

EDGERTON COMMUNITY BUILDING
PLANNING COMMISSION MEETING
REGULAR SESSION
June 12, 2018

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, Katee Smith, and Andrew Merriman. Absent was Commissioner Josh Beem. Also present were: City Administrator Beth Linn, Development Services Director Katy Crow, City Clerk Rachel James, and Recording Officer Debra Gragg.

The Recording Officer announced a quorum was present.

CONSENT AGENDA

Motion by Smith, seconded by Merriman, to approve the items as presented in the Consent Agenda. Motion was approved, 3-0.

MINUTES

- A. The minutes for Regular Session of May 8, 2018 were considered and approved.

TEMPORARY USES, TU2018-04 – INLAND PORT XXXI, 31800 W. 196th

- B. The temporary use request, TU2018-04, requesting approval of temporary sanitary facilities for property located at 31800 W. 196th Street (Inland Port XXXI) was considered and approved. Applicant: NorthPoint Development

C. TEMPORARY USES, TU2018-05 – INLAND PORT XL, 31301 W. 181st

A temporary use request, TU2018-05, requesting approval for construction of temporary parking space for property located at 31301 W. 181st (Inland Port XL) was considered and approved. Applicant: ColdPoint Logistics

NEW BUSINESS

PUBLIC HEARING – PRELIMINARY PLAT, LOGISTICS PARK KANSAS CITY-SOUTHWEST, PP2018-04

A public hearing in regards to application, PP2018-04, requesting approval of a preliminary plat for Logistics Park Kansas City – Southwest, located in the northeast corner of 199th Street and Four Corners Road, consisting of two (2) lots and four (4) tracts, containing approximately 119.425 acres, more or less, was considered. Applicant: Edgerton Land Holding Company, LLC. Engineer: Olsson Associates

The Development Services Director, Katy Crow, presented on PP-2018-04, Preliminary Plat for approval. The existing parcels will be platted into two (2) lots and four (4) tracts. The south side of Lot 1 would have frontage along 199th Street and the east side would have frontage along Four Corners Road. Lot 2 has frontage on, but no access to, Homestead Lane. Access would be provided by the extension of Essex Street at the north end of the site, south to 199th Street.

Staff has completed Preliminary Plat review and improvements to 199th Street and Essex Street are being reviewed and will be addressed during the Final Plat/Final Plan stages.

There were no comments from the applicant.

Chair Daley opened the public hearing.

Cliff Cole, 19991 Peppertree Lane, Edgerton, KS stated he was interested in plans addressing 199th Street for this project. Mr. Cole is concerned with the steep hill near the development, traffic speed, as well as truck routes on 199th Street. Mr. Cole is also expressed concerns with plans for water detention on the site and plans for storm water run-off.

Motion by Smith, seconded by Merriman, to close the hearing. Motion passed 3-0.

Mr. Daley asked if the storm water issue would be discussed with the Final Plat. Staff commented that road will be discussed during Final Plat review and the City Engineer will review both the Storm Water Plan as well as infrastructure plans.

Motion by Merriman, seconded by Smith, to approve the Preliminary Plat with the following stipulations: 1. All Preliminary Plat requirements of the City noted shall be met or addressed; 2. Preliminary Plat be approved for a one-year period and shall be extended for an additional year upon the approval of a final plat for the same parcel of land or any part thereof. If a final plat is not approved for a portion or all of the land covered under the preliminary plat within one year, the preliminary plat shall be ruled null and void. The Planning Commission upon submittal and approval of a written request may grant a one-year extension on the approval of the preliminary plat; 3. All infrastructure requirements of the City shall be met. Motion was approved. 3-0

PUBLIC HEARING – PRELIMINARY SITE PLAN, LOGISTICS PARK KANSAS CITY SOUTHWEST (INLAND PORT 23 AND 24), PS2018-03

A public hearing in regards to an application, PS2018-03, requesting approval of a Preliminary Site Plan for Logistics Park Kansas City Southwest (Inland Port 23 and 24), located in the northeast corner of 199th Street and Four Corners Road, consisting of two (2) lots and four (4) tracts, containing approximately 119.425 acres, more or less, was considered. Applicant: Edgerton Land Holding Company LLC Engineer: Olsson Associates

The Development Services Director, Katy Crow, presented on the current Preliminary Site Plan which depicts two (2) warehouse buildings on two (2) lots with associated parking and stormwater detention facilities. The proposed building sizes are as follows; Building 1 – 1,168,354 SQFT and Building 2 – 478,007 SQFT, for a total of 1,646,361 SQFT. The plan identifies tracts A, B, C & D which are to be utilized as part of the stormwater system. The conceptual building floor plans include conceptual building elevations. No lighting plans have been provided by the applicant.

Staff reviewed the plan for compliance with the Edgerton UDC. Under Section 10.1, it was noted pedestrian connections will be considered as part of the overall site infrastructure plan, which will be reviewed at Final Site Plan; the applicant agrees to submit details regarding photometric plans at Final Site Plan review. Improvements to 199th Street are under evaluation of staff and will be reviewed as part of the Final Plat and Final Site Plan review. The current Preliminary Site Plan does not include connection point for utilities. The applicant agrees to address with the Final Site Plan. Signage plans will be submitted by the applicant. The applicant will provide spaces for handicapped access which will not exceed 2% for either slope and driveway cross slope.

Section 5.2 was overviewed in regards to building orientation, and in particular regarding dock door orientation, which will place dock areas facing Four Corners Road, Essex Street, and Homestead Lane, noting landscaping recommendations could assist with screening needs.

