

EDGERTON PLANNING COMMISSION AGENDA  
REGULAR SESSION  
Edgerton City Hall  
September 13, 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
Desiree Goans	Present/ Absent
4. Minutes
  - A. Consideration of Regular Session Minutes of August 9, 2016
5. Guests Present
6. Communications from Staff
7. Old Business

**PUBLIC HEARING – Cont'd – PRELIMINARY PLAT PP2016-03**

- A. Consideration of re-opening a public hearing in regards to Preliminary Plat Application, PP2016-03, requesting approval of a preliminary plat for Logistics Park Kansas City Phase III, First Plat, located south of 191<sup>st</sup> Street, east of Four Corners Road, a part of the northeast quarter of Section 4, Township 15S, Range 24 East, containing approximately 105.27 acres, more or less. Owner/Applicant: Edgerton Land Holding Company, LLC. Engineer: Renaissance Infrastructure Consulting.

Action requested: Re-open the public hearing, receive comments, and consider motion to continue public hearing.

**PUBLIC HEARING – Cont'd – PRELIMINARY SITE PLAN PS2016-03**

- B.. Consideration of re-opening a public hearing in regards to Preliminary Site Plan Application, PS2016-03, requesting approval of a preliminary site plan for Logistics Park Kansas City, Phase III, First Plat, located east of Waverly Road, south of 183<sup>rd</sup> Street, containing two (2) lots within the west half of the northwest quarter of Section 35, Township 14 South, Range 22 East containing approximately 105.27 acres, more or less. Owner/Applicant: Edgerton Land Holding Company, LLC. Engineer: Renaissance Infrastructure Consulting.

Action requested: Re-open the public hearing, receive comments, and consider motion to continue the public hearing.

**PUBLIC HEARING- Cont'd - UNIFIED DEVELOPMENT CODE AMENDMENT**

- C. Consideration of re-opening a public hearing in regards to UDCA2015-02, Unified Development Code Amendment 02, pertaining to fencing standards, setback, and bulk and yard requirements. Applicant: City of Edgerton.

Action requested: Re-open public hearing, receive comments, and consider motion to continue public hearing.

**PUBLIC HEARING – Cont'd UNIFIED DEVELOPMENT CODE AMENDMENT**

- D. Consideration of re-opening a public hearing in regards to UDCA2016-01, Unified Development Code Amendment 01, pertaining to Article 9 regarding building permit requirements, accessory structures, fences, and short –term special uses and events. Applicant: City of Edgerton.

Action requested: Re-open public hearing, consider comments, and consider motion to continue public hearing.

- 8. Future Meeting – Regular meeting – October 11, 2016
- 9. Commissioners Comments
- 10. Adjournment of Regular Session

EDGERTON COMMUNITY BUILDING  
PLANNING COMMISSION MEETING  
Regular Session  
August 9, 2016  
Minutes

The Edgerton Planning Commission met in 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, and Desiree' Goans. Absent were: Elliott Lahn, Leslie Hardin, and Andrea Lucero. Also present were Community Development Director Kenneth Cook, City Administrator Beth Linn, City Engineer David Hamby and Recording Officer Debra Gragg.

The Recording Officer announced a quorum was present.

**MINUTES**

Minutes of July 12, 2016 were considered.

Motion by B. O'Neill, seconded by M. O'Neill, to approve the minutes as published. Motion was approved, 5-0.

**GUESTS**

No introductions made.

**COMMUNICATIONS**

The Community Development Director announced that Waverly Road and new bridge are now open. He noted most of the items associated with the improvement are complete. He indicated 196<sup>th</sup> Street will be complete soon, adding this roadway leads to LPKC Inland Port projects XXXI, XXXII, and XXXIII.

Mr. Cook also informed the Commissioners that Triumph, an aerospace manufacturing company, is locating within LPKC.

