

EDGERTON PLANNING COMMISSION AGENDA  
SPECIAL SESSION  
Edgerton City Hall  
April 19, 2016  
7:00 PM

1. Call meeting to order
2. Pledge of Allegiance
3. Roll Call
  - A. Members:

Chuck Davis, Chair	Present / Absent
Ron Conus, Vice-Chair	Present / Absent
Bob O'Neill	Present/ Absent
Maria O'Neill	Present/Absent
Andrea Lucero	Present/ Absent
Elliot Lahn	Present/Absent
Leslie Hardin	Present/Absent
Desi Goans	Present/ Absent
4. Minutes
  - A. Consideration of Regular Session Minutes of March 8, 2016
5. Guests Present
6. Communications from Staff
7. New Business

**TEMPORARY CONSTRUCTION ACTIVITIES**

- A. Consideration of Temporary Construction Activities for Edgerton Land Holding Company property located at the (31100 W 196<sup>th</sup> - Inland Port XXXIII) northwest of 196<sup>th</sup> and Waverly Road for the placement of a Concrete Batch Plant. Applicant: Edgerton Land Holding Company/Clayco Co., Inc.

Action requested: Receive comments and consider motion to approve or deny request.

**FINAL SITE PLAN – FS2016-04**

- B. Consideration of Final Site Plan, FS2016-04, requesting approval of a final site plan for Logistics Park Kansas City Phase IV, Second Plat, Lot 1 (IPXXXI) located 2000 feet west of 196<sup>th</sup> and Waverly Road (31800 W 196<sup>th</sup> Street), on a tract of land consisting of one (1) lots, containing approximately 21.781 acres. Applicant: John Thomas, Edgerton Land Holding Company. Engineer: Mick Slutter, Renaissance Infrastructure Consulting.

Action requested: Consider motion to approve, deny, or table.

9. Future Meeting – Regular meeting – May 10, 2016
10. Commissioners Comments
11. Adjournment:

EDGERTON COMMUNITY BUILDING  
PLANNING COMMISSION MEETING  
Regular Session  
March 8, 2016  
Minutes

Prior to the meeting, Desiree' Goans was sworn in as Planning Commissioner.

The Edgerton Planning Commission met in a regular session with Chair Davis 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 Chuck Davis, Ron Conus, Maria O'Neill, Bob O'Neill, Elliot Lahn, Leslie Hardin, and Desiree' Goans. Absent was: Andrea Lucero. Also present were Community Development Director Kenneth Cook and Recording Officer Debra Gragg.

The Recording Officer announced a quorum was present.

**MINUTES – January 12, 2016**

Approval of the minutes from the regular session of January 12, 2016 was considered.

Motion by Conus, seconded by B. O'Neill, to approve the minutes as presented. Motion was approved, 7-0.

**GUESTS**

Guests attending were: John Thomas and Patrick Robinson, Northpoint – LPKC; Mick Slutter and Chip Corcoran, Renaissance Infrastructure Consulting; David Hamby, city engineer - B G Consultants; and Charlie Troutner, Edgerton City Council.

**COMMUNICATIONS FROM STAFF**

Kenneth Cook introduced the Commissioners to Desi Goans, the newest member of the Planning Commission. Ms. Goans stated she is a four-year resident of the community and is the president of the elementary school PTO and member of Kiwanis. Ms. Goans was welcomed by the Commissioners.

**FINAL PLAT– FP-2016-01**

Final Plat, Case No. FP-2016-01, requesting approval of final plat for Logistics Park Kansas City Phase IV, 2<sup>nd</sup> Plat (IP IV – Harmon), located in the northwest corner of 196<sup>th</sup> and Waverly Road, on a tract of land consisting of four (4) lots, containing approximately 113.725 acres was considered. Applicant: John Thomas, Northpoint Development. Engineer: Mick Slutter, Renaissance Infrastructure Consulting (RIC)

Mr. Cook overviewed the site of Phase IV and tonight's cases. He informed the Commissioners the preliminary plat was approved in the latter part of 2014. He overviewed the changes since the preliminary plat was approved in regards to Tract A. He stated the applicant will re-submit an amended preliminary plat which will include an additional lot for property removed from the original Tract A. Mr. Cook noted the legal description does not appear to match the legal description along a shared property line.

Mr. Cook informed the Commissioners, the city will acquire easements for sanitary sewer connections through the northern sections. He noted the minor items will be addressed with the applicant. He stated staff recommends approval with the noted stipulations.

Motion by B. O'Neill, seconded by M. O'Neill, to approve the final plat, FP-2016-01, with the following stipulations: 1.) All Final Plat requirements of the City be met or addressed prior to recording of the plat; 2.) The commencement of any improvements shall not occur prior to the approval and endorsement of the final plat and the submittal to and approval of construction plans for all streets, sidewalks, storm water sewers, sanitary sewers, and water mains contained within the final plat by the Governing Body. Sanitary sewer drawings and specifications must be submitted to and approved by the City of Edgerton and Kansas Department of Health and Environment prior to the commencement of any improvements; 3.) A Public Improvement Inspection Fee, established by the Fee Schedule for the Unified Development Code, shall be submitted with the document of financial assurance as defined in Section 13.7 prior to the commencement of any improvements; 4.) The applicant shall meet all requirements of Recording a Final Plat as defined in Section 13.5 of the Edgerton Unified Development Code, including payment of excise tax; and 5.) The applicant shall meet all requirements of Financial Assurances as defined in Section 13.7 of the Edgerton Unified Development Code. Motion was approved 7-0.

#### **FINAL SITE PLAN (Amended) – FS2016-01**

Amended Final site plat, FS2016-01, requesting approval of an amended final site plan for Lot 4, Logistics Park Kansas City Southeast, 2<sup>nd</sup> Plat (IP XIV), located at 19451 Waverly Road, located in the northeast corner of 196<sup>th</sup> and Waverly Road, on a tract of land consisting of two (2) lots, containing approximately 51.059 acres, was considered. Applicant: John Thomas, Northpoint Development. Engineer: Mick Slutter, Renaissance Infrastructure Consulting.

The Community Development Director introduced the item. He noted this project is on the east side of Waverly Road and indicated the earlier approval (April 4, 2015) of the site plan was for a speculative site. He stated this all matched the original site plan. The Commission was informed that due to a potential tenant, changes may be needed to meet the needs, adding this site is currently under negotiation which includes the city, state of Kansas, and KCP&L among others. The Commissioners were informed if this negotiation is favorable, it is estimated there could be 1500 jobs at the site. It was noted the potential to eliminate some truck parking and add more individual parking stalls, noting this will still provide more parking spaces than required.

Mr. Cook stated one change requested is to create a truck court, secured with a fence and installation of a guard shack north of the northwest corner. In addition, Mr. Cook noted the applicant is requesting the consideration of allowing a driveway width of 64 feet for the truck entrance, with the installation of a 6' median for pedestrian refuge. The third amendment requests conversion of the truck dock and trailer storage area on the east side to expand employee parking spaces on the southern portion. It was also noted the Zoning Administrator can grant some exceptions. Mr. Cook noted an alternative landscape plan (to address the previously noted changes) is also requested.

Mr. Conus asked about the negative factors in allowing a wider truck entrance. David Hamby, city engineer stated it could confuse drivers. He distributed drawings of typical truck

movements and turning moves showing several diagrams with various radii. Mr. Hamby stated he believes a 36' throat will work, adding slightly larger would be acceptable.

Mr. Bob O'Neill stated favor with the wider entrance, adding vehicles would stay on the pavement and not cut through on the curb and grass.

Commissioner Lahn asked if a past request for wider entrance was denied.

Mr. Cook spoke about TSL's request and reviewed research about the wider entrances. He also noted there is no standard width. He stated 36' may be tight, adding the need to work with the applicant and tenant.

Mr. O'Neill asked about the current truck traffic flow. Mr. Robinson, Northpoint, stated approximately 650,000 trips in 2015.

