

EDGERTON CITY HALL
PLANNING COMMISSION MEETING
REGULAR SESSION
October 13, 2020

The Edgerton Planning Commission met in regular session with Chairperson John Daley calling the meeting to order at 7:00 PM.

All present participated in the Pledge of Allegiance.

The Roll Call was answered, indicating those present were Chairperson John Daley, Commissioner Jeremy Little, Commissioner Deb Lebakken, and Commissioner Charlie Crooks. Commissioner Tim Berger was absent. Also present were Development Services Director Katy Crow and Planning and Zoning Coordinator Chris Clinton.

The Planning and Zoning Coordinator announced a quorum was present.

CONSENT AGENDA

MINUTES

The approval of the minutes from the Regular Session held on September 8, 2020 were considered.

REVISED FINAL SITE PLAN FOR INLAND PORT XII – APPLICATION FS2020-08

Application FS2020-08 for a revised Final Site Plan of FS-11-06-2014 and FS2020-02, Inland Port XII located at 30801 W 191st Street was considered.

Commissioner Crooks motioned to approve the consent agenda. Commissioner Lebakken seconded the motion. The consent agenda was approved, 4-0.

NEW BUSINESS

PUBLIC HEARING – PRELIMINARY PLAT FOR FIRE STATION #123 – APPLICATION PP2020-03

Chairperson Daley introduced the item. Ms. Katy Crow, Development Services Director, stated this preliminary plat request is regarding the parcel that the Planning Commission (the Commission) rezoned at the last meeting. She reminded the Commission that the plat deals with the division of land and not verticals construction. She explained there are two (2) parcels consisting of 0.77 acres and 10.36 acres. The applicant is requesting the new lots be 5.88 and 5.21 acres. The platting is being done in preparation for a new fire station to be constructed on the eastern parcel and a possible future training facility to the west. Ms. Crow stated there is currently no development or access points to the parcel. All of the future access points are to be from W. 191st Street. Water will be provided by Water District 7 and sanitary sewer will be provided by the City of Edgerton. Everygy will be the provider of electrical services. Police protection will be provided by the City of Edgerton through the Johnson County Sheriff's Office. Ms. Crow said the parcels are located within the Bull Creek watershed.

Ms. Crow explained City Staff and the City Engineer has reviewed the preliminary plat. She said there are some items that need to be addressed. She said the zoning reflected on the Preliminary Plat is still Johnson County RUR and needs to be updated to the City of Edgerton's L-P district. The name of the

applicant needs to be updated to Johnson County Fire District #1 (JCFD1) as it was purchased on July 31, 2020. Ms. Crow stated the signature block for the Mayor is missing and the location of streets, sidewalks, sanitary sewers, stormwater sewers, water mains, and fire hydrants need to be shown on the Preliminary Plat. Drainage easements are needed on these parcels and the applicant will work with the City Engineer to add those in the Final Plat. The Preliminary Plat will need to be updated to indicate building setback and any access restrictions. Ms. Crow said no restrictive covenants have been provided.

Mr. Jonathon Smith, SK Design Group, stated the surveyor has spoken with the City Engineer to address the comments and updates will be provided to the City shortly. Mr. Kile Morrison, Archimages, stated there will be no restrictive covenants to be put on the Preliminary or Final Plat.

Chairperson Daley opened the public hearing. There were no public comments made. Commissioner Lebakken motioned to close the public hearing. Commissioner Crooks seconded the motion. The public hearing was closed, 4-0.

Ms. Crow stated City Staff does recommend approval of Preliminary Plat PP2020-03 with the stipulations that all of the requirements stated before be met, and the Preliminary Plat shall be approved for a one (1) 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 1 year, the Preliminary Plat shall be ruled null and void. The Commission, upon submittal and approval of a written request, may grant a 1-year extension on the approval of the Preliminary Plat.

