

EDGERTON COMMUNITY BUILDING
PLANNING COMMISSION MEETING
Regular Session
March 8, 2016
Minutes

Prior to the meeting, Desiree' Goans was sworn in as 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, Ron Conus, Maria O'Neill, Bob O'Neill, Elliot Lahn, Leslie Hardin, and Desiree' Goans. Absent was: Andrea Lucero. Also present were Community Development Director Kenneth Cook and Recording Officer Debra Gragg.

The Recording Officer announced a quorum was present.

MINUTES – January 12, 2016

Approval of the minutes from the regular session of January 12, 2016 was considered.

Motion by Conus, seconded by B. O'Neill, to approve the minutes as presented. Motion was approved, 7-0.

GUESTS

Guests attending were: John Thomas and Patrick Robinson, Northpoint – LPKC; Mick Slutter and Chip Corcoran, Renaissance Infrastructure Consulting; David Hamby, city engineer - B G Consultants; and Charlie Troutner, Edgerton City Council.

COMMUNICATIONS FROM STAFF

Kenneth Cook introduced the Commissioners to Desi Goans, the newest member of the Planning Commission. Ms. Goans stated she is a four-year resident of the community and is the president of the elementary school PTO and member of Kiwanis. Ms. Goans was welcomed by the Commissioners.

FINAL PLAT– FP-2016-01

Final Plat, Case No. FP-2016-01, requesting approval of final plat for Logistics Park Kansas City Phase IV, 2nd Plat (IP IV – Harmon), located in the northwest corner of 196th and Waverly Road, on a tract of land consisting of four (4) lots, containing approximately 113.725 acres was considered. Applicant: John Thomas, Northpoint Development. Engineer: Mick Slutter, Renaissance Infrastructure Consulting (RIC)

Mr. Cook overviewed the site of Phase IV and tonight's cases. He informed the Commissioners the preliminary plat was approved in the latter part of 2014. He overviewed the changes since the preliminary plat was approved in regards to Tract A. He stated the applicant will re-submit an amended preliminary plat which will include an additional lot for property removed from the original Tract A. Mr. Cook noted the legal description does not appear to match the legal description along a shared property line.

Mr. Cook informed the Commissioners, the city will acquire easements for sanitary sewer connections through the northern sections. He noted the minor items will be addressed with the applicant. He stated staff recommends approval with the noted stipulations.

Motion by B. O'Neill, seconded by M. O'Neill, to approve the final plat, FP-2016-01, with the following stipulations: 1.) All Final Plat requirements of the City be met or addressed prior to recording of the 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. Motion was approved 7-0.

FINAL SITE PLAN (Amended) – FS2016-01

Amended Final site plat, FS2016-01, requesting approval of an amended final site plan for Lot 4, Logistics Park Kansas City Southeast, 2nd Plat (IP XIV), located at 19451 Waverly Road, located in the northeast corner of 196th and Waverly Road, on a tract of land consisting of two (2) lots, containing approximately 51.059 acres, was considered. Applicant: John Thomas, Northpoint Development. Engineer: Mick Slutter, Renaissance Infrastructure Consulting.

The Community Development Director introduced the item. He noted this project is on the east side of Waverly Road and indicated the earlier approval (April 4, 2015) of the site plan was for a speculative site. He stated this all matched the original site plan. The Commission was informed that due to a potential tenant, changes may be needed to meet the needs, adding this site is currently under negotiation which includes the city, state of Kansas, and KCP&L among others. The Commissioners were informed if this negotiation is favorable, it is estimated there could be 1500 jobs at the site. It was noted the potential to eliminate some truck parking and add more individual parking stalls, noting this will still provide more parking spaces than required.

Mr. Cook stated one change requested is to create a truck court, secured with a fence and installation of a guard shack north of the northwest corner. In addition, Mr. Cook noted the applicant is requesting the consideration of allowing a driveway width of 64 feet for the truck entrance, with the installation of a 6' median for pedestrian refuge. The third amendment requests conversion of the truck dock and trailer storage area on the east side to expand employee parking spaces on the southern portion. It was also noted the Zoning Administrator can grant some exceptions. Mr. Cook noted an alternative landscape plan (to address the previously noted changes) is also requested.

Mr. Conus asked about the negative factors in allowing a wider truck entrance. David Hamby, city engineer stated it could confuse drivers. He distributed drawings of typical truck

movements and turning moves showing several diagrams with various radii. Mr. Hamby stated he believes a 36' throat will work, adding slightly larger would be acceptable.

Mr. Bob O'Neill stated favor with the wider entrance, adding vehicles would stay on the pavement and not cut through on the curb and grass.

Commissioner Lahn asked if a past request for wider entrance was denied.

Mr. Cook spoke about TSL's request and reviewed research about the wider entrances. He also noted there is no standard width. He stated 36' may be tight, adding the need to work with the applicant and tenant.

Mr. O'Neill asked about the current truck traffic flow. Mr. Robinson, Northpoint, stated approximately 650,000 trips in 2015.

Mr. Conus left at 7:47 p.m. and returned at 7:49 p.m.

Staff and Commissioners reviewed the area and anticipated truck/passenger/pedestrian movements.

Mr. Robinson stated he believes this is a valid request for deviation due to the tenant's needs.

Mr. Cook addressed some design modifications in regards to landscaping and fencing/berming along the right-of-way buffers for loading docks and future trailer parking area.

Mr. Conus inquired into the vehicle capacity. Staff and applicant spoke in regards to shift, carpools, transit, etc. for future employees

Commissioner Hardin left the meeting at 8:07 p.m.

