

EDGERTON COMMUNITY BUILDING  
PLANNING COMMISSION MEETING

January 28, 2014

Minutes

Prior to the beginning of the official meeting, three new Planning Commissioners were sworn into office: Andrea Lucero, Cliff Withrow, and Tina Graddy.

The Edgerton Planning Commission met in regular session with Chair Harris calling the meeting to order at 7:00 p.m.

All present participated in the Pledge of Allegiance.

The Roll Call was answered, indicating those present were: Commissioners Phyllis Harris, Maria O'Neill, Chuck Davis, Missy Drinkard, Andrea Lucero, Cliff Withrow, and Tina Graddy. Absent were Commissioners Bob O'Neill and Ron Conus. Also present were City Administrator Beth Linn and Recording Officer, Debra S. Gragg.

The Recording Officer announced a quorum was present.

**MINUTES**

Minutes of December 10, 2013 were considered. Motion by M. O'Neill, seconded by Drinkard, to approve the minutes as presented. The motion was approved, 7-0.

**GUESTS**

No guests were formally introduced.

**COMMUNICATIONS**

Chair Harris welcomed the new Commissioners.

**FINAL PLAT**

Final Plat, FP-12-03-2013, requesting approval of a final plat for TSL Edgerton, located in the southwest corner of 191<sup>st</sup> and Waverly Road, in the northeast one-quarter of the northeast one-quarter of Section 3, Township 15, Range 22, containing approximately 20 acres, more or less was considered. Owner: TranSpec Leasing, Inc., Tom Hastings.

The City Administrator overviewed the proposed plat request for the construction of a cargo container storage facility. She indicated the property as current is five lots and tonight's action will reconfigure the property. Ms. Linn spoke about the infrastructure and services for the site. It was noted Waverly Road is gravel, but future improvements will pave the project to accommodate intermodal/logistic park traffic; 191<sup>st</sup> Street is paved in the manner to support the intended traffic. The property will be served by the

Big Bull Creek watershed and a small portion of the property lies within the flood plain, with no development noted within the area. The location currently has two existing homes, which will be temporarily used for operations and are serviced with septic systems. Rural Water 7 supplies water to the site which will accommodate the current need. Police and fire service are provided by Johnson County Sheriff and Johnson County Rural Fire District No. 1.

Ms. Linn reviewed the staff analysis which indicated the plat mostly complies with the Edgerton Unified Development Code (UDC). It was noted the final plat lists both lots as Lot 1; need to review the legal description and set monuments; identify quarter corners; add table; locate the drainage easement within one or both lots; review of utility easements by Utility Companies, dedication of pedestrian easement; and correct any typographical errors.

It was noted staff recommends approval of the final plat with noted stipulations.

Motion by Drinkard, seconded by M. O'Neill, to recommend approval of the final plat with the following stipulations: 1) All Final Plat requirements of the City noted shall be met or addressed prior to recording of the Plat; 2) The commencement of any improvements shall not occur prior to the approval and endorsement of the final plat and the submittal to and approval of construction plans for all streets, sidewalks, storm water sewers, sanitary sewers, and water mains contained within the final plat by the Governing Body. Sanitary sewer drawings and specifications must be submitted to and approved by the City of Edgerton and Kansas Department of Health and Environment prior to the commencement of any improvements; 3) A Public Improvement Inspection Fee, established by the Fee Schedule for the Unified Development Code, shall be submitted with the document of financial assurance as defined in Section 13.7 prior to the commencement of any improvements; 4) The applicant shall meet all requirements of Recording a Final Plat as defined in Section 13.5 of the Edgerton Unified Development Code, including payment of excise tax; and 5) The applicant shall meet all requirements of Financial Assurances as defined in Section 13.7 of the Edgerton Unified Development Code.

The motion was approved, 7-0.

### **FINAL PLAT**

Final Plat, FP-12-19-13, requesting approval of a final plat for Logistics Park Kansas City, Third Plat (Lot 3), located west of Waverly Road and 191<sup>st</sup> Street, in the southeast quarter of Section 34, Township 14 South, Range 22 East, Johnson County, Kansas with a situs address of 18905 Kill Creek Road, was considered. Applicant: ELHC IV, LLC, Patrick Robinson.

The City Administrator informed the Commissioners this site is located north of Lot 2, which houses the DEMDACO project. Ms. Linn indicated the property has an approved

preliminary plat and site plan. She informed the members this property will house a warehouse for Smart Warehousing, a Third Party Logistics Firm.

Ms. Linn overviewed the infrastructure and services for this property: Homestead Lane and 191<sup>st</sup> Street paved to accommodate intermodal/logistic park traffic, is within the Big Bull Creek watershed, will connect to the Big Bull Creek Wastewater system, is located within water service of Rural Water 7 and will construct a water tower for fire flow sufficiency, and public safety concerns provided by Johnson County Sheriff and Rural Fire District No. 1.

The City Administrator announced the plat mostly complies with the requirements of the UDC. She noted the following items will need to be addressed: basis of bearing should be labeled; need for additional utility easements should be reviewed by Utility Companies; 15-foot utility easement adjacent to the 50-foot right of way should be labeled as pedestrian easement; 15-foot utility easement and pedestrian easement should be dedicated on the west side of Kill Creek Road, north of 187<sup>th</sup> by separate instrument; verify recording of existing 15-foot utility easement; and addition of the county surveyor approval block.

