

## MINUTES

### Planning Commission Meeting: August 12, 2019

Application	<b><u>PR19-0016</u></b> <b>Final Site Development Plan for WaterOne Elevated Tank</b>
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**Kim Hollingsworth, Senior Planner**, presented the staff report for PR19-0016, a request for acceptance of a final development plan for the WaterOne Elevated Tank located southeast of K-7 and K-10 Highway. She provided a history of the proposed tank, noting that the City of Olathe and WaterOne entered into an intergovernmental agreement related to the facilities in 2013, and a pump station was built in 2016. She also explained the process for reviewing the item under the intergovernmental agreement.

Ms. Hollingsworth noted that this site was annexed in 1996 and maintains the County Rural District zoning designation and is designated an Employment Area on the PlanOlathe Future Land Use Map. She said the new elevated water tank would be very similar to the existing WaterOne tank on Renner Boulevard and would primarily serve as backup and storage for the Renner tank. She added that the applicant provided an overall view of the site showing improvements, including a gravel roadway from Lone Elm to the site. A security fence is also proposed for the site along with landscaping around the perimeter.

**Ms. Hollingsworth** presented an elevation of the tower. The branding and appearance of this tower matches other WaterOne towers. Additionally, the applicant held a neighborhood meeting, with no other individuals in attendance. City staff has not received any correspondence from members of the public or surrounding property owners. The applicant has also corresponded with the city of Lenexa regarding the project.

**Ms. Hollingsworth** concluded by saying staff recommends acceptance of the final development plan, and because this item is an acceptance this evening, staff and the applicant continue to vet and finalize the stipulations, which is customary in an item of this nature.

**Chair Vakas** asked if any Olathe residents are impacted by this tower. **Ms. Hollingsworth** said no Olathe residents live within the typical neighborhood notice boundary and the nearest Olathe neighborhood is at least 0.5 miles east. **Comm. Fry** has heard rumors about Lone Elm potentially becoming an exit off of K-10. He questioned if this tower would impact that decision. **Chet Belcher, Transportation Manager**, approached the podium and stated there no intention to pursue an interchange at that location any time in near future.

**Chair Vakas** opened the public hearing and asked the applicant to come forward. **Michelle Wirth**, Director of Production, WaterOne, 10747 Renner, Lenexa, approached the podium. She provided background and information on WaterOne. She said they review their master plan every five years, and these project needs were identified in 2008. A site selection study was completed in 2011 and supporting pipeline improvements were completed in 2016. She explained the purpose for this tower, including the ability to meet growing demands and for emergency storage. Once this tower is in service, the primary tower in Lenexa will be temporarily taken out of service for maintenance. She further explained why elevated water storage is preferred, including lower capital cost and maintenance costs.

**Ms. Wirth** presented renderings and views from various directions. They hope to advertise for bids starting in October 2019, and anticipate construction beginning in January 2020 through spring of 2021. They plan to place the tower in service in the summer of 2021. She noted that there are additional stipulations that they will be working through with staff, per the intergovernmental agreement.

**Chair Vakas** asked if this is WaterOne's second elevated storage tank. **Ms. Wirth** noted that there are tanks similar to this one at 199<sup>th</sup> and Lackman, one going in on Johnson Drive, and the Renner tower location. There are about 10 other facilities throughout the area that include either pump stations or older-style water towers.

**Chair Vakas** asked Ms. Wirth to talk further about security considerations. **Ms. Wirth** replied i Infrastructure such as this is considered critical infrastructure under Homeland Security, which is why towers such as this have fencing. Security comes primarily from the fencing, and she notes that there is limited access from public streets.

**Comm. Fry** is interested in the sign on the water tower and questioned whether it could be more Olathe-centric, considering it could be seen somewhat as a gateway into Olathe. **Ms. Wirth** responded that this tower is almost identical to the other site, and due to the proximity of it, they recommend staying with the current tank logo design. **Comm. Fry** would like to consider what else could be done to reflect a welcoming feeling to Olathe. **Comm. Nelson** agrees, and notes that storage facilities on the edge of town were not approved in the past because of the first impression those could make. He appreciates the importance of this tank making the area more developable. He also questioned whether there will be restrictions to what else can be developed in the area, consistent with the Comprehensive Plan. **Aimee Nassif, Aimee Nassif, Chief Planning and Development Officer**, stated that this is an area for future redevelopment, which is why additional landscaping was provided by the applicant.

There were no further questions; **Chair Vakas** called for a motion to close the public hearing.

*Motion by Comm. Sutherland, seconded by Comm. Corcoran, to close the public hearing.*

*Motion passed 6-0.*

*Motion by Vice Chair Rinke, seconded by Comm. Fry, to recommend acceptance of PR19-0016 with the following staff stipulations:*

- a. The development shall be maintained in accordance with the provisions and requirements of the Intergovernmental Agreement signed September 3, 2013 and attached as Exhibit A, and all subsequent amendments to the referenced agreement.
- b. WaterOne will participate in future roadway access improvements determined when future development plans are prepared as identified in the letter provided to the City of Olathe dated August 5, 2019 and attached as Exhibit B.
- c. The six-foot tall chain-link security fence shall be finished in a black anodized coating.
- d. Tree protection fencing shall be installed within all tree preservation areas as shown on the landscape plan dated July 31, 2019.

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- e. Wireless communication facilities including towers or antennae located outside any building shall only be allowed by separate approval of the City of Olathe.
- f. Any buildings and accessory structures must be approved by the City of Olathe and in accordance with the requirements of the Intergovernmental Agreement.

*Aye: Sutherland, Nelson, Rinke, Fry, Corcoran, Vakas (6)*

*No: (0)*

*Motion was approved 6-0.*