

EDGERTON COMMUNITY BUILDING  
PLANNING COMMISSION MEETING

August 12, 2014

Minutes

The Edgerton Planning Commission met in regular session with Chair Davis 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 Check Davis, Ron Conus, Maria O'Neill, Phyllis Harris, Missy Drinkard, Bob O'Neill, and Tina Graddy. Absent were: Andrea Lucero and Cliff Withrow. Also present was City Administrator Beth Linn.

The City Administrator announced a quorum was present.

**MINUTES**

Minutes of July 8, 2014 were considered.

Motion by B. O'Neill, seconded by Drinkard, to approve the minutes. Motion was approved, 7-0.

**GUESTS**

Tom Reiderer, Southwest Johnson County Economic Development Corporation, Patrick Robinson, NorthPoint Development, and Mayor Roberts were in attendance.

**COMMUNICATIONS**

None

**OLD BUSINESS - REZONING**

RZ-06-13-2014, requesting zoning change from City of Edgerton C-2 (Heavy Service Commercial) to City of Edgerton I-G (General Industrial District) for property located at 36450 Frontage Road, located within the southeast one-quarter of Section 18, Township 15, Range 22, containing approximately 16.06 acres, more or less, was considered. Owner: Robert Blachly, Mico, Inc. Agent: Rob Johnson, Shafer, Kline & Warren.

The Commissioners were informed the applicant requested the matter be tabled until September 9, 2014.

Motion by Harris, seconded by M. O'Neill, to table the rezoning until September 9, 2014. Motion was approved, 7-0.

### **PUBLIC HEARING – REZONING**

A public hearing in regards to RZ-06-23-2014, requesting change in zoning from Johnson County RUR (Rural Residential) to City of Edgerton L-P (Logistics Park) on property located at the southeast corner of 191<sup>st</sup> Street and Waverly Road, within Section 2, Township 15 South, Range 22 East, in Johnson County, containing approximately 178 acres, more or less, was opened by Chair Davis. Owner/Applicant: Patrick Robinson, Edgerton Land Holding Co. Engineer: Dan Cook, Renaissance Infrastructure Consulting.

City Administrator Beth Linn reviewed the project.

Patrick Robinson spoke about the staff report. He noted the desire to locate the main entrance to the building facing 191<sup>st</sup> and the dock doors facing Waverly Road. He stated they have the buffers in place and further agrees to all staff regulations. He noted the one building remaining and one residence is vacant, which will either be relocated or demolished.

Earl Allen spoke about the plan for Waverly Road.

Commissioner B. O'Neill asked if anyone was living on the property. Mr. Robinson answered no.

Motion by Drinkard, seconded by Harris, to close the public hearing. Motion was approved, 7-0.

Motion by Harris, seconded by Drinkard to approve the recommendation of rezoning with the following stipulations: 1) All Site Plan application requirements of the City shall be met; 2) All infrastructure requirements of the City shall be met; and 3) Prior to issuance of building permits, the property shall be developed in accordance with a Site Plan reviewed and approved by the City. Motion was approved, 7-0.

Ms. Linn announced this rezoning recommendation would be presented to the Council on August 28, 2014.

### **PUBLIC HEARING – PRELIMINARY PLAT**

A public hearing in regards to PP-06-25-2014 (Logistics Park Kansas City Phase II), requesting approval of a preliminary plat on property located at the southeast corner of 191<sup>st</sup> Street and Waverly Road, within Section 2, Township 15 South, Range 22 East, in Johnson County, Kansas, containing approximately 178 acres, more or less, was opened by Chair Davis. Owner/Developer: Patrick Robinson, Edgerton Land Holding Company. Engineer: Dan Cook, Renaissance Infrastructure Consulting.

The City Administrator overviewed the preliminary plat application.

Mr. Robinson addressed the drainage. He indicated this is a common detention area shared with Demdaco and would have common area maintenance with annual inspections and stated the need for a unique parcel.

Mr. Robinson spoke about the needs of the streets, sanitary sewers, water mains, and fire hydrants and indicated the need for some modifications and noted the need to find some equitable agreements in funding.

Mr. Robinson also noted the architecture design has changed slightly on the property, but those should not be noticeable. He asked for the Planning Commission's support and approval and added he is supportive of the staff's stipulations.

