



**MINUTES OF THE
MAY 20, 2025
LENEXA CITY COUNCIL MEETING
COMMUNITY FORUM, 17101 W 87th STREET PARKWAY
LENEXA, KS 66219**

CALL TO ORDER

Mayor Sayers called the meeting to order at 7 PM.

ROLL CALL

Councilmembers Handley, Eiterich, Charlton, Nicks, Arroyo, Williamson, Denny, and Herron were present with Mayor Sayers presiding.

Staff present included Beccy Yocham, City Manager; Todd Pelham, Deputy City Manager; Mike Nolan, Assistant City Manager/Acting City Clerk; Scott McCullough, Community Development Director; Sean McLaughlin, City Attorney; and other City staff.

APPROVE MINUTES

Councilmember Denny made a motion to approve the May 6, 2025 City Council meeting draft minutes and Councilmember Handley seconded the motion. Motion passed unanimously.

MODIFICATION OF AGENDA

There were no modifications to the agenda.

CONSENT AGENDA

1. Acceptance of the 113th Street East of Renner Boulevard and 113th Street and Lakeview Avenue Stormwater Improvement Project for maintenance
The area of 113th Street east of Renner Boulevard to Lakeview Avenue had a high concentration of corrugated metal pipes that were failing or in very poor condition. The City hired V.F. Anderson Builders, LLC to construct the project, which was partially funded through the Johnson County Stormwater Replacement Program. The total project cost was \$2,708,321.48.
2. Acceptance of utility, drainage, landscape, and sidewalk easements and rights-of-way as shown on Cedar Canyon West Attached Villas Final Plat
Cedar Canyon West Attached Villas is a duplex subdivision on 7.68 acres located in the southwest corner of 99th Street & 100th Street. Easements and rights-of-way are being dedicated to the City as part of this final plat.
3. Acceptance of right-of-way as shown on Stoneridge North, Second Plat
Stoneridge North, Second Plat is a single-family residential subdivision on 40.7 acres in the northeast corner of 83rd Street & Cedar Niles Road. Additional right-of-way is being dedicated to the City as part of this revised final plat. Dedications for utility,

drainage, landscape, and sidewalk easements and other portions of rights-of-way were previously approved by the Governing Body on the original final plat for this development in 2023.

4. Approval of a revised final plan for an additional phase of the AdventHealth Parking Garage located approximately at the northwest corner of westbound 87th Street Parkway & Renner Boulevard within the CC, Planned City Center Zoning District
The applicant proposes to construct an extension to the first phase of a three-story parking garage that serves Area 2 of the AdventHealth Campus. The parking area will expand the ground floor parking garage by 47 parking spaces that will be enclosed later with the second phase of the parking garage.
5. Approval of the Public Art priority list of locations
One of the requirements of the Public Art Policy is for the Arts Council to review annually and make recommendations to the Governing Body regarding the priority list of locations for public art.
6. Resolution accepting the Public Art Strategic Plan
This plan reflects months of work centered around two joint meetings with the Governing Body and the Lenexa Arts Council to build consensus around the future direction of Lenexa's Public Art Program. It outlines a clear vision, set of priorities, and process recommendations to guide public art purchases and projects over the next three to five years.
7. Resolution approving the issuance of revenue bonds by the City of Olathe, Kansas to finance facilities located within the corporate limits of Lenexa
KidsTLC, Inc. ("KidsTLC") desires to issue \$1.8 million in revenue bonds to acquire a building located in Lenexa. KidsTLC is headquartered in Olathe, Kansas and has previously issued revenue bonds through Olathe.
8. Resolution amending the Property Tax Rebate Program Policy
Staff recommends amending the Property Tax Rebate Program policy eligibility criteria to increase the potential applicant pool.
9. Ordinance amending the Lenexa City Code to adopt the recently updated versions of the Johnson County Environmental Sanitary Code and Johnson County Aquatic Health Code
The City adopted by reference the 2004 Johnson County Environmental Sanitary Code (ESC) in Section 4-5-1 of the Lenexa City Code. In August 2024, Johnson County adopted a new ESC and an Aquatic Health Code (AHC). As a result, the City needs to amend the City Code to adopt the new version of the ESC and the AHC for the County to continue to enforce the codes in the city.

END OF CONSENT AGENDA

Councilmember Williamson made a motion to approve items 1 through 9 on the consent agenda and Councilmember Eiterich seconded the motion. Motion passed unanimously.

BOARD RECOMMENDATIONS

10. Ordinance approving a three-year special use permit for a basic industry use known as SRS Lenexa located at 14303 W. 100th Street in the BP-2, Planned Manufacturing District

The applicant proposes to store hazardous chemicals for their pool supply company, which falls under the basic industry use and requires a special use permit in the BP-2, Planned Industrial District.

