



Planning Division

MINUTES – Opening Remarks

Planning Commission Meeting: September 23, 2019

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

Recited Pledge of Allegiance.

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

A motion to approve MN19-0909, the meeting minutes from September 9, 2019, was made by Comm. Nelson and seconded by Comm. Allenbrand, and passed with a vote of 5-0.



City of Olathe
Planning Division

MINUTES

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Application:	<u>PR19-0018:</u> Request approval for a revised preliminary site development plan for Lone Elm Commerce Center Storage on 122.53± acres; located in the Vicinity of W. 167th Street and Hedge Lane.
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A motion to approve PR19-0018 on the Consent Agenda was made by Comm. Nelson and seconded by Comm. Allenbrand, and passed with a vote of 5 to 0 with the following staff stipulation:

- a. A parking lot permit shall be approved prior to construction of the storage yard.



City of Olathe
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Planning Commission Meeting: September 23, 2019

Application:	FP19-0013: Request approval for a final plat for Mahaffie Business Park VI containing one (1) lot on 3.32± acres; located at 15571 S. Mahaffie Street.
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A motion to approve FP19-0013 on the Consent Agenda was made by Comm. Nelson and seconded by Comm. Allenbrand, and passed with a vote of 5 to 0 with the following staff stipulations:

- a. Prior to recording the plat, a digital file of the final plat (pdf format) will be submitted to the City Planning Division.
- b. All above ground electrical and/or telephone cabinets must be placed within the interior side or rear setback yards. However, such utility cabinets may be permitted within front or corner side yards adjacent to street right-of-way if cabinets are screened with landscape materials per Unified Development Ordinance (UDO) requirements.
- c. Prior to recording the final plat, all required utility easements shall be identified and appropriate language included in the dedication section.



City of Olathe
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Planning Commission Meeting: September 23, 2019

Application:	<u>FP19-0014:</u> Request approval for a final plat for The Townhomes at Foxfield Village, Eighth Plat containing six (6) lots and one (1) common tract on 1.16± acres; located at the southeast corner of 117th Street and South Deer Run Street.
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A motion to approve FP19-0014 on the Consent Agenda was made by Comm. Nelson and seconded by Comm. Allenbrand, and passed with a vote of 5 to 0 with the following staff stipulations:

- a. Prior to recording the final the developer will provide a copy of the home ownership declaration of conditions, covenants, and restrictions showing "The Retreat at Foxfield Village Homeowner's Association" is responsible for the maintenance of Tract D.
- b. Prior to recording the final plat, include the book and page number for all easements previously dedicated on the subject property.
- c. A street tree plan must be submitted for the subject property prior to recording the final plat. The developer is responsible for planting street trees, subject to the *Unified Development Ordinance*, Section 18.30.130.G.
- d. Prior to recording the plat, a digital file of the final plat (pdf format) must be submitted to the City Planning Division.
- e. All above ground electrical and/or telephone cabinets must be placed within the interior side or rear setback yards. However, such utility cabinets may be permitted within front or corner side yards adjacent to street right-of-way if cabinets are screened with landscape materials per UDO requirements.



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Application:	<u>FP19-0015:</u> Request approval for a final plat for Townhomes at Fairfield Village, Forty-Eighth Plat containing six (6) lots and one (1) common tract on 0.66± acres; located in the vicinity of 167th Terrace and Kimble Street.
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A motion to approve FP19-0015 on the Consent Agenda was made by Comm. Nelson and seconded by Comm. Allenbrand, and passed with a vote of 5 to 0 with the following staff stipulations:

- a. Sidewalks shall be constructed on both sides of all public and private streets and drives as required by the RP-3 zoning ordinance.
- b. The developer is responsible for planting street trees, subject to UDO 18.30.130 G. Such trees shall be planted at the completion of each phase of development.
- c. All above ground electrical and/or telephone cabinets shall be placed within the interior side or rear building setback yards. However, such utility cabinets may be permitted within front or corner side yards adjacent to street right-of-way if cabinets are screened with landscape materials.
- d. Prior to recording the plat, a digital file of the final plat (pdf format) shall be submitted to the Planning Division.



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Planning Commission Meeting: September 23, 2019

Application:	FP19-0017: Request approval for a final plat for Center of Grace Church containing one (1) lot on 7.04± acres; located at 520 S Harrison Street.
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A motion to approve FP19-0017 on the Consent Agenda was made by Comm. Nelson and seconded by Comm. Allenbrand, and passed with a vote of 5 to 0 with the following staff stipulations:

- a. This final plat must be approved and submitted for recording prior to issuance of building permit.
- b. Any required easements must be identified on the final plat prior to recording.



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Application:	<u>MP19-0016:</u> Request approval for a minor plat for Townhomes at Fairfield Village Forty-Ninth Plat containing two (2) lots and one (1) common tract on 0.37± acres; located in the vicinity of 167th Terrace and Kimble Street.
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A motion to approve MP19-0016 on the Consent Agenda was made by Comm. Nelson and seconded by Comm. Allenbrand, and passed with a vote of 5 to 0 with the following staff stipulations:

- a. Sidewalks shall be constructed on both sides of all public and private streets and drives as required by the RP-3 zoning ordinance.
- b. The developer is responsible for planting street trees, subject to UDO 18.30.130 G. Such trees shall be planted at the completion of each phase of development.
- c. All above ground electrical and/or telephone cabinets shall be placed within the interior side or rear building setback yards. However, such utility cabinets may be permitted within front or corner side yards adjacent to street right-of-way if cabinets are screened with landscape materials.
- d. Prior to recording the plat, a digital file of the final plat (pdf format) shall be submitted to the Planning Division.



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Application:	<u>MP19-0017:</u> Request approval for a minor plat for OMC Doctor's Building Condominium 23rd Plat containing two (2) lots and two (2) common tracts on 0.46± acres; located at 20375 W 151st Street.
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A motion to approve MP19-0017 on the Consent Agenda was made by Comm. Nelson and seconded by Comm. Allenbrand, and passed with a vote of 5 to 0 with no stipulations.



City of Olathe
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MINUTES – Other Matters

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Chair Vakas noted the next Planning Commission is set for Monday, October 14, 2019.

There were no other announcements.

Meeting adjourned.