Motion by M. O'Neill, seconded by Drinkard, to approve the final plat, subject to the following stipulations: 1) All Final Plat requirements of the City noted shall be met or addressed prior to recording the Plat; 2) The commencement of any improvements shall not occur prior to the approval and endorsement of the final plat and the submittal to and approval of construction plans for all streets, sidewalks, storm water sewers, sanitary sewers and water mains contained within the final plat by the Governing Body. Sanitary sewer drawings and specifications must be submitted to and approved by the City of Edgerton and Kansas Department of Health and Environment prior to the commencement of any improvements; 3) A Public Improvement Inspection Fee, established by the Fee Schedule for the UDC, shall be submitted with the document of financial assurance as defined in Section 13.7 prior to the commencement of any improvements; 4) The applicant shall meet all requirements of Recording a Final Plat as defined in Section 13.5 of the UDC, including payment of excise tax; and 5) The applicant shall meet all requirements of Financial Assurances as defined in Section 13.7 of the UDC.

The motion was approved, 7-0.

### **FINAL SITE PLAN**

Consideration of Final Site Plan, S-11-27-13, requesting approval of a final site plan for Logistics Park Kansas City, Third Plat (Lot 3) [Inland Port IV – situs address: 18905 Kill Creek Road] located west of Waverly Road and 191<sup>st</sup> Street, in the southeast and southwest quarters of Section 34, Township 14 South, Range 22 East, Johnson County, Kansas was considered. Applicant: Edgerton Land Holding Company, LLC.

The City Administrator announced this item has its final approval by the Planning Commission. Ms. Linn indicated this item is the same location as the previously considered plat.

Driveway entrances were discussed. In addition, Sheet #2 needs for addressing: indicate trash enclosures and required screening for 45 trees and 557 hedge/shrub/evergreens and provide written confirmation from KCPL of the proposed landscaping acceptability within its easement.

Ms. Linn indicated on Sheet #3, the applicant needs to address pedestrian access within the development; adjacent to the public/private property; and sidewalk along Kill Creek Road and 187<sup>th</sup> Street. Parking spaces for employee needs will need to be noted. In addition, the applicant shall provide a photometric plan. Proposed easements within the interior of the project should be noted. Also noted was the need to locate handicapped accessible spaces as close to the doors as possible, along with the number of spaces needed according to ADA requirements and a travel route that is not located in the driving lanes.

Patrick Robinson, Edgerton Land Holding Company, LLC, (ELHC) spoke about security and marketing of the site. He indicated the company may be annexing 400 acres into the city in February. He also spoke about the tenant, Smart Warehousing, which is a third party logistics firm. He informed the Commission that development is happening quicker than anticipated. He requested the final site plan be approved with the driveway configuration and noted the potential for a deviation in order to reconfigure the driveway with the next facility. He noted there is a need for security and access control due to the international deliveries.

The City Administrator indicated Kill Creek Street will extend to the edge of the building. She informed the Commissioners staff is confirming with the Fire District of the needs for a fire access roadway. She indicated there may be an agreement with ELHC to construct a gravel roadway only for fire access purposes.

Chair Harris asked if all the points noted are within the stipulations. The City Administrator indicated yes.

Commissioner Lucero questioned the status of the gravel road and maintenance of it. The City Administrator indicated the roadway would need to be maintained by the applicant in a manner to allow emergency access, and added this could be included with the stipulations in the motion.

Patrick Robinson, informed the Commission that all buildings are equipped with fire suppression with emergency zones. He stated the proposed gravel roadway extension would need to be maintained for emergency access.

Motion by Drinkard, seconded by Lucero, to approve the final site plan with the following stipulations: 1) Revised final site plans shall be submitted prior to any building permit approvals or commencement of the use to address all Site Plan requirements in the Section 5.2 of Article 5 Logistics Park (L-P) and Section 10.1 of Article 10 Site Plan including all items noted, and move forward with potential maintained gravel emergency access road and address access points with future review as tenant base expands; 2) No signage is proposed with this application. Signage proposed later shall receive separate approval according to the provision of the UDC; 3) No exterior lighting is proposed with the application. Lighting proposed later shall receive separate approval according to the provisions of the UDC; 4) All construction plans for any public infrastructure shall be prepared to City standards and approved by the City. Plans for any public sanitary sewer extension will need to obtain a KDHE permit; 5) All building permit and sign permit requirements of the City shall be met; 6) Applicant/Owner obligation. The site plan, a scale map of the proposed buildings, structures, parking areas, easements, roads and other city requirements (landscaping/berm plan, lighting plan) used in physical development, when approved by the Planning Commission shall create an enforceable obligation to build and develop in accordance with all specifications and notations contained in the site plan instrument. The applicant prior to the issuance of any development permit shall sign all site plans. A final site plan filed for record shall indicate that the applicant shall perform all obligations and requirements contained therein.

The motion was approved 7-0.

### **OTHER BUSINESS**

The current roster was reviewed. The Commissioners were informed to provide changes to the Recording Officer.

Chair Harris spoke with concern about the parking/safety issues downtown. She indicated many vehicles, as parked, extend out into the street making driving hazardous. She questioned if the parking could be reconfigured with parallel parking. The City Administrator indicated staff would check with the City's Engineer and the business owners.

Ms. Linn spoke about the intermodal project area and indicated if there was desire of the new members or others to tour the area and if so, a tour would be arranged.

Mr. Robinson supported Ms. Linn's comments.

### **ADJOURNMENT**

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Motion by M. O'Neill, seconded by Graddy, to adjourn.

The motion passed 7-0.

The meeting adjourned at 8:02 p.m.