Mr. Conus left at 7:47 p.m. and returned at 7:49 p.m.

Staff and Commissioners reviewed the area and anticipated truck/passenger/pedestrian movements.

Mr. Robinson stated he believes this is a valid request for deviation due to the tenant's needs.

Mr. Cook addressed some design modifications in regards to landscaping and fencing/berming along the right-of-way buffers for loading docks and future trailer parking area.

Mr. Consus inquired into the vehicle capacity. Staff and applicant spoke in regards to shift, carpools, transit, etc. for future employees

Commissioner Hardin left the meeting at 8:07 p.m.

A brief discussion regarding the inclusion of a fifth stipulation regarding allowing the width of the northeast corner entrance be increased as per applicant's request was entertained by the Commissioners.

Motion by B. O'Neill, seconded by Goans, to approve the amended site plan subject to the stipulations: 1.) All Site Plan requirements of the city shall be met as noted, particularly including a) submittal of photometric lighting plan in conformance with UDC especially with regard to maximum foot-candles at property line, b) construction plans for future public infrastructure be submitted and approved by the city. Any necessary permits obtained; c) all landscaping shall be maintained in good condition and plants shall be replaced when dead.; 2) All infrastructure requirements of the City shall be met; 3) All building permit and sign permit requirements of the city shall be met; 4) Applicant/Owner Obligation. The site plan, a scale map of proposed buildings, structures, parking areas, easements, roads and other city requirements (landscaping/berm plan, lighting plan) used in physical development, when approved by the Planning Commission shall create an enforceable obligation to build and develop in accordance with all specifications and notations contained in the site plan instrument. The applicant prior to the issuance of any development permit shall sign all site plans. A final site plan filed for record shall indicate that the applicant shall perform all obligations and requirements contained therein; and 5.) Staff to negotiate with applicant to design northeast corner truck entrance width of up to

64 feet.

Mr. Thomas stated he will continue to work with staff regarding the width allowances for the truck entrance for the location, as requested. Motion was approved, 6-0.

#### **FINAL SITE PLAN – FS2016-02**

Final Site Plan, FS2016-02, requesting approval of a final site plan for Lot 2, Logistics Park Kansas City Phase IV, 2<sup>nd</sup> Plat (IPXXXII), located in the northwest corner of 196<sup>th</sup> and Waverly Road (31450 W 196<sup>th</sup>), on a tract of land consisting of one (1) lot, containing approximately 36.336 acres was considered. Applicant: John Thomas, Northpoint Development. Engineer: Mick Slutter, Renaissance Infrastructure Consulting.

The Community Development Director overviewed this request for a 764,785 square foot warehouse on 36.336 acres. He spoke about the roadway truck circulation and landscaping, parking spaces, and access to 196<sup>th</sup> Street.

He spoke about comments from Rural Water District No. 7. Mr. Cook recommended approval of the request with the noted stipulations and addition of Water 7 comments under the design.

Motion by Lahn, seconded by M. O'Neill, to approve the final site plan with the following stipulations: 1.) All Site Plan requirements of the City shall be met as noted, particularly including: a) submittal of photometric lighting plan for Inland Port XXXII in conformance with UDC especially with regard to maximum foot-candles at property line; b) construction plans for future public infrastructure be submitted and approved by the city. Any necessary permits obtained; c) All landscaping shall be maintained in good condition and plants shall be replaced when dead; 2.) All infrastructure requirements of the city shall be met. 3.) All building permit and sign permit requirements of the city shall be met. 4.) Applicant Owner Obligation. The site plan, a scale map of proposed buildings, structures, parking areas, easements, roads and other city requirements (landscaping/berm plan, lighting plan) used in physical development, when approved by the Planning Commission shall create an enforceable obligation to build and develop in accordance with all specifications and notations contained in the site plan instrument. The applicant prior to issuance of any development permit shall sign all site plans. A final site plan filed for record shall indicate that the applicant shall perform all obligations and requirements contained therein; and 5.) Comments from Rural Water 7 shall be as noted: a) include existing water main in north right-of-way of 196<sup>th</sup>; b) include service and fire lines to connect to proposed water main; 3) submit drawings for review and approval for 16" water main continued from the 16-inch main that was constructed from Waverly Road to the Tank site at the southeast corner of this site; 4) detail provided with construction drawings for the fire line connection; 5) pump room details showing pumps, backflow preventer, etc. provided for review and approval by the district; 6) dedication of easement for proposed water line to be located as same on Lot 4 (10' wide easement north of and abutting the 15' utility easement); and 7) revise callout on onsite fire loop line (3.961 LF of 10" C900 PVC) to point to furthest east water line. Review fire line, service line and fire loop line callouts to ensure accuracy. Motion was approved, 6-0.

#### **FINAL SITE PLAN – FS2016-03**

Final site plan, FS2016-03, requesting approval of a final site plan for Lot 4, Logistics Park Kansas City Phase IV, 2<sup>nd</sup> Plat (IP XXXIII), located in the northwest corner of 196<sup>th</sup> and Waverly Road (31100 W 196<sup>th</sup>), located on tract of land consisting of one (1) lot, containing

approximately 46.552 acres was considered. Applicant: John Thomas, Northpoint Development. Engineer: Mick Slutter, Renaissance Infrastructure Consulting.

Mr. Cook indicated this request is similar to the previous final site plan. He spoke about a driveway aisle between lots 2 and 4, which should include a cross-access easement. He also noted the concerns for FS2016-02 were the same.

Mr. Davis commented that additional parking spaces need to be addressed by reconfiguration.

Motion by B. O'Neill, seconded by M.O'Neill, to approve the final site plan with the following stipulations: 1) all site plan requirements of the city shall be met as noted, particularly including: a) submittal of photometric lighting plan for Inland Port XXXIII in conformance with UDC especially with regard to maximum foot-candles at property line; b) construction plans for future public infrastructure be submitted and approved by the city. Any necessary permits obtained; c) all landscaping shall be maintained in good condition and plants shall be replaced when dead; 2.) All infrastructure requirements of the city shall be met; 3.) All building permit and sign permit requirements of the city shall be met; and 4.) Applicant/Owner Obligation. The site plan, a scale map of proposed buildings, structures, parking areas, easements, roads and other city requirements (landscaping/berm permit plan, lighting plan) used in physical development, when approved by the Planning Commission shall create an enforceable obligation to build and develop in accordance with all specifications and notations contained in the site plan instrument. The applicant prior to the issuance of any development permit shall sign all site plans. A final site plan filed for record shall indicate that the applicant shall perform all obligations and requirements contained therein. Motion was approved, 6-0.

#### **PUBLIC HEARING –Cont'd – UDCA-01**

A continued public hearing in regards to UDCA-01, Unified Development Code Amendment 01, pertaining to Article 3 in regards to use of acceptable building materials and accessory structures was considered. Applicant: City of Edgerton.

Chair Davis opened the hearing.

Mr. Cook indicated the research in this matter has been delayed.

Motion by Lahn, seconded by Goans, to continue this hearing to May 10, 2016. Motion was approved, 6-0.

#### **PUBLIC HEARING –Cont'd – UDCA-02**

A continued public hearing in regards to UDCA-02, Unified Development Code Amendment 02, pertaining to fencing standards, setback, and bulk and yard requirements was considered.

Chair Davis opened the hearing.

Motion by Goans, seconded by B. O'Neill, to continue this hearing to May 10, 2016. Motion was approved, 6-0.

#### **FUTURE MEETING – REGULAR MEETING APRIL 12, 2016**

Commissioners Bob O'Neill and Maria O'Neill announced they will be out of town and unavailable for the meeting.

**COMMISSIONERS COMMENTS**

No comments were provided.

**ADJOURNMENT**

Motion by Lahn, seconded by Goans, to adjourn the meeting. Motion by approved, 6-0.

The meeting adjourned at 8:53 p.m.

