

EDGERTON CITY HALL  
PLANNING COMMISSION MEETING  
REGULAR SESSION  
December 11, 2018

The Edgerton Planning Commission met in regular session with Vice Chair Tim Berger 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 Vice Chair Tim Berger, and Commissioners Jeremy Little, and Charlie Crooks. Absent was Chair John Daley and Commissioner Andrew Merriman. Also present were: Mayor Donald Roberts, City Administrator Beth Linn, Development Services Director Katy Crow, and City Clerk Rachel James.

The City Clerk announced a quorum was present.

**ELECTION OF 2018-2019 SECRETARY**

An election to fill the vacancy for the 2018-2019 Planning Commission Secretary was considered.

After brief discussion, Commissioner Little volunteered to be nominated.

Motion by Crooks, seconded by Berger, to approve the nomination and appoint Commissioner Little as noted Secretary. Motion was approved, 3-0.

**CONSENT AGENDA**

Motion by Crooks, seconded by Little, to approve the item as presented in the Consent Agenda. Motion was approved, 3-0.

**MINUTES**

A. The minutes for Regular Session of November 13, 2018 were considered and approved.

**OLD BUSINESS**

**CONTINUED FROM THE NOVEMBER 13, 2018 PLANNING COMMISSION MEETING - FINAL SITE PLAN- FS2018-08 (LOGISTICS PARK KANSAS CITY SOUTH) – REVISIONS TO APPROVED FINAL SITE PLAN FS2018-04 AT THE NORTHEAST CORNER OF 207<sup>TH</sup> STREET AND HOMESTEAD LANE**

Final Site Plan, FS2018-08, regarding revisions to approved Final Site Plan, FS2018-04, for property consisting of one (1) lot and two (2) tracts, on approximately 205.951 acres, more or less, located on the northeast corner of the intersection at 107<sup>th</sup> Street and Homestead Lane, was considered. Applicant: NorthPoint, represented by Brett Powell and Kubota Tractor Corporation, represented by Mark Bright

Katy Crow, Development Services Director, overviewed the Final Site Plan action from the April 10, 2018 Planning Commission Meeting. Ms. Crow stated that at the November 13, 2018 Planning Commission Meeting, a revised Site Plan Application from NorthPoint had been brought forward, which requested 38 changes to the originally approved site plan. She noted that several changes were approved at staff level; but due to the several changes that were significant, staff determined consideration by and approval of was needed by the Planning Commission for others.

Ms. Crow informed the Commission that staff had reviewed the three items carried over from the previous meeting.

- Change 25) *addition of berm along 207<sup>th</sup> Street reflecting discussion during previous Planning Commission meeting, adding the berm and landscaping were adjusted to accommodate the waterline; plan species and total did not change.* Staff conducted an onsite review of adjustments to the berm made to accommodate the installation of the waterline. Line of sight diagrams reviewed at the April 10, 2018 Planning Commission Meeting were reviewed onsite for adequate berm placement. While landscaping is not currently in place, it is staff's belief that this adjustment will provide the same screening result for the residences adjacent to 207<sup>th</sup> Street as the landscaping plan submitted and approved with the Final Site Plan on April 10, 2018. Staff approval given.
- Change 29) *landscape trees along 207<sup>th</sup> Street are shown in linear installation to account for a linear peak of the berm.* Staff conducted an onsite review of the linear peak of the berm made to accommodate the installation of the waterline. While landscaping is not in place, staff believes the linear alignment of trees along the berm will provide adequate screening for the residents adjacent to 207<sup>th</sup> Street and will achieve the same results approved with the line of sight diagrams reviewed with the Planning Commission on April 10, 2018. Staff approval given.
- Change C) *natural gas meter/regulator sets will be located east of the east drive along 207<sup>th</sup> Street as required by Kansas Gas.* Staff conducted an onsite review of where the Kansas Gas meter/regulator set will be located. Due to the size of the proposed appurtenance and its adjacency to 207<sup>th</sup> Street, staff recommends the applicant provide a landscape and screening plan for staff to review for compliance with the UDC as it relates to the screening of outdoor equipment. An Edgerton Right of Way permit will be required for utility work and city staff will review that permit application for compliance with Municipal Code when received.

