

EDGERTON COMMUNITY BUILDING
PLANNING COMMISSION MEETING
Regular Session
November 10, 2015
Minutes

Prior to the meeting, Elliot Lahn was sworn in as new Planning Commissioner.

The Edgerton Planning Commission met in a 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, Maria O'Neill, Bob O'Neill, Ron Conus, Randal Gifford, and Elliot Lahn. Absent were: Commissioners Bill Braun, Andrea Lucero, 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 – AUGUST 11, 2015 AND AUGUST 18, 2015

Approval of the minutes from the regular session of August 11, 2015 and special session of August 18, 2015 was considered.

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

GUESTS

Charlie Troutner, Edgerton City Council, was present in the audience.

COMMUNICATIONS FROM STAFF

The Community Development Director introduced Elliot Lahn as the newest Planning Commissioner. Mr. Lahn informed the Commissioners he is a former city planner at Mission, Kansas. Mr. Lahn was welcomed.

Mr. Cook informed the Commissioners that there will be a number of items to consider with the Uniform Development Code (UDC) in upcoming meetings. He briefly overviewed the Council's action of a moratorium of residential housing building permits with non-conventional building materials. He stated the need will be to review residential building materials.

The Community Development Director noted after the first of the year, staff and Commissioners will begin reviewing and updating the regulations. He indicated some of the items for review include: accessory structures, fencing and projection of roofs and other structures into setbacks. Mr. Cook stated the public hearings will be placed on the December 8, 2015 agenda.

PRELIMINARY PLAT - EXTENSION

A request to extend the expiration date of Preliminary Plat, PP-09-26-13, Lot 2, Edgerton Logistics Park, located north of 91st Street, east of Homestead, to November, 2016 was considered. Applicant: Edgerton Logistics, LLC.

Mr. Cook stated this item was considered and approved by the Planning Commission on November 12, 2013 and given an additional year's extension in September, 2014. He noted the west 12 acres of the original preliminary plat has completed a final plat for Trans Coastal Supply Company; and added the eastern 31 acres remains under the preliminary plat.

Mr. Cook stated he anticipates this will probably go forward next year. He stated staff recommends approval with the same stipulations as made at the original approval in 2013.

Mr. Lahn asked when the Trans Coastal plat was approved. Mr. Cook indicated a couple years ago.

Mr. O'Neill asked about any anticipated changes. Mr. Cook stated he believed the applicant is working on final plans.

Mr. Lahn asked if there would be changes in the upcoming UDC review regarding the platting process. The Community Development Director indicated the process would focus more on standards in construction, etc.

Mr. Conus asked about ramifications of not extending the preliminary plat. He questioned the language to authorize an extension of more than one consecutive year.

Mr. Cook indicated the language is not as clear as desired, but he did not see a reason this request cannot be approved.

Mr. Lahn stated that perhaps a stipulation noting this is the final extension of the preliminary plat could be added to the motion.

Mr. Conus stated he understands, noting the economy has made challenges.

Mr. Cook stated staff supports approval, but noted the applicant could be told that future requests will probably not be renewed if the final plan process is not underway.

The Commissioners discussed the language regarding extension of preliminary plats. The consensus was that after the first extension, it did not appear there was authority for additional extensions.

Motion by M. O'Neill, seconded by Conus, to deny the extension request based upon the UDC Section 13.3 E (3) stating the "The preliminary plat shall 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." Motion was approved, 6-0.

COMMISSIONERS COMMENTS

Commissioner Gifford offered his resignation from the Planning Commission effective January, 2016.

Commissioner Conus thanked everyone for the card and thoughts at the time of his mother's death.

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FUTURE MEETING

The next scheduled meeting is a regular session on December 8, 2015.

ADJOURNMENT

Motion by Gifford, seconded by Lahn, to adjourn. Motion was approved 6-0.

The meeting adjourned at 8:25 p.m.

Submitted by:

Debra S. Gragg
Recording Officer