Submitted by:

Debra S. Gragg  
Recording Officer



Date: March 30, 2016  
To: Edgerton Planning Commission  
From: Kenneth Cook, AICP, CFM, Community Development Director  
Re: Consider Approval of Temporary Construction Activities at 31100 W 196<sup>th</sup> St., property located to the Northwest of 196<sup>th</sup> Street and Waverly Road.

### **BACKGROUND INFORMATION**

Chapter I, Article 9, Section 6.E of the Unified Development Code of the City of Edgerton, Kansas states that the Planning Commission is authorized to review and approve the use of property during times of construction, reconstruction, or adaptation to permit temporary living quarters for construction personnel, offices, buildings for storage, outdoor storage, machinery yards, portable concrete or asphalt mixing plants, sanitary facilities, and similar uses.

On previous occasions, the Edgerton Planning Commission has approved the use of certain property for construction-related activities associated with the BNSF Intermodal Facility and LPKC developments subject to the approval of staff and the following conditions:

1. Temporary living quarters are not permitted on-site unless prior authorization has been provided by the Planning Commission;
2. All occupied buildings shall have access to potable water from an approved water source;
3. All signage shall be placed pursuant to applicable sign regulations in Chapter 1, Article 12 of the Unified Development Code of the City of Edgerton;
4. All buildings, outdoor storage, machinery yards, and similar uses shall be able to be fully secured when not in use;
5. All vertical structures shall require a building permit pursuant to the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton prior to being occupied;
6. Contractors shall obtain all required permits pursuant to the Code of Regulations for Buildings and Construction, 2010 Edition or other applicable chapter of City Code;
7. Off-site impacts from on-site construction-related activities shall be minimized to the extent possible;
8. On-site Stormwater Management Plan shall be approved by City prior to the disturbance of land;
9. Land disturbance activities shall be done pursuant to Article 12 of the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton;
10. Contractors agree to address any issues that affect off-site properties or public rights-of-way or easements in a reasonable time period;
11. All blasting shall be done according to Article 13 of the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton;
12. Hours of operation shall be limited to from 7:00 am to 7:00 pm unless otherwise approved by staff;
13. Holding tanks shall be used in lieu of sanitary sewer service, and shall be permitted and inspected pursuant to the Johnson County Environmental Sanitary Code;
14. Portable concrete and asphalt plants shall be approved by staff prior to use on-site, and staff shall have the ability to establish reasonable requirements for their operation;
15. Property owner and/or general contractors shall provide City and emergency response agencies a copy of a site-specific Safety Action Plan; and

16. Property owner and/or general contractors shall provide a Construction Management Plan to the City.
17. Maintain a valid City of Edgerton Business License
18. Permission for temporary construction activities is granted for a period of three (3) years from date of approval by Edgerton Planning Commission

#### **MATTERS TO BE CONSIDERED**

On May 12, 2015 the Planning Commission considered a request for the construction of two temporary concrete batch plans located to the Southeast of 185<sup>th</sup> and Waverly Road and also a Lime Plant to the Northwest of 196<sup>th</sup> Street and Waverly Road. These requests were all approved with conditions. The property that is part of this current request is the same property that was approved for the Temporary Line Plant. The previous temporary construction activity was approved through June 1, 2016 and has already been removed from the site. The new concrete batch plant is being requested by the contractor that will be responsible for the construction of the adjacent building sites. The temporary concrete batch plant is being requested for the period in which they anticipate for the construction of the adjacent buildings and which would need approval through November 1, 2016.

The property located at the Northwest corner of 196<sup>th</sup> Street and Waverly Road is owned by Edgerton Land Holding Company, LLC. This is part of the property known as the Logistics Park Kansas City Phase IV area and which we have received Building Permit Applications for the construction of two buildings. The property has already received approval of a Final Plat and Final Site Plan and the concrete plant would be used for the construction of these structures. The City of Edgerton Planning Commission has previously granted authority for the use of this property for similar temporary construction activities.

Because this property is privately owned, staff required the property owner to make the official request to use the property for temporary construction activities as allowed in Chapter I, Article 9, Section 6.E of the Unified Development Code of the City of Edgerton, Kansas. A copy of this request is included.

#### **STAFF RECOMMENDATION**

Staff recommends approval of the use of property located in the vicinity of the Northwest corner of 196<sup>th</sup> Street and Waverly Road for construction-related activities pursuant to Chapter I, Article 9, Section 6.E of the Unified Development Code of the City of Edgerton, Kansas, by Clayco, Inc., Concrete Strategies, Inc., and Lottman Ready Mix, LLC for construction-related activities associated with the LPKC projects subject to the approval of staff and the following conditions:

1. Temporary living quarters are not permitted on-site unless prior authorization has been provided by the Planning Commission;
2. All occupied buildings shall have access to potable water from an approved water source;
3. All signage shall be placed pursuant to applicable sign regulations in Chapter 1, Article 12 of the Unified Development Code of the City of Edgerton;
4. All buildings, outdoor storage, machinery yards, and similar uses shall be able to be fully secured when not in use;
5. All vertical structures shall require a building permit pursuant to the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton prior to being occupied;
6. Contractors shall obtain all required permits pursuant to the Code of Regulations for Buildings and Construction, 2010 Edition or other applicable chapter of City Code;

7. Off-site impacts from on-site construction-related activities shall be minimized to the extent possible;
8. On-site Stormwater Management Plan shall be approved by City prior to the disturbance of land;
9. Land disturbance activities shall be done pursuant to Article 12 of the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton;
10. Contractors agree to address any issues that affect off-site properties or public rights-of-way or easements in a reasonable time period;
11. All blasting shall be done according to Article 13 of the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton;
12. Hours of operation shall be limited to from 7:00 am to 7:00 pm unless otherwise approved by staff;
13. Holding tanks shall be used in lieu of sanitary sewer service, and shall be permitted and inspected pursuant to the Johnson County Environmental Sanitary Code;
14. Portable concrete and asphalt plants shall be approved by staff prior to use on-site, and staff shall have the ability to establish reasonable requirements for their operation;
15. Property owner and/or general contractors shall provide City and emergency response agencies a copy of a site-specific Safety Action Plan; and
16. Property owner and/or general contractors shall provide a Construction Management Plan to the City.
17. Maintain a valid City of Edgerton Business License
18. Permission for temporary construction activities is granted for a period ending November 1, 2016.

## Kenneth Cook

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**From:** John Thomas <jthomas@northpointkc.com>  
**Sent:** Thursday, March 24, 2016 5:18 PM  
**To:** Kenneth Cook  
**Subject:** Temporary Concrete Batch Plant  
**Attachments:** Clayco Batch Plant Request.pdf

Kenny,

As we discussed, Clayco has requested to repurpose the Clarkson lime batch plant adjacent to Waverly Road (north of 196<sup>th</sup> St). They are requesting to set up a concrete batch plant that will be used to support the construction of IP XXXII and XXXIII, and potentially IP XXXI. Attached is Clayco's request and supporting documents. Please review and let me know if you need additional information.

We have a temporary use permit for Clarkson's lime batch plant. If this is required to go before the Planning Commission governing body, please let me know.

Sincerely,

**John Thomas** | Vice President of Development



NorthPoint Development  
d: [816.888.7640](tel:816.888.7640) | c: [913.748.5013](tel:913.748.5013)  
5015 NW Canal Street - Suite 200  
Riverside, MO 64150

[www.beyondthecontract.com](http://www.beyondthecontract.com)

**March 24, 2016**

Ms. Beth Linn  
City Administrator  
City of Edgerton  
404 East Nelson  
Edgerton, KS 66021

**RE: Inland Port XXXII & XXXIII  
Temporary Batch Plants Request**

Dear Ms. Linn,

This letter serves as request for the City's approval of Clayco, Inc., Concrete Strategies, Inc., and Lottman Ready Mix, LLC to set up temporary concrete batch plant operations at the existing Clarkson Construction Company batch plant – this area is depicted in the attached Proposed Site Plan. The proposed batch plants will be used solely for the construction of the NorthPoint Development Inland Port XXXII and Inland Port XXXIII projects, located at 31450 W 196<sup>th</sup> St and 31100 W. 196<sup>th</sup> St., respectively.

