

EDGERTON COMMUNITY BUILDING  
PLANNING COMMISSION MEETING  
Regular Session  
July 17, 2015  
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 Chuck Davis, Ron Conus, Randal Gifford, Andrea Lucero and Bill Braun. Absent were: Commissioners Missy Drinkard, Maria O'Neill, Bob O'Neill, and Cliff Withrow. Also present were Community Development Director Kenneth Cook and Recording Officer Debra Gragg.

The Recording Officer announced a quorum was present.

**MINUTES**

Minutes of June 9, 2015 were considered.

Motion by Lucero, seconded by Braun, to approve the minutes as presented. Motion was approved, 5-0.

**GUESTS:**

Guests were attending, but none identified themselves.

**COMMUNICATIONS FROM STAFF**

The Community Development Director informed the Commissioners the applicant for the first two items under new business requested the items be continued to next month. He reported the applicant intends to provide an updated plan.

**FINAL PLAT – LOGISTICS PARK KANSAS CITY – SOUTHEAST, THIRD PLAT**

Final Plat, FP2015-05, requesting approval of a final plat for Logistics Park Kansas City – Southeast, Third Plat (Inland Port XV), located approximately 1700 feet south of 191<sup>st</sup> Street and Montrose Road, on a tract of land consisting of two (2) lots, containing approximately 36.638 acres was considered. Applicant: John A. Thomas, ELHC XV, LLC. Engineer: Mick Slutter, R-I-C.

**FINAL SITE PLAN – LOGISTICS PARK KANSAS CITY – SOUTHEAST, THIRD PLAT**

Final Site Plan, FS2015-04, requesting approval for a final site plan for Logistics Park Kansas City – Southeast – Third Plat (Inland Port XV), located 1700' south of 191<sup>st</sup> Street and Montrose Road, on a tract of land consisting of two (2) lots, containing approximately 36.638 acres, was considered. Applicant: John A. Thomas, ELHC XV, LLC. Engineer: Mark Slutter, R-I-C.

Motion by Braun, seconded by Lucero, to table the final plat and final site plan until the August meeting. Motion was approved, 5-0.

Mr. Braun asked if the applicant would be updating based upon staff's recommendations. The

Community Services indicated he believed that is the intent.

**FINAL SITE PLAN AMENDMENT – C Y EDGERTON, L.L.C.**

Final Site Plan, FS2015-003, requesting consideration of an amendment request to the final site plan for C Y Edgerton, L.L.C. located at 32355 W 191<sup>st</sup>, a tract of land containing one (1) lot, consisting of 31.86 acres more or less, in regards to parking surface materials was considered. Applicant: Rusty Williams, Arrowhead Intermodal. Engineer: Roger Cassity, R-I-C.

Mr. Cook informed the Commissioners this applicant has been before the Commission several times. He overviewed the background for this case, which included an extension for the parking lot surface material installation. He stated this request is for a change in the material used for the surfacing.

The Community Development Director overviewed the history of the Uniform Development Code (UDC) changes which does not allow “millings” as an acceptable surfacing material. He indicated staff recommends denial based upon the regulation and policy of the UDC. He added the conditional use indicates adherence to the paving standards – to change would require an amendment to the conditional use.

David Hamby, City Engineer, overviewed the material suggested for the parking lot surface. He also overviewed the testing results and addressed photos of the mixture. Mr. Hamby also reviewed the applicant’s letter. He stated there is a potential need for parking standards. He also indicated the City is not in favor of maintaining or coordinating improvements, adding a bond will not change the maintenance.

Joshua Cooley, addressed his company and spoke of the industry standards. He noted the asphalt surfaces also have problems, indicating concrete is best, but very expensive. He distributed a picture of another site owned by his company. He spoke about the on-going maintenance and methods to contain the dust. He asked the Planning Commission to consider change.

Ms. Lucero stated the applicant is asking the Planning Commission to save dollars for them, she noted the picture provided does not present enough information.

Mr. Braun stated there were several concessions made last month.

Motion by Braun to recommend denial based upon the recommendations of the City Engineer and staff and deny use of millings and only recommend use of concrete or asphalt was made.

Tom Hastings stated the applicant statements are true in regards to the standards, adding it is the same for his company. He stated his site is ready to accept pavement material, adding he would prefer to use millings, but wants assurances the requirements are set.

The City Engineer clarified his comments about the recommendation. He stated his comments are based upon the UDC requirements. He stated maintenance would be needed regardless of millings or asphalt as the surface material.

Mr. Cook stated the past decisions were made upon observation of other facilities and also for the aesthetics.

Discussion ensued regarding parking facilities, hard surfacing of entry ways, alley ways, and parking (areas for the trailers and chassis) standards. Staff and Commissioners reviewed the updated plans – looking at surfacing of storage lots with a combination of concrete/asphalt/millings.

Discussion was had in regards how to change the UDC regulations and timeframes.

Mr. Cook overviewed the process of amending the conditional use permit to allow consideration of a different type of paving material. It was noted that perhaps a special session could be called for August 18, 2015 provided an application for the amendment was submitted by July 17, 2015. Discussion between the applicant, Commissioners, and Tom Hastings, TSL, was had. Mr. Cooley indicated he would contact his engineer to initiate a process towards this goal.

Mr. Braun withdrew his motion.

Motion by Lucero, seconded by Braun, to table this matter until September 8, 2015. The motion was approved, 5-0.

#### **PUBLIC HEARING – UNIFIED DEVELOPMENT CODE**

A public hearing in regards to receiving input from the public on the proposed adoption of a new Unified Development Code was considered. Applicant: City of Edgerton, Kenneth A. Cook, Community Development Director.

Motion by Lucero, seconded by Gifford, to table the public hearing until August 8, 2015. Motion was approved, 5-0.

#### **FUTURE MEETING**

The next scheduled meeting is August 8, 2015.

#### **ADJOURNMENT**

Motion by Conus, seconded by Gifford, to adjourn. Motion was approved, 5-0.

The meeting adjourned at 9:55 p.m.

Submitted by:

Debra S. Gragg  
Recording Officer