

EDGERTON COMMUNITY BUILDING
PLANNING COMMISSION MEETING
Regular Session
August 9, 2016
Minutes

The Edgerton Planning Commission met in 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, and Desiree' Goans. Absent were: Elliott Lahn, Leslie Hardin, and Andrea Lucero. Also present were Community Development Director Kenneth Cook, City Administrator Beth Linn, City Engineer David Hamby and Recording Officer Debra Gragg.

The Recording Officer announced a quorum was present.

MINUTES

Minutes of July 12, 2016 were considered.

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

GUESTS

No introductions made.

COMMUNICATIONS

The Community Development Director announced that Waverly Road and new bridge are now open. He noted most of the items associated with the improvement are complete. He indicated 196th Street will be complete soon, adding this roadway leads to LPKC Inland Port projects XXXI, XXXII, and XXXIII.

Mr. Cook also informed the Commissioners that Triumph, an aerospace manufacturing company, is locating within LPKC.

AMENDED FINAL SITE PLAN – FS2016-05

Amended final site plan, FS2016-05, requesting approval of an amendment to approved Final Site Plan S-11-18-2014 from December, 2013 for property located at 30650 West 191st Street, in Section 35, Township 14, Range 22 located approximately .2 miles east of Waverly Road on the north side of 191st Street containing 20 acres, more or less, was considered. Applicant: Derek Kenneman, J. B. Hunt, LLC. Engineer: Michael R. Osbourne, Kaw Valley Engineering.

Mr. Cook stated staff's report remained the same as from last month, but noted staff's recommendation was tweaked should the Planning Commission approve the request.

Mr. Cook addressed items addressed since last month's consideration. He noted Fire District No. 1 indicated the need for installation of fire hydrants.

He also addressed the response from the City Attorney regarding exceptions. He noted the City Attorney indicated there are no restrictions in the LP district regarding use of cargo containers for structures. Mr. Cook noted the City Attorney stated the Planning Commission can approve exceptions based upon exterior materials.

Mr. Conus stated, at the last meeting, the plans submitted were not drawn to scale, which are required under the Code. He questioned if that should be required. Mr. Cook stated yes, it would be best and required.

Ms. Linn indicated Stipulation 1 requires all requirements of the City shall be met.

Lynn Boyd, J. B. Hunt Transport, LLC, thanked the Planning Commissioners for their patience and noted he and his company representatives are working on getting matters back on track. He discussed the modular building, and noted representatives are working with the building inspector for the drawings. He overviewed the exterior finish. He stated when complete, the structure will be sounder than a conventional build structure. He noted it will not appear as a cargo container. He also added when complete, it should comply with all requirements.

Mr. Boyd indicated the two fire hydrants for the fire line will be constructed as required by the Fire District.

Mr. Boyd asked for conditional approval for its request for use of the containers, and for the plans for the fire line by Water 7 and Fire District No. 1. He also briefly discussed the landscaping and noted they would be agreeable to requests.

Mr. O'Neill asked Mr. Boyd if his company had other units similar to the one here. Mr. Boyd indicated there are five or six on railroad property; one being in Alliance, TX.

Mr. O'Neill stated he was not sure how the landscaping would work on concrete.

Ms. Goans questioned staff about other applicant requests for use of cargo containers for construction. Mr. Cook and Ms. Linn overviewed past requests.

Mr. Boyd informed the Planning Commission the updated drawings would be to scale.

Mr. Conus asked about past approval of waivers. Staff addressed.

Discussion ensued regarding use of containers as a base for storage/room structure.

Mr. Davis talked about roll-up doors to replace the swing doors.

Motion by Conus, seconded by B. O'Neill, to approve the request with the following stipulations: 1.) All Site Plan requirements of the City shall be met as noted, particularly including: a) Construction plans for future public infrastructure be submitted and approved by the City or Water District 7. Any necessary permits obtained. b) 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.) Replace the swing doors with roll-up doors. Vote on the motion - YEA: Conus, Davis, B. O'Neill; M.O'Neill. NAY: Goans. Motion was approved, 4-1.

