

STAFF REPORT

Date: April 10, 2018
To: Edgerton Planning Commission
From: Katy Crow, Development Services Director
Re: Consider Approval of Temporary Construction Activities on property located at 20520 Waverly Road – Concrete Batch Plant for Project Mustang

BACKGROUND INFORMATION

Article 9, Section 9.6E 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 Logistic Park Kansas City (LPKC) subject to stipulations and the approval of staff.

MATTER TO BE CONSIDERED

On February 13, 2018 the Planning Commission considered and approved a request from Concrete Strategies for the renewal of temporary concrete batch plant operations located southeast of 185th Street and Waverly Road.

On March 20, 2018 staff received a request to relocate this operation from 185th Street and Waverly Road to Project Mustang, located on property located at 20520 Waverly Road (near the intersection of 207th and Homestead Lane.) The property is owned by Wellsville Farms, LLC. This property is considered part of Logistics Park Kansas City Phase II. Because this property is privately owned, staff required the property owner's permission in order to use the property for temporary construction activities as allowed by Article 9, Section 9.6E of the Unified Development Code. Staff received notification on March 19, 2018 from the landowner, Wellsville Farms, LLC, granting permission to allow batch plant operations on the parcel.

As part of their application, Concrete Strategies has requested permission to operate at this location through June 30, 2019. Normal operating schedule would be conducted from 7:00 AM to 5:00 PM but during the warmer summer months, overnight operations would occur to protect the concrete from heat. Dust remediation procedures will be in place and a haul road will be established on the Project Mustang site to keep traffic off Waverly Road.

STAFF RECOMMENDATION

Staff recommends **approval** for this use of the property located at 20520 Waverly Road for construction-related activities pursuant to Article 9, Section 9.6E of the Unified Development Code, by Concrete Strategies, Inc. and Clayco, Inc., for operation of a concrete batch plant associated with LPKC projects subject to 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. This shall include compliance with City Regulations and Policies in regards to the tracking of debris onto public streets. Improvements for a construction entrance and the access road shall be required prior to operation and must be continually maintained in good condition;
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. Property owner and/or general contractors shall provide City and emergency response agencies a copy of a site-specific Safety Action Plan;
15. Property owner and/or general contractors shall provide a Construction Management Plan to the City;
16. Maintain a valid City of Edgerton Business License; and
17. Permission for temporary construction activities is granted for a period ending June 30, 2019.

ATTACHMENTS

- Request letter from Concrete Strategies and Clayco with attachments:
 - Site plan with aerial map of batch plant operations
 - Permission from property owner Wellsville Farms (with aerial map attachment)
 - Business License Application
 - JCDHE letter



April 2, 2018

Ms. Katy Crow
Development Services Director
City of Edgerton
404 East Nelson
Edgerton, KS 66021

Re: Project Mustang Temporary Batch Plant Request

Dear Ms. Crow

This letter serves as request for the City's approval of Concrete Strategies LLC & Clayco Inc. for use of our temporary concrete batch plant operation on 20520 Waverly Road as part of the Project Mustang future building.

Clayco and Concrete Strategies respectfully request the City add this item to the April Planning Commission session, and that the City recommend the approval of the referenced plant for temporary use through June of 2019. The proposed site plan of the proposed batch plant operation is attached.

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

Sincerely,

Steve Schuering
Director Operations - KC

Attachments:

Site plan, Northpoint approval, building liscense application, KDHE Permit

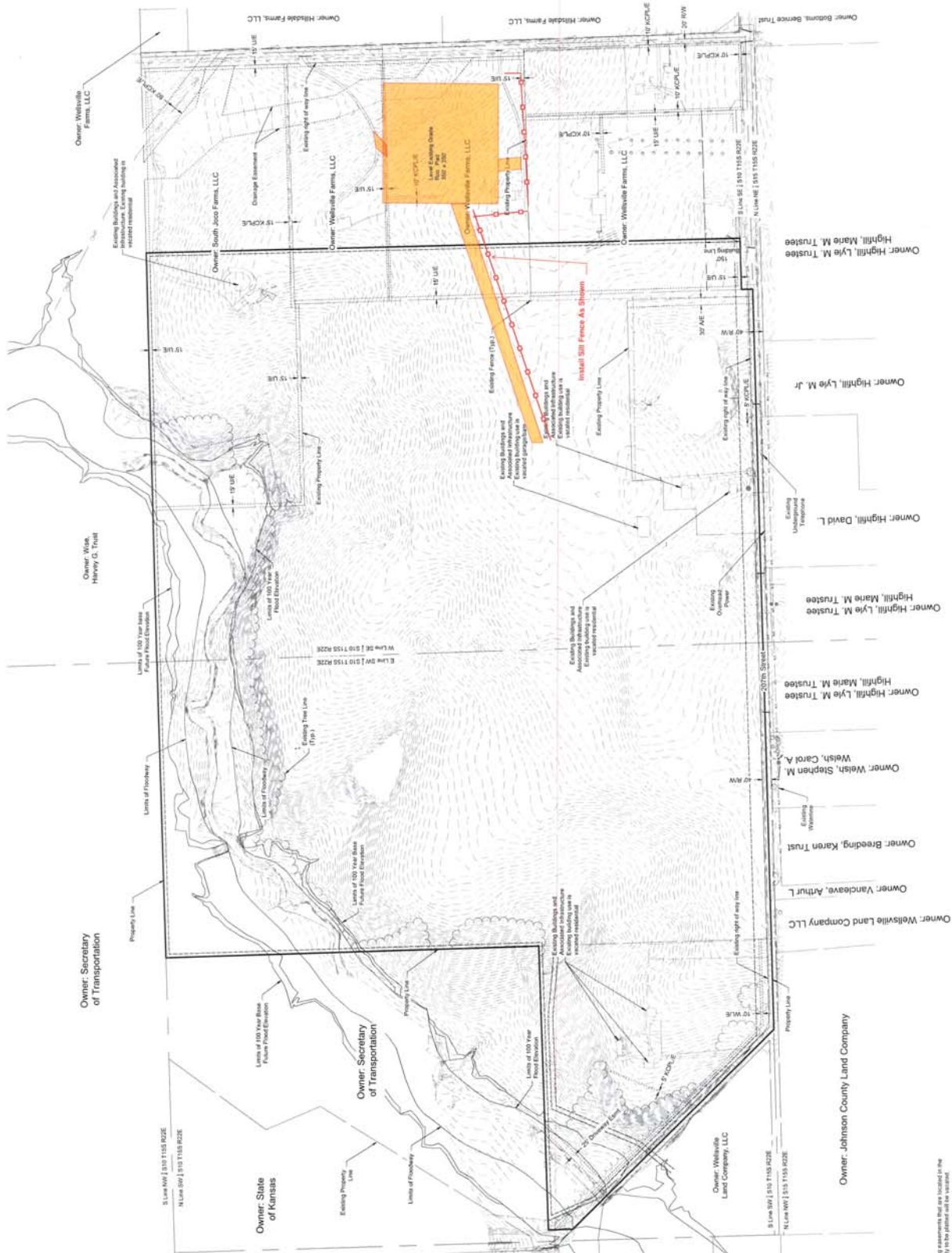
CC: Jim Berry, Concr
Joe Vitale, Concrete Strategies, Inc.