Ms. Crow spoke about the Architectural Design Standards in regards to horizontal and vertical articulations. She noted the use of color blocking, buffering, and landscaping could assist. It was also noted a variance/waiver from the Planning Commission could be considered. Roof top equipment will be addressed with the Final Site Plan. It was also noted the trailer storage lots will face public rights-of-way, and utilization of additional landscaping could provide appropriate buffering and screening.

Staff spoke about screening adjacent to residential uses, noting the Preliminary Site Plan complies, and noted the existing tree line will be used as part of the proposed landscape buffering, indicating it should be protected during construction and replaced if damaged or lost during construction. Ms. Crow indicated the applicant will provide a storm water management study and SWPPP prior to Final Site Plan submission.

Ms. Crow indicated staff recommends approval with the stipulations indicated on the Staff Report.

The applicant made no comments.

Chair Daley asked about using some of the existing trees. Staff reviewed the landscaping along Essex Street, noting any dead plantings will be replaced.

Mr. Daley opened the public hearing.

No one appeared to oppose or support.

Motion by Smith, seconded by Merriman, to close the hearing. Motion was approved, 3-0.

Mr. Merriman stated an aerial picture showing the existing landscaping of these projects would be beneficial in the future.

Motion by Merriman, seconded by Smith, to approve the Preliminary Site Plan, with the following stipulations: 1.) The noted recommendations are stipulated to as part of approval and incorporated into the Preliminary Development/Site Plan document set; 2.) A Final Site Plan must be submitted and approved prior to commencement of uses and the property shall be developed in accordance with the approved Final Site Plan, Landscaping Plan, Photometric Plan, Stormwater Study and SWPPP as required by City approval of the Preliminary Site Plan, as amended by these stipulations and approved by the City; 3.) All Preliminary Development/Site Plan requirements of the City noted shall be met or

addressed during Final Development/Site Plan submittal as identified; 4.) No signage is proposed with this application. Signage proposed later shall receive separate approval according to the provisions of the UDC; and 5.) All construction plans for any public infrastructure shall be prepared to City standards and approved by the City. Motion was approved, 3-0.

FINAL SITE PLAN, FS2018-05, AMENDING FS2017-01, 19400 ESSEX STREET

Final Site Plan, FS2018-05, pertaining to the amendment of FS2017-01, requesting installation of a Compressed Natural Gas Fueling Station for UPS, located at 19400 Essex Street was considered. Authorized Agent: TruStar Energy for ELHC XXI LLC, Engineer: Katahdin Environmental

Staff presentation on the amendment to the Final Site Plan noted most of the items comply. Applicant is seeking to modify the approved Final Site Plan (FS 2017-01) to accommodate the construction of a Compressed Natural Gas (CNG) fueling facility. The approved Final Site Plan met requirements outlined under L-P, Logistic Park District zoning requirements, and approved Preliminary and Final Plats. The CNG facility consists primarily of 15 dual hose, time-fill stations (30 stations) and 3 (three) fast-fill stations and accompanying appurtenances.

Staff overviewed items for Article 10.1 D, which noted the vicinity plan should be scaled smaller, which will be updated on the Amended Final Site Plan; staff noted to change the title, update the required codes, and update the area for signatures and titles. It was also noted the exterior lot lines with survey pins would need to be updated on Final Site Plan, along with identification for internal pedestrian system and connections. Any site signage application will be evaluated for compliance upon submittal.

Staff reviewed the design guidelines and addressed the need for landscape buffering along the perimeter of the station. Staff also noted the need for identification of the pedestrian access routes between the time-fill area #1 and fast-fill area #2 and the larger site.

Ms. Crow indicated the diesel emission requirements were added, although this project is for compressed natural gas.

Ms. Crow noted several items under general comments were housekeeping related and could be addressed with an amended Final Site Plan. These items include: various scales utilized on the sheets, move gas utility meter set assembly as it is within a required set back, label setback line, indicate scale, show existing and proposed landscaping, identify fence type as done on Sheet S-1 under project description, address stormwater runoff, identify circulation patterns, internal and external, indicate parking stall dimensions, address future tractor staging area, SWPPP has not been submitted.

Ms. Crow indicated staff recommends approval with stipulations.

Maria Cortez, representative of UPS CNG Fueling Facility, discussed the plan for installing the outdoor equipment including dryers, electrical equipment, emergency shut down equipment and the importance of being code compliant in each aspect. She overviewed that the 30 time-fill stations will work overnight and the three fast-fill stations will take anywhere from three to seven minutes, similar to filling at a gas station. This would be their 40th site nationwide, with other Kansas sites being located in Lenexa and Salina. Ms. Cortez, based on question from Chair Daley, discussed the fencing. She indicated other sites have coated 2" chain link.

Staff will work with applicant to make sure fencing is code compliant

Mrs. Linn suggested that the Commissioners table the item until the July 10, 2018 meeting for staff to follow up on safety requirements for this site as well as code compliance with the fencing of the site.

Dan Walker, UPS, informed the Commissioners the plan is to have an interior fence around the fueling site, with another fence surrounding the area. He spoke about chain link or slatted fencing.

Mr. Merriman asked if there are any associated odors with this project. The response was there is no odor associated with the venting.

Motion by Smith, seconded by Merriman, to table this item until July 10, 2018 to allow staff time to further review this matter. Motion was approved, 3-0.

FUTURE MEETING

The next meeting is scheduled for July 10, 2018.

ADJOURNMENT

Motion by Smith, seconded by Merriman, to adjourn. Motion was approved, 3-0.

The meeting adjourned at 7:47 p.m.

Submitted by:

Rachel A. James
City Clerk