

City of Topeka, Planning Commission Meeting  
Subject of Meeting: Rezoning of 1115 SW Wanamaker Road

Meeting to order at 5:30pm.  
Meeting adjourned at 5:49pm.

Attendants:  
Mike Hall,  
Bryson\_Risley  
Fred Reust  
John Platten  
John Kollhoff  
Matt McGivern

Meeting held via Zoom conference.

Issues noted by parties:

- Neighboring Properties:
  - No brings any red flags or concerns.
  - R1 at the west is undeveloped and not likely to be developed in near future.
  - Other commercial properties consistent with intent at 1115 SW Wanamaker Rd.
  - At west or property – access running north-south not anticipated to be obstructed.
  
- Land use requires C2, application is for C4.
  - Issue is signage and visibility.
  - C4 signage needed to not be overshadowed by the C4 to the south.
  - Concerns with C4 are addressed with property values in the area.
  - This will likely be an issue at the planning commission meeting.
  
- Site Plans:
  - COT believes a site plan would be beneficial for next Planning Commission meeting.
  - Conceptual is extent of site plans.
  - Rendering of franchise model beneficial.

### **Next Meeting**

City of Topeka Planning Commission  
August 16 @ 5:30 p.m.  
Location: \_\_\_\_\_