinsurance@gmail.com	
2	Dan Whitney	14904 S. Rosekill Rd	dan@kcevergreen.com	413-402-0280
3	John & Adele Kieffer	17190 W. 160 th St.	jrmusik@gmail.com	913-987-4818
4	Ethan Atteberry	14459 W 157 th Ter	eaatteberry@yahoo.com	913 549 2612
5	Austin Atteberry	14655 S. Hallet St.	autoretailalliance@gmail	913-787-4253
6	Paul Atteberry	14959 W 157 Ter	Paul@NetZeroHomesofKS.com	913-991-3000
7	Terry & Vickie Vermillion	15909 S. Lenderwood	JLV1987@msn.com	913-777-9044
8	Dawn & Lester Iue	15930 S Lindonwood Drive	iuebrun2004@yahoo.com	913-908-6316
9	Tamara & Jessica Hnaus	15940 S Lindonwood	TamaraHnaus@hotmail.com	715-568-5252
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				