

EDGERTON COMMUNITY BUILDING
PLANNING COMMISSION MEETING
REGULAR SESSION
September 12, 2017
Minutes

The Edgerton Planning Commission met in regular session with Chair John Daley 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, and Joshua Lewis. Those absent were: Commissioners Leslie Hardin 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.

CONSENT AGENDA

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

A. MINUTES

Minutes for the Regular Session of August 8, 2017 were considered and approved.

OLD BUSINESS

FINAL SITE PLAN – LOGISTICS PARK KANSAS CITY, PHASE VI, LOT 3, FS2017-006 (INLAND PORT VII) – Tabled from August 8, 2017

Consideration of 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 the NW ¼ 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 provided a brief summary of this matter, originally presented at the August, 2017 meeting. She added this is the same report as was presented in August. The landscaping plan was reviewed, noting it is similar to the northern building and overviewed the orientation and articulation.

David Hamby, City Engineer, reviewed the summary of the stormwater study for Inland Ports VI and VII. Mr. Hamby summarized Table 5, the existing site hydrology and flow and looked at the potential stormwater flow from various storm events. He noted Table 10 recalculates the flow with the proposed improvements.

Mr. Daley questioned rules for discharging and outflows, and noted a detention pond will release some of the flows.

Fred Fraley, owner of the property at 18845 Waverly, stated he wants justice for all. He stated concern with water discharge continuing to erode his property and flatten out the growth between properties. He indicated this will continue to damage property. He stated he wants to be treated fairly and the actions on his property be appreciated.

Mr. Doug Patterson, 4630 W. 137th, Leawood, KS, distributed the responses of the Fraley's report addressing the storm water issues. Mr. Patterson noted the Unified Development Code 14.1 states: *streets, sanitary sewers and storm drainage shall be designed and laid out in accordance with the latest Standard Specifications and Design Criteria published by the Kansas City Metropolitan Chapter of Public Works Association except as modified below. Every consideration shall be taken to preserve the natural environment.* He also referred to the APWA (KC Metro) publication noting the conclusion of detention must be handled within own property.

Mr. Patterson stated the staff's report deals very little in regards to storm water, and did not consider the level of hard surface. He then spoke of Dr. Steve Starrett, indicating he was the Director of the Engineering School, with the emphasis on Urban Hydrology Engineering at Kansas State University, from 1994 – 2017, and overviewed his credentials. Mr. Patterson indicated he shared the stormwater plan with Dr. Starrett, and noted the response from Dr. Starrett was that the plan meets the requirements, but did not go far enough. Mr. Patterson indicated that Dr. Starrett needs more information in regards to saturation, spreaders, discharge, and infiltration. Mr. Patterson talked about floodways and impacts to properties with floods and the need for remedies. It was also noted the potential need to reduce the size of development in order to address the stormwater issues.

Mr. Patterson requested this matter be tabled again to allow Dr. Starrett and members of Renaissance Infrastructure Consulting to discuss this matter.

Beth Linn addressed the Commissioners and noted if there are questions or concerns, the Planning Commission should table for more information.

The City Attorney noted the document provided by Mr. Patterson provided only items to be improved, but did not address the property as it was prior.

Mr. Daley noted the calculations are showing the numbers are down.

Mr. Patterson noted the time between meetings was a short time for review, and additional time would be appreciated.

Mr. Lewis expressed desire to see Mr. Starrett's report rather than a general statement.

Mr. Thomas indicated he is agreeable to tabling the matter again, adding it is in the best interest of all. He focused on the level spreader, where the two drainage paths converge trying to duplicate the previous path. He stated there have been many actions to discharge the drainage back to the original ultimate drainage site.

Mr. Lewis stated support with tabling the item to allow the engineers to prepare reports.

Edgerton Planning Commission
Regular Session
September 12, 2017
Page 3

Motion by Davis, seconded by Lewis, to table the final site plan until October 10, 2017. Motion was approved, 5-0.

FUTURE MEETING

The next meeting is scheduled for October 10, 2017.

ADJOURNMENT

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

The meeting adjourned at 8:29 p.m.

Submitted by:

Debra S. Gragg
Recording Officer