

October 18, 2023 Neighborhood Meeting  
B Street Collision Center

**Attendance:**

Curtis Petersen – Polsinelli PC  
Amy Grant – Polsinelli PC  
Jeff Skidmore – Schlagel, Engineer

Neighborhood Attendees: 6 Attendees (see attached sign-in sheet)

The meeting began at approximately 6:00 p.m. with Curtis Petersen briefly explaining the need for a Rezoning and indicated that the Planning Commission meeting is currently scheduled for November 13, 2023 with the City Council meeting on December 5 2023.

Next, Mr. Petersen shared an aerial and site plan showing the location of the subject property and explained the following:

- Approximately 28,529 square foot building that is 1-story in height.
- Approximately 24% open space provided with 141 surface parking spaces.
- 2 access points from private drive
- Location of stormwater detention north of the site.
- Perimeter landscaping
- Setback distance between property line and residential property line to the north is more than 300 feet.
- Building Elevations

Mr. Petersen shared that B Street Collision is a 2<sup>nd</sup> generation family business that started in Omaha, Nebraska. There are five locations in Omaha and two locations in Kansas City (Lenexa and Village West).

**Questions/Comments**

Q: Was a traffic study done?

A: A traffic study was done with the original master development and the City did not request a separate study for this proposed use as the proposed trips will be less than what was originally proposed for this site. This facility will have approximately 12 customers a day with 40 employees.

Comment: The private drive is very narrow and the employees, from either the Casey's and/or Fareway Market, park on the west side of private drive making it difficult to safely use the roadway. You may have issues with tow trucks or delivery vehicles getting to this property.

Response: We appreciate you letting us know about this. We will take a look at this and discuss it with our Seller.

Q: How many of the bay doors face the west?

A: There are 5 glass overhead doors on the west façade.

Q: Will the operator need EPA permits for the solvents and paint used in the shop?

A: We will need to check with the operator and will provide that information to you via email [Operator has indicated that the EPA does not regulate this operation but that there are certain OSHA regulations that will be followed. There will be a full filtration unit provided and paint in only allowed to be sprayed within the paint booth area].

Comment: We are a bit surprised by the location chosen. We would have expected this use in a light industrial district.

Q: How will the drainage/pollutants be handled?

A: There will be a sand/oil separator installed.

Q: If approved, when will construction begin?

A: If approved, we will aim to start construction in mid to late 2024. This facility will take approximately 10-months to construct so opening would likely occur in 2024.

Q: Please explain the protection against noise?

A: The hours of operation will be Monday through Friday from 7:30 a.m. to 5:30 p.m. and closed on the weekends. We have set back the building from the north property line and added a dense landscape screen. We have also provided a significant setback of 300+ feet from the project's north property line to the southern property line of the neighborhood to the north.

Q: What will be the size of the trees when planted?

A: Evergreen trees are typically planted at 6 to 8 feet in height. Deciduous trees are between 2 and 2.5 inch caliper when planted.

Q: How are the planning restrictions enforced?

A: A certificate of occupancy will not be issued until the City determines that the property was constructed as shown on the permit plans. If there are operation or maintenance issues in the future the City can issue code citations that require the ownership group to remedy those issues in a timely manner.

Q: Will the overhead glass doors create any glare?

A: We will need to check with the operator and will provide that information to you via email. [The operator has indicated that the glass will be tinted and will not have any glare].

Q: Is there any chance adjacent residents will smell paint fumes or other odors from this facility?

A: We will need to check with the operator and will provide that information to you via email. [The operator has indicated that the filtration unit will eliminate the possibility of smelling any paint fumes from adjacent properties].

Q: The neighborhood has had some issues with teenagers hanging out in the church parking lot across the street. Sometimes peeling out and making donuts with their vehicles. What kind of security will be provided for this development? Will the parking lot lighting be on 24/7?

A: This operator will have motion sensor cameras at the exterior of the property, door handle sensors, and a full security/camera system located inside of the building. Typically, after hour issues in parking lots

is handled by local police if a complaint is made (similar to a barking dog or loud music being played by a neighbor). [The operator has confirmed that the parking lot lighting will be on from dusk to dawn and that the exterior motion sensor cameras will provide coverage for the entire parking lot area].

The meeting concluded at 7:45 p.m.