Request for Temporary Construction Activities

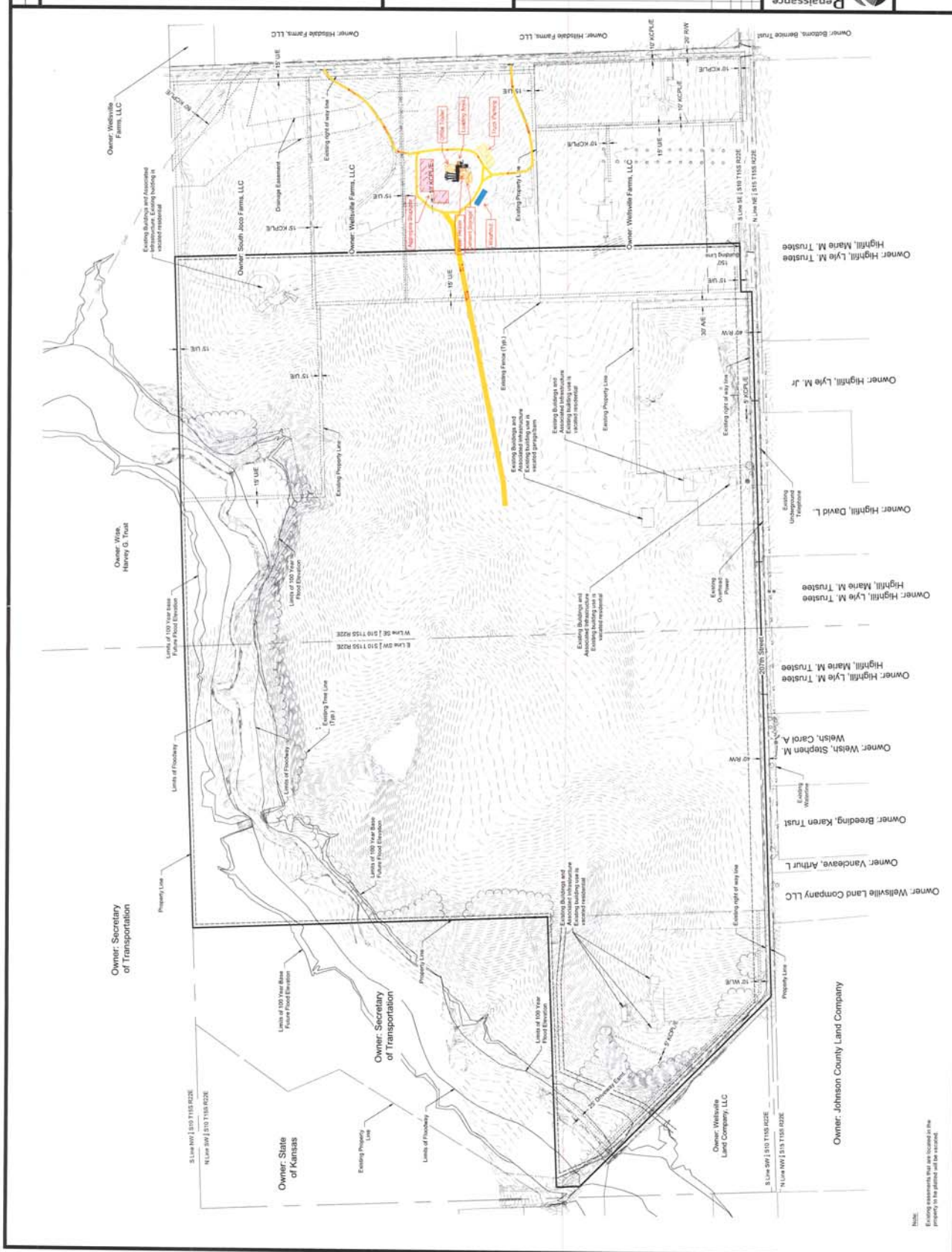
- The proposed location of our mobile batch plant will be at 20520 Waverly Rd Edgerton, Kansas.
- Concrete Strategies will be setting-up and operating the concrete batch plant. Our intention is to move the batch plant from the 185th/Waverly location (permit recently renewed)
- We will be operating 12 months during the construction of Project Mustang.
- Our normal operating schedule will be 7am to 5pm. During warmer summer months, operations could be overnight (Starting at 12am) to protect the concrete from the heat.
- The batch plant has dust collection systems with filters that are changed on a normal basis. The ground will also be soaked from a water truck to keep the dust down from our traffic.
- Material deliveries would access the location from Waverly road.
- A haul road that will be established from the batch plant directly to the Project Mustang construction site keeping less traffic off Waverly.
- We are anticipating providing service for approximately 60,000 cubic yards of concrete in 8 CY loads.
- Our central mixer of the batch plant will be located 400-450 feet away from Waverly.

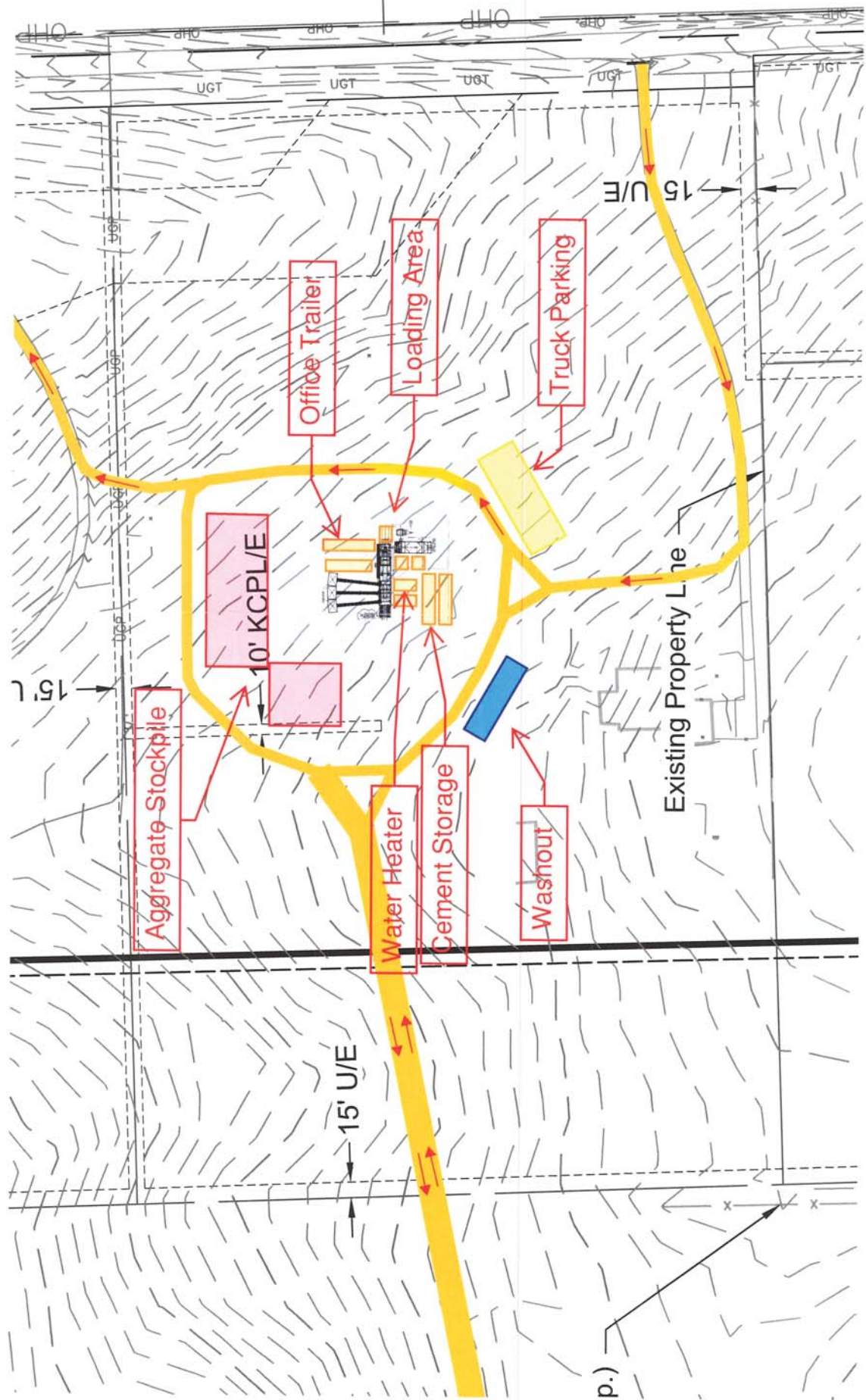
If the temporary construction activities are not approved.

