

CALL TO ORDER

Chairman Poss called the regular meeting of the Lenexa Planning Commission to order at 7:00 p.m. on Monday, August 31, 2026. The meeting was held in the Community Forum at Lenexa City Hall at 17101 W. 87th Street Parkway, Lenexa, Kansas.

ROLL CALL

COMMISSIONERS PRESENT

Chairman Chris Poss
Vice-Chairman Mike Burson
Commissioner Sunny Dharod
Commissioner Don Horine
Commissioner Jermaine Jamison
Commissioner Curt Katterhenry
Commissioner Cara Wagner
Commissioner David Woolf

COMMISSIONERS ABSENT

Commissioner Ben Harber

STAFF PRESENT

Scott McCullough, Director of Community Development
Stephanie Sullivan, Planning Manager
Tim Collins, Engineering/Construction Services Administrator
Andrew Diekemper, Assistant Fire Chief
Steven Shrout, Assistant City Attorney II
Dave Dalecky, Planner III
Jessica Lemanski, Planner II
James Molloy, Planner II
Noah Vaughan, Planning Specialist II
Gloria Lambert, Senior Administrative Assistant

APPROVAL OF MINUTES

The minutes of the August 3, 2026 meeting were presented for approval. Hearing no changes or corrections to the minutes of the regular meeting, Chairman Poss entertained a motion to **APPROVE** the minutes as written. Moved by Commissioner Jamison, seconded by Commissioner Burson, and **APPROVED** by a majority voice vote.

CONSENT AGENDA

- 1. Lenexa Business Plaza, Third Plat — Consideration of a revised final plat to replat part of Lenexa Business Plaza, Second Plat on property located at the northeast corner of 95th Street & Monrovia Street within the CP-3, Planned Regional Commercial District. PT26-06FR**

Chairman Poss entertained a motion to **APPROVE** the Consent Agenda. Moved by Commissioner Dharod, seconded by Commissioner Jamison, and carried by a unanimous voice vote.

REGULAR AGENDA

- 2. Meritex Lenexa Executive Park — Consideration of a preliminary plan/plat for a four-building business park on property located at the northeast corner of 99th Street & Britton Street within the BP-1, Planned Business Park and BP-2, Planned Manufacturing Districts. PL26-08P**

APPLICANT PRESENTATION

Mark Rosen thanked Staff for their work in preparing the Staff Report, noting that they had done a good job summarizing the project following several discussions with the applicant. He explained that the application is for a preliminary plat for the next phase of the park. The immediate proposal is to construct a building to contain an equipment yard, shown in yellow on a graphic on the screen, and provide an access easement, shown in green on a graphic on the screen. Three additional future buildings are also shown on the plan; however, Mr. Rosen clarified that there are no immediate plans to construct those buildings. He stated that the expectation is for the future buildings to have an appearance similar to or better than the five existing Meritex buildings on the site. Mr. Rosen explained that the immediate need is for the proposed equipment yard noted as Building 4, which will serve the underground facility by housing cooling equipment and standby generators. The intent is for the equipment yard to have an appearance similar to the existing surface buildings. He provided additional context regarding the location of the proposed equipment yard in relation to the existing Meritex buildings, the Viracor building, the City's Justice Center, Renner Boulevard, and two existing equipment yards that currently serve portions of the underground facility. Mr. Rosen also presented a satellite image showing the approximate footprint of the underground facility in relation to the surrounding surface development. He noted that several of the existing Meritex buildings and the City's Justice Center are located above the underground facility, which also extends beneath portions of Prairie Star Parkway. He identified the approximate location of the proposed equipment yard south of an existing equipment yard. Finally, Mr. Rosen showed a current image of the existing Meritex surface buildings and the proposed renderings for the equipment yard. He explained that the proposed design incorporates a similar color scheme and roofline articulation to the existing buildings so that the equipment yard will appear more like a building and blend with the surrounding development. He concluded his presentation and offered to answer any questions.