Clayco, Concrete Strategies, and Lottman Ready Mix respectfully request the City add this item to the Tuesday, April 12, 2016 Planning Commission session, and that the City recommend the approval of the referenced plants for temporary use through November 1, 2016. The site will be prepared and restored as stated below.

- Install silt fence around the perimeter of the batch plant site.
- Strip and stockpile topsoil.
- Prepare base of the site using 6" of 3" minus material capped with 3" of AB-3 material.
- Construct a concrete washout pit.
- Pour foundations for the concrete batch plants.
- Erect (2) concrete batch plants
- Upon completion of the project, the concrete foundations will be removed, and the voided area will be re-worked to match the Inland Port XXXIII site paving base sections.

We appreciate your consideration of this request and if we can be of further assistance, please contact us.

Respectfully,

**Clayco, Inc.**



**Adam Meyer**  
Project Engineer

**Attachments:**

Proposed Site Plan, Existing Site Plan, Batch Plants Layout Drawing, Con-E-Co batch Plant Specification, State of Kansas Batch Plant Construction and Operation Licenses, Sample Photos

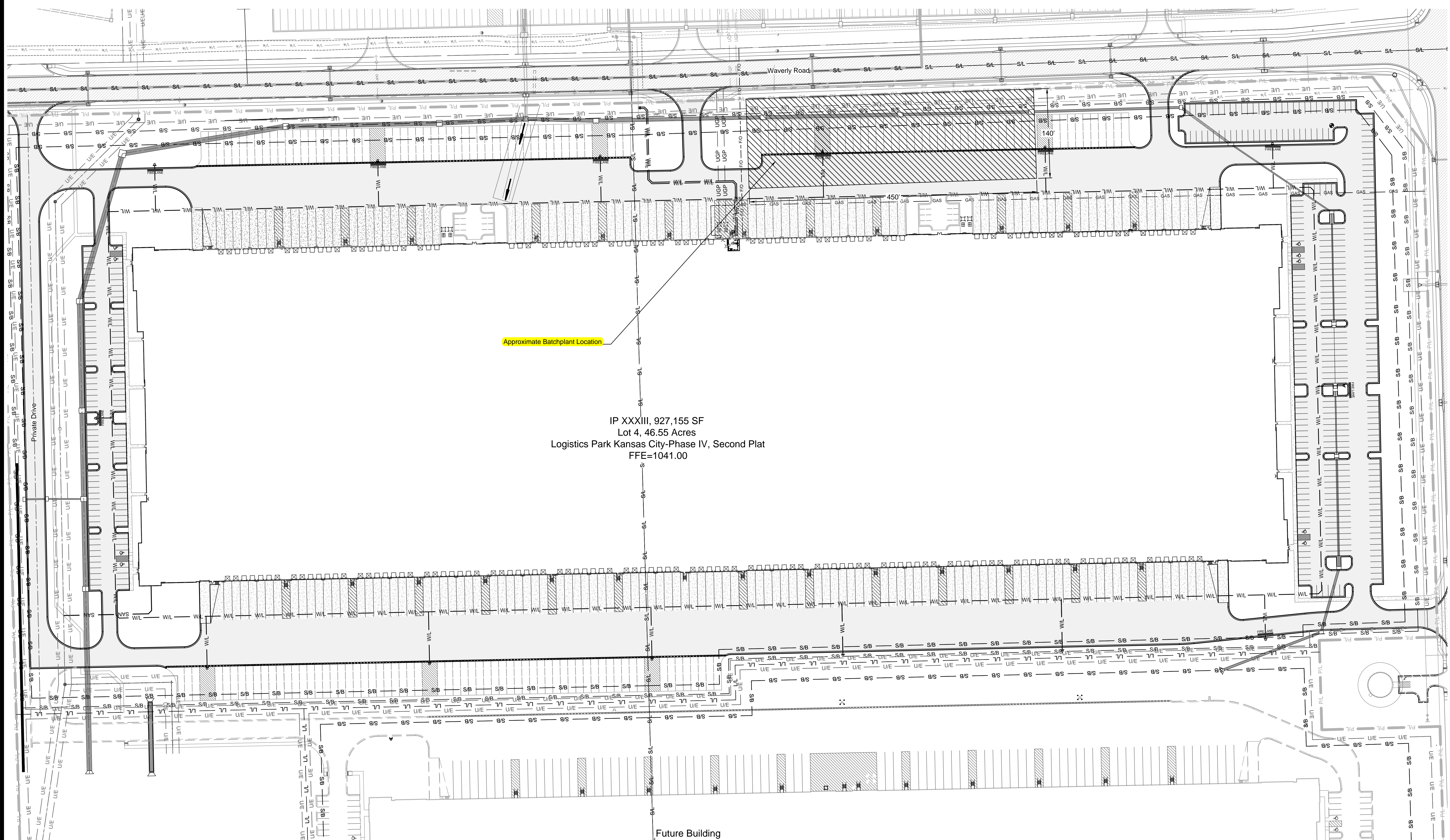
**CC:** John Thomas, NorthPoint Development  
Joe Vitale, Concrete Strategies, Inc.  
Shawn Lottman, Lottman Ready Mix, LLC



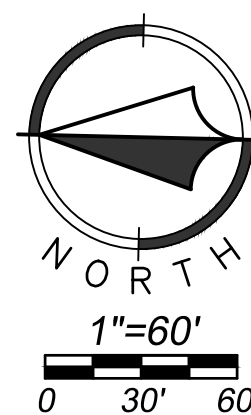




Mar 10, 2016 3:27pm  
R:\GIS\2016\16-0112 Inland Port\16-0112 FDPs.dwg



IP XXXIII, 927,155 SF  
Lot 4, 46.55 Acres  
Logistics Park Kansas City-Phase IV, Second Plat  
FFE=1041.00





