

EDGERTON COMMUNITY BUILDING
PLANNING COMMISSION MEETING
December 13, 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, Leslie Hardin, and Erik Erazo. Absent were: Commissioners Desiree' Goans, Juliann Hunter, and Joshua Lewis. Also present were Community Development Director Kenneth Cook, City Administrator Beth and Recording Officer Debra Gragg.

The Recording Officer announced a quorum was present.

MINUTES

Meeting Minutes of November 15, 2016 were considered.

Motion by M. O'Neill, seconded by Hardin, to approve the minutes as published. Motion was approved, 6-0.

GUESTS

No introductions were made.

COMMUNICATIONS

The status of the J. B. Hunt facility was addressed. Mr. Cook indicated the applicant noted that Water 7 has finalized the water line review and it was forwarded to the Fire District for further action. It was estimated the water lines would be installed in early 2017. Staff will continue to monitor.

TRAINING

City Administrator Beth Linn thanked all the Commissioners for their service and commitment on the Commission. Ms. Linn indicated training will be focused around governing structure – Policy Governance and interactions with Council and staff, as well as duties of the Planning Commission through state statutes and city ordinances.

Ms. Linn suggested training be scheduled for approximately four or five months. The meetings will be led by outside trainers which will focus on legal and semi-judicial matters. She suggested beginning the training at 6:00 p.m. with a meal, then convene the Planning Commission session at 7:00 p.m. Ms. Linn talked about the Commission's role in setting the vision for the community.

The Commissioners were informed the agenda and items would be revamped to provide an Executive Report Summary for the cases and add a Consent Agenda. Ms. Linn indicated these actions should help streamline the meetings.

The consensus was to convene the training sessions at 6:00 p.m. before the regular meetings. It was noted the first training session would begin in January, 2017.

FINAL SITE PLAN – FS2016-009

Final Site Plan Application, FS2016-009, requesting approval of a final site plan for Logistics Park Kansas City, Fourth Plat Lot 3 (Inland Port XIII) located east of Montrose, south of 191st Street, containing one (1) lot within northwest quarter of Section 2, Township 15 South, Range 22 consisting of approximately 25 acres, more or less, was considered. Owner/Applicant: Edgerton Land Holding Company, LLC
Engineer: Renaissance Infrastructure Consulting

The Community Development Director overviewed the items noted on the Executive Summary in regards to sidewalk and buildings. Mr. Cook addressed the sidewalk and reviewed the updated plan provided by the developer. Mr. Cook overviewed the stainless steel silos for shelf-stable dairy products which are proposed for production at this site. He noted this material is not typically allowed, but spoke about the uniqueness of the project. He displayed some revised plans which allows for some screening for 193rd Street.

Mr. Conus asked about the maximum height of the silos. The response was 49.3 to the top with 53.3 to the rail on top. He also asked how this facility compares to DeLong. Staff noted the DeLong project is within heavy industrial zoning, not in the Logistics Park zoning district.

Mr. Cook spoke about the vertical articulation and discussed ways to break up the solid wall to avoid monotony. Staff indicated the Alternative Landscape Plan goes beyond previously approved.

The discussion continued in regards to Americans with Disability Act (ADA) proposed parking spaces, which provides for two vans. It was noted there is an ability to add additional ADA spaces in the future, if needed.

Aaron Burk, Edgerton Land Holding Company, LLC, spoke to the Commissioners in regards to this project. He indicated this site would be used in the manufacture of products using Grade A dairy ingredients, raw in form, and the functions of producing and delivering a product to the end process. He showed depictions of the silos and elevations. He informed the audience of the intent to keep and maintain as many trees as possible on the site.

Mr. O'Neill stated he had no problem with the stainless steel (for the silos), but questioned how this might impact cars or planes with the sun's reflection.

Mr. Burk stated the silos should be far enough away from I-35, adding the highway is lower than the site by approximately 30 feet.. He also noted that Inland Port XV would also provide some screening.

