

EDGERTON COMMUNITY BUILDING  
PLANNING COMMISSION MEETING  
REGULAR SESSION  
August 8, 2017  
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, Maria O'Neill, Bob O'Neill, John Daley, Leslie Hardin, Joshua Lewis, and Eric Erazo. Also present were: City Administrator Beth Linn, Assistant City Administrator Scott Peterson, City Attorney Lee Hendricks, City Engineer David Hamby, and Recording Officer Debra Gragg.

The Recording Officer announced a quorum was present.

**ELECTION OF OFFICERS**

The election of officers for 2017-2018 was considered.

After discussion, those nominated were John Daley for Chair, Joshua Lewis for Vice Chair, and Eric Erazo for Secretary.

Motion by M. O'Neill, seconded by B. O'Neill, to accept and approve the the nominations. Motion was approved, 5-0.

**CONSENT AGENDA**

Motion by B. O'Neill, seconded by Lewis, to approve the items as presented, in the Consent Agenda. Motion was approved, 5-0.

**A. MINUTES**

Minutes for the Regular Session of July 11, 2017 were considered and approved.

**B. FINAL PLAT – LOGISTICS PLAT KANSAS CITY, PHASE VI, SECOND PLAT, FP2017-07**

A final plat, FP2017-07, Logistics Park Kansas City, Phase VI, Second Plat, located on the north side of 183<sup>rd</sup> Street and east of Waverly Road, in the southwest ¼ of Section 26, Township 14 South, Range 22 East, located in the City of Edgerton, Johnson County, Kansas, consisting of two (2) lots and three (3) tracts, containing approximately 79.776 acres, more or less, was considered and approved. Applicant: Edgerton Land Holding Company Engineer: Renaissance Infrastructure Consulting.

**PRESENTATION REGARDING REVIEW PROCESS RELATED TO STORMWATER MANAGEMENT**

The City Administrator overviewed the reason for the presentation.

David Hamby, City Engineer, overviewed the process for stormwater drainage management design. He spoke about the various types of floods, storm water flows (existing and future

flows). He informed the Commissioners how the stormwater management report is reviewed after submitted by the developer. He also spoke about erosion, silting, sedimentation, detention and retention ponds.

Ms. Linn addressed how the increased volume of stormwater is released at a slower rate.

Mr. O'Neill asked when the completion of the stormwater drainage is finalized and questioned how or who monitors to determine if constructed correctly. Mr. Hamby addressed.

**FINAL SITE PLAN – LOGISTICS PARK KANSAS CITY, PHASE VI, LOT 3, FS2017-006 (INLAND PORT VII)**

An application in regards to Final Site Plan, FS2017-006, requesting approval of a final site plan for Logistics Park Kansas City, Phase VI, Lot 3, located at the South ½ of Section 35, Township 14 South, Range 22 East in the City of Edgerton, Johnson County, Kansas, consisting of one (1) lot, containing approximately 57 acres, more or less was considered. Owner: ELHC, LLC. Engineer: Renaissance Infrastructure Consulting.

The City Administrator overviewed the site location and reviewed staff's report. She indicated most required items for the Site Plan are complete, with only a few items needing updates.

Ms. Linn addressed the design guidelines, noting approval of the application would approve an exception to orient a side elevation, including dock doors, toward public streets due to lot configuration. She spoke about the landscaping which would be required to install as for Inland Port VI, due to proximity to residential sites. She also noted the requirement for Type 4 and pedestrian design. In addition, she indicated color blocking similar with previous patterns of the LPKC is recommended.

Ms. Linn addressed parking spaces, stating it is difficult to determine the number required for speculative projects.

Ms. Linn informed the Commissioners the Stormwater Plan was not finalized until late today, so the report was not shared with Mr. Fred Fraley or his attorney, Mr. Doug Patterson. Ms. Linn stated staff wanted to proceed with tonight's presentation, but suggested tabling tonight's action in order to honor Mr. Fraley and Mr. Patterson's request for review of the stormwater plan. She stated staff recommends tabling until September 12, 2017.

Mr. Fred Fraley, owner of the property at 18845 Waverly, stated he has had no communication from representatives of North Point. He also asked about setbacks on the lot. The response was 30 feet.

Mr. Davis suggested the comments be held until the next meeting.

Mr. Fraley said he wanted to speak about items outside of the stormwater plan. He spoke about failures and successes which he has experienced as a farmer and plumber. He stated failure is going to happen.

The City Attorney stated the comments are related to a report that has not been seen.

Mr. Doug Patterson addressed problems experienced from last Saturday's rainfall and the issues it has caused the farmland activities.

John Thomas, representing North Point, spoke about the landscape plan and berms and indicated it will be designed to address residential property, similarly as was for property adjacent to City of Gardner. He spoke about the long review and changes to the stormwater review and its delay in finalization and submission.

Motion by Hardin, seconded by Lewis, to table this Final Site Plan to September 12, 2017. Motion was approved, 7-0.

**PUBLIC HEARING – CONDITIONAL USE PERMIT, 19400 ESSEX STREET, CU2017-02 (INLAND PORT XXI)**

The opening of a public hearing in regards to an application requesting approval of a conditional use permit for a gravel storage lot located at 19400 Essex Street, on a tract of land containing 3.963 acres, more or less. Owner/Applicant: ELHC XXI, LLC. Engineer: Renaissance Infrastructure Consulting.

Chair Davis opened the hearing.

The City Administrator overviewed the UPS facility's request to construct a gravel lot just north of the existing building.

Staff suggested this use would be used for transportation storage and trucking yard as allowed by the Unified Development Code by conditional use in the Logistics Park zoning district. Ms. Linn indicated the request is for one to three years. She noted staff suggests one (1) year. She also informed the Commissioners they can suggest approval with stipulations to the City Council and she overviewed the stipulations.

Mr. Davis asked about dust control.

Mr. John Thomas stated he is attempting to add a couple inches of concrete on top of the asphalt, noting this site would be temporary for staging trucks.

Mr. O'Neill asked for a reason why this should go beyond twelve months. Mr. Thomas talked about an expansion area across the creek, which could allow expansion in the future, if needed.

No one appeared to support or oppose.

Motion by Hardin, seconded by Lewis, to close the hearing. Motion was approved, 7-0.

Motion by Davis, seconded by Hardin, to recommend approval to the Governing Body of the request for a conditional use permit for a Transportation Storage and Trucking Yard on a portion of the UPS parcel for a period of twelve (12) months, with the following stipulations: 1.) At the conclusion of twelve (12) months, UPS shall do one of the following: a.) Pave the parking lot with concrete or asphalt as indicated in the approved Final Site Plan (FS2017-01); or b.) Cease to use the gravel lot and return it to the preexisting condition (i.e. grass); and 2.) Applicant be responsible for maintaining dust control measures on gravel. Motion was approved, 7-0.

Ms. Linn informed the Commissioners, this item would be presented to the Council on August 24, 2017.

**FUTURE MEETING**

The next meeting is scheduled for September 12, 2017.

Mayor Roberts spoke briefly to the Commissioners. He stated that during a very long conversation during one of the project requests, he saw tenets of Policy Governance shine through.

**ADJOURNMENT**

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

The meeting adjourned at 8:10 p.m.

Submitted by:

Debra S. Gragg  
Recording Officer