

**Project: Chinmaya Mission Rezoning**  
**Case #: RZ19-0023**  
**Location: Near 155<sup>th</sup> St & Pflumm Rd, Olathe KS**  
**Meeting Minutes of Neighborhood Meeting**  
**Held at**  
**Olathe Community Center, Room C, Olathe, KS**  
**on**  
**February 03, 2020 from 6PM to 7PM**

**Attendee:**

**Please see the attached sign-up sheet**

**Presenters: Mrs. Raji Prakash – President, Chinmaya Mission Kansas City**

**Mr. Murali Ramaswami – Architect, Chinmaya Mission Kansas City**

**Attached: PowerPoint Presentation**

**Welcome and Project Presentation:**

Mrs. Raji Prakash welcomed the attendees who responded to the notification of the neighborhood meeting. She then presented general information about Chinmaya Mission Kansas City, “Mission Statement” of Chinmaya Mission, the need for Chinmaya Mission Kansas City to have its own property to build a Hindu Church, and why and how the proposed property site meets the organization’s needs.

Then, Mr. Murali Ramaswami, the architect hired by Chinmaya Mission Kansas City to prepare the preliminary design and layout of the proposed Hindu Church, presented the design, preliminary layout of the Hindu church and site plan including the idea behind the design, building layout of the assembly hall and class rooms, parking lot, concept drainage design and landscaping plans.

After the presentations, the meeting was opened for questions and comments.

**Questions and Answers and Comments:**

**Q:** Don't know much of your mission. What are your teachings and what is your mission?

Mrs. Prakash: Universal love, brotherhood, and how to work with everyone together. Our teachings are based on scriptures like Bhagavad Gita that teaches how to live a life where one contributes to the community.

**Q:** Have you purchased the land?

Mrs. Prakash: It is under contract. We will be going to the Planning Commission and the City for rezoning approval prior to closing the contract.

**Q:** The pipeline that goes through the property that has an easement, is there a conflict?

Mrs. Prakash: No, we have ample space on the east side of the pipeline easement for the building we need at this time.

**Q:** As the church expands in future, will you push further westward?

Mrs. Prakash: At this time, I don't see a need to expand to the west side of the pipeline as we have ample space on the east side of the easement.

**Q:** Currently the area is a farmland. What are you planning to do in the open space area?

Mrs. Prakash: Probably put Prairie grass or some plants local to the area. Nature and living in harmony with it, is an important part of our scriptures.

**Q:** What is the separation considered on the west side of the property?

Mr. Ramaswami: We will follow zoning requirements which requires a wall, berm and trees consisting of a 6 feet high fence, and a 5' high earthen berm and a mix of evergreen and deciduous trees. We will be engaging a team of consultants and landscape architect to prepare the final plans after the Planning Commission's approval.

**Q:** Is the farmhouse currently on the property a part of the purchase?

Mrs. Prakash: No, the farmhouse is south of the property being bought by Chinmaya Mission Kansas City.

**Q:** Have concerns about having a wall (on the west side of the property next to the residential area), which is needed because of city zoning requirements. We could be missing the view or put us in a claustrophobic situation.

Mr. Ramaswami: The preliminary design shows what is required to meet City's zoning requirements. We will work with the city on considering variances to the zoning requirements that meet the preferences of the neighborhood. We don't want to promise anything but believe this is something that could be worked out.

**Q:** Have you followed up with the City regarding the widening of Pflumm Road?

Mrs. Prakash: Yes, we have. Expansion is being considered by the City to widen Pflumm Road from 143<sup>rd</sup> St to 151st. Eventually, the city would consider expanding Pflumm Road to the south of 151<sup>st</sup> as well.

**Q:** Do you have the funding to do the building?

Mrs. Prakash: The project has generated a lot of enthusiasm in our community and we are positive we will get the funding to move forward.

**Q:** Maintenance of the building and premises can be expensive, and I am concerned whether Chinmaya Mission Kansas City will be able to maintain with a membership of 160 families.

Mrs. Prakash: We have 45 centers in the US. We understand the model that are working there. We have funds from ongoing annual membership and also raise funds from fundraising events. We have committed donors. Other centers have done this and paid off all loans in 10-15 years. So, we are confident that we will meet the maintenance costs.

**Q:** Will donors have a say with the building design?

Mrs. Prakash: Scriptures tell us to keep some and give the rest to the community. Our community is committed to doing what is right for the common good.

**Q:** What is Chinmaya Mission Kansas City's revenue per month?

Mrs. Prakash: We have an annual membership apart from fund raising activities. This model is working in 45 other centers and is going to work here. We don't collect money weekly during the Sunday prayers.

**Q:** Overall, how is having a church going to impact our community and value of our homes?

Mrs. Prakash: The rezoning to C2 is from a land stewardship standpoint. A church at this specific location, we believe, is better for the neighborhood than a business park. A see through (on the west side of the property) is better than a wall is what we seem to be hearing from you. With native grass in the open space to the west, it can be a beautiful facility.

One of the neighborhood attendees: The current zoning is Business and with converting it to C2 is more beneficial as it is better to have a Church than buildings with large parking lots which is more detrimental to property values than having a Church.

**Q:** How much of the property is the building?

Mr. Ramaswami: Less than half of the land will be used for the building and parking lot.

**Q:** How far are you with design?

Mr. Ramaswami: We have completed just the preliminary design sufficient enough to obtain Planning Commission's approval.

**Q:** Currently water flows south-westward from the farmland property towards the residences. With the existing berm constructed by the developer of the subdivision on the property line and the new berm shown in the preliminary plans shown in this meeting, it could create a swale between the berms. Currently storm drain water causes some flooding in the back of houses immediately west of the property being purchased by Chinmaya Mission Kansas City. Will the new construction make the flooding worse?

Mr. Ramaswami: As part of building the facility, we could consider solutions that could improve the grading problem. A drainage engineer hired by Chinmaya Mission Kansas City has performed preliminary drainage study and has proposed a storm water basin as part of this to collect the water from the impervious areas from the developed portion of the Hindu Church. The proposed construction also doesn't intend to disturb the areas west of the pipeline easement areas and will be kept as close to the existing condition as possible thus not changing existing drainage conditions.

**Q:** What are you plans for the open space in the west of the property?

Mrs. Prakash: Natural grass.

**Q:** Will the natural grass be planted?

Mrs. Prakash: Yes.