Stephanie Sullivan, Planning Manager, said this special use permit is for SRS Lenexa to operate a basic industry use at 14303 W. 100th Street, near the Lackman exit off I-435. She said the proposed tenant space is just under 10,000 square feet, with approximately 1,000 square feet designated for office use and the remainder for the storage of pool-related chemicals and materials. Because these materials include hazardous substances, Ms. Sullivan said the use must be classified as "basic industry" per City Code.

Ms. Sullivan said the property is zoned BP-2, and both the zoning and future land use designations support industrial business park uses, consistent with the proposed operation. She added that Fire Department staff has reviewed the hazardous material storage plans and had no concerns.

Ms. Sullivan said the applicant submitted detailed documentation, and all relevant safety and environmental regulations will be followed. She noted that special attention was given to potential effects on nearby properties and environmental impacts, with spill kits and neutralizers kept on-site. Annual fire inspections will ensure ongoing compliance.

Ms. Sullivan said both staff and the Planning Commission recommend approval.

Councilmember Arroyo asked if other tenants in the building or other businesses around had made any comments regarding this use.

Ms. Sullivan said that no public comments were made during the Planning Commission's public hearing or received since notification was issued.

Emily Stewart, SRS representative, noted that the company provides regular training for employees on hazardous material handling and emergency procedures. She said SRS is now under the ownership of Home Depot.

Councilmember Williamson asked how long the company has been in business and Ms. Stewart answered, saying quite a while. Ms. Stewart confirmed that Home Depot recently bought the company and is the parent company now.

Councilmember Charlton made a motion to approve Item 10 and Councilmember Arroyo seconded the motion. Motion passed unanimously.

11. Consideration of a preliminary plan for Retail Lenexa Old Town located at 9213 Pflumm Road in the HBD, Historic Business District

The applicant proposes a multitenant retail building located at 9213 Pflumm Road within the HBD, Historic Business District. The preliminary plan includes a one-story,

three-tenant-space building totaling 5,200 square feet, three parallel parking spaces, and an overhead door on the eastern side of the building to accommodate loading/unloading of tenant materials.

Ms. Sullivan said this is the preliminary plan for the Retail Lenexa Old Town project, a new development located within the Historic Business District (HBD) near Pflumm Road & Santa Fe Trail Drive. She said the proposed development includes a three-tenant retail building with on-site parallel parking and access to nearby public parking lots. She noted that there is a potential occupant for the main tenant space, but not for the other two tenant spaces.

Ms. Sullivan said the site is zoned for mixed-use in alignment with both the zoning and future land use maps. She pointed out the architectural plans revealed an Irish-themed design with detailed masonry, awnings, and large windows, aiming to reflect and enhance the character of Old Town.

Tom Nolte, Nolte & Associates, presented on behalf of the development team, noting that the building will house a custom tailoring business serving clients such as military and public service departments. He said the building will also accommodate shipping and receiving functions at the rear.

Councilmembers Williamson, Nicks, and Charlton, and Mayor Sayers expressed enthusiasm for the project, praising its design, its alignment with Old Town's historical character, and its potential to spur further revitalization in the area.

Ms. Sullivan said both staff and the Planning Commission recommend approval, and staff noted that a final plan is already in progress. The Council conveyed support and appreciation to the applicant team for their investment in Old Town's future.

Councilmember Denny made a motion to approve Item 11 and Councilmember Nicks seconded the motion. Motion passed unanimously.

12. Consideration of a revised preliminary plan for Lenexa City Center North Village Townhomes located at the northeast corner of Winchester Street & Penrose Lane in the CC, Planned City Center District

The applicant proposes a multifamily development in City Center. The development consists of 61 townhomes distributed among 10 buildings. The site is located at the northeast corner of Winchester Street & Penrose Lane.

Ms. Sullivan said this is a revised preliminary plan for the North Village Townhomes project, located just north of 87th Street Parkway near Winchester Street and Penrose Lane in Lenexa City Center. She said the development includes 61 for-sale, three-story townhome units across 10 buildings on currently vacant land zoned City Center (CC) and designated for City Center Core land use.

Ms. Sullivan said the proposed layout features two architectural styles: "Parkside" with buildings facing Central Green and "Cityside" with buildings facing Penrose Lane. She noted that the site includes a central private drive that provides two-way access to all units, each with a two-car garage and a driveway accommodating two

additional vehicles, allowing for four vehicles per unit. She added that an amenity area with a cabana requiring a reduced one-foot setback was included and supported by staff and the Planning Commission.

