

EDGERTON COMMUNITY BUILDING
PLANNING COMMISSION MEETING
Regular Session
January 12, 2016
Minutes

Prior to the meeting, Leslie Hardin was sworn in as Planning Commissioner.

The Edgerton Planning Commission met in a regular session with Vice Chair Conus 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 Ron Conus, Maria O'Neill, Bob O'Neill, Randal Gifford, and Leslie Hardin. Absent were: Commissioners Chuck Davis, Andrea Lucero, Cliff Withrow, and Elliott Lahn. Also present were Community Development Director Kenneth Cook and Recording Officer Debra Gragg.

The Recording Officer announced a quorum was present.

MINUTES – December 8, 2015

Approval of the minutes from the regular session of December 08, 2015 was considered.

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

GUESTS

Guests attending were: Charlie Troutner, Edgerton City Council; Desi Goins, PTO; George Schlagel, applicant/landowner; and Tom Smith, Shafer, Kline & Warren, Inc.

COMMUNICATIONS FROM STAFF

Kenneth Cook informed the Commissioners of Leslie Hardin, the newest member of the Planning Commission. He also noted Desi Goins would be considered for a Planning Commissioner position by the Council on January 14, 2016.

Mr. Cook also announced tonight was the last night for Commissioner Randal Gifford. He was thanked for his service on the Commission. Best wishes were provided from all for his future endeavors.

Ms. Hardin informed the Commissioners she is a three-year resident of Edgerton and works for Johnson County. She noted she is ready for service on the Commission. All welcomed her.

PUBLIC HEARING – PRELIMINARY PLAT, PP-2015-02

A public hearing in regards to Preliminary Plat, Case No. PP-2015-02, requesting approval of preliminary plat for Edgerton Logistics Park, 32180 W 191st Street, consisting of one (1) lot containing 31.14 acres, more or less, located on apportion of land located in the Southwest Quarter of Section 34, Township 14 South, Range 22 East, as said tract is shown and described in the 1892 Re-Survey of said Section and Range, was considered. Applicant: George Schlagel, GJS 09 Trust, LLC et al. Engineer: Tom Smith, Shafer, Kline & Warren, Inc. (SK&W)

The hearing was opened by Mr. Conus.

The Community Development Director overviewed the previous preliminary plat, which included two (2) lots, approved in November, 2013. He reminded the Commissioners of the 2014 extension and the denial of the 2015 extension request, based upon conditions of the original extension and requirements of the Unified Development Code. Mr. Cook also noted the preliminary site plan is still in effect.

Mr. Cook overviewed the new application, now consisting of one (1) lot. He noted the property is adjacent to the Burlington Northern Santa Fe (BNSF) Intermodal facility, and is outside of the Logistics Park Kansas City area. He further identified the property is located on the north side of 191st Street, east of Homestead, and is zoned L-P, Logistics Park. He briefly overviewed the preliminary plat and revisions needed. He also noted the need for an agreement from the applicant not to protest formation of future benefit districts to make improvements to additional travel lanes and sidewalks.

Mr. Cook recommended approval of the request.

Mr. Smith, SK&W, informed the Commissioners that all revisions will be addressed.

Motion by B. O'Neill, seconded by M. O'Neill, to close the hearing. Motion was approved, 5-0.

Motion by M. O'Neill, seconded by Gifford, to approve the request with the following stipulations: 1) All Preliminary Plat requirements of the City noted shall be met or addressed; 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; and 3) All infrastructure requirements of the City shall be met. Motion was approved, 5-0.

PUBLIC HEARING – UNIFIED DEVELOPMENT CODE AMENDMENT – UDCA-01

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 previously continued was considered. Applicant: City of Edgerton

Vice Chair Conus opened the continued hearing.

Kenneth Cook, Community Development Director, indicated he was unable to complete as much research to this item as anticipated. He noted the language would be more focused to "primary residential structures" in regards to roofing materials. He focused on the language "Metal roofs are allowed provided that they are designed for residential use with a factory applied color coating system and are non-reflective (galvanized is prohibited). Mr. Cook indicated the language addresses eliminating aluminum reflective roofing.

Mr. Cook overviewed some examples from other communities. The process and installation of metal roofing were briefly discussed, which included the installation process with fasteners.

He spoke about the Zoning Administrator's authorization to administer and interpret standards of

this section.

Mr. Conus indicated the City/Zoning Administrator cannot provide legislation on every piece. He stated it is staff's responsibility to review, but the Code allows for decision by the Board of Zoning Appeals (BZA) as the result of an appeal or exception request. Mr. Cook recommended the best process would be the recommendation of those requesting a different option to request an exception rather than an appeal.

Mr. Cook overviewed the Kansas Statutes laws which enable municipalities to adopt zoning regulations, provide for BZA authority to grant variances and exceptions from zoning regulations. He noted additional wording will need to be inserted into Article 8.1 and 8.3 of the UDC to create a process for the approval of exceptions (modeled after the variance method).

Mr. Cook overviewed the BZA process which includes notice of hearing, hearing, recommendation, protest period, and consideration of the Governing Body.

Mr. Cook spoke about accessory structures and the need of how to address. He spoke of the need to re-word the language to make it clearer – or look at the BZA exception for requirements. It was questioned whether or not this should include a maximum of two accessory structures.

Mr. Conus asked if there is an “end” to this.

Mr. Cook responded to Mr. Conus and indicated yes. He stated this is the first phase; the language will be available in February. He noted staff will re-work and bring back the information in the next hearing date.

Mr. Conus indicated he thought last month's discussion went well (building materials) and stated support of the same format.

Staff recommended continuing the hearing to February 9, 2016.

Motion by Hardin, seconded by M. O'Neill, to continue the hearing until February 9, 2016. Motion was approved, 5-0.

PUBLIC HEARING – UNIFIED DEVELOPMENT CODE AMENDMENT – UDCA-02

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

Vice Chair Conus opened the continued public hearing.

Mr. Cook spoke about the current allowances. He noted staff will be working on material wording for standardization.

Staff recommended continuing the hearing to February 9, 2016.

Motion by Gifford, seconded by B. O'Neill, to continue the hearing until February 9, 2016. Motion was approved, 5-0.

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COMMISSIONERS COMMENTS

No comments were provided.

FUTURE MEETING

The next scheduled meeting is a regular session on February 9, 2016.

ADJOURNMENT

Motion by B. O'Neill, seconded by Gifford, to adjourn. Motion was approved, 5-0.

The meeting adjourned at 7:45 p.m.

Submitted by:

Debra S. Gragg
Recording Officer