Commissioner Crooks motioned to approve Preliminary Plat PP2020-03 with the stipulations outlined by City Staff. Commissioner Little seconded the motion. Preliminary Plat PP2020-03 was approved, 4-0

FINAL PLAT FOR FIRE STATION #123 – APPLICATION FP2020-03

Ms. Crow explained this application is for the same parcels that were in the Preliminary Plat just approved by the Commission. The parcels are located south of the vacated 191st Street and north of the newly constructed 191st Street. The utility providers are the same as Preliminary Plat PP2020-03. She stated City Staff and the City Engineer has reviewed the plans and had the following comments.

1. The monuments need to be shown on the final plat and it needs to be confirmed they have been set.
2. The City Engineer has indicated that the survey has not been reference to section corners. A minimum of three (3) are needed. The found property or right-of-way monuments need to be shown to indicate how the boundary was established. Due to this information missing, it does not appear to meet the Kansas Minimum Standards for Boundary Surveys.
3. The survey date appears to be incorrect.
4. A table indicating the lot area, setbacks and building envelopes has not been provided and there is a spelling error in the table provided.
5. The easements shown do not include a book and page. If the easement is proposed, it needs to be labeled as such and all existing easements be labeled with the book and page.
6. The last paragraph from the dedication can be removed.
7. The certificate with the Register of Deeds will be added upon filing the Final Plat with the Johnson County Records and Tax Administration.

8. The City engineer stated the land surveyor's certificate needs to be added.
9. The signature block for the City Engineer needs to be removed.
10. There is an ordinance (Ordinance No. 1073) noted on the Final Plat but no reference to how it affects the plat. Ms. Crow stated Ordinance No. 1073 vacates the right-of-way to the north and that description needs to be added to the Final Plat.
11. The Legend needs to be updated to reflect the actual abbreviations used in the Final Plat.

Mr. Morrison stated these changes have been made and will be submitted to the City soon for review. Chairperson Daley asked if the fire station will be replacing the station in the residential station in Edgerton. Chief Jerry Holly, JCFD1, stated it will not and both stations will serve Edgerton. Ms. Crow stated that was discussed at the City Council meeting as well and will be included in a Memorandum of Understanding between the City and JCFD1.

Ms. Crow explained City Staff does recommend approval of Final Plat FP2020-03 with the stipulations of the commencement of any improvements shall not occur prior to the approval and endorsement of the Final Plat by the Governing Body and the submittal and approval of construction plans for all streets, sidewalks, stormwater sewer, sanitary sewer, and water mains contained within the Final Plat. The property owner and/or developer shall work the City Staff to determine the best possible placement for a stormwater easement and shall dedicate said stormwater easement of the submitted Final Plat. The applicant shall meet all requirements of Recording a Final Plat as defined in Section 13.5 of the Edgerton Unified Development Code (UDC). The applicant shall meet all requirements of Financial Assurances as defined in Section 13.7 of the Edgerton UDC. All Final Plat requirements of the City stated before shall be met or addressed prior to recording of the Plat. The final stipulation is if the Final Plat is not recorded with the Johnson County Register of Deeds within 1 year after acceptance by the Governing Body, the plat will expire and the Commission's re-approval and re-acceptance by the Governing Body will be required.

Commissioner Crooks motioned to approve Final Plat FP2020-03 with the stipulations outlined by City Staff. Commissioner Lebakken seconded the motion. Final Plat FP2020-03 was approved with the stipulations, -0.

PUBLIC HEARING – FINAL SITE PLAN FOR FIRE STATION #123 – APPLICATION FS2020-09

Chairperson Daley introduced this project. Mr. Morrison stated the facades of the building will be masonry. The colors help define the different functions of the building. The yellow color bricks will be the functioning fire station, the white are the bays where the fire apparatuses will be located, and the red is the administration side of the building. He showed where the entrances will be on the building and showed the metal awnings over the doorways. Mr. Morrison said the four (4) overhead doors will have 2 rows of windows on the doors and translucent panels above the doors to allow daylight in. He explained there will be metal screening being used that City Staff has been able to see at another fire station Archimages designed in Wyandotte County. Ms. Crow inquired to where the metal façade was going to be. Mr. Morrison replied there was a design change, so the metal façade removed and the façade is now mostly glass and black masonry. Ms. Crow asked what the antenna looking items are on the west elevation. Mr. Morrison answered those items are the flag poles and look differently as they do on the north elevation.

