

EDGERTON COMMUNITY BUILDING
PLANNING COMMISSION MEETING
REGULAR SESSION
December 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 John Daley, Erik Erazo, Joshua Lewis, Katee Smith, and Andrew Merriman. Absent was Commissioner Josh Beem. Also present were: City Administrator Beth Linn, Assistant City Administrator Scott Peterson, Development Services Director Katy Crow, and Recording Officer Debra Gragg.

The Recording Officer announced a quorum was present.

CONSENT AGENDA

Motion by Erazo, seconded by Lewis, 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.

Commissioner Josh Beem arrived at 7:02 p.m.

PUBLIC HEARING FOR PRELIMINARY PLAT, PILOT TRAVEL CENTER – EDGERTON, PP2017-07 – continued from November 14, 2017 meeting

A public hearing, continued from November 14, 2017, 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.

Chair Daley re-opened the hearing.

The City Administrator overviewed the request indicating it is the same as the November request. She noted this request divides the property, but does not address the development. Also discussed was the cross-access needed, private drive, and public safety. She informed the Commissioners that staff would recommend the Commission table the request, if not satisfied with the applicant's request.

Curtis Holland, Polsinelli Law Firm, introduced Todd Smutz, Pilot Travel Centers, and Todd Allenbrand, Payne Brockway. Mr. Curtis noted all the applications are together and noted the Thorpes, the owner of the property with this project.

Mr. Smutz overviewed the proposed plat, proposed convenience store with 44 parking spaces, and eight pumps. He noted the expectation is to begin construction in March, and anticipates 35-40 employees.

Mr. Allenbrand indicated revised items were submitted to Shafer, Kline & Warren (SKW) and he overviewed the various items as noted in the staff report.

The Commissioners were informed staff was not aware of the items submitted to SKW.

Cliff Cole, 19991 Peppertree Lane, distributed drawings and informed the Commissioners he hired Phelps Engineering to design a berm to keep his residence sheltered from lighting issues and landscaping proposals, along with care, maintenance timing agreement for same. He stated he desires long-term care of the area. He also noted concern with traffic, dangerous u-turns, and no law enforcement during peak times.

Ms. Linn indicated the Sheriff's Office should be contacted if there are issues. She also spoke about truck traffic issues through Gardner, 191st Street, and Waverly Road..

Mark Sanders, 19907 Peppertree Lane, talked about traffic issues along 199th Street. Ms. Linn stated if there are traffic concerns, the Sheriff's Office can be contacted at the non-emergency number if the matter is not an emergency.

Marshall Wolfe, 20090 Peppertree Lane, stated there was recently a dangerous situation with trucks making swinging movements at Four Corners Road and 199th.

Motion by Erazo, seconded by Smith, to close the hearing. Motion was approved, 6-0.

Mr. Lewis spoke about staff review of the request, adding the SKW has revisions, but staff has not seen the revisions.

It was noted staff favors continuing the matter.

Motion by Smith, seconded by Merriman, to approve the request, contingent upon staff's review and approval. Motion was approved, 6-0.

FINAL PLAT, PILOT TRAVEL CENTER – EDGERTON, FP2017-07 – continued from November 14, 2017 meeting

An application in regards to Final Plat, FP2017-07, tabled from the November 14, 2017 meeting, 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.

The City Administrator overviewed the request for the lot, which is for the Pilot Travel Centers, project.

Todd Allenbrand, engineer for applicant, overviewed the status of items from the staff report. He reported names or recording data for the adjacent unplatted parcels were updated, and indicated that setbacks, building envelopes and tables were updated on the plat. He noted the lots and tracts numbers are included on the revised plat. He also noted Tract A, detention pond, would be part of the additional property, and indicated an easement for proposed sanitary sewer main was added. He also

noted that if additional utility easements need to be added, that will be addressed. In addition, he addressed the ingress/egress limitations, and advised access easements are forthcoming.

Ms. Linn indicated the plat will be presented to the Council for final approval.

Motion by Lewis, seconded by Erazo, to table the final plat until January 9, 2018 to allow staff time to review. Motion was approved, 6-0.

PUBLIC HEARING FOR FINAL SITE PLAN, PILOT TRAVEL CENTER – EDGERTON, FS2017-06 – continued from the November 14, 2017 meeting.

A public hearing, continued from November 14, 2017, 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 re-opened the public hearing.

Curtis Holland informed the Commissioners this project consists of a convenience store, not a truck stop. He also noted this project does not have any authority or control over the property which is not part of the Pilot Travel Centers project.

Todd Smutz, informed the Commissioners this project is not a typical over the road truck stop, but is designed for local use.

Mr. Holland indicated that the applicant is not constructing the private drive.