- If we do not move to the on-site location we would operate at the current location north of 191st on Waverly in Edgerton Kansas.
- The haul would be from 191st to Homestead, south to 199th, east to Waverly, south to 207th and then west on 207th street to the construction entrance.
- It would be expected to have over 8000 hauls from the off site location
- During our larger pours, a truck could be expected every 3-5 minutes along this route.



Notes:





March 19, 2018

City of Edgerton, KS
404 East Nelson, Edgerton, KS 66021
Attn: Katy Crow - Development Services Director

RE: Project Mustang Concrete Batch Plant

Dear Katy:

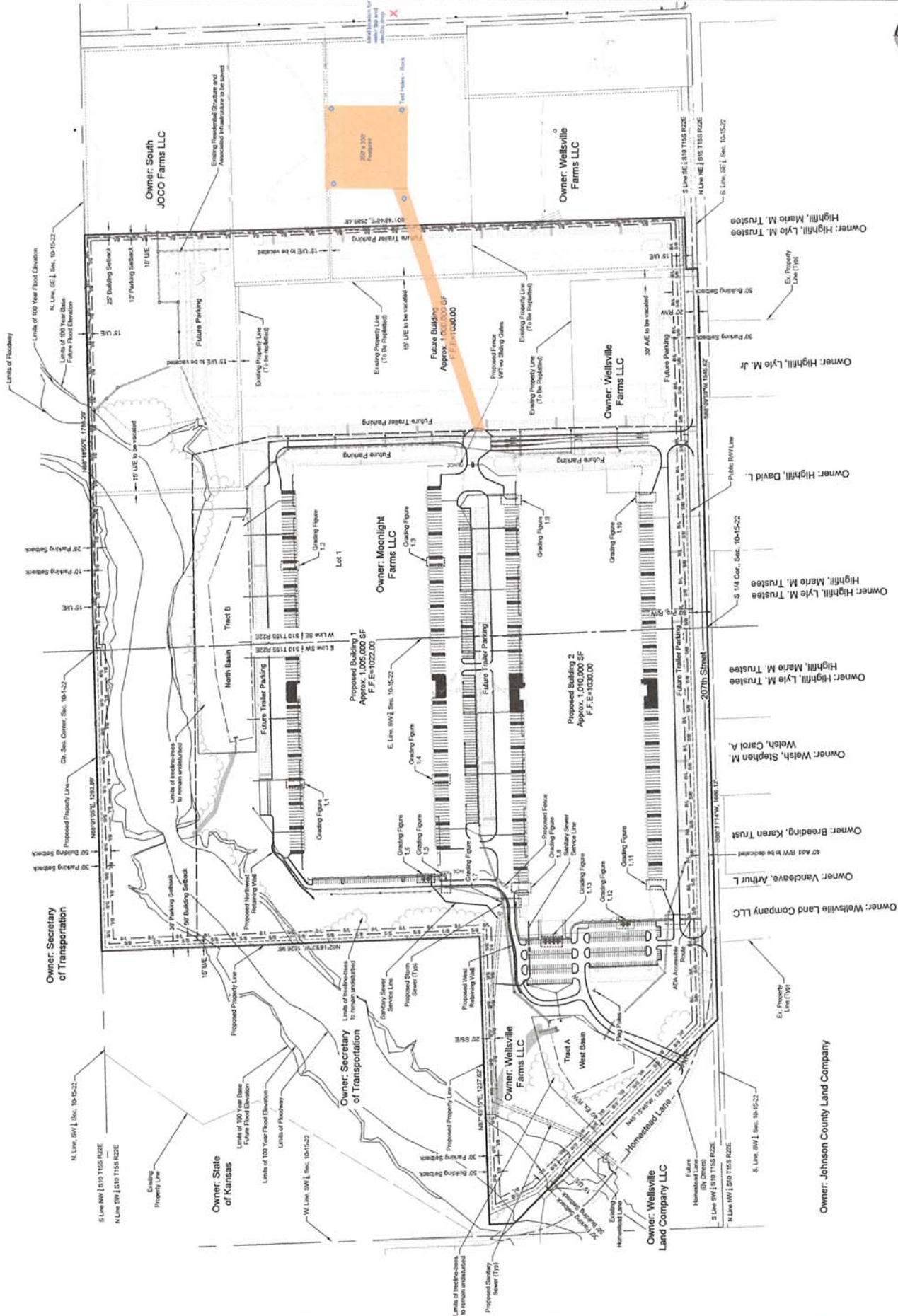
As the representative for NPD Management, LLC (Manager) on behalf of Wellsville Farms, LLC (Owner) please consider this letter the written permission for Clayco Construction, their subsidiaries or subcontractors to implement a concrete batch plant for the purpose of constructing Project Mustang on the property as described in their 3/19 submission packet and attached herein.

Respectfully,



Nathaniel Hagedorn
NPD Management, LLC
4825 NW 41st Street, Suite 500
Riverside, MO 64150

Attachment



#53

Name of Business: Concrete Strategies Inc.Mailing Address: 2199 Innerbelt Business Center Dr, St. Louis, Missouri 63114

Street or P.O. Box

City

State

Zip

Phone: (314)595-6300Email: schuerings@concretestrategies.comPhysical Business Address: 20520 Waverly Rd Gardner, KansasRegular Business Days and Hours: M-F 7am-5pmAfter Hours Emergency Contact Information: *(Please provide two contacts, if possible.)* This information will assist public safety agencies in case of emergency.

Jim Berry - 913-680-5385

Chuck Schulz - 314-882-2923

Joe Vitale - 314-422-3347

Steve Schuering - 314-452-2694

Nature of Business: Concrete Batch PlantEIN or Kansas Sales Tax Number: 20-8195664

Is the business located in commercial, planned commercial or industrial zoning district within Edgerton?

Yes ☒No ☐If so, which district: planned commercialIs the business located in-home within a residential zoning district within Edgerton? Yes ☐ No ☒**Please remit \$5.00 licensing fee with the application.**

I, the above named applicant, affirm that the information provided in this application is true and correct to the best of my knowledge.

Signature

3/20/2018

Date of Application

STEVEN SCHUERING DIRECTOR OPERATIONS

Printed Name and Title

Rec # 48981

JOHNSON COUNTY
KANSAS
Health & Environment

April 2, 2018

Revised

Mr. Rodney Mills
Concrete Strategies, LLC
2199 Innerbelt Business Center
St. Louis, MO 63114

Re: Relocation of concrete batch plant, #7770938

Dear Mr. Mills:

On March 13, 2018, the Johnson County Department of Health and Environment (JCDHE) was notified by Heider Environmental Consulting on your behalf that your firm's concrete batch plant would be relocated to 20520 Waverly Road, Edgerton, Kansas. Operations of the plant at this location will begin on May 1, 2018. The equipment is expected to be in operation for approximately ten months from that date.