**Renaissance**  
Infrastructure  
Consulting

5015 NW CANAL STREET, SUITE 100  
RIVERVIEW, MISSOURI 64150  
WWW.RIC-CONSULT.COM

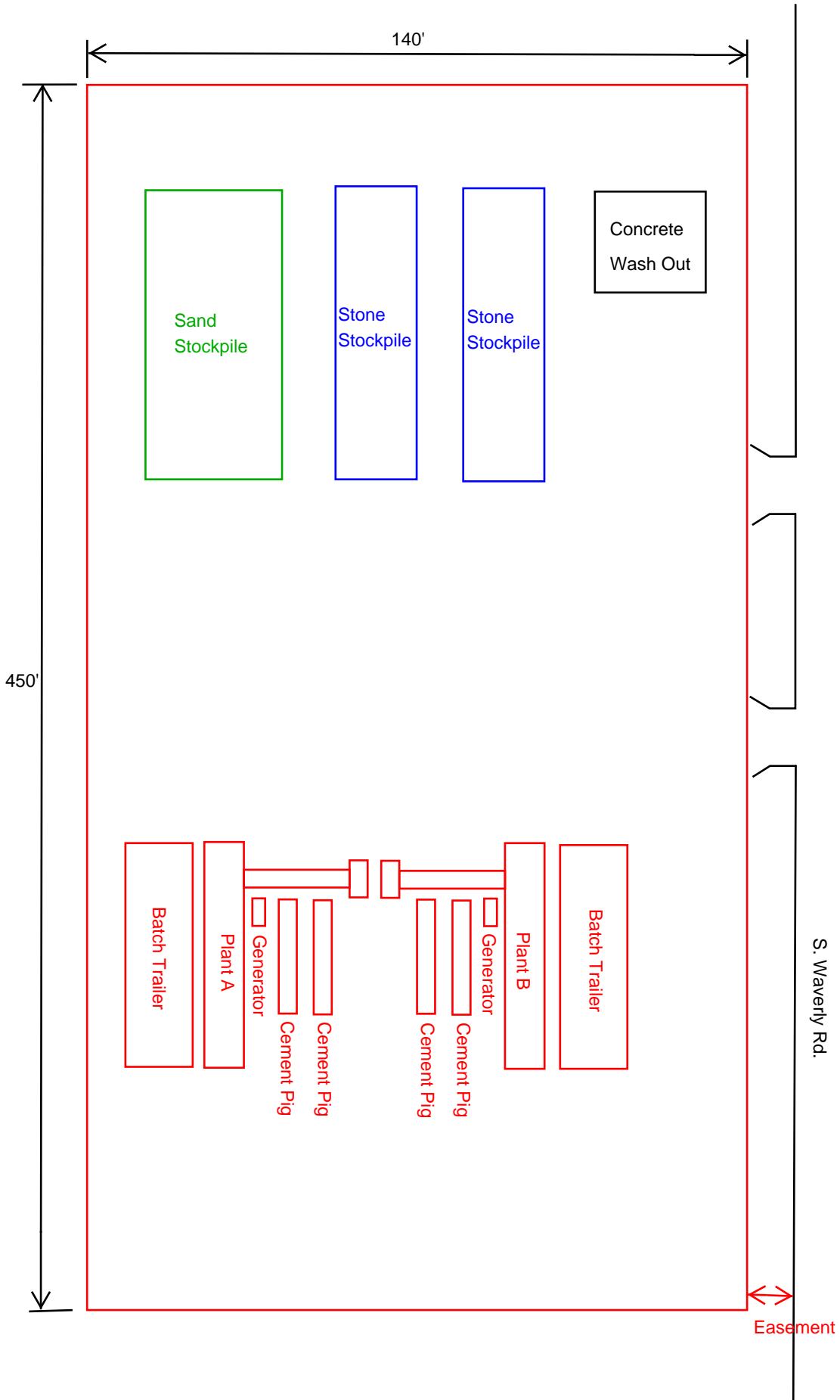
NO. BY: JWD  
DATE: 02/23/16

ORIGINAL SUBMITTAL  
REVISION

General layout

Final Development Plans  
16-0112  
Inland Port XXXIII







# CON-E-CO®

An Oshkosh Corporation Company

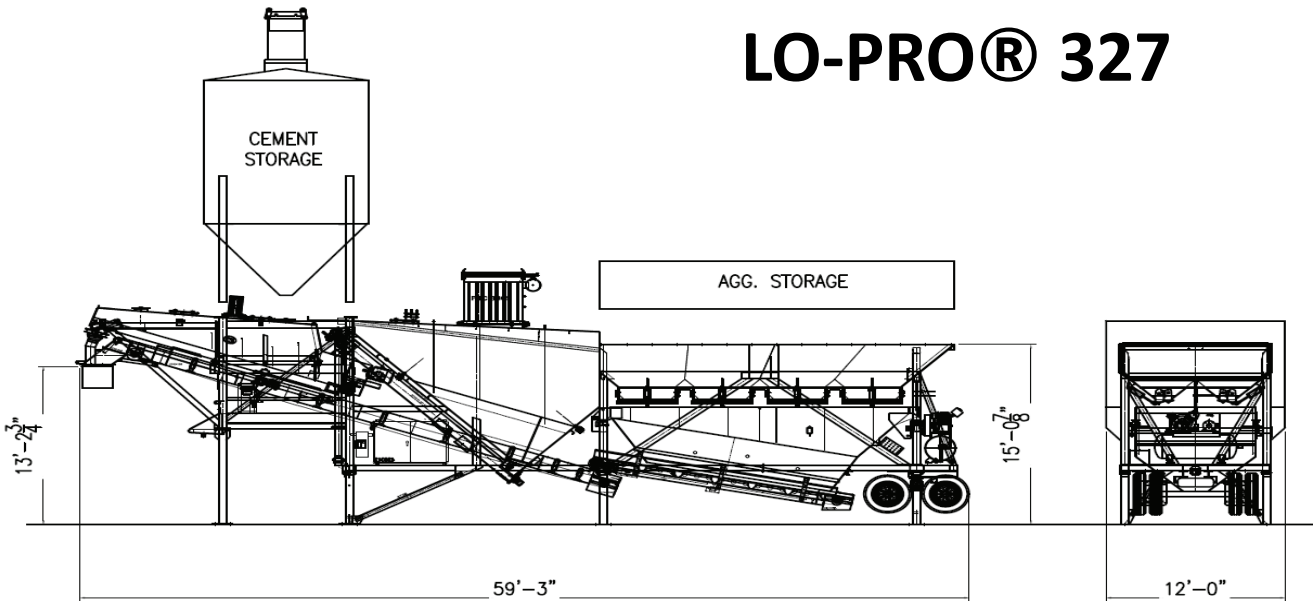


Optional  
Removable aggregate bin  
sides for a 13 foot  
charging height.

## LO-PRO® 327

concrete batch plant

# LO-PRO® 327



## SPECIFICATIONS

### PRODUCTION CAPACITY:

Theoretical Cycle Time - 2.5 to 3 minutes

### BATCHER CAPACITY:

Aggregate - 1 to 12 cubic yards (1 to 9.2 cubic meters)

Cement - 1 to 12 cubic yards (1 to 9.2 cubic meters)

Scales - Direct Load Cells

### AGGREGATE BATCHER CONVEYOR:

30" wide (762 mm), 15 horsepower drive.

### AGGREGATE DISCHARGE CONVEYOR:

30" wide (762 mm), 10 horsepower drive. Optional

36" (914 mm), 15 horsepower.

### CEMENT BATCHER RECIRCULATING SCREW:

14" diameter (360 mm), 15 horsepower.

### CEMENT FEEDER SCREWS:

Two 9" diameter (230 mm), 15 horsepower drive. Optional

12" diameter (300 mm), 20 horsepower.

### CEMENT AERATION:

5 horsepower, high volume, low pressure blower.

### OPTIONAL:

Main frame mounted central dust collector

### HIGH PRESSURE AIR COMPRESSOR:

10 horsepower, 120 gallon (0.45 cubic meters). Optional 15 or 20 horsepower, 120 gallon (0.45 cubic meters).

### ELECTRICAL:

460 volt, 3-phase with 120 VAC transformer for control voltage. All motors are TEFC. All motor circuit wiring protected by individual circuit breakers. Electrical components housed in NEMA steel enclosures. Wiring in conduit.

### BATCH CONTROL SYSTEM:

Semi-automatic cut-off of cement by presets on digital readouts. Push-Button for electric over air on gates. Optional fully automatic computerized batch control system.

### WATER METER:

3" diameter (77 mm) with up to 500 gallons (1,740 liters) per minute

### TRANSPORTATION SYSTEM:

Rear-mounted 36,000 lb. (16,330 kg) capacity tandem axle with eight (8) 22.5 tires, wheels, air brakes, heavy duty spring suspension, tail and brake lights, and fifth wheel rub plate with king pin.

### STORAGE BIN CAPACITIES:

AGGREGATE	HEAPED VOLUME
	43 to 80 cubic yards
	33 to 61 cubic meters

CEMENT I GROSS VOLUME
1,308 cubic feet
37 cubic meters

CEMENT II GROSS VOLUME
1,600 to 2,940 cubic feet
45 to 83 cubic meters

### DIMENSIONS:

Towing length.....	52'-5" (15,977 mm)
Towing height.....	14'-4" (4,369 mm)
Towing width.....	12'-0" (3,658 mm)
Empty weight, total.....	60,000 lbs. (24,948 kg)

### SHIPPING DIMENSIONS:

Length .....	61'-0" (18,593 mm)
Height .....	14'-4" (4,369 mm)
Width .....	12'-0" (3,658 mm)
Shipping Volume .....	10,490 cubic feet (297 cubic meters)

237 North 13th Street - Blair, Nebraska 68008 - 402-426-4181 - Fax 402-426-4180 - [www.con-e-co.com](http://www.con-e-co.com)

[sales@con-e-co.com](mailto:sales@con-e-co.com)

PROUD MEMBER OF



**CON-E-CO®**  
SOLID PRODUCTS. SOLID PERFORMANCE

WITH KDHE AUTHORIZED SIGNATURE, THIS DOCUMENT WILL SERVE AS THE FACILITY PERMIT. PLEASE READ CAREFULLY.



