

EDGERTON PLANNING COMMISSION
REGULAR SESSION AGENDA
Edgerton City Hall
July 14, 2020
7:00 P.M.

Executive Order 20-52 issued by Governor Kelly requires any person in Kansas to cover their mouth and nose with a mask or other face covering when they are in inside any public space such as City Hall. Executive Order 20-52 includes a number of exemptions, including children 5 and younger and those with medical conditions that prevent mask use. The entire executive order may be found here: <https://governor.kansas.gov/executive-order-no-20-52/>

1. Call Meeting to Order
2. Pledge of Allegiance
3. Roll Call

4. **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.)

A. MINUTES

Consideration of the Planning Commission meeting minutes for June 9, 2020.

B. REVISED FINAL SITE PLAN FOR KUBOTA – APPLICATION FS2020-05

Consideration of Application FS2020-05 for a Revised Final Site Plan of FS2018-08, Kubota located at 31600 W 207th Street.

C. REVISED FINAL SITE PLAN FOR INLAND PORT XXI – APPLICATION FS2020-06

Consideration of Application of FS2020-06 for a Revised Final Site Plan of FS2018-05, Inland Port XXI (UPS Fueling Station) located at 19400 Essex Street.

5. Future Meetings
 - Regular Session – August 11, 2020 at 7:00 PM
7. Adjourn

EDGERTON CITY HALL
PLANNING COMMISSION MEETING
REGULAR SESSION
June 9, 2020

The Edgerton Planning Commission met in regular session with Chair John Daley calling the meeting to order at 7:01 PM.

All present participated in the Pledge of Allegiance.

The Roll Call was answered, indicating those present were Commissioner Jeremy Little, Commissioner Deb Lebakken, Commissioner Charlie Crooks and Chair John Daley. Absent from the meeting was Commissioner Tim Berger. Also present were City Administrator Beth Linn, Mayor Donald Roberts, Development Services Director Katy Crow, and Planning and Zoning Coordinator/City Clerk Chris Clinton.

The Planning and Zoning Coordinator/City Clerk announced a quorum was present.

CONSENT AGENDA

MINUTES

The approval of the minutes from the Regular Session held on April 14, 2020 were considered.

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

NEW BUSINESS

ELECTION OF PLANNING COMMISSION OFFICERS

Chairman Daley stated pursuant to the Bylaws of the Planning Commission outlined in the Unified Development Code (UDC) the annual meeting in June of each year, the Planning Commission Chair, Vice Chair and Secretary elections are to be held. Ms. Katy Crow, Development Services Director, stated Chairman Daley is the sitting Chair, Commissioner Berger is the sitting Vice Chair, and Commissioner Little is the sitting Secretary. Commissioner Little stated he is happy to maintain his position as the Secretary. Commissioner Lebakken nominated Commissioner Berger to maintain his seat as the Vice Chair. Chairman Daley said he can maintain his seat as the Chair. Commissioner Crooks motioned to keep the positions the same as stated, Commissioner Lebakken seconded the motion. The motion to retain the current Planning Commission Officers passed 4-0.

Commissioner Little inquired if it would have been a conflict of interest for him to have made the motion to approve the Officer positions since he was listed on the ballot. Mayor Roberts answered state statutes dictates a conflict of interest is present if there is monetary gain for the individual.

PUBLIC HEARING – PRELIMINARY PLAT FOR DELONG TRUCKING – APPLICATION PP2020-01

Chairman Daley opened the Public Hearing. Ms. Crow informed the Planning Commission (the Commission) a public hearing is needed for a preliminary plat application to obtain any public comment regarding the division or joining of land. She said the DeLong Company is wanting to expand their

operations to the east. In order to do this, the parcels have to be platted. The property was originally part of a lot split. The DeLong Company is platting both parcels that they currently own. Ms. Crow stated the City is listed as the owner of the property due to a state statute that had this requirement when DeLong was first established in 2013. A special comment is included on the plat stating this and the City will sign the plat.