**AMENDED FINAL SITE PLAN – FS2016-05**

Amended final site plan, FS2016-05, requesting approval of an amendment to approved Final Site Plan S-11-18-2014 from December, 2013 for property located at 30650 West 191<sup>st</sup> Street, in Section 35, Township 14, Range 22 located approximately .2 miles east of Waverly Road on the north side of 191<sup>st</sup> Street containing 20 acres, more or less, was considered. Applicant: Derek Kenneman, J. B. Hunt, LLC. Engineer: Michael R. Osbourne, Kaw Valley Engineering.

Mr. Cook stated staff's report remained the same as from last month, but noted staff's recommendation was tweaked should the Planning Commission approve the request.

Mr. Cook addressed items addressed since last month's consideration. He noted Fire District No. 1 indicated the need for installation of fire hydrants.

He also addressed the response from the City Attorney regarding exceptions. He noted the City Attorney indicated there are no restrictions in the LP district regarding use of cargo containers for structures. Mr. Cook noted the City Attorney stated the Planning Commission can approve exceptions based upon exterior materials.

Mr. Conus stated, at the last meeting, the plans submitted were not drawn to scale, which are required under the Code. He questioned if that should be required. Mr. Cook stated yes, it would be best and required.

Ms. Linn indicated Stipulation 1 requires all requirements of the City shall be met.

Lynn Boyd, J. B. Hunt Transport, LLC, thanked the Planning Commissioners for their patience and noted he and his company representatives are working on getting matters back on track. He discussed the modular building, and noted representatives are working with the building inspector for the drawings. He overviewed the exterior finish. He stated when complete, the structure will be sounder than a conventional build structure. He noted it will not appear as a cargo container. He also added when complete, it should comply with all requirements.

Mr. Boyd indicated the two fire hydrants for the fire line will be constructed as required by the Fire District.

Mr. Boyd asked for conditional approval for its request for use of the containers, and for the plans for the fire line by Water 7 and Fire District No. 1. He also briefly discussed the landscaping and noted they would be agreeable to requests.

Mr. O'Neill asked Mr. Boyd if his company had other units similar to the one here. Mr. Boyd indicated there are five or six on railroad property; one being in Alliance, TX.

Mr. O'Neill stated he was not sure how the landscaping would work on concrete.

Ms. Goans questioned staff about other applicant requests for use of cargo containers for construction. Mr. Cook and Ms. Linn overviewed past requests.

Mr. Boyd informed the Planning Commission the updated drawings would be to scale.

Mr. Conus asked about past approval of waivers. Staff addressed.

Discussion ensued regarding use of containers as a base for storage/room structure.

Mr. Davis talked about roll-up doors to replace the swing doors.

Motion by Conus, seconded by B. O'Neill, to approve the request with the following stipulations: 1.) All Site Plan requirements of the City shall be met as noted, particularly including: a) Construction plans for future public infrastructure be submitted and approved by the City or Water District 7. Any necessary permits obtained. b) 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.) Replace the swing doors with roll-up doors. Vote on the motion - YEA: Conus, Davis, B. O'Neill; M.O'Neill. NAY: Goans. Motion was approved, 4-1.

**PUBLIC HEARING – PRELIMINARY PLAT PP2016-03**

A public hearing in regards to Preliminary Plat Application, PP2016-03, requesting approval of a preliminary plat for Logistics Park Kansas City Phase III, First Plat, located south of 191<sup>st</sup> Street, east of Four Corners Road, a part of the northeast quarter of Section 4, Township 15S, Range 24 East, containing approximately 105.27 acres, more or less, was considered. Owner/Applicant: Edgerton Land Holding Company, LLC. Engineer: Renaissance Infrastructure Consulting.

Mr. Cook talked about issues involving this project in regards to potential removal of Four Corners Road, sidewalks and pedestrian access. He informed the Commissioners the applicant has requested the preliminary plat and preliminary site plan be tabled until the September meeting.

The public hearing was opened.

Motion by Goans, seconded by Conus, table the public hearing.

Motion was modified by Goans, seconded by Conus, to table the hearing until September 13, 2016 at 7:00 p.m. at City Hall. Motion was approved, 5-0.

