

EDGERTON CITY HALL
PLANNING COMMISSION MEETING
REGULAR SESSION
April 14, 2020

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 Commissioner Jeremy Little via videoconference, Commissioner Deb Lebakken via videoconference, Commissioner Charlie Crooks via telephone, Commissioner Tim Berger via videoconference, and Chair John Daley via videoconference. Also present were City Administrator Beth Linn, Mayor Donald Roberts via videoconference, Development Services Director Katy Crow, and Planning and Zoning Coordinator/City Clerk Chris Clinton.

The Planning and Zoning Coordinator/City Clerk announced a quorum was present.

Ms. Beth Linn, City Administrator, requested the Commissioners to mute their microphone if not speaking turn off their video streams as not to distract anyone from the meeting. She also asked the Commissioners to state their name when speaking so it can correctly be recorded in the minutes.

CONSENT AGENDA

MINUTES

The approval of the minutes from the Regular Session held on March 10, 2020 were considered.

TEMPORARY CONSTRUCTION USE FOR INLAND PORT VII BATCH PLANT – APPLICATION TU2020-01

Application TU2020-01 for a renewal of TU2019-08 Temporary Construction Use for Inland Port VII located at 30901 W 185th Street was considered.

REVISED FINAL SITE PLAN FOR INLAND PORT XII – APPLICATION FS2020-02

Application FS2020-02 for a revised Final Site Plan of FS-11-06-2014, Inland Port XII located at 30801 W 191st Street was considered.

Commissioner Lebakken motioned to approve the consent agenda; Commissioner Crooks seconded the motion. The consent agenda was approved, 5-0.

Commissioner Berger was experiencing difficulties hearing the meeting. He called in on the conference line to rejoin the meeting. Roll call was completed with all commissioners being present. Ms. Katy Crow, Development Services Director, thanked the Planning Commission (the Commission) for their flexibility and reiterated what Ms. Linn requested at the beginning of the meeting.

NEW BUSINESS

TAX INCREMENT FINANCING (TIF) RESOLUTION

Chairman Daley introduced the item to the Commission. He stated this is a Resolution finding Edgerton Homestead Lane Retail District Redevelopment (TIF) District Project Plan A1 is consistent with the City of Edgerton's Comprehensive Plan for development.

Ms. Crow stated on August 22, 2019, the City of Edgerton (the City) adopted Ordinance No. 2021 which established a Redevelopment District known as Homestead Lane TIF District. She said the TIF District is generally located at the northeast and northwest corners of Interstate 35 (I-35) and Homestead Lane. The City has prepared Project Plan A1 that include the On the Go Travel Center which is being developed by My Store III, Inc. Ms. Crow explained Kansas Statute requires the Commission to find any Project Plan to be consistent with the Comprehensive Plan before the Plan can be implemented.

Ms. Crow explained the Commission recommended for approval the rezoning of the parcel from A-G to C-2 Heavy Service Commercial on March 10, 2015. Ordinance No. 997 adopting the rezoning recommendation made by the Commission was approved by the Governing Body on March 26, 2015. Ms. Crow said the Commission and Governing Body used the criteria known as the "Golden Criteria" that included "Consistency with the Comprehensive Plan, Utilities and Facilities Plans, Capital Improvement Plan, Area Plans, ordinances, policies, and applicable City Code of the City" as a base for their decisions.

Mr. Scott Anderson, Bond Council, spoke to the Commission via videoconference. He recapped the background of the project that Ms. Crow provided. He stated the redevelopment area is to be used for many projects like trucks stops, restaurants, and truck maintenance facilities. The City has received an application for the first project in the Project Plan. The proposed project encompasses just over 12 acres for the TIF District. Mr. Anderson expects more projects to follow. Mr. Anderson stated City Staff does recommend the Resolution be approved. He said the Commission is familiar with this project as they have approved the plat and site plans.

Commissioner Berger motioned to approve a Resolution finding Edgerton Homestead Lane Retail District Redevelopment (TIF) District Project Plan A1 is consistent with the City of Edgerton's Comprehensive Plan for Development. Commissioner Little seconded the motion. The Resolution was approved, 5-0.

FUTURE MEETING

The next meeting is scheduled for May 12, 2020 at 7:00 PM.

Ms. Crow stated there are no items to be brought forth to the Commission at this time. She said there will be a meeting on June 9, 2020 as there are items to be reviewed by the Commission and the election of officers will need to take place during that meeting as well.

ADJOURNMENT

Motion by Commissioner Berger to adjourn the meeting, Commissioner Little seconded. Motion was approved, 5-0. The meeting was adjourned at 7:20 PM.

Submitted by: Chris Clinton, Planning and Zoning Coordinator/City Clerk