

EDGERTON COMMUNITY BUILDING
PLANNING COMMISSION MEETING
Regular Session
December 8, 2015
Minutes

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, Andrea Lucero, and Elliot Lahn. Absent were: Commissioners Bill Braun, Ron Conus, 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 – November 10, 2015

Approval of the minutes from the regular session of November 10, 2015 was considered.

Motion by B. O'Neill, seconded by M. O'Neill, to approve the minutes as presented. Motion was approved, 5-0.

Commissioner Ron Conus arrived at 7:02 p.m.

GUESTS

Guests attending were: Charlie Troutner, Edgerton City Council; Tom Hastings, TSL; Rusty Williams, Arrowhead Intermodal; Chip Corcoran, R-I-C; Sam Stahnke, Matt White, and Chris Patterson, ARCO National Construction KC; and Desi Goans.

COMMUNICATIONS FROM STAFF

The Community Development Director informed the Commissioners that Bill Braun resigned effective with the November meeting. He indicated staff and Mayor are looking at two new replacements with anticipation at least one will be appointed at the December 10, 2015 Council meeting.

He spoke of the sewer line extension project (within Logistics Park Kansas City vicinity), which will extend sewer services east of Waverly Road. Mr. Cook overviewed the potential routing and properties necessary for the extension and noted this project will impact the two cargo/container storage businesses on tonight's agenda (TSL and Arrowhead).

Mr. Cook informed the Commissioners that Mr. Schlagel submitted a new preliminary plat and the hearing is scheduled for January 12, 2016.

The Commissioners were apprised of the Council's work session regarding Capital Improvement Plan and in particular, noted the park master plan will be addressed. He indicated there may need for some involvement in this process from the Commissioners.

Mr. Cook updated the Commissioner with the progress in the Logistics Park projects. He noted: Inland Port V has submitted its building permit; Inland Port XIV is progressing with walls going up and parking lot paving; and Inland Port XV has the slab for the building.

The Commissioners were informed of the progress with Waverly Road. Mr. Cook stated lanes are paved south of Kubota, with curb and gutter installation soon. He noted 187th Street is open. He stated the project should be substantially complete by the end of the year.

FINAL SITE PLAN - EXTENSION

A request for an extension of time for completion of the parking surface for Final Site Plan, FS2015-003 (CY Edgerton), located at 32355 W 191st, a tract of land containing one (1) lot, containing approximately 31.86 acres, was considered. Applicant: Rusty Williams, Arrowhead Intermodal. Engineer: Roger Cassity, R-I-C.

FINAL SITE PLAN - EXTENSION

A request for an extension of time for completion of the parking surface for Final Site Plan, FS-09-16-13 (TranSpec Leasing), located at the southwest corner of 191st Street and Waverly Road, was considered. Applicant: Tom Hastings, TSL Companies. Engineer: R-I-C.

Both items were discussed jointly.

Mr. Cook spoke about the letters within the agenda packet. He noted both projects have been granted extensions in the past. He noted the applicants have continued to work with the City and noted in particular, installation of water lines and fire hydrants took longer than anticipated. He stated both projects are making strides in the paving, continuing forward and indicated both are expected to be complete within the first half of 2016.

Mr. O'Neill asked if the completion date would be June 1 for both projects and questioned if they would be back before this body requesting another extension.

Mr. Cook stated that both properties have made substantial progress, have paid the required fees and have invested time and money toward long-term operations.

Mr. O'Neill stated he wants to give reasonable time for these projects to negate another extension request.

Mr. Hastings, TranSpec Leasing, spoke about the infrastructure for the water and hydrants. He spoke about the paving process, then issues with wet weather, and also breakdown and acquisition for parts for the new paver and added the property is now under process of paving. He indicated his parking surface is being paved to concrete specifications at KDOT 4000 PSI spec 12" thick with "structure fiber mesh." He informed the Commissioners his project, at this time should have close to one mile paved. He noted with good weather cooperation, the paving process should last between 12 and 14 weeks.

Mr. Davis stated he understands the financial commitment and the impacts from weather.

Mr. Lahn asked if there were any other site plan items to be address following the pavement. Mr. Cook indicated it should be substantially complete with exception of landscaping. He informed the Commission the final plats are at the county and should be recorded soon.

Mr. Davis suggested extending the deadline to August 31, 2016 to accommodate weather and other potential delays.

Motion by B. O'Neill, seconded by Lucero, to approve the extension of Final Site Plan, FS2015-03 (CY Edgerton, LLC) to August 31, 2016. Motion was approved, 6-0.

Motion by B. O'Neill, seconded by Lucero, to approve the extension of Final Site Plan, FS-09-16-13 (TranSpec Leasing) to August 31, 2016. Motion was approved, 6-0.

PUBLIC HEARING – UNIFIED DEVELOPMENT CODE AMENDMENT

A public hearing in regards to UDCA-01, Unified Development Code Amendment 01, pertaining to Article 3 in regards to use of acceptable building materials and accessory structures was considered. Applicant: City of Edgerton

Chair Davis opened the hearing.

Kenneth Cook, Community Development Director, spoke about the need to address building materials and reminded the members of the recent moratorium action taken by the Council. He overviewed the history of the request from a citizen asking about demolishing a dwelling and constructing new out of a metal building. He stated the review and consideration of the Planning Commission is desired. He noted there is also perhaps the need to look at commercial buildings, as well.

Mr. Davis stated he favored guidelines for community and staff.

Ms. Lucero also noted the need for standards.

Mr. Cook overviewed a few other communities' standards as examples. He also reviewed the recommended wording, which was discussed. It was decided the proposed wording should exclude "all" and add "primary" (for residential structures). It was also requested a definition be added.

Mr. Conus stated favor with adding an appeal process. Mr. Lahn agreed.

Discussion also focused on metal roofing. It was agreed by the Commission that metal roofs, constructed with standard metal roofing materials would be acceptable.

The members discussed accessory structures and questioned/discussed maximum sizes and numbers of structures.

It was determined more information and research is needed and this hearing should be continued.

Mr. Lahn requested that at the next meeting other community standards and regulations on accessory structures be included and also cite examples.

Motion by Lahn, seconded by M. O'Neill, to continue the hearing until January 12, 2016 at 7:00 p.m. Motion was approved, 6-0.

PUBLIC HEARING – UNIFIED DEVELOPMENT CODE AMENDMENT

A public hearing in regards to UDCA-02, Unified Development Code Amendment 02, pertaining to fencing standards, setbacks, and bulk and yard requirements was considered.

Chair Davis opened the public hearing.

Mr. Cook discussed the set-back, roofing extensions/projections and overviewed some examples. He noted he would provide more examples and depictions at the next meeting.

The Commissioners also mentioned need to look at awnings, toolsheds, pools, etc.

Mr. Cook also noted the need for fencing standards, adding at this time there is none, and recently some unconventional materials have been suggested for fencing. He stated there is also need for Planning Commission direction with this item.

Mr. Cook encouraged the Commissioners to indicate areas/items around the community/ies they desired or did not desire to consider in regards to building/accessory standards.

Motion by M. O'Neill, seconded by B. O'Neill, to continue the hearing until January 12, 2016 at 7:00 p.m. Motion was approved, 6-0.

COMMISSIONERS COMMENTS

No comments were provided.

FUTURE MEETING

The next scheduled meeting is a regular session on January 12, 2016.

ADJOURNMENT

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

The meeting adjourned at 9:18 p.m.

Submitted by:

Debra S. Gragg
Recording Officer