Kansas Department of Health and Environment – Bureau of Air  
1000 SW Jackson, Suite 310, Topeka, KS 66612

Phone: (785)296-1570 Fax: (785)291-3953

EXPEDITED Application for Construction and/or Operating Permit  
Concrete Batch Plant

**This form is for Concrete Batch Plants.** The facility shall submit this form, by mail or electronically to [BOApermit@kdheks.gov](mailto:BOApermit@kdheks.gov), along with any requested or pertinent additional information. Any notifications, reports, or documentation shall be submitted to the above address. Please specify the type of document(s) you are applying for:

- ☒ Construction Permit for a Concrete Batch Plant under K.A.R. 28-19-300  
☒ Class II Operating Permit for a Concrete Batch Plant under K.A.R. 28-19-540 and 541  
☐ Combined Construction and Class II Operating Permit

A Class II Operating Permit is required if the concrete batch plant capacity exceeds 210 yd<sup>3</sup>/hour for truck mix or 365 yd<sup>3</sup>/hour for central mix.

Please specify the type of permit you are applying for: ☒ Portable ☐ Stationary

I. **Facility Information**

Company Name: Lottman Ready Mix, LLC		Source ID number (leave blank if new):	
NAICS/SIC (primary codes): 327320 / 3273			
Source Location (for portable plants/facilities, please indicate the initial location below)			
Facility Name: Marshall Wind Energy Project			
Street Address: 2350 Limestone Road		County: Marshall	
City, State, Zip: Frankfort, KS 66427		Section, Township, 2, 3S, 9E Range:	
Mailing Address (if different)			
Street Address:		City, State, Zip:	
Contact Information			
Name: Chuck Molczyk		Telephone 402-793-5865 Number:	
Email: chuck@lottcarp.com		Fax 402-793-5133 Number:	
Permit fee included (see fee calculation form) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Please include facility/plant name on check.			

**For KDHE Office Use Only**

This application and documentation has been reviewed and the listed equipment (or equivalent) is approved and permitted for construction under K.A.R. 28-19-300, and/or operation under K.A.R. 28-19-540 and 541.

Source ID: 77700896

Permit Writer: Sophia Brunetti

C#: 13019 O#: 13020

Signature: Sophia Brunetti

D.O.: NEDO

Date: 8/5/2015

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II. Significant Applicable Requirements

- A. K.A.R. 28-19-13 Interference with enjoyment of life and property
- B. K.A.R. 28-19-20 Particulate matter emission limitation
- C. K.A.R. 28-19-31 Indirect heating equipment emission limitations
- D. K.A.R. 28-19-650(a) Opacity requirements
- E. K.A.R. 28-19-9(c) Time schedule for compliance *(for portable facilities only)*

III. Concrete Batch Plant Information

A. Emission Unit Information

Please specify information for emissions units for which this application is submitted.

220 Concrete Batch Plant Maximum Capacity (yd<sup>3</sup>/hour);  
*(Must be < 840 yd<sup>3</sup> to apply for an expedited permit.)*

☒ Truck Mix ☐ Central Mix

Power source ☐ Grid ☒ Engine

If power source is an engine, is the engine portable and/or the batch plant portable? ☒ Yes ☐ No  
*(Either the engine or the batch plant must be portable to apply for an expedited permit.)*

IV. Air Emission Limitations

- A. K.A.R. 28-19-650 limits opacity to 20% for sources constructed after January 1, 1971.
- B. K.A.R. 28-19-20 limits the quantity of particulate emissions from processing equipment in proportion to the rate at which materials are processed. The concrete batch plant is expected to comply with this regulation when operating according to **Section Class V Permit Conditions** and the manufacturer's specifications for the equipment.

V. Permit Requirements for Construction and Class II Operating Permits

A. Permit Conditions

1. Emissions shall be controlled at the truck mix loading by a baghouse if the capacity of a truck mix facility exceeds 160 cubic yards per hour. The baghouse shall be in place and continuously operating when the truck mix loading is in operation.
2. Emissions shall be controlled at the central mixer by a baghouse if the capacity of a central mix facility exceeds 290 cubic yards per hour. The baghouse shall be in place and continuously operating when the mixer is in operation.
3. If particulate control equipment is required above at items 1 and 2 of these permit conditions, a written air pollution control equipment maintenance plan shall be developed, implemented, and maintained to assure continued operation of the equipment consistent with the manufacturer's design efficiency as required in K.A.R. 28-19-501(d)(2).



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4. K.A.R. 28-19-650(a)(3) and K.A.R. 28-19-31(b)(2) limit opacity to 20%.
5. Particulate matter emissions from the concrete batch plant shall be limited by K.A.R. 28-19-20.
6. Particulate matter emissions from indirect heating equipment are limited by K.A.R. 28-19-31(a).

**VI. Facility-wide Notification, Recordkeeping, and Reporting**

- A. The owner or operator shall notify the Air Program Field Staff at the appropriate KDHE district or local office within 30 days of completing the installation and commencing operations of the concrete batch plant so that an evaluation may be conducted. Please see map located at <http://www.kdheks.gov/bar/download/AQDistrictMaps.pdf> to determine the contact information for the appropriate district or local office.
- B. The owner or operator shall maintain a log showing the date of all routine or other maintenance, malfunction or repair of the air pollution control equipment, the nature of the action taken on such date and any corrective action or preventative measures taken.
- C. If the facility has applied for a Class II Operating Permit on page 1 of this document, the following condition applies. In accordance with K.A.R. 28-19-546, Class II Operating Permits; Annual Emissions Inventory, the owner or operator shall submit all operating or relevant information to estimate actual emissions from the source for the preceding calendar year to KDHE. This information shall be submitted on forms provided or approved by KDHE. If forms and instructions have not been received 30 days prior to the date specified under K.A.R. 28-19-546 (April 1 each year, or the next business day, as of the date of this document), the owner or operator shall contact KDHE.
- D. All records shall be updated monthly, no later than the last day of the month following the month to which the records relate. All records must be located at the facility, whenever operating at that facility, for a minimum period of 2 years after the date of the record.

**VII. General Provisions**

- A. This document shall become void if the construction or modification has not commenced within 18 months of the effective date, or if the construction or modification is interrupted for a period of 18 months or longer.
- B. A construction permit or approval shall be issued by KDHE prior to commencing any construction or modification of equipment or processes which results in PTE increases equal to or greater than the thresholds specified at K.A.R. 28-19-300.
- C. Upon presentation of credentials and other documents as may be required by law, representatives of the KDHE (including authorized contractors of the KDHE) shall be allowed to:
  1. enter upon the premises where a regulated facility or activity is located or conducted or where records must be kept under conditions of this document;

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2. have access to and copy, at reasonable times, any records that must be kept under conditions of this document;
  3. inspect, at reasonable times, any facilities, equipment (including monitoring and control equipment), practices, or operations regulated or required under this document; and
  4. sample or monitor, at reasonable times, for the purposes of assuring compliance with this document or as otherwise authorized by the Secretary of the KDHE, any substances or parameters at any location.
- D. The emission unit or stationary source which is the subject of this document shall be operated in compliance with all applicable requirements of the Kansas Air Quality Act and the federal Clean Air Act.
- E. This document is subject to periodic review and amendment as deemed necessary to fulfill the intent and purpose of the Kansas Air Quality Statutes and Regulations.
- F. This document does not relieve the permittee of the obligation to obtain any approvals, permits, licenses, or documents of sanction which may be required by other federal, state, or local agencies.

