



Planning Division

MINUTES – Opening Remarks

Planning Commission Meeting: December 9, 2019

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

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 item is reached in the agenda.

A motion to approve MN19-1125, the meeting minutes from November 25, 2019, was made by Comm. Nelson and seconded by Comm. Fry and passed with a vote of 7-0. Commissioners Corcoran and Allenbrand were recused from the vote.



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Application:	PR19-0024: Request approval for a preliminary site development plan for Express Oil Change & Tire Engineers on 0.95± acres; located at the southeast corner of West 119th Street and Ridgeview Road.
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A motion to approve PR19-0024 on the Consent Agenda was made by Comm. Nelson and seconded by Comm. Fry, and passed with a vote of 7 to 0 with the following stipulations:

- 1. A final site development plan must be approved prior to issuance of a building permit.*
- 2. Exterior ground-mounted or building mounted equipment including but not limited to, mechanical equipment, utilities' meter banks and coolers must be screened from public view with three (3) sided landscaping or an architectural treatment compatible with the building architecture.*
- 3. All landscaping on site must be irrigated.*



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Application:	<u>PR19-0026</u>	Sign Package for Garmin Olathe Soccer Complex
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This item was removed from the Consent Agenda at the request of Chair Vakas.

Zachary Moore, Planner II, addressed the application for a sign package for the Garmin Olathe Soccer Complex located northwest of the intersection of 106th Street and South Ridgeview Road. He stated that the sign package includes four new signs – two gateway canopy signs; a v-shaped sign; and a monument sign along Ridgeview Road. He described the material make-up and installation of each sign. Staff recommends approval of this application.

There were no questions for staff. **Chair Vakas** called for motion.

Motion that PR19-0026 be recommended for approval per staff's recommendation was made by Comm. Fry and seconded by Comm. Allenbrand.

Staff recommends approval of the sign package for Garmin Olathe Soccer Complex (PR19-0026) as submitted and dated November 25, 2019.

Motion passed 9-0.



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Application:	MP19-0023: Request approval for a minor plat for Willowbrooke Village 10th Plat containing eight (8) lots on 1.03± acres located in the vicinity of West 112th Terrace and South Rene Street. . .
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A motion to approve MP19-0023 on the Consent Agenda was made by Comm. Nelson and seconded by Comm. Fry, and passed with a vote of 7 to 0 with no stipulations..



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Application:	<u>MP19-0024:</u> Request approval for a minor plat for Arbor Creek Village, 19th Plat containing one (1) lot on 0.28± acres located in the vicinity of West 159th Terrace and South Mur-Len Road.
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A motion to approve MP19-0024 on the Consent Agenda was made by Comm. Nelson and seconded by Comm. Fry, and passed with a vote of 7 to 0 with no stipulations.



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Application:	PP19-0004: Request approval for a preliminary plat for Bear Creek containing two (2) lots on 0.78± acres located southeast of the intersection of 159th Street and Lindenwood Drive.
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A motion to approve PP19-0004 on the Consent Agenda was made by Comm. Nelson and seconded by Comm. Fry, and passed with a vote of 7 to 0 with no stipulations..



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Application:	<u>FP19 0029:</u> Request approval for a final plat for Bear Creek containing two (2) lots on 0.78± acres located southeast of the intersection of 159th Street and Lindenwood Drive.
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A motion to approve FP19-0029 on the Consent Agenda was made by Comm. Nelson and seconded by Comm. Fry, and passed with a vote of 7 to 0 with the following stipulation:

- a. A landscape plan must be submitted prior to recording of the final plat.*



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Application:	FP19 0030: Request approval for a final plat for Foxfield Villas South containing one (1) common tract on 2.85± acres located at the southwest corner of the intersection of West 117th Street and Lone Elm Road.
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A motion to approve FP19-0030 on the Consent Agenda was made by Comm. Nelson and seconded by Comm. Fry, and passed with a vote of 7 to 0 with the following stipulations:

- a. Prior to recording the plat, a digital file of the final plat (.pdf format) must be submitted to the Planning Division.*
- b. Dedication language for the Public Utility Easement (PUB/E) must be added to the final plat prior to recording.*



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Application:	<u>VAC19-0005</u> Request for a Vacation of Waterline at Olathe Medical Center
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Comm. Allenbrand reported grounds for recusal from this item and left the chamber.

Brenna Kiu, Planning Intern, presented a request to vacate a 15-foot waterline at 20333 W 151st Street, the site of Olathe Medical Center. Construction of a pharmacy on the south side of the building was approved earlier this year under administrative review and will be constructed on top of the existing waterline and the waterline will be relocated to the east. Public Works has reviewed the proposed vacation and recommends approval as proposed. The waterline is within the service area for water and sewer and does not affect public or private utilities to surrounding property owners. Staff recommends approval of this application as proposed.

Comm. Nelson asked if a new waterline will be established. **Ms. Kiu** stated that the waterline was reviewed administratively and noted where the new waterline would be. **Comm. Nelson** asked if a new easement is being created at this point. **Zachary Moore, Planner II**, responded that this application is only for the vacation, and there are several instruments that could be used to record a new easement.

Chair Vakas opened the public hearing and asked the applicant to come to the podium. **Todd Allenbrand, Payne & Brockway, 426 South Kansas Avenue, Olathe**, approached the podium. He stated that a new easement has been written for the new waterline and the waterline is already in place.

There was no one else wishing to speak on this item. **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 8-0.

Motion that VAC19-0005 be recommended for approval as recommended by staff was made by Comm. Sutherland and seconded by Comm. Corcoran:

Staff recommends approval of VAC19-0005 as proposed.

Aye: Sutherland, Freeman, Nelson, Fry, Corcoran, Youker, Breen, Vakas. (8)

No: (0)

Motion was approved 8-0.

Comm. Allenbrand returned to the chamber.



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MINUTES – Other Matters

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Chair Vakas stated that the next Planning Commission is scheduled for Monday, January 13, 2020. He wished everyone a Merry Christmas and happy holidays.

There were no other announcements.

Meeting adjourned.