Motion by M. O'Neill, seconded by B. O'Neill, to closed the hearing. Motion was approved, 7-0.

Motion by B. O'Neill, seconded by M. O'Neill to approve the preliminary plat subject to the following stipulations: 1) All Preliminary Plat requirements of the City listed within staff's report shall be met or addressed during Final Plat submittal as identified; 2) Preliminary plat be approved for a one-year period and shall be extended for an additional year upon the approval of a final plat for the same parcel of land or any part thereof. If a final plat is not approved for a portion or all of the land covered under the preliminary plat within one year, the preliminary plat shall be ruled null and void. The Planning Commission upon submittal and approval of a written request may grant a one-year extension on the approval of the preliminary plat; 3) All infrastructure requirements of the City shall be met; and 4) Agreement or other mechanism to fund infrastructure improvements. Motion was approved, 7-0.

### **PUBLIC HEARING – PRELIMINARY SITE PLAN**

A public hearing in regards to PS-06-23-2014 (Logistics Park Kansas City Phase II), requesting approval of a preliminary site plan on property located at the southeast corner of 191<sup>st</sup> Street and Waverly Road, within Section 2, Township 15 South, Range 22 East, in Johnson County, Kansas, containing approximately 178 acres, more or less, was opened by Chair Davis. Owner/Developer: Patrick Robinson, Edgerton Land Holding Company. Engineer: Dan Cook, Renaissance Infrastructure Consulting.

The City Administrator overviewed the preliminary site plan application.

Commissioner Conus asked about the off-street parking.

Mr. Robinson addressed the matter and spoke about Phase II.

Mr. Cook spoke about the infrastructure language, Waverly Road orientation and the enhancements as tenant specific.

Mr. Robinson stated he agreed with staff's report and noted adding the screened dumpster. He asked for the support of the Planning Commissioners.

Motion by B. O'Neill, seconded by Harris, to close the hearing. Motion was approved, 7-0.

Motion by Drinkard, seconded by M. O'Neill, to approve the preliminary site plan subject to 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 Section 5.2 of Article 5 Logistics Park (L-P) and Section 10.1 of Article 10 Site Plan including all items listed within staff report; 2) Prior to commencement of uses, the property shall be developed in accordance with a Site Plan, Landscaping Plan, and Photometric Plan as required by City approval of the submitted preliminary site plan, as amended by these stipulations, and approved by the City; 3) All Preliminary Site Plan requirements of the City listed within the staff report shall be met or addressed during Final Site Plan submittal as identified; 4) No signage is proposed with this application. Signage proposed later shall receive separate approval according to the provisions of the UDC. 5) All construction plans for any public infrastructure shall be prepared to City standards and approved by the City. Motion was approved, 7-0.

### **PUBLIC HEARING – REZONING**

A public hearing in regards to RZ-07-11-2014, requesting change in zoning from Johnson County RUR (Rural Residential) to City of Edgerton L-P (Logistics Park) on property located at the southwest corner of 191<sup>st</sup> Street and Homestead, within Section 4, Township 15 South, Range 22 East, in Johnson County, containing approximately 107 acres, more or less, was opened by Chair Davis. Owner/Applicant: Patrick Robinson, Edgerton Land Holding Co. Engineer: Dan Cook, Renaissance Infrastructure Consulting.

City Administrator Beth Linn reviewed the staff analysis for Phase III.

Commissioner Conus asked about the property between Four Corners and Homestead.

Mr. Robinson addressed. Staff agreed to investigate Four Corners versus an interior roadway connection.

He stated agreement with staff's recommendations and indicated the desire is to have in place by January, 2015.

Motion by Graddy, seconded by Drinkard, to close the hearing. Motion was approved, 7-0.

Motion by B. O'Neill, seconded by Graddy, to approve the recommendation of rezoning with the following stipulations: 1) All Site Plan application requirements of the City shall be met; 2) All infrastructure requirements of the City shall be met; and 3) Prior to

issuance of building permits, the property shall be developed in accordance with a Site Plan reviewed and approved by the City. The motion was approved, 7-0.  
to approve recommendation of the rezoning subject to the following stipulations: 1) The motion was approved, 7-0.

