

EDGERTON PLANNING COMMISSION AGENDA
REGULAR SESSION
Edgerton City Hall
April 11, 2017
7:00 PM

1. Call Meeting to Order
2. Pledge of Allegiance
3. Roll Call
4. Election of Vice-Chair
5. Consent Agenda
(Consent Agenda items will be acted upon by one motion unless a Planning Commissioner requests an item be removed for discussion and separate action)

MINUTES

- A. Consideration of Regular Session Minutes of March 14, 2017
6. New Business

PUBLIC HEARING – REZONING, 183RD ST. AND MONTROSE ST.– ZA2017-02

- A. Consideration of opening a public hearing in regards to application submitted for the rezoning of property from Johnson County RUR to City of Edgerton L-P (Logistics Park) located in the southeast quadrant of 183rd and Montrose Street, containing approximately 79.359 acres, more or less. Applicant: ELHC, LLC. Engineer: Renaissance Infrastructure Consulting.

Action requested: Consider motion to close or continue the hearing. Consider motion to recommend approval or denial to the Governing Body.

PUBLIC HEARING – PRELIMINARY PLAT, 183RD AND MONTROSE ST. – PP2017-02

- B. Consideration of opening a public hearing in regards to Preliminary Plat Application, PP2017-02, requesting approval of a preliminary plat for Logistics Park Kansas City Phase VI, Second Plat, located south of 183rd Street, east of Montrose, a part of the northwest quarter of Section 35, Township 14S, Range 22 East, consisting of two (2) lots, containing approximately 79.359 acres, more or less. Owner/Applicant: Edgerton Land Holding Company, LLC. Engineer: Renaissance Infrastructure Consulting.

Action requested: Open the public hearing, receive comments, and consider motion to close or continue. Consider motion to approve or deny preliminary plat.

PUBLIC HEARING – PRELIMINARY SITE PLAN, 183rd AND MONTROSE ST. - PS2017-02

- C. Consideration of opening a public hearing in regards to Preliminary Site Plan Application, PS2017-02, requesting approval of a preliminary site plan for Logistics Park Kansas City, Phase VI, Second Plat, located south of 183rd Street, east of Montrose, a part of the northwest quarter of Section 35, Township 14S, Range 22 East, consisting of two (2) lots, containing approximately 79.359 acres, more or less. Owner/Applicant: Edgerton Land Holding Company, LLC. Engineer: Renaissance Infrastructure Consulting.

Action requested: Open the public hearing, receive comments, and consider motion to close or continue. Consider motion to approve or deny preliminary site plan.

FINAL PLAT – MIDWEST GATEWAY, FP2016-04 - RECONSIDERATION

- D. Consideration of request from the Edgerton City Council to reconsider recommendation of Final Plat, FP2016-04, requesting recommendation of approval of a final plat for Lot 1 Midwest Gateway, Final Plat; located at 32180 W. 191st Street, on a tract of land consisting of one (1) lot, containing approximately 32.445 acres, at the request from the applicant. Applicant: Midwest Gateway Venture, LLC. Engineer: Shafer, Kline & Warren.

Action requested: Consider motion to recommend reconsider the final plat and recommend approval, denial, or table.

FINAL SITE PLAN – MIDWEST GATEWAY, FS2016-010 - RECONSIDERATION

- E. Re-consideration of Final Site Plan, FS2016-010, requesting approval of a final site plan for Lot 1 Midwest Gateway, Final Plat; located at 32180 W. 191st, on a tract of land consisting of one (1) lot, containing approximately 31.14 acres, based upon reconsideration of final plat. Applicant: Midwest Gateway Venture, LLC. Engineer: Shafer, Kline & Warren.

Action requested: Consider motion to reconsider the final site plan and approve , deny, or table.

7. Future Meeting – May 9, 2017

8. Adjournment

EDGERTON COMMUNITY BUILDING
PLANNING COMMISSION MEETING
March 14, 2017
Minutes

Prior to the meeting, Jamie Cunningham was sworn in as a Planning Commissioner.

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, Joshua Lewis, Maria O'Neill, Bob O'Neill, Jamie Cunningham, and John Daley (via telephone). Absent were: Commissioners: Eric Erazo, Leslie Hardin, and Julianne Hunter. Also present were Community Development Director Kenneth Cook, City Administrator Beth Linn and Recording Officer Debra Gragg.

The Recording Officer announced a quorum was present.

PLANNING COMMISSIONER RESIGNATION

Ron Conus, Vice Chair, submitted his resignation effective on February 23, 2017, due to appointment on the Edgerton City Council. His resignation letter thanked the members for allowing him to serve the community as a Planning Commissioner and now as a member of the City Council.

The members accepted the resignation.

Mr. Cook informed the Commissioners that Julianne Hunter has also submitted a resignation as she will no longer be associated with matters concerning Edgerton.

ELECTION OF VICE CHAIR

Mr. Cook addressed the reasoning for the election of Vice Chair, at this time. He noted this appointment would end with the June, 2017 Commission annual election.

Mr. Davis expressed favor with continuing this matter until April until more members are present.

Motion by B. O'Neill, seconded by M. O'Neill, to table this election to April 11, 2017. Motion was approved, 6-0.

CONSENT AGENDA

Motion by M. O'Neill, seconded by B. O'Neill, to approve the consent agenda. Motion was approved, 6-0.

A. Minutes – February 14, 2017

Meeting Minutes of February 14, 2017 were considered and approved.

UNIFIED DEVELOPMENT CODE (UDCA2017-01) – PUBLIC HEARING

Opening a public hearing in regards to an amendment of the Unified Development Code within Article 3 in regards to Section 4 pertaining to R-2, Two Family Residence District was considered. Applicant: City of Edgerton, KS

Mr. Davis opened the hearing.

Kenneth Cook, Community Development Director, overviewed the reason for this request. He indicated an owner of a duplex property requested to split the property. Mr. Cook addressed the lot minimums and setbacks with a split and indicated this is not allowed in the code. The applicant asked the Council to consider this matter. The consensus of the Council was to suggest a change in the regulations.

Mr. Cook overviewed the existing and proposed language of Single-Family dwellings. The changes considered include: addition of single-family attached dwellings to the list of permitted uses in the R-2 district; addition of a definition for single-family attached dwellings; modification of the table of setback, yards and area for R-2 zoning district; and deletion of “of a duplex” from Section 3.1F.3. The proposed table was reviewed. Staff recommends approval of the changes.

Mr. Davis asked about notification to property owners of the change in the code. Mr. Cook addressed.

Mr. Davis also asked about restrictions to lot lines for fencing. Mr. Cook indicated that, at this time, there are no restrictions, exception being for traffic triangles. Staff will review this in the future.

No one was present to support or oppose.

Motion by B. O’Neill, seconded by Lewis, to close the hearing.

The Councilmembers had no further discussion.

Motion by B. O’Neill, seconded by Lewis, to recommend approval of the change to the City Council. Motion was approved, 6-0.

FUTURE MEETING

The next meeting scheduled is April 11, 2017 at 7:00 p.m.; with a work session beginning at 6:00 p.m. Members were asked to advise staff of any known absences.

Mr. Cook introduced Steve Hale, president of Elevate!Edgerton (economic development corporation).

Edgerton Planning Commission

March 14, 2017

Page 3

Jamie Cunningham, newest member, was introduced. Mr. Cunningham spoke of his background. All welcomed the newest member.

ADJOURNMENT

Motion by M. O'Neill, seconded by Lewis, to adjourn. The motion was approved, 6-0.

The meeting adjourned at 7:30 p.m.

Submitted by:

Debra S. Gragg
Recording Officer