

EDGERTON COMMUNITY BUILDING
PLANNING COMMISSION MEETING
Special Session
April 19, 2016
Minutes

The Edgerton Planning Commission met in a special 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, Elliot Lahn, Leslie Hardin, Desiree' Goans, and Andrea Lucero. Absent were: Commissioners Chuck Davis, Maria O'Neill, and Bob O'Neill. Also present were Community Development Director Kenneth Cook and Recording Officer Debra Gragg.

The Recording Officer announced a quorum was present.

MINUTES – March 8, 2016

Approval of the minutes from the regular session of March 8, 2016 was considered.

Motion by Lahn, seconded by Lucero, to approve the minutes as presented. Motion was approved, 5-0.

GUESTS

Guests attending were: John Thomas, Northpoint – LPKC, and Charlie Troutner, Edgerton City Council.

COMMUNICATIONS FROM STAFF

Kenneth Cook, Community Development Director, thanked all for coming this evening due to the tight time-frame of applications.

He informed the Commissioners of the recent Open House for 8th Street sidewalk project. He noted this is the first capital improvement project on the Capital Improvement Plan approved by the Council. This project is to address west side pedestrian movements north and south. Mr. Cook indicated the east side appears to be the best side to place the sidewalk due to the already existing right-of-way. He overviewed the goals and plans with the intent of opening the sidewalk by start of school year beginning in August. He noted an update will be provided at the next meeting.

Ms. Goans asked if there were any concerns raised by the adjacent residents. Mr. Cook stated most of the concerns noted were the resident's responsibility for maintenance of sidewalks.

Ms. Lucero stated concern with the length of time to complete, adding this shouldn't take that long. Mr. Cook indicated engineer's design, Americans with Disabilities (ADA) requirements, drainage and acquisition of easements/right-of-way are needed in order to complete plans and advertise for bids and award of a contract.

Mr. Cook also informed the members that Mid-America Regional Council announced the 2017 Sustainable Places program for funding projects that assist in advance sustainable development

objectives. He noted the program will offer funding to advance detailed local activity center or small area plans and supporting implementation activities, which will support and position projects to move from planning to implementation. He indicated as more information/options are available, it will be provided to the members.

TEMPORARY CONSTRUCTION ACTIVITIES

An application for temporary construction activities for Edgerton Land Holding Company property at 31100 W. 196th Street (Inland Port XXXIII – northwest of 196th and Waverly Road) for placement of a Concrete Batch Plant was considered. Applicant: Edgerton Land Holding Company/Clayco Co., Inc.

Mr. Cook stated this is a somewhat different request in that the batch plant proposed is only for the projects located around this site. He displayed a map of the location for the request. He noted Clarkson's lime plant is now out as most of Waverly Road is complete. In addition, Mr. Cook overviewed the past sites for the temporary concrete and lime batch plants. He stated North Point is requesting the batch plant at this site to complete three structures in the area, and with such, may cut down on some traffic concerns. He noted the expiration date is November 1, 2016. He added the applicant may be requesting this at other future sites.

John Thomas, North Point, overviewed the depiction of the area and reviewed current status of the buildings and potential future development. He briefly addressed rail-serve areas.

Staff offered the same stipulations as prior projects.

Motion by Hardin, seconded by Lucero, to approve the request for Temporary Construction Activities with the following stipulations: 1.) Temporary living quarters are not permitted on-site unless prior authorization has been provided by the Planning Commission; 2.) All occupied buildings shall have access to potable water from an approved water source; 3.) All signage shall be placed pursuant to applicable sign regulations in Chapter 1, Article 12 of the Unified Development Code of the City of Edgerton; 4.) All buildings, outdoor storage, machinery yards, and similar uses shall be able to be fully secured when not in use; 5.) All vertical structures shall require a building permit pursuant to the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton prior to being occupied; 6.) Contractors shall obtain all required permits pursuant to the Code of Regulations for Buildings and Construction, 2010 Edition or other applicable chapter of City Code; 7.) Off-site impacts from on-site construction-related activities shall be minimized to the extent possible; 8.) On-site Stormwater Management Plan shall be approved by City prior to the disturbance of land; 9.) Land disturbance activities shall be done pursuant to Article 12 of the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton; 10.) Contractors agree to address any issues that affect off-site properties or public rights-of-way or easements in a reasonable time period; 11.) All blasting shall be done according to Article 13 of the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton; 12.) Hours of operation shall be limited to 7:00 am to 7:00 pm unless otherwise approved by staff; 13.) Holding tanks shall be used in lieu of sanitary sewer service, and shall be permitted and inspected pursuant to the Johnson County Environmental Sanitary Code; 14.) Portable concrete and asphalt plants shall be approved by staff prior to use on-site, and staff shall have the ability to establish reasonable requirements for their operation; 15.) Property owner and/or general contractors shall provide City and emergency response agencies a copy of a site-specific Safety Action Plan; 16.) Property owner and/or general contractors shall provide a Construction Management Plan to the City; 17.)