Ms. Linn announced the matter would be presented to the Council on August 28, 2014.

### **PUBLIC HEARING – PRELIMINARY PLAT**

A public hearing in regards to PP-07-11-2014 (Logistics Park Kansas City Phase III), requesting approval of a preliminary plat on property located at the southwest corner of 191<sup>st</sup> Street and Homestead, within Section 4, Township 15 South, Range 22 East, in Johnson County, Kansas, containing approximately 107 acres, more or less, was opened by Chair Davis. Owner/Developer: Patrick Robinson, Edgerton Land Holding Company. Engineer: Dan Cook, Renaissance Infrastructure Consulting.

The City Administrator overviewed the preliminary plat application. It was noted the need for the property owner to sign an agreement to not protest formation of a benefit district for Four Corners Road infrastructure improvements.

Mr. Robinson agreed to all staff's stipulations and requested approval.

Motion by M. O'Neill, seconded by Drinkard, to close the hearing. Motion was approved, 7-0.

Motion by Harris, seconded by B. O'Neill, to approve the preliminary plat subject to the following stipulations: : 1) All Preliminary Plat requirements of the City listed within staff's report shall be met or addressed during Final Plat submittal as identified; 2) Preliminary plat be approved for a one-year period and shall be extended for an additional year upon the approval of a final plat for the same parcel of land or any part thereof. If a final plat is not approved for a portion or all of the land covered under the preliminary plat within one year, the preliminary plat shall be ruled null and void. The Planning Commission upon submittal and approval of a written request may grant a one-year extension on the approval of the preliminary plat; 3) All infrastructure requirements of the City shall be met; and 4) Submittal of Agreement to not protest formation of a benefit district for Four Corners Road infrastructure improvements. Motion was approved, 7-0.

### **PUBLIC HEARING – PRELIMINARY SITE PLAN**

A public hearing in regards to PS-07-11-2014 (Logistics Park Kansas City Phase III), requesting approval of a preliminary site plan on property located at the southwest corner of 191<sup>st</sup> Street and Homestead, within Section 4, Township 15 South, Range 22 East, in Johnson County, Kansas, containing approximately 107 acres, more or less, was opened by Chair Davis. Owner/Developer: Patrick Robinson, Edgerton Land Holding Company. Engineer: Dan Cook, Renaissance Infrastructure Consulting.

The preliminary site plan was overviewed by the City Administrator.

Patrick Robinson indicated he would cooperate and agreed with staff's recommendations. He also agreed to the 90° rotation of the building.

Commissioner Conus questioned the extra parking. Mr. Robinson indicated the potential need for extra parking based upon tenant specific.

Mr. Robinson indicated agreement with all modifications and to investigate Four Corners Road improvement or an interior road for the project.

Motion by Drinkard, seconded by Harris, to close the public hearing. Motion was approved, 7-0.

Motion by Drinkard, seconded by Harris, to approve the preliminary site plan subject of 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 Section 5.2 of Article 5 Logistics Park (L-P) and Section 10.1 of Article 10 Site Plan including all items listed within staff report; 2) Prior to commencement of uses, the property shall be developed in accordance with a Site Plan, Landscaping Plan, and Photometric Plan as required by City approval of the submitted preliminary site plan, as amended by these stipulations, and approved by the City; 3) All Preliminary Site Plan requirements of the City listed within the staff report shall be met or addressed during Final Site Plan submittal as identified; 4) No signage is proposed with this application. Signage proposed later shall receive separate approval according to the provisions of the UDC. 5) All construction plans for any public infrastructure shall be prepared to City standards and approved by the City. Motion was approved, 7-0.

## **OTHER BUSINESS**

It was announced the final meeting for Commissioner and former Chair Phyllis Harris is September 9, 2014.

Beth Linn announced the City is hosting a volunteer picnic in the upcoming weeks. She indicated more information will be forwarded to the members.

The next meeting of the Planning Commission is September 9, 2014 with the tabled MICO project as part of the included items.

## **ADJOURNMENT**

Motion by Graddy, seconded by B O'Neill, to adjourn. The motion was approved, 7-0.

The meeting adjourned at 9:10 p.m.