



Planning Division

## **MINUTES – Opening Remarks**

### **Planning Commission Meeting: April 27, 2020**

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The Planning Commission convened at 5:30 p.m. to meet in regular session with Chairman Dean Vakas presiding. Commissioners Ryan Freeman, Jeremy Fry, Barry Sutherland, Taylor Breen, Ryan Nelson, Marcia Youker and Shirley Allenbrand were present. Commissioner Corcoran was 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 item is reached in the agenda. He also described how to participate in the meeting using the Zoom app.

A motion to approve MN20-0413, the meeting minutes from April 13, 2020, was made by Comm. Allenbrand and seconded by Comm. Fry and passed with a vote of 8-0.



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<b>Application:</b>	<b>PP20-0001:</b> Request approval for a revised preliminary plat for <b>Hidden Lake of Cedar Creek</b> containing 283 lots and five (5) common tracts on 310.02± acres; located at the northwest of College Boulevard and future Clare Road.
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*A motion to approve PP20-0001 was made by Comm. Allenbrand and seconded by Comm. Fry, and passed with a vote of 8 to 0 with the following stipulations:*

1. Final plats must be approved and recorded prior to issuance of building permits.
2. A master fence/screening plan must be submitted for final plats that contain master landscape screening as required per UDO 18.30.130.H prior to recording of the final plat.
3. Final plats will conform to Title 17 Requirements. A final Stormwater Management Report will be required prior to recording of the Final Plat. Any regional detention will be constructed and accepted by the City prior to issuance of building permits.
4. Public recreation easements must be indicated on all relevant final plats. Accessways to the greenway and future trail will be coordinated with the City of Olathe Parks and Recreation Department.



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<b>Application:</b>	<b><u>PP20-0002</u></b> : Request approval for a revised preliminary plat for <b>Cedar Creek Valley Ridge</b> containing 154 lots and twenty-four (24) common tracts on 99.95± acres; located southwest of Cedar Creek Parkway and College Boulevard.
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*A motion to approve PP20-0002 was made by Comm. Allenbrand and seconded by Comm. Fry, and passed with a vote of 8 to 0 with the following stipulations:*

1. Final Plats must be approved and recorded prior to issuance of building permits.
2. A master fence/screening plan must be submitted for final plats that contain master landscape screening as required per UDO 18.30.130.H prior to recording of the final plat.
3. In accordance with OMC 16.05.405 cul-de-sacs with landscape islands must measure at least 96-feet in diameter.
4. Final plats will conform to Title 17 Requirements. A final Stormwater Management Report will be required prior to recording of the final plat. Any regional detention will be constructed and accepted by the City prior to issuance of building permits.



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<b>Application:</b>	<b><u>FP20-0003</u></b> : Request approval for a final plat for <b>Valley Ridge, Fourth Plat</b> containing fifty (50) lots and four (4) common tracts on 21.46± acres; located southwest of W. 113th Terrace and S. Clare Road.
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*A motion to approve FP20-0003 was made by Comm. Allenbrand and seconded by Comm. Fry, and passed with a vote of 8 to 0 with the following stipulations:*

1. Prior to recording, a digital file of the final plat (PDF) must be submitted to the Planning Division.
2. A stormwater maintenance agreement must be submitted prior to recording of the final plat.
3. All new on-site wiring and cables must be placed underground.
4. Above ground electrical equipment and telephone cabinets must be placed in the rear yard.



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<b>Application:</b>	<b>FP20-0004:</b> Request approval for a final plat for <b>Stonebridge Villas, First Plat</b> containing thirty-six (36) lots and three (3) common tracts on 20.66± acres; located on the southeast corner of the intersection of S. Mur-Len Road and W. 169th Place.
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*A motion to approve FP20-0004 was made by Comm. Allenbrand and seconded by Comm. Fry, and passed with a vote of 8 to 0 with the following stipulations:*