Mr. Conus asked if this could be approved with a stipulation that additional landscaping be required if a problem exists. Mr. Cook indicated that it is more difficult after the fact, adding that it should be addressed with the site plan.

The applicant agreed to work with staff to address concerns with the silos and landscaping. The applicant indicated he will check with the proposed tenant to determine if the silo structures could be shorter.

Mr. Cook indicated this could be considered as the first phase, with additional phases reviewed and considered.

Motion by Erazo, seconded by B. 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 XIII in conformance with UDC especially with regard to maximum foot-candles at property line; b) Submittal of architectural plans depicting the proposed office spaces; 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; and e) The construction of a sidewalk along 193rd Street that will provide pedestrian access to this site from Montrose; 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 records shall indicate that the applicant perform all obligations and requirements contained therein; and 5.) Proposed tanks be approved, with additional silos/tanks considered in future phases, with review at each phase for the need of additional landscaping and screening. Motion was approved, 6-0.

PRELIMINARY PLAT, PP2015-02 (EDGERTON LOGISTICS PARK) - EXTENSION

A request to extend Preliminary Plat, PP2015-02, 32180 W. 10st Street, consisting of one (1) lot containing 31.14 acres more or less located on a portion 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 (originally approved by the Planning Commission on January 12, 2016) was considered.

Applicant: Aaron Schlagel.

Mr. Cook reviewed the request for extension of the preliminary plat. He added this is the first request, which meets the Unified Development Code regulations.

Motion by M. O'Neill, seconded by Hardin, to approve the first extension for one year, with an expiration January 12, 2018. Motion was approved, 6-0.

PUBLIC HEARING – cont'd – UNIFIED DEVELOPMENT CODE AMENDMENT, UDCA2016-02

The re-opening of 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 noted this meeting is focusing on monument signage, and in particular – height, number, materials and placement.

The Mayor indicated that policy governance would dictate “what you do not want to see.”

Mr. Conus stated his support of one per building.

Mr. Davis indicated he does not want to see any at all - does not want ground clutter, adding wall signs would be acceptable.

Mr. Erazo questioned is it acceptable not to have any, but noted in reality would have to allow.

Mr. Cook stated it is the desire of the Planning Commission and the Council – he cited locations that would be limited with wall signage.

Ms. Linn stated that complete denial of monument signage would be unusual.

Mr. Davis asked if there is any type of percentage based upon size.

Mr. Cook stated that usually the percentage is based upon street frontage. It was noted the Planning Commission could recommend separation between signage, depending upon tenants.

Mr. Conus stated he does not want all the signage to be identical - but similar, with quality materials, and not placing impacts upon the travelling community/pedestrians.

Ms. Hardin stated she does not want electronic messaging centers, adding she would like aesthetically pleasing, no: flashing lights, ground lights, back lights or lights behind the sign. She also supports height restrictions and quality materials/finish.

Mr. O'Neill stated support with same consistency in the base of the monument.

Mr. Conus stated favor with bases with height-width restriction and material.

Mr. Davis indicated he does not want wood or metal, nor more than eight (8) feet in height.

Other conversations included whether or not illumination be eliminated, or added for aesthetic purposes, and use of water features.

The consensus focused on base, eight (8) foot maximum height; high quality material, and low numbers of signs.

Staff recommended continuing this matter.

Motion by M. O'Neill, seconded by Hardin, to close the hearing. Motion was approved, 6-0.

The Commissioners directed staff to draft regulations for consideration at future meeting.

**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 Conus, seconded by Erazo, to close the public hearing. Motion was approved, 6-0.

**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 Conus, seconded by Erazo, to close the public hearing. Motion was approved, 6-0.

FUTURE MEETING

The next meeting scheduled is January 10, 2017.

ADJOURNMENT

Motion by M. O'Neill, seconded by Hardin, to adjourn. The motion was approved, 6-0.

The meeting adjourned at 9:24 p.m.

Submitted by:

Debra S. Gragg
Recording Officer