Ms. Crow explained there are no access points to the parcels currently. There are 3 proposed access

points off 191st Street. The western most access point will be used for the entrance to the employee parking lot and for providing access to fire truck circling to the rear bay entrances. The eastern most access point will be used for the administration side of the building and visitors. The center access point is to be used by the fire apparatuses and provide quick access for the equipment in responding to emergency calls. Due to the use of fire apparatuses and equipment, this has led to a request of an access point of seventy-one (71) feet. Ms. Crow explained the City typically permits access points of thirty-six (36) feet. A memorandum requesting a deviation from the City's requirement has been provided and attached to the minutes. Ms. Crow said the turn radius shown in the plans is why the deviation is needed. Mr. Smith said this access point will only be used by the fire equipment and not standard traffic. To optimize access, each bay should have straight access to 191st Street without needing to turn. He explained JCFD1 wants their equipment to be able to get off 191st Street then back into the bays as to not stop traffic on 191st Street as well. The hammerhead off the center access point will allow this to happen. Mr. Morrison said trucks and other equipment will need to get onto 191st Street the quickest way possible, so it is best to allow each bay access to the street without needing to turn and jamming the access point. He explained Archimages has designed many stations and having the straight access is necessary for fire departments. Ms. Crow showed the Commissioners how each bay can go straight out to 191st Street and the hammerhead turn around area. Mr. Smith stated the hammerhead has been shortened in the new design. Ms. Crow stated City Staff supports the deviation and this is a special deviation request and is not open to all projects in Logistic Park Kansas City. Chairperson Daley clarified that nobody else will be using the center access point. Mr. Smith replied that is correct. He explained each access point and showed the Commission where each proposed access point to the different sides of the building is to be located. Ms. Crow said the east access point does allow access to the rear side of the bays. Mr. Morrison said it is most likely the equipment will be facing out in the front and rear of the building so a lot of equipment can be dispatched at once and not have to wait for other equipment to move. Commissioner Crooks inquired if any traffic lights will be installed. Ms. Crow replied a traffic study will be needed to see if there is a need for any lights. Commissioner Crooks asked if JCFD1 will use emergency traffic lights. Chief Holly answered the location is a low traffic area and the installation of any traffic lights has not been discussed. Ms. Crow inquired how JCFD1 determines if one is needed. Chief Holly replied it has not been required at this time due to the traffic volume. Mr. Morrison agreed with Chief Holly that the traffic does not warrant a traffic light at this time.

Ms. Crow explained the City Engineer has requested details for the connection to the City street and the curb cut needed to install the curb and gutter should not be any farther than two and a half (2.5) feet away from the back of the curb. Mr. Smith stated that has been corrected on updated plans.

Ms. Crow said City Staff also requested a photometric plan to be provided for review before the issuance of a building permit. The applicant has recently provided that to City Staff for review. City Staff will ensure it meets the requirements outlined in the UDC.

Ms. Crow stated City Staff has discussed the handicapped access and parking for the fire station. The sidewalks along Essex Street do not connect to 191st Street but will in the future. The accessible ramps on the north side of 191st Street should align with the sidewalks when it is extended along Essex Street. Ms. Crow said there are 4 proposed handicapped accessible parking stalls, 2 on the north side and 2 on the west side of the building. The applicant has stated the accessible route will go behind vehicles. The City Engineer has cited the United States Access Board and stated it is preferable that the accessible route does not pass behind any parked vehicles. The north stalls should be shifted to accommodate the accessible route going in front of all the vehicles. Mr. Morrison stated there are a few

options for relocating the spaces and that detail will be worked out with the City Engineer.

Ms. Crow explained City Staff has reviewed the proposed screening material and approves its use for this project. Ms. Crow stated City Staff will monitor the project during construction to ensure screening used meets all code requirements. This includes the trash enclosure and color renderings were provided to City Staff earlier in the day before the meeting. Mr. Smith pointed out the location of the trash enclosure on the Site Plan and Ms. Crow provided each Commissioner with a copy of the color renderings. The rendering has been attached to the minutes. Chairperson Daley inquired if a man door is required on the trash enclosure. Ms. Crow replied it is not required on L-P zoned parcels, but the Planning Commission can require it if desired. Ms. Crow explained the landscaping proposed meets the requirements of the UDC and City Staff will ensure it is maintained. Ms. Crow explained the City Engineer did have comments regarding the stormwater management report that was shared with the applicant and those comments will need to be addressed as well.

