MINUTES – Opening Remarks

Planning Commission Meeting: May 11, 2026

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

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 five items, and provided information about the procedural of consent agenda.

Chair Janner acknowledged residents in attendance and provided remarks regarding the process for Consent Item B for Gateway Landing Apartments.

Chair Janner asked if any items needed to be removed for separate discussion or additional information, but no Commissioners made a request.

A motion to approve MN26-0427, Planning Commission meeting minutes of April 27, 2026, was made by **Commissioner Corcoran** and seconded by **Commissioner Chapman**. The motion passed 6 to 0.

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Application:	**PR26-0001:** A preliminary site development plan for Gateway Landing, containing one (1) lot and one (1) tract on approximately 26.5 acres, located northwest of W. 175th Street and Black Bob Road.

Chair Janner acknowledged the residents in attendance and noted that Consent Item B, PR26-0001, for Gateway Landing Apartments had had notable interest. He stated the property had been rezoned in 2007 to the RP-3 zoning district, which allows the requested multi-family apartments by-right. He added the only action before the Planning Commission this evening was a check of the site plan against the UDO code requirements.

A motion to approve PR26-0001 was made by **Commissioner Corcoran** and seconded by **Commissioner Chapman**.

Chair Janner called for a roll-call vote. Prior to casting his vote, Chair Janner added the Planning Commission has a limited purview and the City Council has a wider range of consideration. He encouraged residents to continue communicating with their Councilmembers.

The motion passed with a vote of 6 to 0 with the following stipulations:

1. The following items must be addressed at the time of final site development plan:
    i. All facades must use a minimum of 75% masonry materials as required by the RP-3 District.
    ii. Exterior materials and colors will be further refined to provide a cohesive color palette across the development and to vary where a material change occurs between floors.
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.

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Application:	**PR26-0002:** A preliminary site development plan for Downtown Civic Parking Garage, containing one (1) lot on approximately 3.2 acres, located at 225 N. Chestnut Street.

A motion to approve PR26-0002 was made by **Commissioner Corcoran** and seconded by **Commissioner Chapman**. The motion passed with a vote of 6 to 0 with no stipulations.

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Application:	**PR26-0008:** A revised preliminary site development plan for 167th Logistics Centre, containing one (1) lot and two (2) tracts on approximately 18.98 acres, located northwest of W. 167th Street and S. Lone Elm Road.

A motion to approve PR26-0008 was made by **Commissioner Corcoran** and seconded by **Commissioner Chapman**. The motion passed with a vote of 6 to 0 with the following stipulation:

1. A waiver is granted from the vertical articulation requirements of UDO 18.15.020.G.8, for the eastern facades of the two office buildings, as shown on the elevations dated April 7, 2026.

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Application:	**PR26-0009:** A revised preliminary site development plan for I-35 Logistics Park, Buildings 5 and 6, containing two (2) lots and two (2) tracts on approximately 53.72 acres, located southwest of 155th Street and Old 56 Highway (Clare Road).

A motion to approve PR26-0009 was made by **Commissioner Corcoran** and seconded by **Commissioner Chapman**. The motion passed with a vote of 6 to 0 with the following stipulations:

1. A waiver is granted from UDO 18.15.020.G.10.a.4 to allow a two (2) foot variation in building height once every 54 feet on Buildings 5 & 6, in lieu of the required combination of horizontal and vertical articulation every 100 feet as depicted in the elevations submitted on April 29, 2026.

2. A waiver is granted from UDO 18.15.020.G.10.a-b to allow 92-99% Class 1, 2 and 3 and 6-13% glass on primary and secondary façades of Buildings 5 & 6, in lieu of the required 75% Class 1 and 2 and 15% glass on primary façades as depicted in the elevations submitted on April 29, 2026.

3. The Johnson County Airport Commission and Board of County Commissioners must approve this development prior to full issuance of a building permit.

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Application:	**FP26-0007:** A final plat with vacation of easements for I-35 Logistics Park Eighth Plat, containing two (2) lots and two (2) tracts on approximately 53.72 acres, located southwest of 155th Street and Old 56 Highway (Clare Road).

Chair Janner introduced FP26-0007, the request for a final plat with vacation of easements, for I-35 Logistics Park Eights Plat. He noted the associated preliminary site development plan was just considered on tonight's consent agenda. Since this was only the request to vacate the easements with the plat, no formal presentation was needed.

Chair Janner called for any questions from Commissioners, but there were none.

Chair Janner opened the public hearing and confirmed no one had signed up to speak. He then requested a motion to close the public hearing.

