

EDGERTON PLANNING COMMISSION AGENDA

April 8, 2014

7:00 PM

1. Call meeting to order

2. Pledge of Allegiance

3. Roll Call:

A. Members:

Phyllis Harris, Chairperson

Present / Absent

Maria O'Neill, Secretary

Present / Absent

Bob O'Neill

Present / Absent

Chuck Davis

Present / Absent

Missy Drinkard

Present / Absent

Ron Conus

Present/Absent

Andrea Lucero

Present/Absent

Cliff Withrow

Present/Absent

Tina Graddy

Present/Absent

4. Approval of Minutes:

A. February 11, 2014

5. Guests Present:

A.

B.

6. Communications:

7. New Business -

- A. Consideration of an *Amended* Final Site Plan, S-11-15-2013, requesting approval for Lot 1, ITL located in the vicinity of the southeast corner of 191<sup>st</sup> Street and Homestead Lane, within the Northwest one-quarter of Section 3, Township 15, Range 22 containing approximately 31.860 acres more or less. Owners: Omar and India Holtgraver. Agent: International Transload Logistics.

Action requested: Consider motion of recommendation of approval, denial, or table.

8. Other Business:

9. Future Meeting – Regular meeting – May 13, 2013

11. Adjournment:

## STAFF REPORT

April 7, 2014

To: Edgerton Planning Commission  
Fr: Beth Linn, City Administrator  
Mike Mabrey, Zoning Administrator  
Re: Request to Amend Final Site Plan Application S-11-15-2013 for International Transload Logistics, Lot 1 at the southeast corner of 191st Street and Homestead Lane

### APPLICATION INFORMATION

**Applicant/Property Owner:** Owners: Omar and India Holtgraver;  
Applicant/Agent: International Transload Logistics

**Requested Action:** Final Site Plan approval of International Transload Logistics Lot 1

**Legal Description:** Part of Section 3, Township 15, Range 22

**Site Address/Location:** Approximately 31 acres at the southeast corner of 191st Street and Homestead Lane

**Existing Zoning and Land Uses:** One residence and out buildings

**Surrounding Zoning and Uses:** BNSF Intermodal Facility and L-P zoned land for warehouse development to the north in the City of Edgerton; a house in the unincorporated County to the east; a wholesale tree nursery to the south in unincorporated Johnson County; and vacant land to the west in the City of Edgerton.