A brief discussion regarding the inclusion of a fifth stipulation regarding allowing the width of the northeast corner entrance be increased as per applicant's request was entertained by the Commissioners.

Motion by B. O'Neill, seconded by Goans, to approve the amended site plan subject to the stipulations: 1.) All Site Plan requirements of the city shall be met as noted, particularly including a) submittal of photometric lighting plan in conformance with UDC especially with regard to maximum foot-candles at property line, b) construction plans for future public infrastructure be submitted and approved by the city. Any necessary permits obtained; c) all landscaping shall be maintained in good condition and plants shall be replaced when dead.; 2) All infrastructure requirements of the City shall be met; 3) All building permit and sign permit requirements of the city shall be met; 4) 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; and 5.) Staff to negotiate with applicant to design northeast corner truck entrance width of up to

64 feet.

Mr. Thomas stated he will continue to work with staff regarding the width allowances for the truck entrance for the location, as requested. Motion was approved, 6-0.

FINAL SITE PLAN – FS2016-02

Final Site Plan, FS2016-02, requesting approval of a final site plan for Lot 2, Logistics Park Kansas City Phase IV, 2nd Plat (IPXXXII), located in the northwest corner of 196th and Waverly Road (31450 W 196th), on a tract of land consisting of one (1) lot, containing approximately 36.336 acres was considered. Applicant: John Thomas, Northpoint Development. Engineer: Mick Slutter, Renaissance Infrastructure Consulting.

The Community Development Director overviewed this request for a 764,785 square foot warehouse on 36.336 acres. He spoke about the roadway truck circulation and landscaping, parking spaces, and access to 196th Street.

He spoke about comments from Rural Water District No. 7. Mr. Cook recommended approval of the request with the noted stipulations and addition of Water 7 comments under the design.

Motion by Lahn, seconded by M. O'Neill, to approve the final site plan with the following stipulations: 1.) All Site Plan requirements of the City shall be met as noted, particularly including: a) submittal of photometric lighting plan for Inland Port XXXII in conformance with UDC especially with regard to maximum foot-candles at property line; b) construction plans for future public infrastructure be submitted and approved by the city. Any necessary permits obtained; c) All landscaping shall be maintained in good condition and plants shall be replaced when dead; 2.) All infrastructure requirements of the city shall be met. 3.) All building permit and sign permit requirements of the city shall be met. 4.) 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 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; and 5.) Comments from Rural Water 7 shall be as noted: a) include existing water main in north right-of-way of 196th; b) include service and fire lines to connect to proposed water main; 3) submit drawings for review and approval for 16" water main continued from the 16-inch main that was constructed from Waverly Road to the Tank site at the southeast corner of this site; 4) detail provided with construction drawings for the fire line connection; 5) pump room details showing pumps, backflow preventer, etc. provided for review and approval by the district; 6) dedication of easement for proposed water line to be located as same on Lot 4 (10' wide easement north of and abutting the 15' utility easement); and 7) revise callout on onsite fire loop line (3.961 LF of 10" C900 PVC) to point to furthest east water line. Review fire line, service line and fire loop line callouts to ensure accuracy. Motion was approved, 6-0.

FINAL SITE PLAN – FS2016-03

Final site plan, FS2016-03, requesting approval of a final site plan for Lot 4, Logistics Park Kansas City Phase IV, 2nd Plat (IP XXXIII), located in the northwest corner of 196th and Waverly Road (31100 W 196th), located on tract of land consisting of one (1) lot, containing

approximately 46.552 acres was considered. Applicant: John Thomas, Northpoint Development. Engineer: Mick Slutter, Renaissance Infrastructure Consulting.

Mr. Cook indicated this request is similar to the previous final site plan. He spoke about a driveway aisle between lots 2 and 4, which should include a cross-access easement. He also noted the concerns for FS2016-02 were the same.

Mr. Davis commented that additional parking spaces need to be addressed by reconfiguration.

Motion by B. O'Neill, seconded by M.O'Neill, to approve the final site plan with the following stipulations: 1) all site plan requirements of the city shall be met as noted, particularly including: a) submittal of photometric lighting plan for Inland Port XXXIII in conformance with UDC especially with regard to maximum foot-candles at property line; b) construction plans for future public infrastructure be submitted and approved by the city. Any necessary permits obtained; c) all landscaping shall be maintained in good condition and plants shall be replaced when dead; 2.) All infrastructure requirements of the city shall be met; 3.) All building permit and sign permit requirements of the city shall be met; and 4.) Applicant/Owner Obligation. The site plan, a scale map of proposed buildings, structures, parking areas, easements, roads and other city requirements (landscaping/berm permit 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. Motion was approved, 6-0.

PUBLIC HEARING –Cont'd – UDCA-01

A continued 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.

Mr. Cook indicated the research in this matter has been delayed.

Motion by Lahn, seconded by Goans, to continue this hearing to May 10, 2016. Motion was approved, 6-0.

PUBLIC HEARING –Cont'd – UDCA-02

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

Chair Davis opened the hearing.

Motion by Goans, seconded by B. O'Neill, to continue this hearing to May 10, 2016. Motion was approved, 6-0.

FUTURE MEETING – REGULAR MEETING APRIL 12, 2016

Commissioners Bob O'Neill and Maria O'Neill announced they will be out of town and unavailable for the meeting.

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COMMISSIONERS COMMENTS

No comments were provided.

ADJOURNMENT

Motion by Lahn, seconded by Goans, to adjourn the meeting. Motion by approved, 6-0.

The meeting adjourned at 8:53 p.m.

Submitted by:

Debra S. Gragg
Recording Officer