Commissioner Terrones moved to close the hearing, and **Commissioner Brown** seconded the motion. The motion passed with a vote of 6 to 0.

Chair Janner asked if any further discussion was needed on the item. Hearing none, he requested a motion on the item.

Commissioner Chapman moved to approve FP26-0007 as stipulated by staff, and **Commissioner Seeling** seconded. The motion passed with a vote of 6 to 0 with the following stipulation:

1. The Johnson County Airport Commission and Board of County Commissioners must approve this final plat prior to recording.

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Application:	**SU26-0001:** A special use permit for Medical Waste Processing and Treatment Facility for Daniels Health, located at 15670 S. Keeler Street.

Ms. Emily Carrillo, Senior Planner, presented SU26-0001, the request for a special use permit for Daniels Health Olathe to operate a medical waste processing and treatment facility within an existing 22,000-square-foot industrial building located in the Southwest Properties Industrial Park. Ms. Carrillo stated that the company specialized in the collection and processing of regulated medical waste using reusable containment systems designed for safe handling and sustainability.

Ms. Carrillo explained that the property was zoned MP-2 Planned General Industrial District and that the proposed use was consistent with both the Elevate Olathe Future Land Use Map and the goals of the Elevate Olathe Comprehensive Plan. She noted that all operations would occur within the existing enclosed building, with no major site changes proposed. Existing landscaping would remain, with additional plantings and privacy fencing added along Keeler Street.

Ms. Carrillo stated that the use was classified under the UDO as a hazardous medical waste treatment facility and therefore required approval of a special use permit. She explained that City staff, including environmental compliance and solid waste personnel, had reviewed the application and that the facility would be subject to local, state, and federal regulations.

Ms. Carrillo noted that public notice requirements had been met and that one correspondence regarding regulatory compliance had been received. Ms. Carrillo concluded that staff recommended approval of the special use permit with a five-year approval period and the applicant was amenable to the renewal period and stipulations

Chair Janner called for any Commissioner questions for staff.

Commissioner Chapman asked for clarification about the handling of hazardous medical waste and expressed concern about infectious materials. He specifically asked how the waste would be processed and how the City would determine that materials rendered noninfectious through steam sterilization were safe prior to transport.

Ms. Carrillo responded that the applicant would be better suited to answer technical questions regarding the processing procedures.

Cristina Presmanes, representing Daniels Health, explained that the facility would receive medical waste from hospitals and outpatient facilities in segregated, color-coded containers and clarified that *hazardous waste* containers would not be opened on site. Instead, the waste would be stored in a secured area before being transferred to a third-party disposal facility, typically for incineration. Ms. Presmanes noted that the company was in the process of obtaining the required state permits. Ms. Presmanes further explained that *infectious waste* processed through the autoclave would undergo steam sterilization designed to meet EPA standards. The site would also have to obtain a permit from Kansas Department of Health and Environment (KDHE). She stated that the company routinely tested the autoclaves using bacterial strain testing to verify effectiveness and that the equipment was monitored weekly with compliance logs maintained. She added that Daniels Health used the same treatment process nationwide.

Commissioner Chapman then asked about facility security and the potential for theft or unauthorized access to hazardous materials, in particular if someone had malicious intent.

Ms. Presmanes responded that all hazardous waste containers were clearly labeled and color-coded and that the facility would use cameras, gated access, badge-controlled entry, and restricted-access areas. She confirmed that hazardous waste would be stored in a separate secured room and noted that employees received specialized training and background checks.

Commissioner Terrones asked about regulatory oversight and audits.

Ms. Presmanes stated that the facility would be audited regularly by state and federal agencies, including at least annual inspections by the Kansas Department of Health and Environment and monthly scorecards through Department of Transportation. If anyone called in a complaint, random inspections were performed. She added that Daniels Health also monitored transportation compliance internally and implemented company-wide procedural updates following inspections or audit findings.

Commissioner Corcoran asked about the facility's service area and nearby competitors.

Ms. Presmanes stated that she did not know the exact intended service range but explained that Daniels Health generally located facilities near major clients to minimize transportation distances for infectious waste. She also noted that Stericycle operated a similar facility in the area.

Commissioner Brown asked Ms. Presmanes to restate the infectious waste treatment process.

Ms. Presmanes explained that approved infectious waste, such as syringes, red-bag waste, and personal protective equipment (PPE), would be sterilized in the autoclave before being repackaged and transported to a landfill. She clarified that hazardous and pathological waste would not be processed through the autoclave and that no incineration or landfill operations would occur on site.

Chair Janner asked whether there were any additional questions for the applicant or staff. Hearing none, he opened the public hearing and noted that no one had signed up to speak. He called for a motion to close the public hearing.