Having been advised of the scheduled relocation, the JCDHE, acting as the designated agent for Kansas Department of Health and Environment, considers that Concrete Strategies, LLC is in compliance with K.A.R. 28-19-9(c) Time Schedule For Compliance for installation/operation of the concrete batch plant at the above location.

When you decide to relocate this portable plant to any location in Kansas, you are required to report the move at least 10 days prior to moving the plant. If it is another location outside of Johnson County, you will need to notify KDHE in Topeka. Please send the notice to Ms. Vivien Smith at the Bureau of Air, Curtis State Office Building, Suite 310, Topeka, KS 66612-1366. The written notification shall include the plant's identification number, manufacturer and model number, description or address of the new location, and provide the estimated date of when the project should be completed.

If you have any questions, please contact Mike Boothe, Environmental Compliance Manager-Air Quality at 913-715-6939. Once the plant is operational, please send an email to Mike at michael.boothe@jocogov.org.

Sincerely,



Todd A. Rogers
Environmental Division Director

TR\MB\cmd\G:\Environmental\Admin\Air Quality\2018\Concrete Strategies relocation ltr 7770938.docx

c: Curtis Heider, Heider Environmental Consulting
Vivien Smith, Kansas Department of Health & Environment
Mike Boothe, Environmental Compliance--Air Quality



STAFF REPORT

Date: April 10, 2018
To: Edgerton Planning Commission
From: Katy Crow, Development Services Director
Re: Consider Approval of Temporary Construction Activities for on property located near Homestead Lane and 207th Street – Rock Crushing for Project Mustang

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 construction-related activities associated with the BNSF Intermodal Facility and Logistics Park Kansas City (LPKC) developments subject to the approval of staff and conditioned with appropriate stipulations.

MATTERS TO BE CONSIDERED

On February 22, 2018, staff received a request from Clayco Construction, to construct a temporary rock crushing operation on property located on the northwest corner of Homestead Lane and 207th Street. This temporary operation will be for the construction of Project Mustang. If approved, operations would commence on April 30, 2018 and end on August 11, 2018.

While the attached request letter is from Clayco, permission to operate this type of operation has been granted by the property owner, Wellsville Farms, LLC as represented by NorthPoint Development LLC. A of the letter granting permission is included with the application

Application materials submitted describe the proposed operation as mobile rock crushing equipment that will move around the site as the rock is excavated. Crushers will be in the blue areas on the attached map and trucks will be used onsite to move the rock where it is needed for deep fills, utility trenches and building pads. The rock crushing equipment contains a dust containment system and the Kansas Department of Health & Environment (KDHE) will be engaged to test the air prior to the start of crushing activities. Monitoring equipment on the crushers will test the air to make sure it does not exceed the level allowed by KDHE. The applicant indicates the operator will be responsible for mitigating dust and maintaining haul roads on site will be kept wet to ensure that airborne dust does not spread to neighboring properties.

If this permit is not approved, applicant has stated that the rock blasted on-site would need to be hauled away would equate to 35,000 haul loads and an additional 10,000 truckloads would be needed to haul in aggregate material for construction applications. If this occurs, the increased truck traffic on adjacent roadways would impede the rebuild of 207th Street and would be detrimental to the flow of local traffic.

STAFF RECOMMENDATION

Staff recommends **approval** of a rock crushing operation, deemed to be temporary construction related activities pursuant to Article 9, Section 9.6.E of the Uniform Development Code of the City of Edgerton, located near Homestead Lane and 207th Street, by Clayco, Inc. for construction-related activities related to Project Mustang, conditioned as follows:

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 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. This shall include compliance with City Regulations and Policies with regards to the tracking of debris onto public streets. Improvements for a construction entrance and the access road shall be required prior to operation and must be continually maintained in good condition;
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 period of time;
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;
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. Property owner and/or general contractors shall provide City and emergency response agencies a copy of a site-specific Safety Action Plan;
15. Property owner and/or general contractors shall provide a Construction Management Plan to the City;
16. Maintain a valid City of Edgerton Business License;
17. Staff retains the ability to establish reasonable requirements for their operation;
18. All activities will be performed in compliance with KDHE and the requirements of the KDHE Bureau of Air;
19. Permission for temporary construction activities is granted for a period ending August 11, 2018

ATTACHMENTS:

- Application
- Permission letter from property owner including map of area



THE ART & SCIENCE OF BUILDING

March 2, 2018

Mr. Brett Powell
Northpoint Development
4825 NW 41st Street
Riverside, MO 64150

RE: Project Mustang – Rock Crushing Permit

Brett,

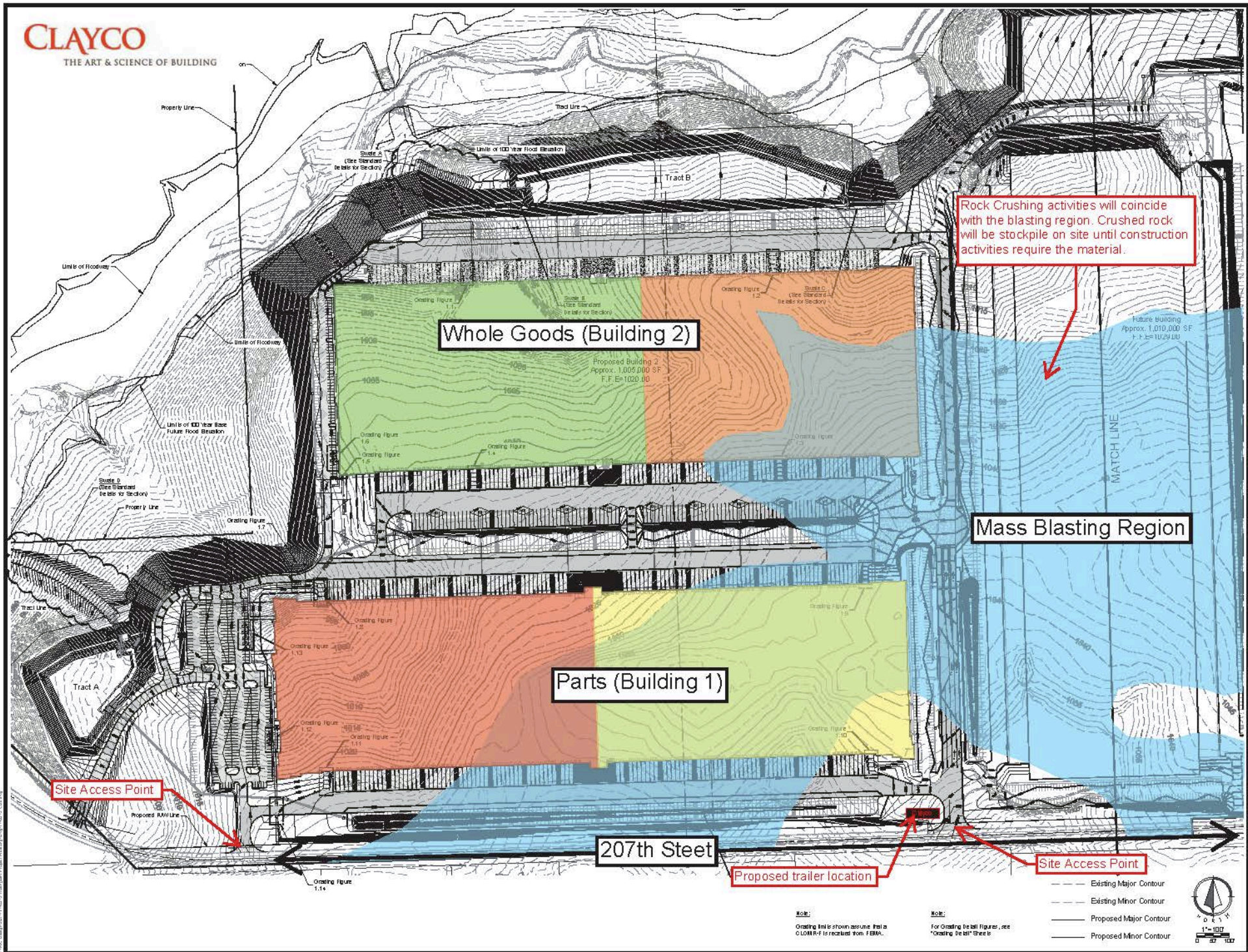
Described below are the exact parameters of the proposed rock crushing operations for Project Mustang. In addition, the earthwork contractor for Project Mustang will be applying for the KDHE permit. Clayco will share the KDHE documentation as soon as it is made available.