STAFF PRESENTATION

Dave Dalecky presented the Staff Report for the Meritex Lenexa Executive Park preliminary plan and plat. The approximately 30-acre site, located at the northeast corner of 99th Street and Britton Street, is proposed to be developed with four buildings totaling 233,587 square feet and includes a four-lot preliminary plat with a future public street. The property is currently zoned BP-1, Planned Business Park District and BP-2, Planned Manufacturing District and is classified Office, Research and Development on the Future Land Use Map, which allows for office, business park, and certain industrial uses. Mr. Dalecky explained that the existing BP-1 and BP-2 zoning boundaries bisect the site and do not align with the proposed lot lines. Consistent with City policy, Staff expects future rezoning of the property to align the zoning boundaries with the property lines when Buildings 1 and 2 are developed. The proposed lot

configuration was designed to accommodate the existing sanitary sewer, gas, and overhead power easements across the site. Most proposed access points are acceptable; however, the access point from Britton Street nearest 99th Street will need to be relocated farther north due to its proximity to the intersection. Lot 4 will be served by an access easement, while Lot 3 will ultimately be accessed from a future public street, identified as Scarborough Street. Mr. Dalecky clarified that Building 4, referred to by the applicant as an equipment yard, will be treated as a walled building with four sides and no roof. The approximately 27,500-square-foot structure will range from 14.5 to 25.5 feet in height, with an average height of approximately 20 feet, and will be largely obscured from Renner Boulevard by the site's topography. It will house equipment serving the subsurface Meritex development. The proposed building is approximately 1,684 feet from Prairie Creek Apartments and 2,260 feet from the Luxe Residences. Staff determined that the proposed Building 4 is permitted in the BP-1 Zoning District as a Wholesale and warehousing, limited use because it will primarily store equipment and materials, have low turnover and minimal traffic, and remain below the 50,000-square-foot building size threshold stated in the definition of the use. Staff recommends approval of the Meritex Lenexa Executive Park Plan and Plat.

PLANNING COMMISSION DISCUSSION

Commissioner Dharod asked for clarification regarding the intended day-to-day use of Building 4, noting that it would have walls but no roof. He questioned whether the proposed use could generate significant operational noise that might affect nearby residential areas or potential future office development. He also asked whether any noise analysis had been conducted for the project. David Dalecky stated that, like all developments, the project is subject to maximum decibel level standards at the property line. For industrial zoning districts, including BP-1 and BP-2, the maximum permitted noise level is 70 decibels during daytime hours from 7:00 a.m. to 7:00 p.m. and 65 decibels from 7:00 p.m. to 7:00 a.m. He noted that the proposed development would be required to comply with these standards. Mark Rosen stated that he did not have specific scientific data or statistics regarding the anticipated decibel levels from the proposed equipment. He explained that Building 4 would contain the same type of equipment as the existing equipment yard to the south, including air conditioning equipment and standby generators, although the proposed development would include a higher quantity of equipment. He noted that the standby generators would be the loudest equipment but would operate only during power outages, routine maintenance, or periodic exercising. The air conditioning equipment would operate more continuously but would generate less noise. Mr. Rosen also emphasized that the applicant owns the surrounding land and has a vested interest in maintaining its value for future development. He stated that the applicant is cognizant of Building 4's potential impacts on the surrounding properties and is comfortable with its proposed location and use without concern that it would devalue the adjacent land.

Commissioner Wagner stated that her questions also centered on noise. She said the explanation regarding the equipment and its intended normal operation was helpful and answered her questions. She thanked the applicant and Staff.

Commissioner Katterhenry stated that his primary question had been regarding the proposed screening, which appeared to be adequately addressed, as well as the building's relatively centered location on the property. He also commented on noise, noting that enclosing the equipment within the building should help direct any noise upward rather than outward, thereby minimizing potential impacts on surrounding properties.

Chairman Poss asked David Dalecky to display the slide explaining how Staff determined that the proposed use was consistent with the BP-1 Zoning District. He stated that, in reviewing the application, he focused less on the type of equipment being installed and more on how the equipment would be used. He noted that the proposed use appeared to be relatively low intensity based on the nature of the equipment and the servicing and maintenance it would require. Chairman Poss then asked Mark Rosen

what the equipment would specifically serve within the underground facilities and whether its primary purpose would be to remove heat. He referenced his familiarity with the underground caves and the mechanical equipment used to maintain safe conditions for facilities such as the National Archives. Mr. Rosen explained that the proposed equipment yard would serve an existing tenant, which is the same tenant currently using the equipment yard to the south shown on the satellite image. He described the tenant's operation as a co-location facility, which he compared to an apartment complex for computer services. He explained that companies, such as banks, can lease private spaces within the facility to house computer servers, while the tenant provides the backup power, air conditioning, and other systems necessary to keep the servers operating continuously. Mr. Rosen stated that the tenant has been with the applicant for more than 20 years, resulting in a long-term relationship and a strong understanding of the tenant's business operations and equipment needs. Chairman Poss thanked Mr. Rosen for the additional explanation.

