

EDGERTON COMMUNITY BUILDING
PLANNING COMMISSION MEETING
Special Session
November 15, 2016
Minutes

Prior to the meeting, Erik Erazo and Joshua Lewis, were sworn in as Planning Commissioners.

The Edgerton Planning Commission met in special 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, Juliann Hunter, Erik Erazo and Joshua Lewis. Absent were: Commissioners Leslie Hardin and Desiree' Goans. Also present were Community Development Director Kenneth Cook and Recording Officer Debra Gragg.

The Recording Officer announced a quorum was present.

MINUTES

Meeting Minutes of October 18, 2016 were considered.

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

GUESTS

Guests noted included John Thomas, North Point Development, and Mayor Donald Roberts.

COMMUNICATIONS

The Community Development Director informed the Commissioners of the two newest appointed Commissioners.

Both Mr. Erazo and Mr. Lewis introduced themselves and provided a brief background. They were welcomed to the Commission.

Kenneth Cook, Community Development Director, provided an update in regards to the 8th Street sidewalk project. He overviewed the easement acquisition and actions from Council.

Mr. Conus asked Mr. Cook if the compliance letters were sent to TSL and Arrowhead. Mr. Cook noted they had been and overviewed the last known status. He noted TSL is mostly complete. It was stated that Arrowhead has most of the landscaping complete with additional trees. He stated they are working on the last steps toward pavement, adding he back is not paved, but will have all the operations on a hard surface.

Mr. Davis inquired into the status of the J.B. Hunt building. Mr. Cook indicated he would need to check on the final documents for the issuance of the building permit; he noted the fire lane extension is still needed and that they are working with Rural Water 7.

FINAL SITE PLAN – FS2016-008

Final Site Plan Application, FS2016-008, requesting approval of a final site plan for Logistics Park Kansas City, Phase III, First Plat Lot 3 (Inland Port XXII, 32901 W 193rd) containing one (1) lot within the northeast quarter of Section 4, Township 15 South, Range 22 East, consisting of approximately 30.36 acres, more or less, was considered. Owner/Applicant: Edgerton Land Holding Company, LLC Engineer: Renaissance Infrastructure Consulting

The Community Development Director overviewed the existing tree lines, right-of-way, setback and screening.

John Thomas, Edgerton Land Holding Company, LLC, distributed pictures of views with existing trees. Mr. Thomas' discussion centered on screening, trees, and excess trailer parking stalls facing Homestead Lane and the limits of grading, adding there is a 50-foot buffer from back of the trailer stalls to tree-line. He noted there is a slight void in the tree line due to the creek, with a grade shift. He indicated additional evergreen trees can be planted. Staff noted an alternative landscape plan could be considered which will provide for a higher standard regarding adequate screening for both rights-of-way, with higher standard applied to additional landscaping along Homestead Lane.

Mr. Thomas addressed the regulations along Homestead and Waverly and talked about the tree staggering spread of 50 feet. He noted that dead trees are a concern and stated those would definitely be replaced if a gap occurs. Discussion regarding maintenance of right-of-way and replacement of dead/damaged trees ensued.

Staff addressed the traffic study for the 193rd and Homestead vicinity. He noted the traffic study to be submitted will include traffic patterns, turns, and access restrictions.

Mr. Thomas noted the traffic study will look at all properties within the area, and not just one piece, which all will have impacts to 193rd and Homestead.

Mr. Cook stated that staff's recommendation is to allow staff to work with the City Engineer and applicant to go forward with the project to obtain a preferred option.

Mr. Cook also noted the current plan shows the one street on the plan as "Peppertree Lane." He informed the Commissioners that Johnson County Emergency Management requests the name be changed to Essex Street to avoid confusion.

Mr. Cook also spoke about sidewalks within the area and the bridge on Homestead Lane with a 12-foot pedestrian passageway. He stated staff recommends an on-going

discussion of trail designs within the area with this as a standard, or should it remain with minimum five-foot wide sidewalks.

Mr. Thomas stated his company is willing to build the five-foot sidewalk which is shown on the master plan, adding this is the preferred method. He questioned an obligation to build a different type of conveyance for an unknown future park trail.

Discussion between Commissioners did not support requiring the construction of a park trail until more information or a plan is known.

