

EDGERTON COMMUNITY BUILDING
PLANNING COMMISSION MEETING
Regular Session
August 11, 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, Maria O'Neill, Bob O'Neill, Andrea Lucero and Bill Braun. Absent were: Commissioners Missy Drinkard, Randal Gifford, 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 July 14, 2015 were considered.

Motion by Conus, seconded by M. O'Neill, to approve the minutes as presented. Motion was approved, 6-0.

GUESTS:

Charlie Troutner, Edgerton City Council, announced his presence.

COMMUNICATIONS FROM STAFF

The Community Development Director informed the Commissioners the date for future meetings was in error in the agenda. He announced a special session would be convened for August 18, 2015 regarding a public hearing. Mr. Cook announced the hiring of Kenny Wiseman as the City's City Inspector, informing them he came from the City of Gardner, where he was the plans examiner.

Mr. Cook also updated the status of several projects within the Logistics Park Kansas City:

- A. Today was the grand opening of Kubota (Inland Park XI);
- B. He indicated Jet.com, an on-line retailer opened and is operating;
- C. Excel Industries, Hesston, KS is opening a distribution center for lawn mowers. He noted the potential for future manufacturing for this business within this park;
- D. Training Center for LPKC is in process;
- E. Water Tower for Water District No. 7 is going up and should be complete by end of year; and
- F. Waverly Road construction is in progress, with the bridge structure in the beginning status.

ELECTION OF OFFICERS FOR 2015-2016

After a short discussion, the following members were nominated: Chuck Davis, Chair; Ron Conus, Vice-Chair; and Maria O'Neill, Secretary.

Motion by Braun, seconded by M. O'Neill, to close the nominations and approve the nominated officer officers. The motion was approved, 6-0.

SITE PLAN – FENCING MATERIAL OPTIONS

A request to allow installation of vinyl coated chain link fencing material for a project site, located at 30901 W. 191st Street (IP XI – Kubota) was considered. Applicant: North Point, John Thomas.

The Community Development Director overviewed the letter received from the applicant. He noted the request was to allow the use of one- inch vinyl coated chain link fence, eight-feet in height, in order to work toward compliance for the C-TPAT (Customs-Trade Partnership Against Terrorism) program (based upon the inspector's recommendation versus a prescribed specification.)

Mr. Cook noted this property is along the 191st Street Corridor with current standards not allowing this request, but noted the facility has a larger set-back from 191st Street due to drainage. It was also noted due to topology, and with appropriate landscaping, the fencing may not appear within view from 191st Street.

The applicant, John Thomas, was present.

Mr. Braun questioned the actions of the inspectors for C-TPAT and in particular for current projects in the park.

Mr. Thomas indicated Flex-Steele has made an application, outcome not yet known. He also noted that Kubota is pursuing an application. Mr. Thomas stated the construction standards and requests for changes are being made with all intentions to meet the C-TPAT code (for imported/export products. He overviewed the landscaping plan and screening net for the fencing on the north elevation. He indicated the netting is manufactured for outdoor use and has a 10-15 year life-time. He noted any repairs or replacements would be made, similar to replacement of dead plant materials.

Mr. Conus stated that basically the applicant is asking for the change due to the differences between the LPKC zoning regulations and the federal regulations for import/export. That was noted as a correct summary.

Mr. Cook informed the Commissioners that staff is exploring potential changes to LPKC zoning in order to keep current with the newer federal regulations.

Mr. B. O'Neill stated BNSF has security concerns, but noted the fencing appears to be of a lesser quality. It was noted the BNSF is a 24-hour operation with security, which may require different options.

Mr. Cook overviewed the options. He noted this is acting like a final site plan, in particular, now with a known applicant and its needs. He stated a stipulation regarding focus on 191st Street, due to its prominence, with a higher quality of materials and landscaping could be considered.

Commissioner Conus left the meeting at 7:43 p.m.

Commissioner Conus returned at 7:44 p.m.

Mr. Thomas noted that some of the projects may need to be addressed case-by-case, due to nature of business.

It was also noted discussion should be had in regards to C-TPAT standards after the federal inspections/approvals are known.

Motion by Conus, seconded by M. O'Neill, to allow the requested 8-foot, one-inch vinyl-coated chain-link fence, with fabric, for IP XI as it faces 191st Street. Motion was approved, 6-0.

SITE PLAN – EXTENSION REQUEST

A request for extension of surfacing for parking facility at the southwest corner of 191st Street and Waverly Road was considered. Applicant: Tom Hastings, TranSpec Leasing, Inc. (TSL)

The Community Development Director overviewed the request. Mr. Cook reminded them of the approval for extension for Arrowhead (CY Edgerton, LLC) until December, 2015.

He noted the request from Mr. Hastings is a similar extension. He informed the Commissioners that the drainage plan is needed, and noted the applicant's receipt of plans from FEMA and Johnson County was delayed.

Chip Corcoran, R-I-C., engineer for TSL, informed the Commissioners that TSL will go forward with hard surface parking lot, consisting of concrete, with some asphalt in certain places.

Motion by Lucero, seconded by B. O'Neill, to approve the extension to December 1, 2015 to come into compliance with completed hard surface. The motion was approved, 6-0.