Ms. Sullivan said changes to existing landscaping, sidewalks, and on-street parking are planned to enhance access and usability, with further refinements expected during the final plan review.

Ms. Sullivan said that a resident voiced concern at the Planning Commission meeting about development intensity and landscaping, which staff committed to addressing in the final plan.

Ms. Sullivan said both staff and the Planning Commission recommend approval of the revised preliminary plan, and the applicant confirmed the final plan is in progress and scheduled for Planning Commission review in early June.

Councilmember Eiterich asked if this plan is different than the previous one and Ms. Sullivan said this one is extremely similar to the one previously approved. Councilmember Eiterich asked about site access, stair locations, and sidewalk connectivity.

Councilmember Charlton asked for clarification of the garage locations and site access.

Councilmember Handley asked if staff felt the progress with the landscaping was made in the submitted final plan, which is scheduled to go to the Planning Commission on June 3. Ms. Sullivan said there is still time for the Council to request changes on the final plan before it goes to Planning Commission. She added that there is still time to suggest changes or condition changes between the final plan and building permit, depending on the extent of the changes. Councilmember Handley said his only concern was for the attention to the landscaping improvements. He added that the intensity is appropriate and he liked that this adds more options to the market.

Councilmember Nicks asked if the final plan would be considered by City Council and Ms. Sullivan said yes.

Councilmember Herron asked about anticipated unit pricing.

Chris Gillam, JGR Architects, addressed the councilmembers' questions regarding site access, stair locations, sidewalk connectivity, and parking.

Gary Gosset, Propper Construction, said the townhomes would be for sale and may range from an estimated \$500,000 to \$1 million and span 3,600 to 4,000 square feet.

Councilmembers expressed support for the project's quality, scale, and contribution to housing diversity within the City Center area.

Councilmember Handley made a motion to approve Item 12 and Councilmember Charlton seconded the motion. Motion passed unanimously.

13. Ordinance approving a rezoning for property known as White Oak Estates, Second Plat for the construction of a single-family residence located near the northeast corner of 79th Street & Cottonwood Street
The applicant proposes construction of a single-family residence and is combining two parcels which are currently zoned differently.

Ms. Sullivan said this is a rezoning request for the White Oak Estates Second Plat near 79th Street & Cottonwood Street, adjacent to Lenexa's Municipal Services facility. She said the proposed change involves a small parcel currently zoned R-1 being rezoned to RP-1 to align with adjacent parcels, creating a cohesive zoning designation for a newly replatted residential site. She noted that this request resolves prior issues with illegal lot splitting and provides proper access to the site via Cottonwood Street.

Ms. Sullivan said the total area includes four parcels that will be replatted into three lots, with the applicant intending to build a 4,100 square foot single-family home on one of them. She said a deviation for reduced lot width was also approved due to site constraints.

Ms. Sullivan said staff designated yard orientations to guide future accessory structure requests and confirmed no zoning non-conformities were created for neighboring lots. She said that a 15-foot landscape buffer along 79th Street will include trees and shrubs per code, and the applicant will install a six-foot wood fence behind this buffer.

Ms. Sullivan said a public hearing at the Planning Commission meeting included a concern from adjacent residents regarding pool access on an adjacent property, which staff noted was a private matter. She said both staff and the Planning Commission recommend approval.

Councilmember Handley asked how staff determined what would be the front, side, and rear property lines. Ms. Sullivan explained that the most logical place for the front line to be was where the driveway leads to the house, as well as considering the access points and existing context for how the rear yards would interact.

Councilmember Nicks asked about the landscaping required and its width. Ms. Sullivan said she did not know the width off-hand but would get that information to him. She said the landscaping is trees and bushes. Councilmember Nicks asked about fencing along 79th Street. Ms. Sullivan said anything from four-feet to six-feet tall could go there, in an open- or privacy-style in wood or black aluminum. She said there is no standard set for this property.

Scott McCullough, Community Development Director, said a landscaping easement is being platted with the application and any fence should be behind the easement. He said staff would review that at the time of fence permit application. Ms. Sullivan

said there could be some fencing allowed in the easement depending on the context and if neighboring properties have fence in the easement.

Beccy Yocham, City Manager, said that the packet includes a drawing reflecting a six-foot wood fence being installed behind the landscaping easement.

John Gripka, applicant, confirmed plans for the house, landscaping, fence, and a future pool on the property.

Councilmember Herron asked who would be responsible for taking care of the trees on the street-side of the fence. Ms. Sullivan said maintenance of the landscaped buffer will remain the responsibility of the property owner.

Councilmember Williamson made a motion to approve Item 13 and Councilmember Eiterich seconded the motion. Motion passed unanimously.