The City Administrator overviewed the request. She indicated there are some housekeeping issues with the site plan involving exterior lighting specifications, waiting for response from KDOT in regards to site entrance and connections, and public improvement plans for proposed sanitary sewer line. She also spoke about signage regulations, landscape matters involving fencing, HVAC rooftop units, berm and shrubs. She also spoke about refuse containers, construction schedule and parking/loading matters regarding setback and off-street parking for delivery vehicles. Ms. Linn also addressed other concerns in regards to Johnson County Fire District No. 1 emergency services, vehicular and semi-tractor trailer site circulation, and City Engineer review of the stormwater management report. She also noted she received an e-mail and request from Cliff Cole.

David Hamby, City Engineer, overviewed how he reviews applications with storm water study. He indicated the American Public Works Association rules and requirements limit the site run-off for an event at a percentage to existing run-off from site, adding there are few exceptions. He stated the current draft is under review.

Cliff Cole spoke about spill issues. Mr. Hamby indicated those issues are not considered with the Storm Water Plan.

Mr. Smutz addressed the matter, indicating the spillages go into an oil/water separator to capture and maintain separation.

Michelle Kreiser, 19905 Peppertree Lane, noted she has concerns because she maintains a water well at her residence.

Commissioner Smith questioned how much water could impact the area. Mr. Hamby indicated the Storm Water Plan looks at peak flow and velocities do not exceed the flow. He also explained how the retention sites work.

Mr. Cole questioned potential signage and asked how the berming would work.

Commissioner Lewis asked if the applicant plans to expand the site in the future. Mr. Smutz replied noting this project is a new plan which is returning the company designs back to early roots, but he noted expansion could happen. Mr. Smutz also indicated the proposed monument signs at the facility as proposed would consist of downward lighting.

Mr. Allenbrand talked about a service road, stormwater drainage to the creek, and elevations.

The City Administrator informed the Commissioners staff would review lighting and landscaping plans.

Ms. Linn stated staff recommends totable the matter to allow the applicant to address the line-of-site, which is similar with North Point projects adjacent to residential property.

Mr. Smutz overviewed the proposed exterior finishes, which will be designed to meet C-1 zoning regulations.

Ms. Smith asked about the dumpster enclosure. Mr. Smutz indicated the enclosure would be brick/stone with metal gate and noted the contents within the enclosed dumpsters should not cause any odor impacts.

Ms. Linn stated a traffic impact study will address movements which look at both current and potential increase conditions, is still under review

Ms. Kreiser questioned how the “no overnight truck parking” will be addressed. It was indicated the applicant will look at the traffic patterns as it evolves.

Motion by Merriman, seconded by Erazo, to close the hearing. The motion was approved, 6-0.

Motion by Smith, seconded by Merriman, to table the final site plan to January 9, 2018 for staff to review: 1.) traffic impact study; 2.) Stormwater Plan; 3.) ask applicant to address line-of-site; 4.) review potential landscaping/berm on west side; and 5.) lighting concerns along private road. Motion was approved 6-0.

The City Administrator introduced Katy Crow, Development Services Director, to the Commissioners. Ms. Crow was welcomed.

PUBLIC HEARING – AMENDMENTS TO UNIFIED DEVELOPMENT CODE – UDCA2017-02 THROUGH 05

The opening of a public hearing in regards to a request by City Council to consider an amendment and consolidate organization of bylaws of the Planning Commission and Board of Zoning Appeals was considered. Applicant: City of Edgerton

Chair Daley opened the public hearing.

Ms. Linn shared a memorandum from the City Attorney indicating nine (9) members is quite large for the City's size. She noted he recommends a five (5) member Planning Commission with three (3) members need for a quorum. She also talked about recommendations and a decision of the Commissioners to decide on the limits of the statutory planning area.

After brief discussion, the consensus was to consider a maximum of two (2) members from the unincorporated planning area.

Motion by Erazo, seconded by Beem, to close the hearing. Motion was approved, 6-0.

Motion by Smith, seconded by Erazo, to recommend to the Council to consider reducing the membership to five (5) members, with three (3) members as quorum, with a maximum of two (2) members from unincorporated area, and follow recommendations of staff. Motion was approved, 6-0.

PUBLIC HEARING - PRESENTATION OF UPCOMING AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE

A public hearing regarding the direction of upcoming amendments in the Unified Development Code, including the C-2 Commercial District and Sign Regulations was considered. Applicant: City of Edgerton

Chair Daley opened the public hearing.

The City Administrator overviewed the suggested updates to C-2 Heavy Service Commercial district, and reasoning for same. She highlighted photos of various sites as examples of good and bad designs.

The Commissioners were asked to look at near-by areas to determined what they like and not like in regards to what they would like to envision for the City. It was suggested they describe or take photos to address their expectations.

Motion by Erazo, seconded by Smith, to close the hearing. The motion was approved, 6-0.

FUTURE MEETING

The next meeting is scheduled for January 9, 2018.

ADJOURNMENT

Motion by Erazo, seconded by Smith, to adjourn. Motion was approved, 6-0.

The meeting adjourned at 10:00 p.m.

Submitted by:

Edgerton Planning Commission
Regular Session
December 12, 2017
Page 6

Debra S. Gragg
Recording Officer