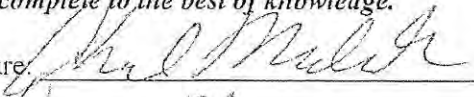
**PLEASE READ**

As provided for in K.S.A. 65-3008b(e), an owner or operator may request a hearing within 15 days after affirmations, modification or reversal of a permit decision pursuant to subsection (b) of K.S.A. 65-3008a. In the Request for Hearing, the owner or operator shall specify the provision of this act or rule and regulation allegedly violated, the facts constituting the alleged violation and secretary's intended action. Such a request must be submitted to: Director, Office of Administrative Hearings, 1020 S. Kansas Avenue, Topeka, Kansas 66612-1327. Failure to submit a timely request shall result in a waiver of the right to a hearing.

**CERTIFICATION**

If this application includes a Class II operating permit application, this form must be signed below by the **Responsible Official** as defined in K.A.R. 28-19-200. If only applying for a construction permit, a signature is required by an owner or operator, which may also be the Responsible Official. For a definition of responsible official, refer to K.A.R. 28-19-200.

*I certify that I have read and understand the above requirements and conditions applicable to my source/facility and that the above information and attachments provided in this document are true, accurate, and complete to the best of knowledge.*

Signature:  Date: 7-30-15  
Name: Chuck Molezyk Title: CFO

**CALCULATING PERMIT APPLICATION FEES FOR CONCRETE BATCH PLANTS**  
 These requirements are found at K.A.R. 28-19-304(b) and K.A.R. 28-19-545.

Facility Name: KOTTENBACH READY MIX, LLC

Source ID No: \_\_\_\_\_ (leave blank if a new facility)

**I. Calculate the construction permit application fee as follows:**

Estimated capital cost of the proposed activity for which the application is made, including the total cost of equipment and services to be capitalized.		Line 1	\$	750,00.00
Multiply by 0.05% (0.0005)			x	0.0005
Total		Line 2	\$	375.00
				0.05% of capital cost
Construction application fee	Line 3	\$	375.00	Minimum fee is \$100, maximum fee is \$4,000

**II. If a Class II operating permit is required, enter \$200.00 below for an Initial Class II operating permit.**

Class II operating permit application fee \$ 200.00 200.00 Initial Class II operating permit

Please pay this amount --> \$ 575.00

**III. Submit fee amount with your permit application. If you would like to pay by credit card, you may pay by phone by calling (785) 296-6024 or (785) 296-6423, or fill out the following information:**

Amount 575.00  
 Card Holder's Name CHARRLES PROCEZYS  
 Card Number \_\_\_\_\_  
 Expiration Date \_\_\_\_\_  
 Billing Address \_\_\_\_\_  
 Email Address CHUCK@KOTTENBACH.COM

A receipt will be emailed to you.

NOTE: INFORMATION SHOWN, INCLUDING PROPERTY BOUNDARY LINES, IS A GRAPHIC REPRESENTATION OF EXISTING AND PROPOSED FEATURES AND IS NOT BASED ON LAND SURVEY. ACTUAL PROPERTY BOUNDARY LINES AND EASEMENTS TO BE DETERMINED PRIOR TO CONSTRUCTION. ALL TURBINE, ACCESS ROAD, COLLECTION AND TRANSMISSION LINE LOCATIONS ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.

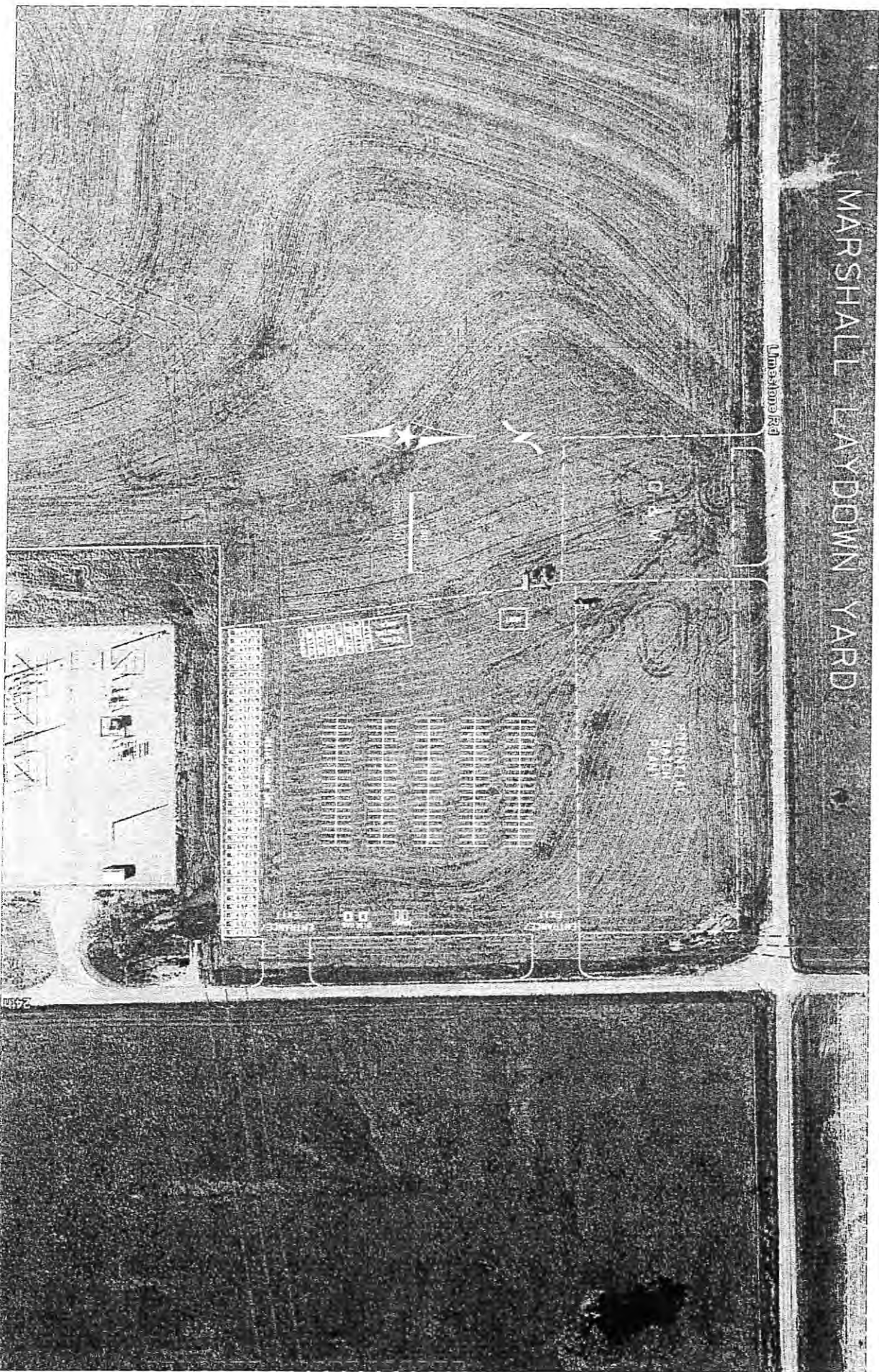
DATE	DIVISION		OFFICE
DESIGN TO		ENGINEER'S TAG	DESCRIPTION
SCALE 1" = 2000'		SHEET NO. 1	

READY  
MIX  
PUMP  
SITE



# MARSHALL LAYDOWN YARD

Umskyo R33



Limestone Road

Rock & Sand truck  
entrance & exit

Mixer truck & cement  
tanker entrance & exit

0.1 M

205'

2" Rival  
water line  
installed in

run off water  
slope not more  
than 1%

back up  
generator

remote loader

Sand

Rock

Plant

Batch Trail

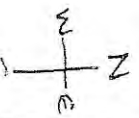
PIG

Water truck

Cement  
tanker

water pump  
(6000 gpm)