- (3) FT5260 KPI-JCI mobile rock crushers
- (3) GT165 KPI-JCI mobile screening plants
- Crushing will commence April 30, 2018 and finish by August 11, 2018.
- Operating hours will range from 7:00 A.M. - 7:00 P.M.
- Rock crushing activities will be performed Monday-Saturday.
- All crushing equipment will be mobile. Crushers will be relocated frequently throughout the site to ensure efficiency of the crushing process.
- Total quantity of crushed rock generated from the project site will be 700,000 tons.
- All crushed rock will be utilized on site for construction applications (LVC and utility trench backfill).
- Due to crushed rock remaining on site, there will be no exporting of material.
- KDHE will test silica dust air contamination on site prior to the commencement of major crushing activities. Crushers are equipped with a dust containment system. Additional containment measures can be added if air contamination is above KDHE's allowable level.
- Internally, Clayco is committed to silica dust control and protection procedures. Clayco has established policies to protect workers and neighboring properties from harmful silica dust exposure.
- Haul roads on site will be watered as needed using a water truck to ensure airborne dust does not spread to neighboring property owners.
- The denial of this permit will change the overall scope of the project; including but not limited to exporting large quantities of shot rock and importing all required LVC material. This hauling would negatively impact local traffic and infrastructure. Additionally, the denial of this permit will result in drastic changes to the civil design.
- The denial of this permit would require 35,000 haul trucks to export blasted rock material. An additional 10,000 trucks would be required to import aggregate material for construction applications. These hauling activities would severely hinder local traffic, and add a substantial amount of time to the overall project duration.

Respectfully Submitted,

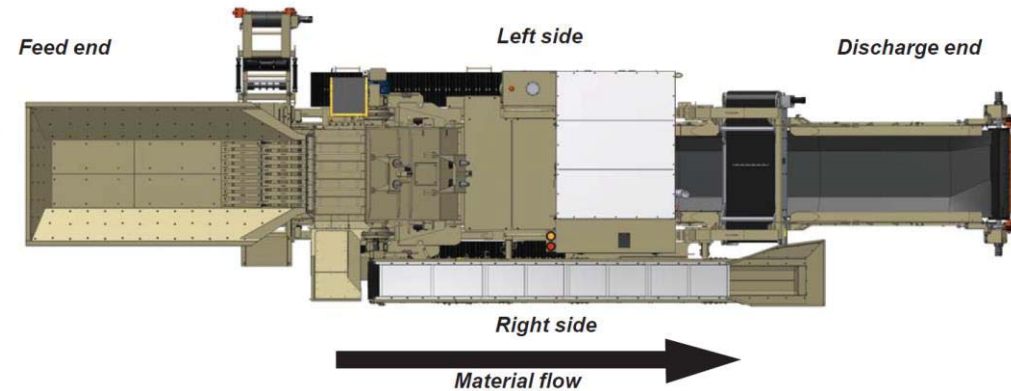
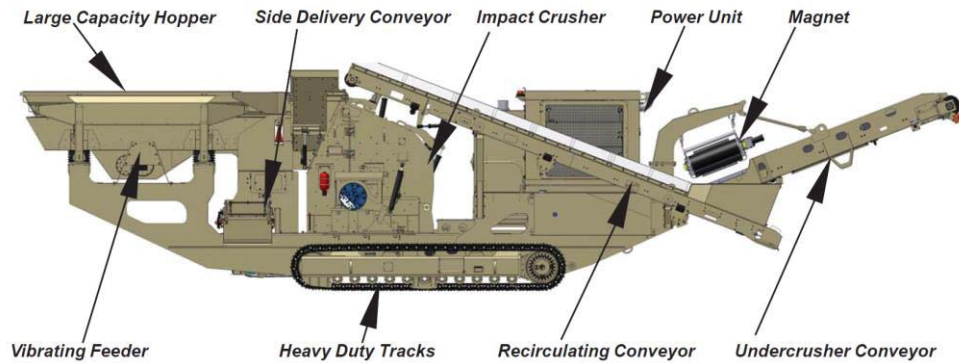
A handwritten signature in dark ink, appearing to read "Patrick Grunloh".

Patrick Grunloh
Project Engineer



FT5260

Track-Mounted Impact Crusher



Vibrating Grizzly Feeder

- 50" X 15' Vibrating Pan Feeder
- 5' Grizzly Fingers 2" spacing

HSI Crusher

- 5260 Horizontal Impactor
- Hydraulically adjustable aprons
- Hydrostatic dual drive motors
- 3-bar rotor

Undercrusher Conveyor

- 60" x 40' Under Crusher Conveyor
- Impact bed with 330 3ply belting
- Hydraulic dual drive motors

Crusher

- Max Feed Size: 21"/533mm
- Plant Capacity up to: 800 STPH/726 MTPH

Chassis

- Sculpted frame design with manufacturing tubing
- 24" 600mm tracks with dual drive

- Track width 11' 7 $\frac{3}{4}$ "/3.549m
- Balanced for zero cribbing
- Dust suppression
- 200 gal/757 L Oil Reservoir

Power Unit

- Cat C15 540hp/402.6kw Tier IV i
- Cat C15 540hp/402.6kw Tier III (International)
- 224gal/847.9L fuel tank
- Fuel Consumption 15-18 gal

Operating Slope

- Side to Side: 1% grade
- Front to Back: 3% grade

Performance When Moving

- Travel Speed: 0.60MPH
- Total Tractive Effort: 70,519 lbf
- Gradability: 50%
- Ground Pressure: 2415PSF

FT5260

Track-Mounted Impactor Crusher

Options

- 24" x 11' Side delivery conveyor
- Permanent cross belt magnet
- 440piw single ply belting
- 24" x 28" Recirculating Conveyor
- 4-Bar Rotor
- Electrical/Hydraulic Control Valve (CE Certification)

Standard

Dimension	Standard	Metric
Overall Length	56' 8 ¾"	17.291m
Operating Height	14' 2"	4.138m
Travel Height	12'	3.658m
Travel Width	12'	3.658m
Feed Height	14' 2"	4.138m
Discharge Height	11'	3.353m
Ground Clearance	10 ½"	266.7mm
Unit Weight	118,600 lbs	53,796 kg