MOTION

Chairman Poss entertained a motion to recommend **APPROVAL** of the preliminary plan/plat for PL26-08P – **Meritex Lenexa Executive Park** located at the northeast corner of W. 99th Street and Britton Street, for Office, Wholesale and warehousing, general and Wholesale and warehousing, limited uses

Moved by Commissioner Woolf, seconded by Commissioner Katterhenry, and carried by a unanimous voice vote.

3. Santa Fe Commerce Center — Consideration of a preliminary plan for an industrial development on property located at the northeast corner of Santa Fe Trail Drive & Lakeview Avenue within the BP-2, Planned Manufacturing District. PL26-10P

APPLICANT PRESENTATION

Dan Finn, civil engineer with Phelps Engineering, introduced himself and Brandon Becker, the owner and developer. He stated that the approximately 18-acre project is located off Santa Fe Trail Drive, just north of 119th Street. The project was previously approved in February 2024, but the approval lapsed when a final plan was not submitted before February 2026. The applicant is now seeking approval of the preliminary plan with the intent to proceed immediately with the final plan and building permits. The project includes two buildings totaling approximately 222,550 square feet, stormwater detention and treatment facilities, and an outdoor storage lot at the northeast corner. Improvements include new right-turn lanes at the northern and third entrances, striping of the existing southern right-turn lane, and installation of sidewalk, curb and gutter, and stormwater infrastructure along the frontage. Mr. Finn noted that the buildings would incorporate concrete panels, aluminum, and glass storefront. Berming, landscaping, and a screen wall would be provided along the southern edge to screen the truck dock from view. The project includes a deviation to allow fencing to extend to the 50-foot build line rather than the required front setback established from the building. Because the building is set back approximately 100 feet, this would provide an additional 50 feet of storage area. The outdoor storage area would be fully screened with solid vinyl fencing, including sections with masonry columns. Mr. Finn noted that Staff recommends masonry columns along Santa Fe Trail Drive and the north property line. The applicant instead proposes wrapping the columns around the northeast and southeast corners, citing the existing trees along the north property line that would largely obscure the columns. He stated that this approach would provide a better visual result while preserving the existing trees. Mr. Finn concluded by stating that the applicant was available for questions and was excited to move the project forward.

STAFF PRESENTATION

Noah Vaughan presented the preliminary plan for Santa Fe Commerce Center, located at the northeast corner of Lakeview Avenue and Santa Fe Trail Drive near I-35 and the southern city limits. The approximately 18-acre development consists of four existing parcels, all zoned BP-2 with a Business Park Future Land Use designation. The proposal includes two industrial buildings totaling approximately 222,550 square feet. Mr. Vaughan noted that a similar preliminary plan and final plat were approved in 2024, but the preliminary plan expired before a final plan was submitted, and the final plat has not yet been recorded. The current proposal is generally consistent with the previously approved plan, with minor changes including a slight relocation and three-foot increase in height for Building 1, bringing it to 45 feet, the maximum permitted height in the BP-2 District. Other revisions include adjustments to the stormwater detention area, landscaping, and parking. The proposed final plat would establish two development lots and two tracts. Tract A would contain the stormwater detention area, while Tract B contains Lakeview Avenue, which currently serves as a private drive. Mr. Vaughan noted that the sidewalk easement should be renamed as a trail easement on the final plat, while maintaining the proposed five-foot sidewalk. The project also includes an outdoor storage area enclosed by an eight-foot vinyl fence, with portions incorporating masonry columns. The fence would be located 50 feet from the front property line, requiring a 50-foot deviation because it would extend beyond the building's 100-foot front setback. Mr. Vaughan stated that Staff recommends approval of the preliminary plan with two conditions: installation of the five-foot public sidewalk in conjunction with construction of the first building, and provision of internal sidewalk connections between Lots 1 and 2 with the final plan. The preliminary plan is scheduled to be considered by the Governing Body on September 15th.