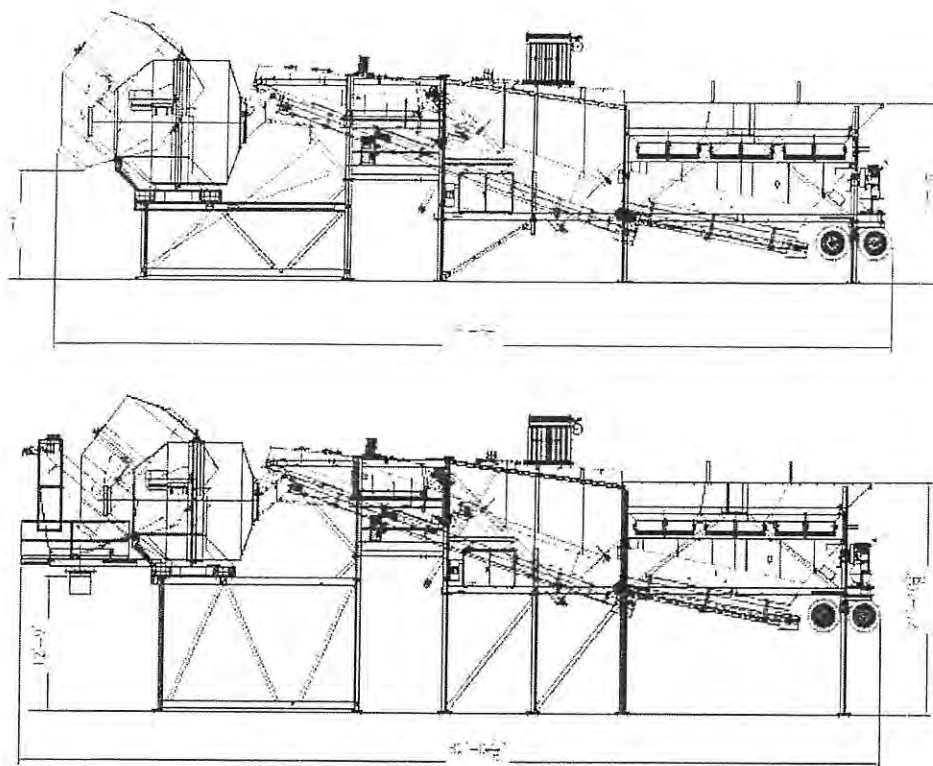
concrete  
truck



24 Road

10  
Foot

# LO-PRO® MODEL 327CM



## SPECIFICATIONS

### PRODUCTION CAPACITY:

Theoretical Cycle Time - 2.5 to 3 minutes

### BATCHER CAPACITY:

Aggregate - 1 to 12 cubic yards (1 to 9.2 cubic meters)

Cement - 1 to 12 cubic yards (1 to 9.2 cubic meters)

Scales - Direct Load Cells

### AGGREGATE BATCHER CONVEYOR:

36" wide (914 mm), 20 horsepower drive.

### AGGREGATE DISCHARGE CONVEYOR:

36" wide (914 mm), 30 horsepower drive.

### CEMENT BATCHER RECIRCULATING SCREW:

18" diameter (460 mm), 25 horsepower

### CEMENT FEEDER SCREWS:

Two 12" diameter (300 mm), 20 horsepower drive. Optional 9" diameter (228 mm), 15 horsepower

### CEMENT AERATION:

5 horsepower, high volume, low pressure blower.

### HIGH PRESSURE AIR COMPRESSOR:

10 horsepower, 120 gallon (0.45 cubic meters). Optional 15 or 20 horsepower, 120 gallon (0.45 cubic meters).

### ELECTRICAL:

460 volt, 3-phase with 120 VAC transformer for control voltage. All motors are TEFC. All motor circuit wiring protected by individual circuit breakers. Electrical components housed in NEMA steel enclosures. Wiring in conduit.

### BATCH CONTROL SYSTEM:

Semi-automatic cut-off of cement by presets on digital readouts. Push-button for electric over air on gates. Optional fully automatic computerized batch control system.

### WATER METER:

3" diameter (77 mm) with up to 500 gallons (1,740 liters) per minute.

### TRANSPORTATION SYSTEM:

Rear-mounted 36,000 lb. (16,330 kg) capacity tandem axle with eight (8) 255/70R 22.5 tires, wheels, air brakes heavy duty spring suspension, tail and brake lights, and fifth wheel rub plant with king pin.

### STORAGE BIN CAPACITIES:

AGGREGATE	HEAPED VOLUME
	43 to 83 cubic yards
	33 to 63 cubic meters
CEMENT I	GROSS VOLUME
	1,308 cubic feet
	37 cubic meters
CEMENT II	GROSS VOLUME
	1,600 to 2,940 cubic feet
	45 to 64 cubic meters

HORIZONTAL PLANE  
Z AXIS

SEE FOUNDATION CHART FOR  
"ALONG" & "ACROSS" THE  
PLANT NOTES.

SEE NOTE #8

SEE NOTE #8

EL. 100.00'

PJ980D

WATER W/O. PIPE

10" DIA. STEEL PIPE

P.R. VALVE W/MANHOLE UD

FILTER VENT P.C. 3005

CEM. HGT. &  
LOW BIN SIGNALS

327 BBL. CEMENT

43 CU. YD. TOTAL

AGGREGATE STORAGE

HYDRAUL.  
RAISE/LX  
AGG. BKT

REAR C

10HP WATER PUMP

HYDRAULIC SELF ERECT  
W/FRONT/REAR CYLINDERS,  
& BATCHER REAR LIFT  
17'-0"

21'-0"

6'-6"

A

A

SEE NOTE #9  
HEIGHT BY CUSTOMER  
IF REQUIRED

COL. A1F (N.S.)  
COL. A2F (F.S.)

COL. A1A (N.S.)  
COL. A2A (F.S.)

SIDE ELEVATION

COL. A1C (N.S.)  
COL. A2C (F.S.)

COL. A1E (N.S.)  
COL. A2E (F.S.)

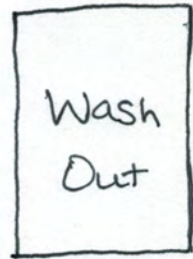
ELECTRICAL SERVICE  
& MAIN (FR. SIDE)

10'





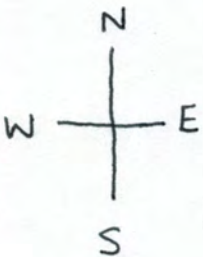
140'



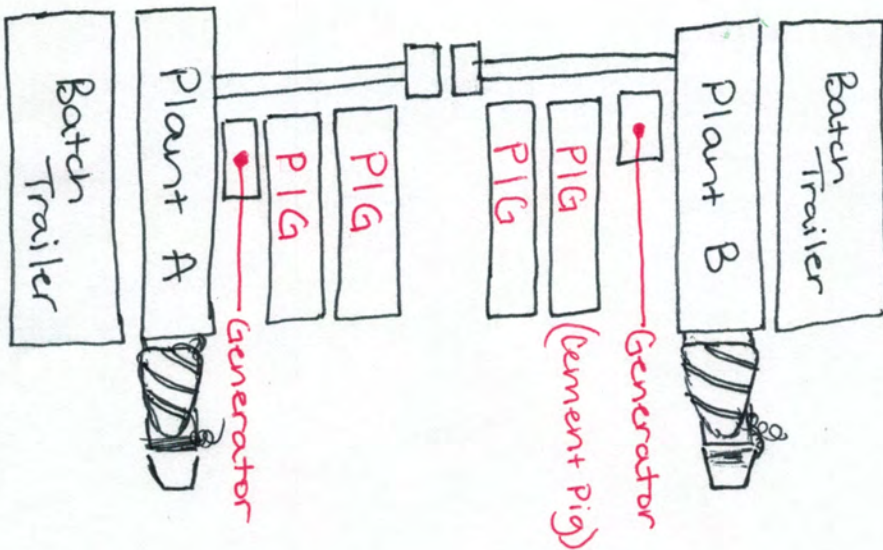
entrance

entrance

South Waverly Rd.



450'



Inland Port Building 31+32  
30901 W. 191<sup>st</sup> St  
Edgerton, KS 66021