700 W 21st. St., Yankton, SD 57078

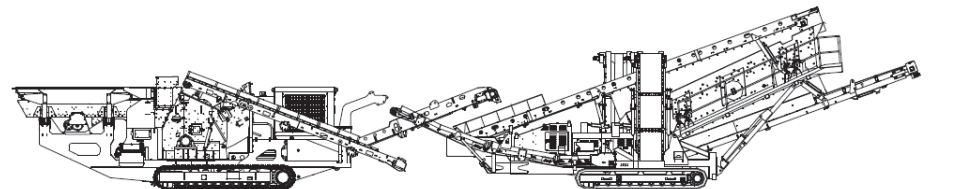
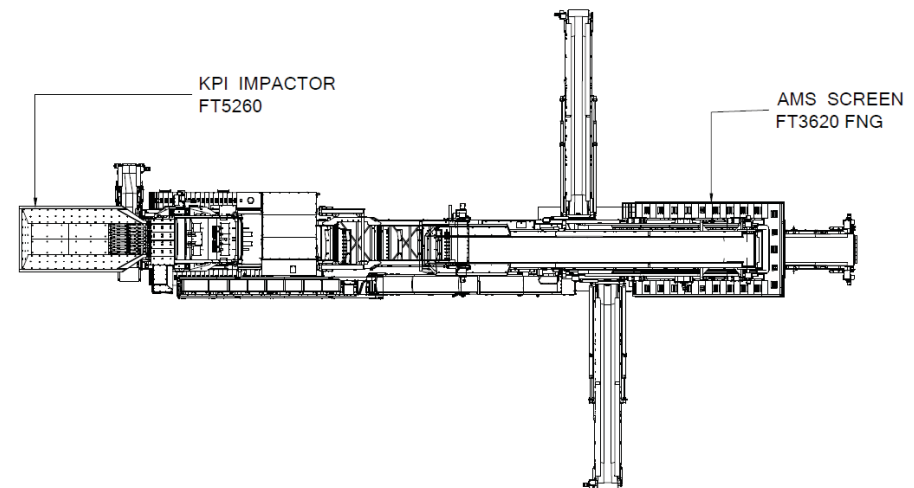
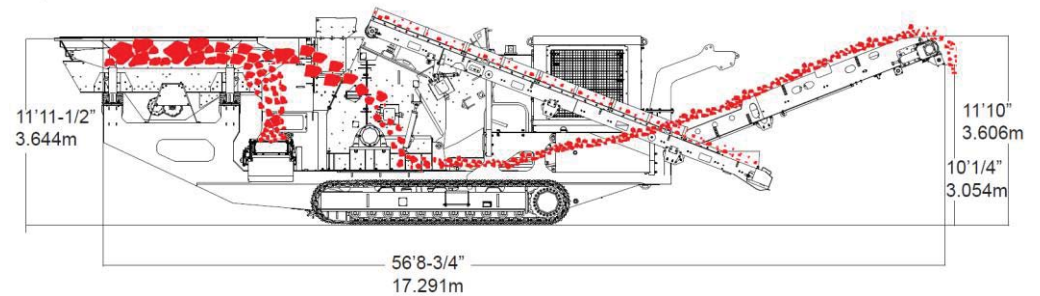
1-800-542-9311

mail@kpijci.com

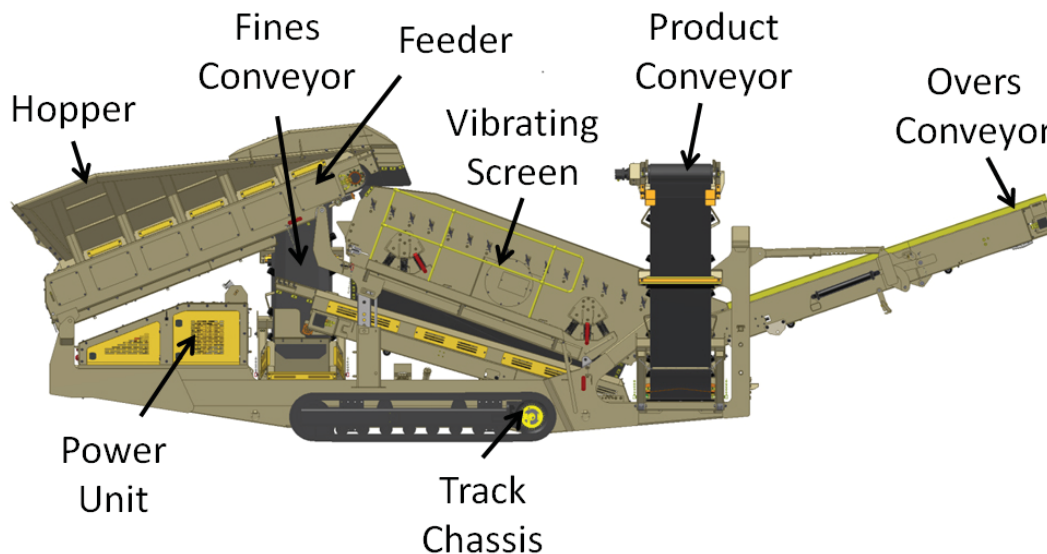
www.kpijci.com

Note: Specifications are subject to change without notice.

Because KPI-JCI may use in its catalog & literature, field photographs of its products which may have been modified by the owners, products furnished by KPI-JCI may not necessarily be as illustrated therein. Also continuous design progress makes it necessary that specifications be subject to change without notice. All sales of the products of KPI-JCI are subject to the provisions of its standard warranty. KPI-JCI does not warrant or represent that its products meet any federal, state, or local statutes, codes, ordinances, rules, standards or other regulations, including OSHA and MSHA, covering safety, pollution, electrical wiring, etc. Compliance with these statutes and regulations is the responsibility of the user and will be dependent upon the area and the use to which the product is put by the user. In some photographs, guards may have been removed for illustrative purposes only. This equipment should not be operated without all guards attached in their normal position. Placement of guards and other safety equipment is often dependent upon the area and how the product is used. A safety study should be made by the user of the application, and, if required additional guards, warning signs and other safety devices should be installed by the user, wherever appropriate before operating the products. **Rev: 7/2015**



Model GT165 Mobile Screening Plant Model 165 Spec Sheet



VIBRATING SCREEN

- 5' x 16' top deck, 15' bottom deck
- 900 RPM adjustable amplitude
- Hydraulic controls for variable angle operation
- Access ladder with wrap around walkway
- Modular top deck design
- Discharge end of screen raises for cloth changes

CHASSIS

- 15" channel frame
- Track mount design
- Pendant remote control

HOPPER

- 10.5 cubic yard heaped capacity
- Hydraulic fold for transport

BELT FEEDER

- 17' x 54"(1400 mm) belt feeder
- Hydraulic variable speed dual motor drive
- HD vulcanized belt

OVERS CONVEYOR

- One (1) 20' x 54"(1400mm) belt feeder
- Hydraulic variable speed drive
- Impact Bed
- Hydraulic discharge height adjustment

- Folds for transport

- Chevron Belt, Vulcanized

UNDERSCREEN CONVEYOR

- One (1) 17' x 48"(1200mm) fixed conveyor
- Hydraulic variable speed
- Adjustable back board
- Primary belt cleaner

PRODUCT CONVEYORS

- Two (2) 31' x 36"(900mm) fold out design
- Hydraulic variable speed
- Hydraulic discharge height adjustment
- Chevron Belts, Vulcanized

POWER SYSTEM

- Cat 129 HP Tier III diesel engine
- Oil Cooler
- Engine mounted hydraulic pumps to operate all plant functions
- NEMA-4 rated instrument panel
- Emergency stop