1. Prior to recording the plat, a digital file of the final plat (.pdf format) must be submitted to the Planning Division.
2. A Floodplain Development Permit will be required if there is any proposed impact to the floodplain shown on the Public Improvement Plans. If required, the Floodplain Development Permit must be issued prior to the issuance of building permits.
3. If the regional detention facility is not constructed, for any reason, then on-site detention must be provided, compliant with Olathe Municipal Code, Title 17.
4. This property is subject to condemnation Ordinance number 19-83, which may impact the boundaries of the proposed development. Modifications to the lot lines may be required to reflect the condemnation boundaries. If lots within this phase of development are required to be modified, then a revised preliminary plat, reflecting the revised legal description of the property identified in the condemnation case will need to be submitted, and approved by the Planning Commission prior to recording any final plat.
5. Prior to recording the final plat, a stream corridor maintenance agreement must be submitted to the Public Works Department.
6. Prior to recording the final plat, notice of the stream corridor must be added to the plat, per Olathe Municipal Code Section 17.06.090.

7. The remainder of the development must be completed or secondary Fire Department access roads must be provided, if the remainder of the subdivision is not built.
8. All new on-site wiring and cables must be placed underground.
9. 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.
10. Above ground electrical equipment and telephone cabinets must be placed in the rear yard



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### Planning Commission Meeting: April 27, 2020

<b>Application:</b>	<b><u>MP20-0004</u></b> : Request approval for a minor plat for <b>Lot 15, Stone Creek Village Second Plat</b> containing four (4) lots on 0.29± acres; located at 12344 S Sagebrush Drive.
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*A motion to approve MP20-0004 was made by Comm. Allenbrand and seconded by Comm. Fry, and passed with a vote of 8 to 0 with the following stipulations:*

1. Prior to recording the plat, a digital file of the final plat must be submitted to the Planning Division.
2. All above ground electrical and/or telephone cabinets must 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, subject to UDO 18.30.130.
3. All exterior ground mounted or building mounted electrical, mechanical, or utility equipment must be screened by landscaping or with an architectural treatment compatible to the main building.



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### Planning Commission Meeting: April 27, 2020

<b>Application:</b>	<b><u>MP20-0005</u></b> : Request approval for a minor plat for <b>Lot 18, Stone Creek Village, Second Plat</b> containing four (4) lots on 0.29± acres; located at 12347 S Prairie Creek Road.
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*A motion to approve MP20-0005 was made by Comm. Allenbrand and seconded by Comm. Fry, and passed with a vote of 8 to 0 with the following stipulations:*

1. Prior to recording the plat, a digital file of the final plat must be submitted to the Planning Division.
2. All above ground electrical and/or telephone cabinets must 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, subject to UDO 18.30.130.
3. All exterior ground mounted or building mounted electrical, mechanical, or utility equipment must be screened by landscaping or with an architectural treatment compatible to the main building.





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## Minutes

### Planning Commission Meeting: April 27, 2020

<b>Application:</b>	<b><u>VAC20-0002</u> Vacation of public utility easements for Ernie Miller Park &amp; Nature Center</b>
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**Aimee Nassif, Chief Planning and Development Officer**, noted that this application was heard on April 13, 2020, but an error was made in reporting the motion to approve. The request is for a 15 foot wide water line easement vacation at Ernie Miller Park and Nature Center, in order to accommodate proposed ADA parking and other improvements. Ms. Nassif concluded her staff report.

**Chair Vakas** opened the public hearing. Commissioners had no questions for the applicant, and no one signed up to speak on this matter. Chair Vakas called for a motion to close the public hearing.

Motion by Comm. Nelson, seconded by Comm. Sutherland, to close the public hearing.

Aye: Allenbrand, Sutherland, Freeman, Nelson, Fry, Youker, Breen, Vakas

(8) No: (0)

Motion was approved 8-0.

**Chair Vakas** called for a motion on this item.

Motion by Comm. Nelson, seconded by Comm. Youker, that VAC20-0002 be approved.

Aye: Allenbrand, Sutherland, Freeman, Nelson, Fry, Youker, Breen, Vakas

(8) No: (0)

Motion was approved 8-0.



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**MINUTES – Closing Remarks**

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**Chair Vakas** noted that the next Planning Commission meeting is scheduled for Monday, May 11, 2020.

There were no other announcements.

*Meeting adjourned.*