Motion by B. O'Neill, seconded by M. O'Neill, to approve final site plan, FS2016-008, with the following stipulations: 1.) All Site Plan requirements of the City shall be met as noted, particularly including: a.) Submittal of a photometric lighting plan for Inland Port XXII in conformance with UDC especially with regard to maximum foot-candles at property line; b.) Alternative Landscape Plan; c.) Construction plans for future public infrastructure be submitted and approved by the City. Any necessary permits obtained; d.) 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; 5.) Landscaping shall be maintained and existing treeline along Homestead right-of-way will be replaced when needed with additional plant material placed on the applicant property; 6.) Staff will continue to work with traffic engineer to determine the preferred option for the traffic plan; 7.) Developer to provide a five-foot (5') wide sidewalk along Homestead; and 8.) Change name of Peppertree Lane to Essex. Motion was approved, 7-0.

John Thomas distributed updated Logistics Park depictions and briefly overviewed the park.

Mr. Conus left the meeting at 8:40 p.m.

Mr. Conus returned to the meeting at 8:41 p.m.

Mr. Thomas told the Commissioners he still desires to provide a tour within various facilities within the Park.

PUBLIC HEARING UNIFIED DEVELOPMENT CODE AMENDMENT UDCA2016-02

A public hearing in regards to UDCA2016-02, Unified Development Code Amendment 02, pertaining to Article 5 in regards to Section 2 pertaining to Logistics Park District was considered. Applicant: City of Edgerton.

Mr. Davis opened the hearing.

Mr. Cook stated he would not cover the L-P district in order, but would focus on the sign regulations. He informed the Commissioners that most of the draft language was taken from the City of Olathe, which reflects more of the current rulings from recent court cases. He noted several sections are recommended for deletion, which eventually should be re-incorporated into the full sign code under the Uniform Development Code, not specifically within the L-P District.

Ms. Hunter left at the meeting at 8:58 p.m.

Ms. Hunter returned to the meeting at 9:00 p.m.

Discussion of signage within the L-P District, included illumination methods, scale, ratio, materials, quality of brick/stone bases or material complimentary to the building materials, natural landscaping with signage, consistency/uniformity, number of signs allowed, size of signage – calculated at ratio of building size (if on the side of the building, monument signage along frontage, but with minimum/maximum.) They talked about allowances of content on the signage – but it was noted, under the First Amendment, the content cannot be regulated. It was indicated exemptions can allow items within certain size parameters, limited to number or spacing allowed.

Mayor Roberts stated he sees the need to decide on height, width, materials, and ratio of text for each building.

The discussion between members focused on consistency of monument signs per building; such as one wall sign per tenant or monument per entrance. Also noted was the preference for a 24” base, with the sign face at a percentage reflecting the design of the building on the top or side. It was suggested looking at the regulations at Liberty, Missouri, noting there are some nice monument signs in front of buildings. Staff will research and present examples/options at upcoming meeting.

Pictures of trash/compactor screening were displayed and reviewed. It was questioned if this should be required with walls or screening, either permanent or movable. Discussion also centered on whether or not compactors should be exempted. The consensus was that screening is acceptable with higher quality materials, but does not need to be permanent. They also agreed that a percentage of opaqueness is acceptable provided items behind the screen are not visible from the public right-of-way. Recycling/pallots/equipment were briefly discussed.

Motion by M. O'Neill, seconded by Conus, to table the hearing until December 13, 2016 at Edgerton City Hall at 7:00 p.m. Motion was approved, 7-0.

**PUBLIC HEARING- Cont'd UNIFIED DEVELOPMENT CODE AMENDMENT
UDCA2015-02**

Re-opening of the public hearing 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 Hunter, seconded by Erazo, to table the public hearing until December 13, 2016 at 7:00 p.m. at City Hall. Motion was approved, 7-0.

**PUBLIC HEARING- Cont'd UNIFIED DEVELOPMENT CODE AMENDMENT
UDCA2016-01**

Re-opening of the public hearing 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 events was considered. Applicant: City of Edgerton.

Chair Davis opened the hearing.

Motion by Hunter, seconded by Erazo, to table the public hearing until December 13, 2016 at 7:00 p.m. at City Hall. Motion was approved, 7-0.

FUTURE MEETING

The next meeting scheduled is December 13, 2016.

COMMISSIONERS COMMENTS

Mr. Conus asked if the new house being built includes a safe room. Mr. Cook indicated yes, but added it is not FEMA compliant.

Mr. Conus asked if the KPERS retirement is defined benefit or defined contribution.

Mr. Conus also asked about training for the Commissioners.

ADJOURNMENT

Motion by Erazo, seconded by B. O'Neill, to adjourn. The motion was approved, 7-0.

The meeting adjourned at 10:35 p.m.

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Submitted by:

Debra S. Gragg
Recording Officer