**PUBLIC HEARING - FINAL SITE PLAN, PS2016-03**

A public hearing in regards to Preliminary Site Plan Application, PS2016-03, requesting approval of a preliminary site plan for Logistics Park Kansas City, Phase III, First Plat, located east of Waverly Road, south of 183<sup>rd</sup> Street, containing two (2) lots within the west half of the northwest quarter of Section 35, Township 14 South, Range 22 East containing approximately 105.27 acres, more or less, was considered. Applicant: Edgerton Land Holding Company, LLC. Engineer: Renaissance Infrastructure Consulting.

Motion by Goans, seconded by B.O'Neill, to table the public hearing until September 13, 2016 p.m. at 7:00 p.m. at City Hall. Motion was approved, 5-0.

**PUBLIC HEARING – UNIFIED DEVELOPMENT CODE AMENDMENT – UDCA2015-01**

The public hearing, continued from July 12, 2016, in regards to UDCA2015-01, Unified Development Code Amendment 01, pertaining to Article 3 in regards to use of acceptable building materials and accessory structures. Applicant: City of Edgerton.

Chair Davis opened the hearing.

The Community Development Director addressed the reasoning for the amendment and talked about the current moratorium. He spoke about the duties of the Board of Zoning Appeals (BZA) in regards to exceptions. Discussion regarding differences between exception and variance was had. It was noted variances are usually a last option.

Motion by M. O'Neill, seconded by B. O'Neill, to close the hearing. Motion was approved, 5-0.

Motion by Conus, seconded by B. O'Neill, to approve the residential language of building material and 8.3 exception of BZA. Motion was approved, 5-0.

Mr. Cook informed the Commissioners the matter would be placed on the August 25, 2016 Council agenda.

**PUBLIC HEARING – UNIFIED DEVELOPMENT CODE AMENDMENT**

A public hearing, continued from July 12, 2016, in regards to UDCA2015-02, Unified Development Code Amendment 02, pertaining to fencing standards, setback, and bulk and yard requirements was considered. Applicant: City of Edgerton.

Chair Davis opened the hearing.

Motion by B. O'Neill, seconded by M. O'Neill, to table the hearing to September 13, 2016 at 7:00 p.m. at City Hall. Motion was approved, 5-0.

**PUBLIC HEARING – UNIFIED DEVELOPMENT CODE AMENDMENT**

A public hearing, continued from July 12, 2016, in regards to UDCA2016-01, Unified Development Code Amendment 01, pertaining to Article 9 regarding building permit requirements, accessory structures, fences, and short-term special uses and permits was considered. Applicant: City of Edgerton.

Chair Davis opened the hearing.

Motion by B. O'Neill, seconded by Conus, to table the hearing to September 13, 2016. Motion was approved, 5-0.

**DISCUSSION – COMMISSION REQUEST**

Discussion in regards to residential/commercial use facilities (C-1 mixed uses) and function which could reside within the same facility was not considered. It was the consensus to roll this item over to the consultant.

**OTHER COMMENTS**

Mayor Roberts asked for opinions about the use of storage containers for construction materials within the Logistics Park.

Mr. Davis asked the Community Development Director about the status of TSL. Mr. Cook responded that almost all of the parking area is paved, adding all container and chassis are on hard surface.

Mr. Cook also noted that Arrowhead is making progress.

**ADJOURNMENT**

Motion by Goans, seconded by M. O'Neill, to adjourn. The motion was approved, 5-0.

The meeting adjourned at 9:40 p.m.

Submitted by:

Debra S. Gragg  
Recording Officer

Date: September 7, 2016  
To: Edgerton Planning Commission  
From: Kenneth Cook, AICP, CFM, Community Development Director  
Re: Kansas American Planning Association Meeting

The Kansas Chapter of the American Planning Association is preparing to have its next annual meeting in Lawrence on October 5-7, 2016. As part of this conference, the chapter has also put together a program for training Planning Commissioners that is scheduled to occur on Friday, October 7. While I understand that a training session occurring on a Friday may not work for everyone's schedule, the City would be more than willing to pay for any Planning Commissioners interested in attending this training. Attached to this memo is a schedule of training sessions that would be included. Please look at your schedules and let me know if you would like to attend this training and I would be more than happy to get you registered. Please let me know if you have any questions.