Motion by Crooks, seconded by Little, to approve the final three revisions to Site Plan FS2018-08. Motion was approved, 3-0.

## **NEW BUSINESS**

### **PUBLIC HEARING – UNIFIED DEVELOPMENT CODE – AMENDMENTS TO ARTICLE 10 SITE PLANS AND DESIGN STANDARDS; UDCA 2018-01**

\*Public Hearing was published for Amendments to Articles 4, 10, and 12. While only Article 10 was heard at the meeting with the continuance, Articles 4 and 12 will be heard as part of the continuance.

The opening of a public hearing to consider comments regarding amendments to the City of Edgerton's Uniform Development Code (UDC) pertaining to Article 10 – Site Plans and Design Standards was considered.

Katy Crow, Development Services Director, stated that this is the beginning of the conversation on revisions to the Unified Development Code, which is adopted to encourage the most appropriate use of land and insure the logical and compatible growth of various districts within the City. Ron Williamson, Consultant, has helped with the process of updating the UDC. The conversation will begin with this meeting but is a multiple step process. Ms. Crow and Mr. Williamson would like feedback and insight on the process from the Commission along with their thoughts on proposed changes. Once this process is complete, the UDC will go to the Governing Body for approval and then become official City Code.

Beth Linn, City Administrator, stated the UDC should be treated as the road map to understand how to go through the Site Plan Process. Ms. Linn stated that the Edgerton UDC has not be evaluated in 8 or more years, so while reviewing there is the possibility that when you touch one item, a waterfall affect will occur and more code sections will need to be revised. Ms. Crow stated Mr. Williamson has worked with other local municipalities reviewing their UDCs, so if there are any questions, ask him about his recommendations.

Ms. Crow outlined the process of reviewing Article 10. Mr. Williamson has played a large part in updating and editing code for other jurisdictions, and Ms. Crow has asked for practical changes based on previous experiences/ troubles faced especially in regard to Site Plan development.

Ms. Crow read through updates to Article 10. The City Administrator gave feedback on the changes stating that there is a need to balance existing development and future development. Information regarding proposed storm drainage from the City Engineer was shared with staff and reviewed with the Commission. It will be incorporated into the update to Article 10.

The Development Services Director continued the overview of Article 10. Mr. Williamson stated that section 10.2 deals with streets and access on the overall Site Plan and that a future Article 16 will outline parking regulations. Ms. Linn stated that 10.2 would cover regulations for commercial and industrial site plan access. Ms. Linn stated they will continue to finesse the more complicated requirements that come with certain projects. There is a desire to find a way to categorize Site Plans – Preliminary vs. Final. She also stated that Edgerton wants to be a great neighbor to those who live in the community as well as a business-friendly community. Vice Chair Berger asked if there was a provision for landscaping maintenance. Ms. Linn stated that there is a requirement for the tree to be maintained as live. Mr. Williamson gave insight into conditions of approval for the site plan, to include critical time of life of trees. Ms. Linn stated in the future there needs to be a discussion of how long Site Plan approval is valid.

Vice Chair Berger opened the public hearing.

There were no comments from the public or Commissioners.

Mayor Roberts addressed the Planning Commission. Mayor Roberts stated that the UDC is what helps design our community and is a critical component of what Edgerton looks like both today and tomorrow. He encourages the Planning Commission to view this as an important high-level document that strengths the vision for this community. Mayor Roberts stated this is not just what we are building today but this will affect how we shape our community in general. We can make this better but this also a document that you can easily get carried away with. Mayor Roberts stated he would love for the Commission to get through the process in a short amount of time but understands this is quite an undertaking. He also stated that this is an awesome opportunity to have an impact.

Motion by Crooks, second by Little to continue Public Hearing to January 8, 2019. Motion was approved, 3-0.

### **FUTURE MEETING**

The next meeting is scheduled for January 8, 2019.

### **ADJOURNMENT**

Motion by Little, seconded by Crooks, to adjourn. Motion was approved, 3-0.

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The meeting adjourned at 7:47 p.m.

Submitted by: Rachel A. James, Recording Officer