PLANNING COMMISSION DISCUSSION

Commissioner Woolf asked about the applicant's proposed fencing, noting that the applicant had indicated the fencing would not wrap around the north side and that the pillars would be omitted in an effort to retain the existing trees as much as possible. Commissioner Woolf stated that the City's report showed the pillars continuing along the entire north side and asked if that was correct. Mr. Vaughan stated that the City's report reflected the information provided to Staff. He explained that he was unaware of the proposed fencing modification until the applicant presented it and therefore deferred to the applicant for clarification. Scott McCullough said that he recalled the fencing design being revised, likely between the Planning Commission and Governing Body meetings. He believed the applicant's representation reflected where the plan had ultimately landed.

Commissioner Katterhenry stated that he had nothing further to add and felt the proposal closely matched what had been previously approved and had no problem with moving forward that same way.

Commissioner Burson stated that he supported the project and plan but requested clarification regarding access to the properties west of the parcel. He asked whether the private drive shown on the plans would provide access to the northern building west of the site and whether Frey Wagner would continue to have ingress and egress through the private drive. Noah Vaughan clarified that the existing Lakeview Avenue, which is labeled as a private drive, would continue to provide access. He explained that the proposed additional access point would primarily serve Building 1 and the truck and trailer parking area, while connections would remain available to the property west of the site. Commissioner Burson noted that the plans appeared to show an access connection extending onto another property and asked whether the applicant also owned that property. Brandon Becker, the developer, explained that Lakeview Avenue had been abandoned and incorporated into the development as a private drive. He stated that Frey Wagner and the two proposed buildings were part of the same business park and that a circular vehicular access system would provide connectivity throughout the development. He further explained that an easement would allow access along the north side of Building 1 and provide egress through the north side of Lot 2. Commissioner Burson clarified that his concern was simply ensuring that the development was not proposing construction on property owned by someone else without their approval. Stephanie Sullivan

provided an additional clarification, noting that when the project was reviewed in 2024, the project included a request to vacate Lakeview Avenue and “abandoned” was an incorrect term. The street was vacated. She clarified that Lakeview Avenue was formerly a public street but is now a private drive.

Commissioner Horine asked for clarification regarding the outdoor storage and whether the proposed fence would be eight feet tall. Noah Vaughan confirmed that the fence would be eight feet tall. Commissioner Horine also asked whether the outdoor storage would remain below the top of the fence, which Mr. Vaughan confirmed the outdoor storage would be below the top of the fence.

Commissioner Horine stated that he wanted to ensure the outdoor storage would not be highly visible from the development to the north at Southlake Office Park, noting that the development had been carefully designed and that he did not want the buildings to look out onto piles of stored materials.

Chairman Poss stated that he agreed with Staff’s assessment and recalled that the project had previously generated extensive discussion regarding the fence along the north property line. He agreed with the applicant’s representation that the fence would wrap around the corner as proposed.

MOTION

Chairman Poss entertained a motion to recommend **APPROVAL** of the preliminary plan for PL26-10P – **Santa Fe Commerce Center** at the northeast corner of Santa Fe Trail Drive and Lakeview Avenue, for an industrial development, with the following conditions:

1. A five-foot wide public sidewalk along Santa Fe Trail Drive shall be provided on the final plan and shall be constructed by the applicant in conjunction with the first building.
2. Internal sidewalk connections linking the two buildings within the development shall be provided on the final plan.

Moved by Commissioner Jamison, seconded by Commissioner Horine, and carried by a unanimous voice vote.

STAFF REPORT

Stephanie Sullivan stated that Staff had one report from the City of Lenexa’s Fire Department.

Andrew “Butch” Diekemper addressed the Commission and introduced Captain Dave Little as the City’s incoming Fire Marshal. Chief Diekemper shared that October 1, 2026 would be his final day with the City of Lenexa before retiring after nearly 40 years in the fire service, 28 years with the City of Lenexa Fire Department, and 10 years in his current role as the City of Lenexa’s Fire Marshal. He stated that it had been an honor to work with the Commissioners over the past 10 years and expressed his appreciation for the projects they had worked through together. Mr. Diekemper announced that Captain Dave Little would assume the role of Assistant Chief of Fire Prevention, also serving as Fire Marshal, effective October 3rd. Chairman Poss thanked Mr. Diekemper for his years of service to the City and expressed appreciation for his professionalism and collaboration on numerous projects.

ADJOURNMENT

Chairman Poss ended the regular meeting of the Lenexa Planning Commission at 7:50 p.m. on Monday, August 31, 2026.