PUBLIC HEARING – PRELIMINARY PLAT PP2016-03

A public hearing in regards to Preliminary Plat Application, PP2016-03, requesting approval of a preliminary plat for Logistics Park Kansas City Phase III, First Plat, located south of 191st Street, east of Four Corners Road, a part of the northeast quarter of Section 4, Township 15S, Range 24 East, containing approximately 105.27 acres, more or less, was considered. Owner/Applicant: Edgerton Land Holding Company, LLC. Engineer: Renaissance Infrastructure Consulting.

Mr. Cook talked about issues involving this project in regards to potential removal of Four Corners Road, sidewalks and pedestrian access. He informed the Commissioners the applicant has requested the preliminary plat and preliminary site plan be tabled until the September meeting.

The public hearing was opened.

Motion by Goans, seconded by Conus, table the public hearing.

Motion was modified by Goans, seconded by Conus, to table the hearing until September 13, 2016 at 7:00 p.m. at City Hall. Motion was approved, 5-0.

PUBLIC HEARING - FINAL SITE PLAN, PS2016-03

A public hearing in regards to Preliminary Site Plan Application, PS2016-03, requesting approval of a preliminary site plan for Logistics Park Kansas City, Phase III, First Plat, located east of Waverly Road, south of 183rd Street, containing two (2) lots within the west half of the northwest quarter of Section 35, Township 14 South, Range 22 East containing approximately 105.27 acres, more or less, was considered. Applicant: Edgerton Land Holding Company, LLC. Engineer: Renaissance Infrastructure Consulting.

Motion by Goans, seconded by B.O'Neill, to table the public hearing until September 13, 2016 p.m. at 7:00 p.m. at City Hall. Motion was approved, 5-0.

PUBLIC HEARING – UNIFIED DEVELOPMENT CODE AMENDMENT – UDCA2015-01

The public hearing, continued from July 12, 2016, in regards to UDCA2015-01, Unified Development Code Amendment 01, pertaining to Article 3 in regards to use of acceptable building materials and accessory structures. Applicant: City of Edgerton.

Chair Davis opened the hearing.

The Community Development Director addressed the reasoning for the amendment and talked about the current moratorium. He spoke about the duties of the Board of Zoning Appeals (BZA) in regards to exceptions. Discussion regarding differences between exception and variance was had. It was noted variances are usually a last option.

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

Motion by Conus, seconded by B. O'Neill, to approve the residential language of building material and 8.3 exception of BZA. Motion was approved, 5-0.

Mr. Cook informed the Commissioners the matter would be placed on the August 25, 2016 Council agenda.

PUBLIC HEARING – UNIFIED DEVELOPMENT CODE AMENDMENT

A public hearing, continued from July 12, 2016, in regards to UDCA2015-02, Unified Development Code Amendment 02, pertaining to fencing standards, setback, and bulk and yard requirements was considered. Applicant: City of Edgerton.

Chair Davis opened the hearing.

Motion by B. O'Neill, seconded by M. O'Neill, to table the hearing to September 13, 2016 at 7:00 p.m. at City Hall. Motion was approved, 5-0.

PUBLIC HEARING – UNIFIED DEVELOPMENT CODE AMENDMENT

A public hearing, continued from July 12, 2016, in regards to UDCA2016-01, Unified Development Code Amendment 01, pertaining to Article 9 regarding building permit requirements, accessory structures, fences, and short-term special uses and permits was considered. Applicant: City of Edgerton.

Chair Davis opened the hearing.

Motion by B. O'Neill, seconded by Conus, to table the hearing to September 13, 2016. Motion was approved, 5-0.

DISCUSSION – COMMISSION REQUEST

Discussion in regards to residential/commercial use facilities (C-1 mixed uses) and function which could reside within the same facility was not considered. It was the consensus to roll this item over to the consultant.

OTHER COMMENTS

Mayor Roberts asked for opinions about the use of storage containers for construction materials within the Logistics Park.

Mr. Davis asked the Community Development Director about the status of TSL. Mr. Cook responded that almost all of the parking area is paved, adding all container and chassis are on hard surface.

Mr. Cook also noted that Arrowhead is making progress.

ADJOURNMENT

Motion by Goans, seconded by M. O'Neill, to adjourn. The motion was approved, 5-0.

The meeting adjourned at 9:40 p.m.

Submitted by:

Debra S. Gragg
Recording Officer