

EDGERTON COMMUNITY BUILDING
PLANNING COMMISSION MEETING
REGULAR SESSION
November 14, 2017
Minutes

Prior to the meeting, Andrew Merriman was sworn in as Planning Commissioner.

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 John Daley, Joshua Lewis, Katee Smith, Josh Beem, and Andrew Merriman. Absent was Commissioner Eric Erazo. Also present were: City Administrator Beth Linn, Assistant City Administrator Scott Peterson, and Recording Officer Debra Gragg.

The Recording Officer announced a quorum was present.

INTRODUCTION

Mr. Daley introduced the newest commissioner, Andrew Merriman. Mr. Merriman stated he wants to be a part of the community and watch the City grow.

CONSENT AGENDA

Motion by Lewis, seconded by Smith, to approve the item as presented in the Consent Agenda. Motion was approved, 5-0.

A. MINUTES

Minutes for the Regular Session of October 10, 2017 were considered and approved.

NEW BUSINESS

PUBLIC HEARING FOR PRELIMINARY PLAT, PILOT TRAVEL CENTER – EDGERTON, PP2017-07

A public hearing in regards to an application for Preliminary Plat, PP2017-07, and approval of a preliminary plat for Pilot Travel Center – Edgerton, 20080 Homestead Lane, located within a part of the NE ¼ of Section 9, T15S, R22E, City of Edgerton, Johnson County, Kansas, consisting of one (1) lot, with approximately 42.48 acres, more or less, were considered. Property Owner: JST Properties Developer: Todd Smutz – Pilot Travel Centers, LLC Engineer: Payne and Brockway, P.A.

The City Administrator announced the next three items on the agenda are for the same property. She also noted the applicant requested a continuance for all three applications to allow for updates on the requests. Ms. Linn indicated staff also recommends that all three be tabled to the December 12, 2017 regular session. Ms. Linn also stated the public hearing should be opened due to the scheduled notice and letters distributed.

Ms. Linn overviewed the request for the preliminary plat, final plat, and preliminary site plan for the property located in the southwest corner of the intersection of Homestead Land and 199th Street, along the west side of Homestead Lane, which contains approximately 42.48 acres. Ms. Linn also informed

the Commissioners the City received a letter from the law offices of Anderson & Byrd representing neighboring property owner Cliff Cole.

Mr. Daley opened the public hearing.

Cliff Cole, 19911 Peppertree Lane, appeared and stated his home is more affected than others in the area. He stated he wants a few things considered in order to buffer his residence. He noted he knows this cannot be defeated, but asked for considerations, which include the following items: an earth berm extending the length of property with height and landscaping to block the view from the houses adjacent to the property; an earth berm on the east side of the sewer easement; all roads be constructed on the east side of the berm and away from the surrounding houses; all lighting is down lighting and no light pollution affecting their property which would require proper landscaping and vegetation; no idling or exhaust braking on all entrances and roads; a stop light at entrance/exit of 199th Street - the current amount of traffic makes it impossible to get in and out of that intersection; water detention pond installed and runoff equal to or less than current runoff; and ability to connect to access road from my (Cliff Cole residence) property, adding this is necessary due to recent flooding which denies access to property.

Mr. Cole stated he is concerned with the recent flooding and the impacts on his and surrounding properties. He distributed photos of the recent event.

Michael Hume, 19903 Peppertree Lane, appeared and stated he has not seen the water/flooding issues as just recently occurred. He asked the Commissioners for consideration in this matter.

Judy Wolfe, 20090 Peppertree Lane, asked about the current process.

Ms. Linn overviewed the platting process through Planning Commission, then onto the Governing Body, noting the Planning Commission reviews and considers the site plan.

There was a question regarding the right-in/right-out at this location. Ms. Linn noted this area is under the purview of the Kansas Department of Transportation. She overviewed the jurisdiction of the roadways.

Marshall Wolfe, 20090 Peppertree Lane, questioned the signage on 199th Street, adding the signs are gone which note the street entrance (Peppertree Lane) at the bottom of the hill. Ms. Linn indicated this area is in the unincorporated area of Johnson County and stated that Johnson County Public Works should be contacted.

James Cahal, 19901 Peppertree Lane, appeared and spoke of flooding concerns.

Mr. Wolfe stated that two warehouses are causing issues due to the lack of retention ponds.

The City Administrator stated the flood event last summer was significant within the Edgerton area. She also noted there are stormwater analysis reports provided with the site plans, adding some of the buildings share detention ponds. Ms. Linn indicated when the final site plans are considered, the City Engineer will be present to explain the stormwater process.

Motion by Merriman, seconded by Beem, to table the public hearing to December 12, 2017 at 7:00 p.m. Motion was approved, 5-0.

FINAL PLAT, PILOT TRAVEL CENTER – EDGERTON, FP2017-07

An application in regards to Final Plat, FP2017-07, requesting approval of a final plat for Pilot Travel Center – Edgerton, located at 20080 Homestead Lane, located within a part of the NE ¼ of Section 9, T15S, R22E, City of Edgerton, Johnson County, Kansas, consisting of one (1) lot, with approximately 5.43 acres, more or less, was considered. Property Owner: JST Properties, LLC Developer: Todd Smutz – Pilot Travel Centers, LLC Engineer: Payne & Brockway, P.A.

Motion by Smith, seconded by Lewis, to table the final plat to December 12, 2017 at 7:00 p.m. Motion was approved, 5-0.

PUBLIC HEARING FOR FINAL SITE PLAN, PILOT TRAVEL CENTER – EDGERTON, FS2017-06

A public hearing in regards to the application for Final Site Plan, FS2017-06, and requesting approval of a final site plan for Pilot Travel Center – Edgerton, located at 20080 Homestead Lane, within a part of the NE ¼ of Section 9, T15S, R22E, City of Edgerton, Johnson County, Kansas, consisting of one (1) lot, with approximately 5.43 acres, more or less, was considered. Property Owner: JST Properties, LLC Developer: Todd Smutz – Pilot Travel Centers, LLC Engineer: Payne & Brockway, P.A.

Chair Daley opened the public hearing.

Motion by Lewis, seconded by Merriman, to table the public hearing until December 12, 2017 at 7:00 p.m. Motion was approved, 5-0.

RECOMMENDATION TO AMEND AND CONSOLIDATE ORGANIZATION AND BYLAWS OF PLANNING COMMISSION AND BOARD OF ZONING APPEALS

The City Administrator overviewed the reason for the changes and informed the Planning Commissioners this action requires a public hearing. Ms. Linn indicated the public hearing will be considered on December 12, 2017. She also indicated a formal presentation would accompany the hearing.

FUTURE MEETING

The next meeting is scheduled for December 12, 2017.

ADJOURNMENT

Motion by Beem, seconded by Smith, to adjourn. Motion was approved, 5-0.

The meeting adjourned at 7:50 p.m.

Submitted by:

Debra S. Gragg
Recording Officer