The next two items were discussed together.

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 191st 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 of a final site plan for Logistics Park Kansas City – Southeast, Third Plat (Inland Port XV), located approximately 1700 feet south of 191st 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.

Mr. Cook informed the Commissioners these projects were originally scheduled for July consideration, but applicant requested more time to revise. Mr. Cook stated, the items as presented, mostly comply. He indicated there were a few items highlighted within the provided packet, which are narrowed to: printing to scale, access easement, and parking area/utility easement.

Mr. Thomas overviewed the area and spoke about a private drive to serve the buildings and access easement. He stated the additional parking may not be needed. He also talked about concessions to drainage and easements. Mr. Thomas briefly spoke about future pedestrian easement/sidewalk.

Mr. Cook overviewed the comments for the plat which include: comments from Water District No. 7; need for plat printed to scale; wording for dedication of access easement; users, and maintenance responsibility; and utility easement for Kansas Gas in regards to parking area.

Mr. Cook then overviewed items in regards to the Final Site Plan.

He reminded the Commissioners they approved an Alternative Landscape Plan, which needs to be included in the final site plan to also indicate time-frame for the plantings.

Comments from Sheet #3 included:

Parking areas removed, but verification if parking comes back in the future, should the utility easement should be adjusted so that future parking would not encroach. It was also requested a note be included which specifies a sidewalk provided from Montrose to the east side, when and if, the property is divided – may need to review in future. Mr. Thomas spoke about future parking lot/curb and trees, overviewed the alternative landscape plan, and reviewed proposed trees.

Photometric Plan not submitted, but due to future tenant's needs, this could be addressed administratively. At that time, the Zoning Administrator could assure the applicant meets or exceeds the standards.

Mr. Cook indicated the City Engineer commented about the ADA spaces on the west side are not located adjacent to corner entrances.

Comments from Design Guidelines:

Orientation of side elevation (including dock doors) toward I-35 due to configuration of the public streets would need to be approved as an exception.

Alternative Landscape Plan for property was approved, but staff noted a condition be placed which allows staff review if additional screening is needed once the facility for future trailer parking spaces are constructed. Staff recommends wording to be added to landscape plan which specifies additional screening if that happens.

Pedestrian access along northern portion. Staff recommends wording indicating sidewalk will be provided if structure is split.

Comments from Architectural Design Standards:

Horizontal and vertical articulations were addressed. Mr. Cook noted the plan does not fully comply with the standards, it is recommended the Planning Commission approve exceptions to match existing structures located nearby in order to maintain consistency.

Comments from Parking and Loading:

The square footage of proposed structure requires 275 spaces; plan shows 209 regular spaces and 7 ADA spaces. Discussion noted that proposed employees number less than spaces required, and also noted that shiftwork hours require fewer spaces. It was noted there is room allowed for expansion of parking spaces should the need arise.

Comments from Photometrics:

Earlier comments were made, notation that applicant provide photometric plan for administrative approval prior to installation of exterior lighting.

Motion by B. O'Neill, seconded by Braun, to approve both Final Plat, FP2015-05, and Final Site Plan, FS2015-04, with the following stipulation (divided between plat and final site Plan):

Stipulations for Final Plat, FP2015-05: 1) All Final Plat requirements of the City noted shall be met or addressed prior to recording of 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.

Stipulations for Final Site Plan, FS2015-04: 1.) Approval of exceptions to the Horizontal and Vertical Articulation Requirements as has been submitted in the typical façade elevation; 2.) A photometric plan must be approved by the Zoning Administrator for compliance with the Standards specified in the Logistics Park District prior to the installation of any exterior lighting; 3.) All Site Plan requirements of the City shall be met as listed above, particularly including: a) Construction plans for future public infrastructure be submitted and approved by the City. Any necessary permits obtained; b) Resubmittal of the Alternative Landscape Plan for the property as part of the Final Site Plan for the property. All landscaping shall be maintained in good condition and plants shall be replaced when dead. When the project is complete, new trees shall be added to fill any gaps in the existing trees to fulfill the screening requirements. When the future trailer parking spaces are constructed, the applicant will provide the necessary screening (berms, fencing, landscaping) to screen this use from I-35, as approved by the Zoning Administrator; 4.) All infrastructure requirements of the City shall be met; 5.) All building permit and sign permit requirements of the City shall be met; 5.) All building permit and sign permit requirements of the City shall be met; and 6.) Applicant/Owner Obligation. The site plan, a scale map of 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 for both items was approved, 6-0.

COMMISSIONERS COMMENTS

Commissioner Conus asked about the status of the water tower.

John Thomas updated the Commissioners on the status of the water tower being constructed for Water District No. 7 in the LPKC area. He indicated a problem was found with the vertical alignment, and noted the contractor will rework the tower. He noted the project will be brought back to schedule, and new steel will be installed. All indications were the project, with the tower tank and building, should be ready by December 1, 2015

FUTURE MEETINGS

The next scheduled meeting is a special session on August 18, with a regular session on September 8, 2015.

ADJOURNMENT

Motion by Braun, seconded by M. O'Neill, to adjourn. Motion was approved, 6-0.

The meeting adjourned at 9:15 p.m.

Submitted by:

Debra S. Gragg
Recording Officer