**Planning Commissioner Training**  
Options of registering for half day training or whole day

October 7, Friday

7:00 - 8:00 a.m.	Registration Starts - Mix & Mingle			
8:00 - 8:45 a.m.	<b>Planning Commissioner Training Bonus</b> for Experienced Planning Commissioners & Open to Planners: What Makes a Great Staff Report? What Stands in the Way of Greatness?			
8:45 - 9:00 a.m.	Break			
9:00 – 12: 00 p.m.	<b>Planning Commissioner Training</b> – Overview on Being a Planning Commissioner, Knowing Your Way Around, Working Together, Plus Advice from Experienced Planning Commissioners			
12:00 - 1:15 p.m.	Lunch/Planning Awards Ceremony			
1:15 - 1:30 p.m.	Break – After lunch – Planning Commissioners should feel free to go to the Walking Tour for Planning Commissioners or attend any of the other general sessions they find interesting. The Leadership Training Session does require pre-registration but no additional fee.			
	Session 1	Session 2	Session 3	Walking Tour
1:30 - 3:00 p.m.	Visualization and Simulation for Urban Planning	LAW Session: Tribal Water Law and Policy (CM 1.50)	Conference Theme, Deep Dive and Case Study: Leadership Training by the Kansas Leadership Center - Why Intervening Skillfully Matters, The Mission 'Driveway Tax'	1:30 - 3:00 p.m. <b>For Planning Commissioners</b> - Walking Tour, The Basics of Sustainability and Examples in Action on the KU Campus
3:00 - 3:15 p.m.	Break	Break	Break	
3:15 - 4:45 p.m.	ETHICS Session & Deep Dive: Queer and the Conversation - The Ethics of Inclusion	Case Study: Pedestrian and Bicycle Planning Best Practices: Moving from Plans to Projects, Topeka Pedestrian Plan, Safe Routes to School Partnerships	Taxation Policies and Financing Streets and Maintenance	

Date: September 7, 2016  
To: Edgerton Planning Commission  
From: Kenneth Cook, AICP, CFM, Community Development Director  
Re: Kansas American Planning Association Meeting

The Kansas Chapter of the American Planning Association is preparing to have its next annual meeting in Lawrence on October 5-7, 2016. As part of this conference, the chapter has also put together a program for training Planning Commissioners that is scheduled to occur on Friday, October 7. While I understand that a training session occurring on a Friday may not work for everyone's schedule, the City would be more than willing to pay for any Planning Commissioners interested in attending this training. Attached to this memo is a schedule of training sessions that would be included. Please look at your schedules and let me know if you would like to attend this training and I would be more than happy to get you registered. Please let me know if you have any questions.

Date: September 7, 2016  
To: Edgerton Planning Commission  
From: Kenneth Cook, AICP, CFM, Community Development Director  
Re: PS2016-03 & PP2016-03

**BACKGROUND INFORMATION**

Public hearings on the Preliminary Plat and Preliminary Site Plan were published for the Planning Commission's August 9, 2016 meeting. Prior to this meeting, staff met with the applicant and it was determined that additional discussions needed to occur on a few items and that tabling the requests would allow for the applicant and the City to consider how portions of the proposed project would fit in with the currently approved plan of finance for Logistics Park Kansas City. The applicant and staff have continued these discussions and are again requesting that these items be tabled until the Planning Commission's October meeting. While the tabling of these items will allow for some additional discussions to occur, the applicant has also agreed that it is important for the Planning Commission to be able to use time at its September meeting to hold a joint work session with the City Council to discuss possible updates to the Commercial District regulations and Sign Code in the Unified Development Code.

**STAFF RECOMMENDATION**

Staff recommends that cases PS2016-03 and PP2016-03 be tabled until the next regularly scheduled Planning Commission meeting of October 11, 2016