14. Consideration of a rezoning and preliminary plan known as Vantage at Lenexa for a multifamily residential development on property located at the northwest corner of Prairie Star Parkway and Monticello Road - **CONTINUED TO THE JULY 1, 2025 CITY COUNCIL MEETING AT THE APPLICANT'S REQUEST**

- a. Ordinance rezoning property from the AG, Agricultural, R-1, Single-Family Residential, and RP-3, Planned Residential (Medium High-Density) Districts to the RP-4, Planned Residential (High-Density) District

- b. Approval of a companion preliminary plan for Vantage at Lenexa

Item 14 was continued to the July 1, 2025 City Council meeting at the applicant's request.

NEW BUSINESS

15. Approval of Amendment No. 2 to the construction agreement with Prosser Wilbert Construction, Inc. for the Ad Astra Reconstruction Project
Prosser Wilbert has submitted the final GMP Package (GMP #2) consisting of all additional construction activities for the project with a GMP of \$8,094,928. This includes all base items and meets/exceeds all aquatic program elements identified through the public engagement process.

Logan Wagler, Parks and Recreation Director, said this approval is for the final Guaranteed Maximum Price ("GMP #2") for the Ad Astra Pool and Park improvements, which would enable construction to begin as early as June, targeting completion by the 2026 swim season.

Parks & Recreation staff, along with representatives from Prosser Wilbert Construction and SFS Architecture, provided a comprehensive update on the project,

which has been in development for over a year and involved extensive community engagement to inform the final design.

Mr. Wagler said GMP #1, previously approved, covered demolition and geotechnical work. He said GMP #2, totaling just over \$8 million, completes the \$10 million project budget, which also includes design, contingencies, and other associated costs.

Mark Clayton, Prosser Wilbert Construction, and the construction team reported that 36 bids were received across nine bid packages, with Carruthers Construction selected as the pool contractor after a competitive and rare tied bid. He said that recycled concrete from the demolished pool will be reused on-site, minimizing landfill waste.

Allison Vandever, SFS Architecture, reviewed the engagement process and said design features include a zero-depth entry pool, lap lanes, water play zones, shaded areas, expanded green space, and sustainable elements such as solar panels and mass timber. A celestial theme is incorporated through design elements and signage, including the phrase "To the Stars." Future possibilities include additional shade structures, public art, and a community garden.

Councilmember Nicks asked about the shade areas and costs for additional areas. He asked if the 4% for contingency would be enough and Mr. Wagler said it is not as tight as it was for Sar-Ko-Par Aquatic Center. Councilmember Nicks asked if the new shelter has always been an additional consideration and Mr. Wagler said it is one of the lower priorities.

Councilmember Herron asked about the open area and if there would be any benches or picnic tables and Mr. Wagler said nothing is programmed there at this time; adding something later would be easy outside of the project.

Councilmember Arroyo shared her excitement with the rendering and talked about seeing it come to life. She said she loves the sustainability aspects and the removal of the ash trees.

Mayor Sayers asked about the geotechnical report and Councilmember Herron asked how the concrete would be used. Mr. Clayton said the report did not reveal anything other than some organics. He said the crushed material would be used in the base of the structure and that everything will be compacted, tested, and inspected properly.

Mayor Sayers asked about the celestial theme and Ms. Vandever said it would be reflected in color and symbols throughout the site with some lettering "To the Stars" included.

Mayor Sayers asked about the placement of public art at this location and Mr. Wagler said that Ms. Vandever would meet with the Arts Council to start looking into that over the next couple months.

Councilmember Denny thanked the team for their work on the project and said he was really impressed.

Councilmember Herron made a motion to approve Item 15 and Councilmember Arroyo seconded the motion. Motion passed unanimously.

STUDENT INTRODUCTIONS

Carter Bullock, Scout Troop 187, attended the meeting.

COUNCILMEMBER REPORTS

Mayor Sayers shared her condolences on the recent passing of Police K-9 Lotto.

STAFF REPORTS

Ms. Yocham said there would be no Committee of the Whole meeting next Tuesday.

END OF RECORDED SESSION

BUSINESS FROM FLOOR

There was no business from the floor.

ADJOURN

Councilmember Eiterich made a motion to adjourn and Councilmember Handley seconded the motion. Motion passed unanimously.

The meeting adjourned at 8:15 PM.

NOTE: These draft meeting minutes have been prepared using the assistance of AI.

Open AI. (2025). *ChatGPT Plus (4o version)*. [Large Language Model]. Prompt: "Summarize transcript for meeting minutes"
<https://chat.openai.com/chat>

/s/ Jennifer Martin
City Clerk