PAINT

- One primer coat, finish coat of KPI Beige

SERVICE CAPACITY

- 120 gallon fuel tank
- 130 gallon hydraulic reservoir

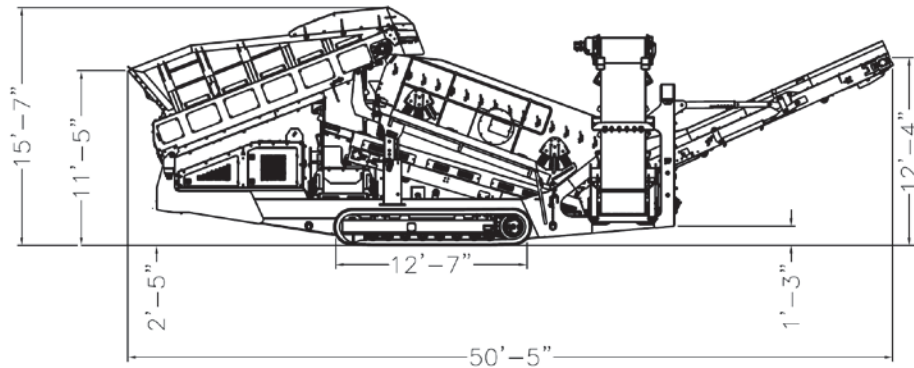
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Astec Mobile Screens may use in its catalog & literature, field photographs of its products which may have been modified by the owners, products furnished by Astec Mobile Screens may not necessarily be as illustrated therein. Also continuous design progress makes it necessary that specifications be subject to change without notice. All sales of the products of Astec Mobile Screens are subject to the provisions of its standard warranty. Astec Mobile Screens does not warrant or represent that its product meet and federal, state, or local statutes, codes, ordinances, rules, standards or other regulations, including OSHA and MSHA, covering safety, pollution, electrical wiring, etc. Compliance with these statutes and regulations is the responsibility of the user and will be dependent upon the areas and the use to which the product is put by the user. In some photographs, guards may have been removed for illustrative purposes only. This equipment should not be operated without all guards attached in their normal position. Placement of guards and other safety equipment is often dependent upon the area and the use to which the product is put. A safety study should be made by the user of the application, and, if required additional guards, warning signs and other safety devices should be installed by the user, wherever appropriate before operating the products.

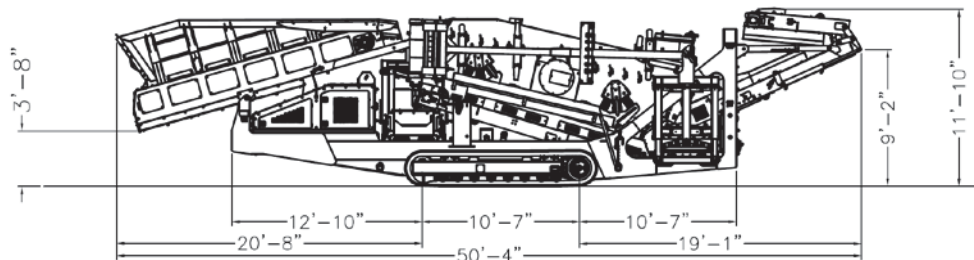
OPTIONS

- Punch Plate Top Deck (Flat or Crowned)
- Grizzly Bars Top Deck
- Finger Bars Top Deck
- Wireless Track Remote
- Tier IV Engine
- Ball Tray for Bottom Deck Module
- Rear Loader Feed Wings
- Hydraulic Grizzly and Bulkhead for Hopper

Operational Mode



Transportation Mode



PHYSICAL OPERATION CHARACTERISTICS

- Overall Length.....50'5"/15.39m
- Travel Length.....50'4"/15.36m
- Operating Height.....15'7"/4.79m
- Travel Height.....11'10"/3.63m
- Operating Width.....53'3"/16.25m
- Travel Width.....10'1"/3.08m
- Unit Weight (Belt Feeder)75,000lbs/34,019kg
- Feed Height (Front Feed).....11'5"/3.51m

- Feed Height (Side Feed).....13'3"/4.05m

APPLICATION PARAMETERS

- Maximum Feed.....24"/610mm
- Maximum Total Products.....(2) sized, 1 oversize

OPERATING SLOPE

- Side to Side.....1% grade
- Front to Back.....3% grade



2704 West LeFevre Road
Sterling, IL 61081
Phone: (815) 626-6374
FAX: (815) 626-6430
mail@kpijci.com
www.kpijci.com

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March 19, 2018

City of Edgerton, KS
404 East Nelson, Edgerton, KS 66021
Attn: Katy Crow - Development Services Director

RE: Project Mustang Rock Crushing Operation

Dear Katy:

As the representative for NPD Management, LLC (Manager) on behalf of Wellsville Farms, LLC (Owner) please consider this letter as written permission for Clayco Construction, their subsidiaries or subcontractors to implement rock crushing operations for the purpose of constructing Project Mustang on the property as illustrated in their permit submission packet and attached herein.

Respectfully,



Nathaniel Hagedorn
NPD Management, LLC
4825 NW 41st Street, Suite 500
Riverside, MO 64150

STAFF REPORT

Date: April 10, 2018
To: Edgerton Planning Commission
From: Katy Crow, Development Services Director
Re: Consider Approval of Temporary Construction Activities for on property located at 20370 Waverly Road – Temporary Office Quarters for Construction Personnel.

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 construction-related activities associated with the BNSF Intermodal Facility and Logistics Park Kansas City (LPKC) developments subject to the approval of staff and conditioned with appropriate stipulations.

MATTERS TO BE CONSIDERED

On April 2, 2018, staff received a request from NorthPoint Development, to utilize the house located at 20370 Waverly Road as a temporary construction office for Project Mustang operations. If approved, operations would commence on April 12, 2018 and end on June 30, 2019.

Pursuant to Article 9, Section 9.6.E of the Edgerton UDC, permission from the owner to operate this type of activity must be granted by the property owner, Wellsville Farms, LLC. A letter granting this permission is included with the application.

Application materials submitted describe the proposed operation as a temporary construction office with office occupancy limited to 10 employees and hours of operation from 6:00 AM until 8:00 PM, unless otherwise approved by staff in writing. Applicant has indicated that the house will not be used for temporary living quarters unless prior authorization has been provided by the Planning Commission.

STAFF RECOMMENDATION

Staff recommends **approval** of temporary construction office, deemed to be temporary construction related activities pursuant to Article 9, Section 9.6.E of the Uniform Development Code of the City of Edgerton, at 20370 Waverly Road by NorthPoint Development, LLC for construction-related activities, conditioned as follows:

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 Article 12 of the Unified Development Code of the City of Edgerton;

4. The house and its surrounding property are prohibited from being used as an outdoor storage facility for construction materials, vehicles, or other similar items used during the course of construction of the project, unless they are adequately screened from view by a fence or landscaping;
5. All buildings, outdoor storage, machinery yards, and similar uses shall be able to be fully secured when not in use;
6. Applicant will obtain all required permits pursuant to the Code of Regulations for Buildings and Construction, 2010 Edition or other applicable chapter of City Code;
7. 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;
8. Off-site impacts from on-site construction-related activities shall be minimized to the extent possible. This shall include compliance with City Regulations and Policies with regards to the tracking of debris onto public streets. Improvements for a construction entrance and the access road shall be required prior to operation and must be continually maintained in good condition;
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. Applicant and any on-site contractors agree to address any issues that affect off-site properties or public rights-of-way or easements in a reasonable period of time;
11. Hours of operation shall be limited to from 6:00 AM to 8:00 PM, unless approved by staff in writing;
12. 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;
13. Property owner and/or general contractors shall provide City and emergency response agencies a copy of a site-specific Safety Action Plan;
14. Property owner and/or general contractors shall provide a Construction Management Plan to the City;
15. Applicant and any on-site contractors will maintain a valid City of Edgerton Business License;
16. Staff retains the ability to establish reasonable requirements for their operation;
17. Permission for temporary construction activities is granted for a period ending June 30, 2019.