Commissioner Terrones moved to close the public hearing, and **Commissioner Seeling** seconded. The motion passed with a vote of 6 to 0.

With no further discussion raised, **Chair Janner** called for a motion on the item.

Commissioner Seeling made a motion to approve SU26-0001. **Commissioner Brown** seconded the motion to approve the item.

Prior to casting his vote, **Chair Janner** made a statement regarding landscaping on properties with special use permits and the follow-up on the installation of landscaping. **Commissioner Brown** expressed agreement.

The motion passed with a vote of 6 to 0 as follows:

A. Staff recommends approval of SU26-0001, with conditions, for the following reasons:

    1. The proposal conforms to the Goals, Objectives and Policies of the Comprehensive Plan.

    2. The proposal complies with the Unified Development Ordinance (UDO) criteria for considering special use permit requests.

B. Staff recommends approval of SU26-0001, Daniels Health, with the following stipulations:

    1. The special use permit allows for the proposed medical waste and treatment facility and is valid for a period of five (5) years following the date of the approved resolution.

    2. No outdoor storage of equipment or materials is permitted unless screened in accordance with UDO 18.30.130.

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Application:	**UDO26-0001:** Proposed amendments to Title 18 Unified Development Ordinance Chapter 18.20 (UDO 18.20.260) pertaining to the North Ridgeview Road Overlay.

Ms. Jessica Schuller, Senior Planner, presented UDO26-0001, for proposed amendments to Chapter 18.20.260 of the UDO, regarding the North Ridgeview Road Overlay. Ms. Schuller explained that the overlay district, established in 2002, applied to the area between K-10 Highway and 119th Street along Ridgeview Road and was intended to promote high-quality development and attractive entryways into the City. Under the current North Ridgeview Road Overlay, any agriculturally zoned property is restricted to which districts they could be rezoned: O, C-1, C-3, or BP Districts. Ms. Schuller stated that only one agriculturally zoned property remained within the overlay area, located at the northwest corner of College Boulevard and Ridgeview Road. She noted that the overlay restricted certain land uses, including industrial, manufacturing, auto-oriented, and outdoor storage uses, and included site, architectural and landscaping design standards.

Ms. Schuller discussed the recently adopted Elevate Olathe comprehensive plan, which identified the northern portion of the overlay area as a growth Subarea. Additional study, design considerations, and multiple community engagement opportunities focused on the Subareas. She explained that staff recommended amending the overlay boundary, to remove the overlay district north of College Boulevard so future development could follow the comprehensive plan recommendations rather than the existing overlay restrictions. She added that staff recommended retaining the overlay south of College Boulevard to preserve continuity with existing commercial development patterns and design standards.

Chair Janner thanked staff and called for any questions.

Commissioner Brown asked how much the amendment related to the possible development of a Kansas City Chiefs facility in the area.

Ms. Schuller acknowledged that the proposal would affect the largest remaining developable site north of College Boulevard and stated that the amendment was intended to align the overlay standards with the future land use recommendations in Elevate Olathe.

Commissioner Brown asked if the Chiefs facility was the main driver of this change.

Kim Hollingsworth, Planning and Development Manager, added that the broader goal was to ensure the Unified Development Ordinance remained consistent with the comprehensive plan and noted that staff was reviewing other development corridors as well.

Chair Janner commented that discussions about updating the area had begun before any known interest from the Chiefs, though he acknowledged the proposal may have accelerated the timing.

Ms. Schuller further expanded that they had looked at multiple corridors in the City where accelerated growth and development are expected, such as K-7 and 175th Street corridors as well. Additional UDO updates will be made to bring it into alignment with the newly adopted Elevate Olathe comprehensive plan.

Chair Janner called for further questions, but there were none.

Chair Janner opened the public hearing, but no one was signed up to speak, so he entertained a motion to close the public hearing.

Commissioner Terrones moved to close the public hearing, and **Commissioner Chapman** seconded the motion. The motion passed 6 to 0.

Chair Janner called for any additional Commissioner questions for staff.

With no further discussion raised, Chair Janner called for a motion on the item.

Commissioner Chapman moved to approve UDO26-0001 as stipulated by staff, and **Commissioner Corcoran** seconded the motion. The motion passed with a vote of 6 to 0 to recommend changes as redlined in the packet attachment UDO26-0001 Draft Amendments Exhibit.

MINUTES – Closing Remarks

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Kim Hollingsworth, Planning & Development Manager, reminded Commissioners and attendees there would not be a second meeting in May, due to the Memorial Day holiday. The next scheduled meeting is June 8th.

Meeting adjourned.