**Existing Improvements:** Single family home with out-buildings

**Site Size:** Approximately 31 acres

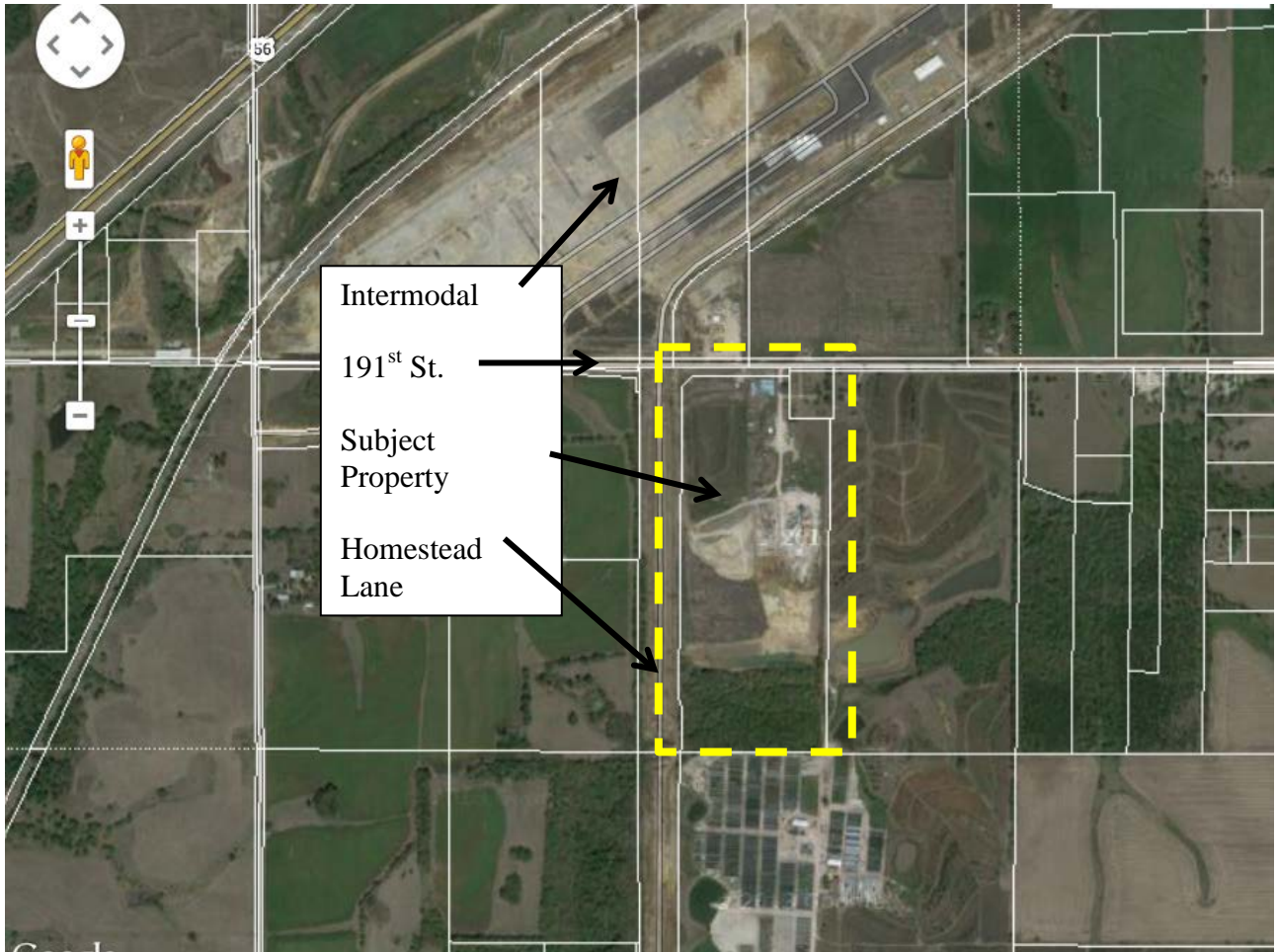
**PROJECT DESCRIPTION AND BACKGROUND:** The Final Site Plan for this property was reviewed and approved by the Edgerton Planning Commission on December 10, 2013. In addition, the property was approved for a conditional use permit for cargo container storage on January 9, 2014 by Edgerton City Council.

During the presentations to both the Planning Commission and City Council, ITL discussed the need to begin the storage of cargo containers and chassis prior to the installation of hard

surface as required by Edgerton Unified Development Code and as approved in their final site plan. To formalize their request, staff recommended ITL submitted a formal phasing plan to be reviewed by Planning Commission and formally amended into their final site plan. That phasing plan is enclosed with this packet.

**Figure 1: Subject Property and Immediate Vicinity**

The subject property is located on the southeast corner of 191st Street and Homestead Lane, with about 500 feet of frontage along 191st.



**STAFF ANALYSIS**

Staff has reviewed the submitted phasing plan. Below is a summary of the key items to note in the proposed Phasing Plan.