ATTACHMENTS:

- Application
- Permission letter from property owner
- Aerial map of location

April 2, 2018

City of Edgerton, KS
404 East Nelson, Edgerton, KS 66021
Attn: Katy Crow - Development Services Director

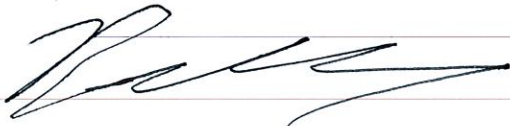
RE: Project Mustang Temporary Use of House at 20370 Waverly RD

Dear Katy:

As a representative for Project Mustang we request permission to utilize the house located at 20370 Waverly Road as a temporary construction office. We have reviewed the recommendations from city staff related to this request and agree to comply as denoted below.

- The house will not be used for temporary living quarters unless prior authorization has been provided by the Planning Commission.
- Occupancy will be limited to 10 employees.
- Potable water will be provided from an approved water source.
- Occupant shall obtain all required permits pursuant to the Code of Regulations for Buildings and Construction, 2010 Edition or other applicable chapter of City Code.
- Off-site impacts from on-site construction-related activities will be minimized to the extent possible.
- Hours of operation shall be limited to from 6:00 am to 8:00 pm unless otherwise approved by staff in writing.
- Duration of use will to be April 12, 2018 through June, 2019.
- A copy of a site-specific Safety Action Plan will be provided to City and emergency response agencies.
- Occupant shall provide City proof of adequate ingress and egress per the International Fire Code and International Building Code in the case of fire or other emergency;
- Occupant shall provide a Construction Management Plan to the City.
- Occupant will provide and maintain a valid City of Edgerton Business License.

Respectfully,



Brett Powell
NorthPoint Development, LLC
4825 NW 41st Street, Suite 500
Riverside, MO 64150

March 19, 2018

City of Edgerton, KS
404 East Nelson, Edgerton, KS 66021
Attn: Katy Crow - Development Services Director

RE: Project Mustang Temporary Use of House at 20370 Waverly RD

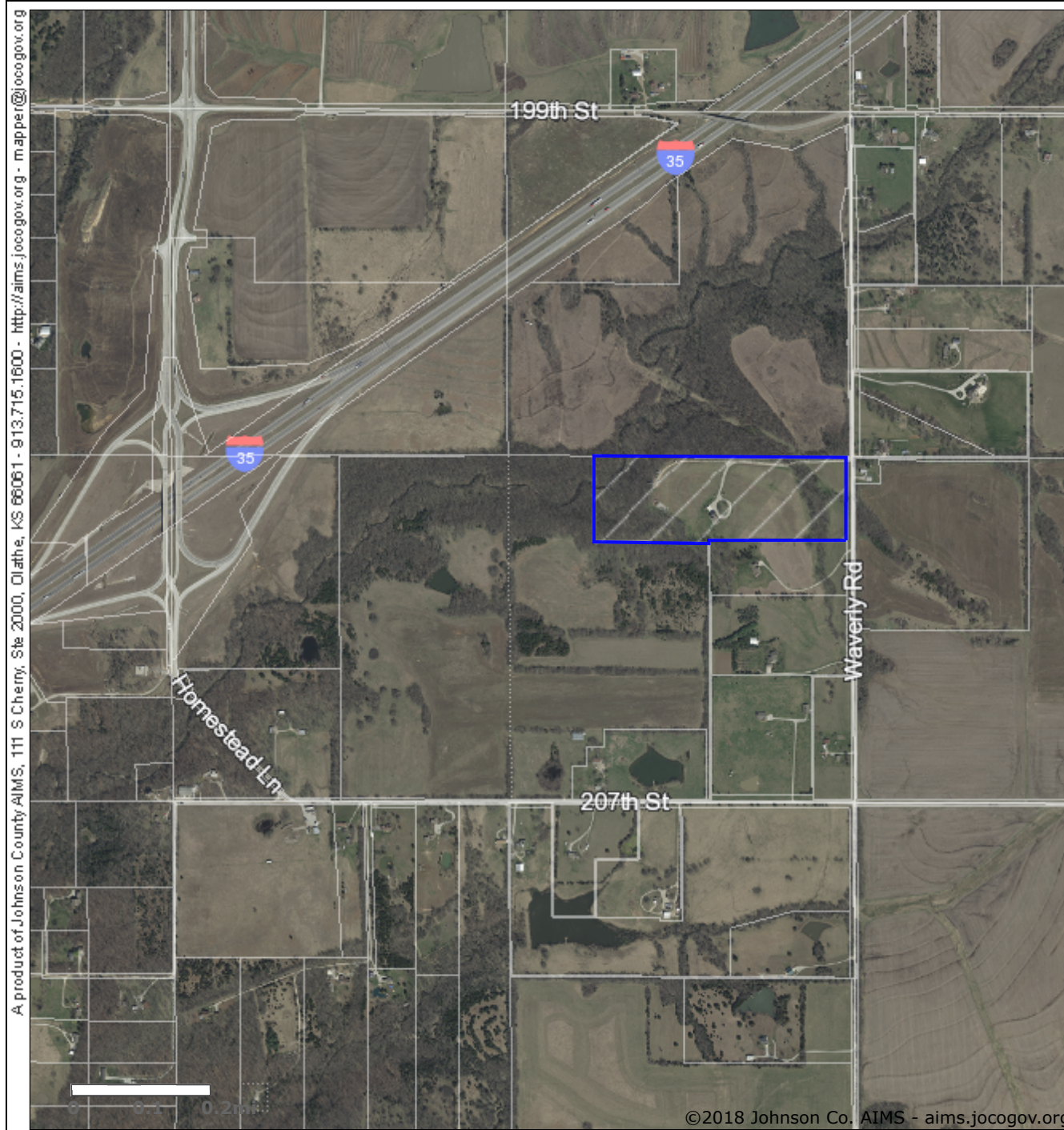
Dear Katy:

As the representative for NPD Management, LLC (Manager) on behalf of Wellsville Farms, LLC (Owner) please consider this letter the written permission for Project Mustang to utilize the house located at 20370 Waverly Road as a temporary construction office.

Respectfully,



Nathaniel Hagedorn
NPD Management, LLC
4825 NW 41st Street, Suite 500
Riverside, MO 64150

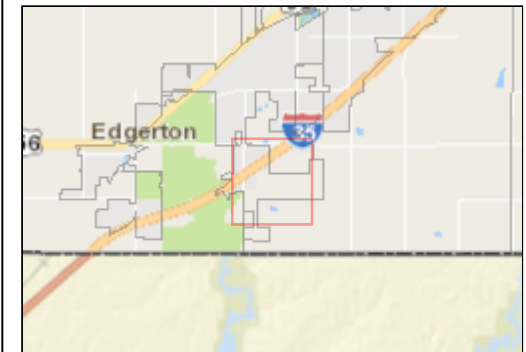


Johnson Co AIMS Map

LEGEND

AIMS Imagery: Current Imagery (2016)

Property



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AIMS

4/6/2018