Maintain a valid City of Edgerton Business License; and 18.) Permission for temporary construction activities is granted for a period ending November 1, 2016. Motion was approved, 5-0.

FINAL SITE PLAN – FS2016-04

Final Site Plan, FS2016-04, requesting approval of a final site plan for Logistics Park Kansas City Phase IV, Second Plat, Lot 1 (IPXXXI) located 2000 feet west of 196th and Waverly Road (31800 W. 196th Street), on a tract of land consisting of one (1) lot, containing approximately 21.781 acres. Applicant: John Thomas, Edgerton Land Holding Company. Engineer: Mick Slutter, Renaissance Infrastructure Consulting.

Mr. Cook introduced the plan and overviewed its location. He reported this is similar to the last two final site plans presented and approved by the Commissioners. He added the items noted as needed may be approved by staff at building permit review. He noted this request does include alternative landscape plans. He also noted additional items, such as dumpster and screening will be reviewed in conjunction with the building permit. He also overviewed comments from Rural Water District No. 7 and city engineer.

Staff recommends approval with noted stipulations.

Mr. Conus asked how staff addresses screening and other items. Mr. Cook indicated through discussions and negotiation upon how the building will be constructed and the needs for loading operations versus public view of same.

Mr. Conus spoke about the south wall articulation in the fact it does not meet the requirement. He asked if this has been the case in the past. The response was affirmative. It was noted the exception granted provides for a better quality design elements than required.

John Thomas, applicant, informed the Commissioners, this project is a build to suit. He noted the project client needs extreme security and in a recent conversation noted the need for a separate employee entrance located in the middle of the building. He requested the Commission consider an amendment to the presented site plan. Mr. Thomas overviewed the proposed site for the additional secured entry for employees.

Mr. Conus asked the Community Development Director if he had any concerns with the applicant's last minute amendment to this final site plan.

Mr. Cook stated he would want to check out the details with the city engineer.

Ms. Lucero noted that she did not believe it would be fair to consider this request when other projects/applicants were required to re-submit revised final site plans for Planning Commission consideration.

After discussion, it was decided the Commissioners should consider tonight's presentation/request and consider any amendments to the final site plan at the May 10, 2016 meeting, if so desired.

Ms. Goans left the meeting at 8:13 p.m.

Ms. Goans returned to the meeting at 8:14 p.m.

Motion by Lahn, seconded by Lucero, to approve the final site plan, with a notation the applicant would bring back amended plans for an additional entrance at a future date; with the following stipulations: 1.) All Site Plan requirements of the City shall be met as noted, particularly including: a) submittal of photometric lighting for Inland Port XXXI 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 City; any necessary permits obtained; and 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.) Review by City Engineer to determine security entrance impacts. Motion was approved, 5-0.

FUTURE MEETING – REGULAR MEETING May 10, 2016

COMMISSIONERS COMMENTS

Mr. Lahn questioned needs for an additional planner. Mr. Cook spoke about potential assistance for planner/planning services with contracted consultant.

OTHER COMMENTS

John Thomas thanked the Commissioners for meeting tonight, stating these projects are fast tracking.

The Commissioners all noted desire to tour the intermodal area. Staff will coordinate.

ADJOURNMENT

Motion by Hardin, seconded by Lucero, to adjourn the meeting. Motion by approved, 5-0.

The meeting adjourned at 8:25 p.m.

Submitted by:

Debra S. Gragg
Recording Officer