MINUTES – Opening Remarks

Planning Commission Meeting: March 23, 2026

The Planning Commission convened at 7:00 p.m. to meet in regular session **Chairman Wayne Janner** presiding. Commissioners Taylor Breen, Tony Bergida, Keith Brown, Ken Chapman, Chip Corcoran, Megan Lynn, Scott Seeling, and Jim Terrones were present.

Recited Pledge of Allegiance.

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

Chair Janner referenced the Planning Commission Consent Agenda, which includes three items, and asked if any items needed to be removed for separate discussion or additional information. Seeing none, he called for a motion on the consent agenda.

A motion to approve MN26-0223, Planning Commission meeting minutes of February 9, 2026 (RZ25-0010) and February 23, 2026, was made by **Commissioner Bergida** and seconded by **Commissioner Seeling**. The motion passed 9 to 0.

A motion to approve MN26-0302, Joint City Council and Planning Commission meeting minutes of March 2, 2026, was made by **Commissioner Bergida** and seconded by **Commissioner Seeling**. The motion passed 9 to 0.

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Application:	**FP25-0033:** A final plat for 175th Lone Elm Center, containing one (1) lot and two (2) tracts on approximately 66.7 acres, located northeast of W. 175th Street and Lone Elm Road.

A motion to approve FP25-0033 was made by **Commissioner Bergida** and seconded by **Commissioner Seeling**. The motion passed with a vote of 9 to 0 with no stipulations.

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Application:	**RZ26-0001:** A rezoning from the CTY-RUR (County Rural) District to M-2 (General Industrial) District with a preliminary site development plan for Hedge Industrial Park East on approximately 80.47 acres, located southwest of W. 167th Street and Lone Elm Road.

A motion to continue RZ26-0001 to a future Planning Commission meeting was made by **Commissioner Chapman** and seconded by **Commissioner Breen.**

The motion passed with a vote of 9 to 0.

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Application:	**CPA24-0001:** Request approval of a resolution for the revised City of Olathe Comprehensive Plan, Elevate Olathe.

Chair Janner introduced the second public hearing, which involved a request for approval of a resolution adopting the City of Olathe's updated comprehensive plan, known as Elevate Olathe.

Before turning the floor over, **Chair Janner** reflected on his and Commissioner Breen's participation in the Steering Committee process, describing it as a highly positive experience marked by strong public input, exceptional contributions from Committee members, and outstanding work by City staff. He explained that the Plan would guide Olathe's development over the next 15 years, shaping land use, community identity, and overall growth, and he expressed strong support and appreciation for everyone involved.

Kim Hollingsworth, Planning and Development Manager, began her presentation by thanking the community for its extensive engagement, noting that public feedback helped shape the drafted Plan's vision and opportunities. She also expressed appreciation for the Steering Committee, City staff, and specific team members who contributed significantly over the two-year process, as well as Commissioners and Council members who would carry the Plan forward. She explained that the purpose of the presentation was to provide an overview of the draft Plan, including its process, engagement efforts, key elements, and implementation strategy, before advancing it to City Council for final consideration.

Ms. Hollingsworth reviewed the foundation of a comprehensive plan, referencing the previous *PlanOlathe* adopted in 2010 and highlighting its successes. The successes included new City facilities, Master Plan documents, major infrastructure projects, commercial façade updates and projects, and updates to development regulations. She then summarized key demographic and economic trends, such as population growth, rising median age and income, increasing housing costs, and greater diversity, all of which informed the updated Plan.

Taylor Vandevelde, Planner II continued the presentation by explaining how Elevate Olathe aligned with prior planning efforts, including the Olathe 2040: Future Ready Strategic Plan, the Economic Development Strategic Plan, Trails & Greenways Plan, and the Downtown Envision Plan. She outlined the seven-phase planning process, beginning with community engagement and data collection, followed by development of goals and

subarea plans, and culminating in the current adoption phase. She emphasized the importance of the 14-member Steering Committee, which included representatives from the Planning Commission, City Council, businesses, and residents, and noted their active involvement throughout the process. She also highlighted extensive public engagement, with over 4,000 total participants contributing through surveys, workshops, and outreach efforts, including accommodations for participation and through input from stakeholders. She explained that recurring community themes—such as stronger identity, Downtown revitalization, sustainability, expanded retail and entertainment, and family-oriented development—led to the creation of a vision statement focused on a connected, resilient, and forward-thinking Olathe.