Chairperson Daley opened the public hearing. No public comment was made at this time. Commissioner Lebakken motioned to close the public hearing. The motion was seconded by Commissioner Little. The public hearing was closed, 4-0.

Chairperson Daley asked if parking stalls on the north will be reserved for the sheriff's office. Mr. Morrison replied it was an early proposed design and there will be an office they can use in the building, but the spaces will not be reserved. Chairperson Daley asked if ambulance will be on site. Chief Holly answered there will be 1 housed at this station. Chairperson Daley inquired how many people will be onsite. Chief Holly replied around fourteen (14) during the day and 4 to six (6) at night and will be built for potential growth of the department. Chairperson Daley inquired if the administration was moving from the station located in New Century. Chief Holly said yes and the station there will still be functional to serve that area.

Chief Holly asked if it is possible to get a variance for the landscaping. Ms. Crow replied typically a variance is not granted for the landscaping and the Planning Commission usually requires more than the UDC. If a variance is to be requested, it would have to go to the Board of Zoning Appeals. Chief Holly said he understands and there is not much landscaping at other stations and not a lot of maintenance needed at those stations.

Mr. Smith inquired about the sidewalk access across 191st Street. Ms. Crow answered the sidewalk being proposed will need to include ramps that align with the sidewalk along Essex Street. Mr. Smith stated typically there would need to be a place to go but there currently there is not sidewalks at the intersection of Essex Street and 191st Street. Ms. Crow explained the City is looking into extending that sidewalk to 191st Street and the location of the ramps will be coordinated with City Staff.

Mr. Smith said the location of the water line is still being discussed with Water 7. Ms. Crow inquired if the easements need to be relocated on the Final Plat. Mr. Smith replied it was drawn to provide leeway for the easements. The sanitary sewer and water line easement may be swapped but not relocate the easements. Chief Holly said there is a meeting with Water 7 currently in session where this is being discussed. Ms. Crow stated it should be resolved before the recording of the Final Plat and stressed that Water 7 will not allow landscaping in their easement. She inquired if crosswalk striping will be done across the center access point. Mr. Morrison replied that is not typical but can be done.

Ms. Crow said City Staff has 2 recommendations related to the application. She stated upon review of

additional documentation with the Commission, City Staff recommends approval of the driveway width deviation for FS2020-09, Final Site Plan for Fire Station #123. The approval of the deviation will be subject to any stipulations outlined before.

Commissioner Crooks motioned to approve deviation for the 71-foot access point width. Commissioner Lebakken seconded the motion. The access point deviation was approved, 4-0.

The second recommendation from City Staff is to approve Application FS2020-09 with the following stipulations:

1. The comments discussed with the Commission will need to be addressed.
2. The site plan, a scale map of proposed buildings, structures, parking areas, easements, roads and other City requirements (landscaping/berm plan, lighting plan, etc.) used in physical development, when approved by the Commission shall create an enforceable obligation to build and develop in accordance with all specifications and notation contained in the site plan instrument.
3. The owner, prior to the issuance of any development permit, shall sign all site plans and submit full size renderings to the City. A Final Site Plan filed for record shall indicate that the application shall perform all obligation and requirements contained therein and be signed by the owner.

Commissioner Crooks motioned to approve Final Site Plan FS2020-09 with the stipulations outlined by City Staff. The motion was seconded by Commissioner Little. Final Site Plan FS2020-09 was approved with stipulations, 4-0.

FUTURE MEETING

The next Planning Commission meeting is scheduled for November 10, 2020 at 7:00 PM.

ADJOURNMENT

Motion by Commissioner Little to adjourn the meeting, Commissioner Lebakken seconded. Motion was approved, 4-0. The meeting was adjourned at 7:46 PM.

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