

EDGERTON COMMUNITY BUILDING
PLANNING COMMISSION MEETING
SPECIAL SESSION
June 20, 2017
Minutes

The Edgerton Planning Commission met in special session with Vice-Chair M. O'Neill 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 Maria O'Neill, Bob O'Neill, John Daley, Joshua Lewis, Eric Erazo, Leslie Hardin. Absent was: Chair Davis and Commissioner Cunningham. Also present were: Community Development Director Kenneth Cook, City Administrator Beth Linn and Recording Officer Debra Gragg.

The Recording Officer announced a quorum was present.

INTRODUCTION

Community Development Director Kenneth Cook introduced Scott Peterson, Assistant City Administrator, and overviewed his back ground.

Mr. Peterson was welcomed by the Commissioners.

FINAL PLAT – LOGISTICS PARK KANSAS CITY PHASE VI (INLAND PORTS 6 AND 8)

An application in regards to Final Plat, FP2017-04, requesting approval for a final plat for Logistics Park Phase VI, located on the southwest and southeast corners of Montrose Street and 183rd Street, a part of the northwest quarter of Section 35, Township 14 South, and Range 22 East, consisting of two (2) lots containing approximately 100.878 acres, more or less, was considered. Applicant: Edgerton Land Holdings Company, LLC Engineer: Renaissance Infrastructure Consulting.

The Community Development Director introduced the item and reported the streets are in and no additional right-of-way is needed. He informed the Commissioners that Inland Port 8 was previously approved, but noted these areas are being combined. He indicated some property will be vacated and the lot numbers are changed from the preliminary plat, and also noted wetlands/detention areas need to be added.

Staff recommends approval with stipulations.

Motion by B. O'Neill, seconded by Lewis, to approve the final plat with the following stipulations: 1.) The two (2) lot plat is configured such that Lot 1 has no frontage along 183rd Street right-of-way as it is being vacated by this plat; 2.) Adequate Drainage Easements for the stormwater conveyance and detention system for Lots 1 and 2; 3.) Determination if location of wetlands need to be placed in any kind of easement such as

drainage and/or conservation; 4.) All Final Plat requirements of the City noted shall be met or addressed prior to recording of the Plat; 5.) 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; 6.) 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; 7.) 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; 8.) 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 9.) The applicant shall meet all requirements of Financial Assurances as defined in Section 13.7 of the Edgerton Unified Development Code. The motion was approved, 6-0.

City Administrator Beth Linn informed the Commissioners this will be presented to the Council on July 13, 2017.

FINAL SITE PLAN – LOGISTICS PARK KANSAS CITY, PHASE VI (INLAND PORT 6)

An application in regards to Final Site Plan, FS2017-03, requesting approval of a final site plan for Logistics Park Kansas City, Phase VI, First Plat, Lot 2 (Inland Port 6), located at the southeast corner of Montrose Street and 183rd Street, a part of the east one-half of the northwest quarter of Section 35, Township 14 South, Range 22 East, consisting of one (1) lot, containing approximately 49.962 acres, more or less, was considered.

City Administrator Beth Linn indicated this request is for Building 6, and noted all items not noted on the staff report comply.

Ms. Linn indicated the main focus for this discussion is in regards to design guidelines. It was noted that residential development is adjacent to the site, and with such staff recommends screening, by using combination of berm, varied placement of type 4 buffer and modified type 4 perimeter buffer.

The Commissioners were informed staff met with members of NorthPoint and mutually agreed on recommendations for screening along the eastern property line. Those recommendations are: Minimum 6' berm to shield the view of 6' person just east of property line (except in areas of building that transition to office corners); and Use of Perimeter Buffer to screen view of truck with trailer at either parking lot or building. Discussed were the minimum requirements of buffering from the Unified Development Code in regards to Type 4 Perimeter Buffer, to include canopy trees planted as base to provide shade in lower area; and placement of shrubs/evergreen with changes based

on topography. Ms. Linn overviewed Type 4 “Modified” to allow change in placement with evergreen and/or shrub up/on berm to shield view. It could also allow continuous use of “hedge screen” to achieve continuous green screening.

The placement of dock doors was noted and indicated the orientation of the dock door, adjacent to public street, is a deviation from code, but it was noted that exceptions in the past have been granted. It was noted this facility’s location with western side facing Montrose Street will be facing another building with loading docks facing Montrose. It was noted with this application, if approved by the Planning Commission, would approve an exception to orientate a side elevation, including dock doors, towards the public streets due to configuration of public streets on two sides of proposed buildings.

Staff recommends approval of the final site plan based upon these parameters for landscape plan and allow staff/NorthPoint to finalize details of plantings and update the plans.

Motion by Daley, 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) Update Landscape Plan in conformance to the conditions in staff report; b) Submittal of photometric lighting plan for Inland Port VI in conformance with the UDC, especially with regard to maximum foot-candles at property line; c) Construction plans for future public infrastructure be submitted and approved by the City – any necessary permits obtained; and 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; and 4.) Applicant/Owner Obligation. The site plan, a scale map of proposed buildings, structures, parking area, easements, roads and other city requirements (landscaping/berm/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. The motion was approved, 6-0.

Mr. Cook informed the Commissioner all other items scheduled for June 13, 2017 are forwarded to July 11, 2017.

John Thomas, North Point, thanked the Commissioners for making time to consider these projects tonight.

FUTURE MEETING

The next meeting is scheduled for July 11, 2017.

ADJOURNMENT

Motion by Hardin, seconded by Daley, to adjourn. The motion was approved, 6-0.

The meeting adjourned at 7:20 p.m.

Submitted by:

Debra S. Gragg
Recording Officer