

EDGERTON CITY HALL  
PLANNING COMMISSION MEETING  
REGULAR SESSION  
August 14, 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, Tim Berger, and Katee Smith. Absent was Commissioner Andrew Merriman. Also present were: Mayor Donald Roberts, Assistant City Administrator Scott Peterson, Development Services Director Katy Crow, and City Clerk Rachel James.

The City Clerk announced a quorum was present.

**CONSENT AGENDA**

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

**MINUTES**

- A. The minutes for Regular Session of July 10, 2018 were considered and approved.

**NEW BUSINESS**

**PUBLIC HEARING – ZA2018-04 (REZONING FOR THREE (3) PARCELS OF LAND GENERALLY LOCATED AT THE SW CORNER OF THE INTERSECTION OF 191<sup>ST</sup> STREET AND KILL CREEK ROAD**

A public hearing in regards to rezoning application, ZA2018-04, pertaining to the rezoning of three (3) parcels (containing approximately 15 acres) from City of Edgerton A-G (Agricultural) Zoning District to City of Edgerton L-P (Logistics Park) Zoning District, located generally in the SW corner of the intersection of 191<sup>st</sup> Street and Kill Creek Road. Applicant: Michael A. and Pamela Gifford.

Katy Crow, Development Services Director, overviewed the history and reason for the rezoning request. She indicated the property was annexed in October 2010. She noted the rezoning is request for future intermodal-related, logistics park development. The Burlington Norther Santa Fe Railway (BNSF) intermodal facility is located just over a half-mile north and west of the subject site. The site is located at the Southwest corner at the intersection of Kill Creek Road and 191<sup>st</sup> Street.

Ms. Crow stated the applicant's request is for L-P, Logistics Park and overview the proposed uses within the noted district. She also noted staff reviewed the application in respect to the Unified Development Code, laws of Kansas, and the "Golden Criteria."

Commissioner Daley opened the public hearing.

Commissioner Daley asked if anyone would like to comment. There were no public comments.

Motion by Smith, Second by Berger to close the public hearing. Motion was approved, 3-0.

Commissioner Smith asked if the Logistic Park would buy the land. Ms. Crow stated the Giffords currently own the property and would like to rezone. Future purpose will be decided at the September 11, 2018 Planning Commission Meeting.

Commissioner Daley commented the property is a good location for LPKC designation.

Motion by Smith, Second by Berger to approve the rezoning of three (3) parcels (containing approximately 15 acres) from City of Edgerton A-G (Agricultural) Zoning District to City of Edgerton L-P (Logistics Park) Zoning District with the following stipulations: 1.) All infrastructure requirements of the City shall be met; 2.) All platting requirements of the City shall be met; 3.) All Site Plan application requirements of the City shall be met; 4.) Prior to issuance of building permits, the property shall be developed in accordance with a Site Plan reviewed and approved by the City. The motion was approved 3-0.

**FUTURE MEETING**

The next meeting is scheduled for September 11, 2018.

**ADJOURNMENT**

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

The meeting adjourned at 7:20 p.m.

Submitted by: Rachel A. James, City Clerk