Ms. Hollingsworth resumed the presentation and described the structure of the Plan, including its guiding vision, themes (livability, mobility, resiliency, and identity), and detailed chapters with goals and strategies. She summarized key elements of the Plan, beginning with land use and development, where community input emphasized more businesses, mixed-use development, revitalized Downtown areas, and infill development. She explained the Future Land Use map, which includes 13 categories and introduces new mixed-use opportunities, along with a Development Matrix designed to provide clarity and flexibility for future projects. She next touched on the seven (7) Subareas where more considerable growth and redevelopment opportunities are anticipated.

Ms. Hollingworth then discussed housing, noting it was the top priority identified by the community. She outlined strategies such as expanding housing variety, supporting affordability, promoting walkable and amenity-abundant neighborhoods, and addressing the needs of both first-time and last-time home buyers. She next covered economic development, highlighting goals such as creating destination attractions, strengthening Downtown as a regional draw, supporting small businesses, and fostering unique community experiences. Continuing through the Plan elements, Ms. Hollingsworth addressed transportation and mobility, emphasizing improvements across all modes, including pedestrian and bicycle infrastructure, as well as planning for emerging transportation trends. She then reviewed community facilities, parks, and infrastructure, noting strong public satisfaction and strategies for expanding services alongside growth. In discussing the natural environment, she highlighted priorities such as preserving open space, enhancing connectivity to parks, and promoting sustainable development practices.

Ms. Hollingsworth then introduced the Implementation Matrix as a new and critical component of the Plan, explaining that it outlines specific actions, timelines, and lead responsibility to ensure the Plan is carried out effectively. She noted that the Plan would be reviewed regularly to remain responsive to changing conditions and priorities. Finally, she outlined next steps, including launching updated planning tools, aligning Capital Improvement Projects, revising zoning and development codes, and preparing for City Council consideration. She noted periodic reviews will ensure this is a living document, a guide that can also adapt to evolving market and social changes over time.

Ms. Hollingsworth concluded by formally recommending approval of the resolution and stated that she was available for questions, expressing appreciation for the collaboration and effort that brought the Plan to this stage.

Chair Janner thanked Miss Hollingworth for her presentation, noting the extraordinary depth and scope of the work and commending Staff for their efforts. Chair Janner then invited questions or comments from the Commissioners

Commissioner Chapman stated that he had no questions but offered comments. He expressed strong praise for the document, describing it as “hitting it out of the park.” He noted that after reviewing it again over the weekend, he found the direction and clarity particularly valuable and believed it would serve the City well. He extended thanks to the Steering Committee, Planning staff, City staff, and all involved.

Commissioner Terrones echoed the praise, describing the effort as exciting and well done. He highlighted the City’s extensive efforts to engage the community, emphasizing that staff went above and beyond to ensure participation opportunities. He thanked everyone involved for their commitment and successful outreach.

Ms. Hollingsworth responded, expressing appreciation for the feedback and emphasizing the importance of community input. She noted that it was exciting to see the level of participation over the past two years across various venues.

Commissioner Breen echoed prior comments and expressed appreciation for the opportunity to serve on the Steering Committee. He thanked City staff, the consultant Houseal Lavigne, the Steering Committee, and all stakeholders involved. He remarked on how quickly the two-year process had passed and expressed gratitude to all contributors.

Chair Janner asked if there were any additional comments.

Hearing none, he opened the public hearing but noted that no one had signed up to speak and that ample opportunity for public input had already been provided. He then called for a motion to close the public hearing.

Commissioner Chapman moved to close the public hearing, and **Commissioner Breen** seconded. The motion passed with a vote of 9 to 0.

Chair Janner then called for a motion on the item.

Commissioner Breen moved to recommend approval of CPA24-0001, and **Commissioner Brown** seconded the motion. The motion passed unanimously, 9 to 0.

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Chair Janner called for any announcements.

Kim Hollingsworth, Planning and Development Manager, thanked the Commissioners again, expressing appreciation for their feedback on the proposed Elevate Olathe comprehensive plan and reiterating that the effort reflected strong collaboration among the community, Steering Committee, and staff.

Meeting adjourned.