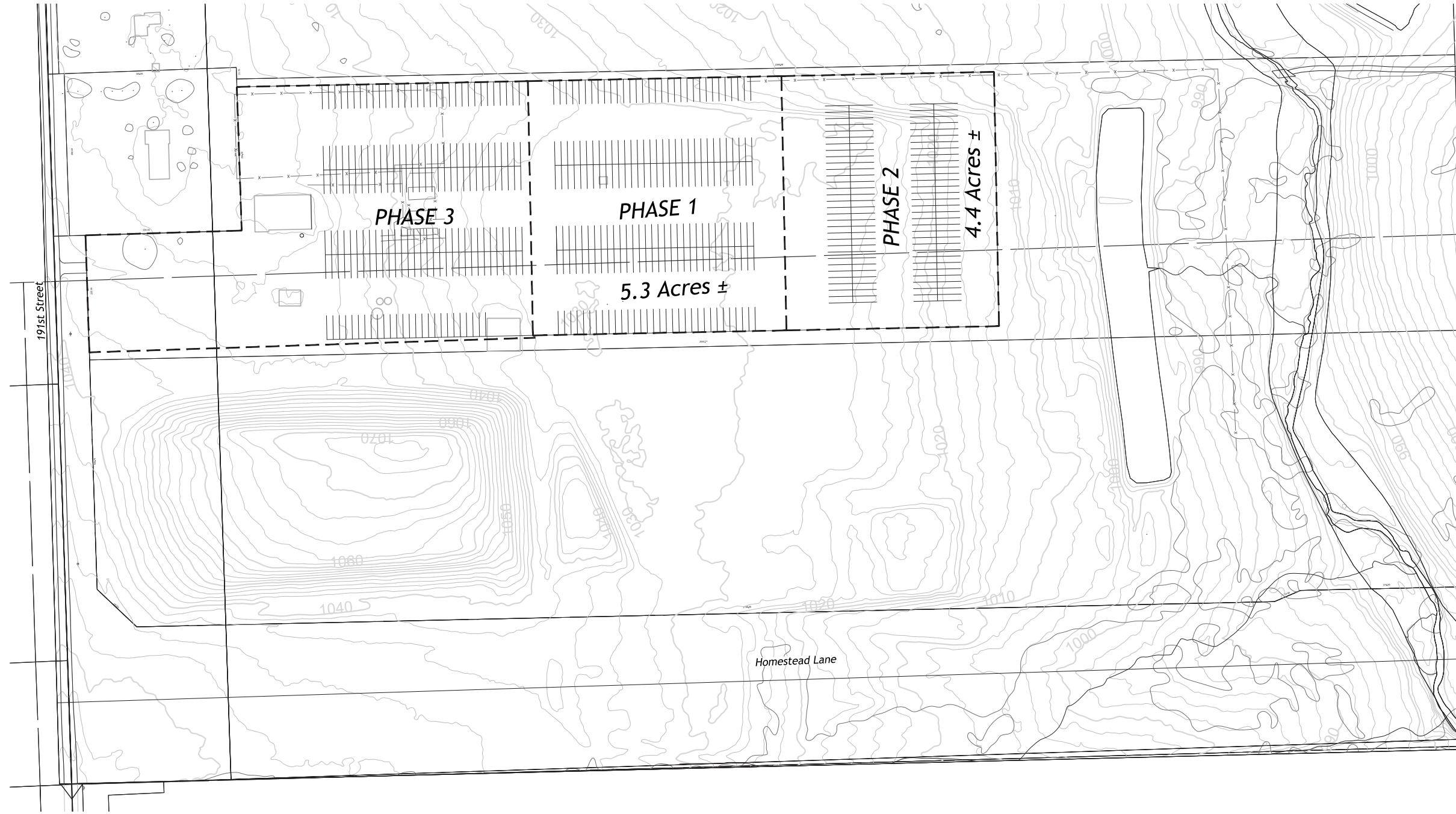
- Phase I is the area where cargo containers and chassis may be stored on unimproved surface until October 31, 2014 or the completion of Phase II, whichever comes first.
- ITL will begin development of Phase II immediately. They have submitted their request for a state Notice of Intent and plan to begin grading within the next 60 days.
- In Phase I, staff has limited the height of storage of containers to 3 high and chassis to 5 high.
- The phasing plan allows ITL to install a temporary fence. It must be removed by October 31, 2014 or completion of Phase II, whichever comes first.

**RECOMMENDATIONS**

City staff recommends **approval** of the AMENDED Final Site Plan to include the attached Phasing Plan. This approval does not remove any stipulations previously placed on the Final Site Plan from the Planning Commission meeting held December 10, 2014. This Phasing Plan is in addition to those stipulations.

**ATTACHMENTS**

Phasing Plan for ITL



**NOTES:**

1. Phase 1 can only be operational without hard surface until October 31, 2014 or upon completion of Phase 2, whichever comes first.
2. Containers in Phase 1 can not be stacked more than 3 high, chassis in Phase 1 can not be stacked more than 5 high.
3. All container storage must be placed on hard surface after October 31, 2014.
4. Property owner may install temporary security fence that must be removed upon completion of Phase 2 or by October 31, 2014, whichever comes first.

PHASING PLAN

NO.	BY	CD	DATE	REVISION
	DAC		4/7/14	PER CITY COMMENTS
	DAC		4/9/14	PER CITY COMMENTS
	DAC		3/23/14	ORIGINAL SUBMITTAL

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