Ms. Crow stated there are some City Staff comments that need to be corrected on the preliminary plat. There is an existing sanitary sewer easement in the northeast corner that the book and page number will need to be added. There are no restrictive covenants are proposed for this plat. Ms. Crow stated Mr. Caleb Flake, McClure Engineering, Ms. Perla Diosdado, McClure Engineering, and Mr. Sam Hanni, DeLong Company, are present and available for questions. Mr. Hanni introduced himself and thanked the Commission for hearing their project this evening. He stated the DeLong Company wants to combine the properties, one that currently houses their operations, and the other that was purchased in 2017 or 2018. Mr. Flake stated he has seen the comments and agrees to them.

Commissioner Lebakken motioned to close the Public Hearing, Mr. Little seconded the motion. The Public Hearing was closed, 4-0.

Commissioner Lebakken motioned to approve Application PP2020-01 Preliminary Plat for DeLong Trucking to the following stipulations:

1. All Preliminary Plat requirements of the City listed above shall be met.
2. All infrastructure requirements of the City shall be met.
3. All City Engineer comments related to Stormwater Management Plan must be addressed.
4. Preliminary Plat shall be approved for a one-year period and shall be extended for an additional year upon the approval of a Final Plat for the same parcel of land or any party thereof. If a Final Plat is not approved for a portion or all of the land covered under the Preliminary Plat within one year, the Preliminary Plat shall be ruled null and void. The Planning Commission, upon submittal and approval of a written request, may grant a one-year extension on the approval of the Preliminary Plat.

Commissioner Crooks seconded the motion to approve. Application PP2020-01 was approved with the stipulations, 4-0.

FINAL PLAT FOR DELONG TRUCKING – APPLICATION FP2020-01

Ms. Crow stated this Final Plat is regarding the same parcels as the Preliminary Plat just heard by the Commission. She stated City Staff does have some comments that need to be addressed. After the Plat has been recorded with Johnson County Records and Tax Administration, confirmation of the monuments will be needed, and the book and page will be added at that time. There is a signature line missing from the Plat that needs to be included. The book and page need to be added for the existing sanitary sewer easement as well. Ms. Crow stated the applicant will have the Final Plat signed and sealed upon approval of all governmental bodies. Ms. Crow said this Plat will go before the Governing Body at the June 25, 2020 meeting.

Chairman Daley reminded the Commission the Plat is for the division of land and not what is could be built on the land. Commissioner Little motioned to approve Application FP2020-01 Final Plat for DeLong Trucking with the following stipulations:

1. 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, stormwater sewers, sanitary sewers, and water mains contained within the Final Plat by the Governing Body. The property owner and/or developer shall work with City Staff to determine the best possible placement for a stormwater easement and shall dedicate said stormwater easement on the Final Plat.
2. A Public Improvement Inspection Fee, established by the Fee Schedule for the UDC, shall be submitted with the document of financial assurance as defined in Section 13.7 prior to the commencement of any improvements.
3. The applicant shall meet all requirements of Recording a Final Plat as defined in Section 13.5 of the UDC, including payment of excise tax.
4. The applicant shall meet all requirements of Financial Assurances as defined in Section 13.7 of the UDC.
5. All City Engineer comments related to the Stormwater Management Plan, provided to the applicant, must be addressed.
6. All Final Plat requirements of the City listed in the Staff Report shall be met or addressed prior to recording of the Plat.
7. If the Final Plat is not recorded with the Johnson County Register of Deeds within one year after acceptance by the Governing Body, the Plat will expire. Planning Commission re-approval and Governing Body re-acceptance is required for expired Final Plats.

Commissioner Lebakken seconded the motion for approval. Application FP2020-01 was approved, 4-0.

PUBLIC HEARING – FINAL SITE PLAN FOR DELONG TRUCKING – APPLICATION FS2020-04

Chairman Daley opened the Public Hearing. Ms. Crow stated this Final Site Plan is to expand the current DeLong Company operations to the east onto a currently vacant parcel. The existing operations were approved by the Planning Commission on February 12, 2013 as Final Site Plan S-23-21-12. The Preliminary and Final Plats that were presented to the Planning Commission during this meeting include the parcel that the expansion will be on.

Ms. Crow explained the landscaping on the current operation is heavier due to the metal buildings. She explained the landscaping is used to screen the chassis of the trailer. The landscaping proposed on the expansion does meet the requirements for the Logistics Park district that City Staff used for the basis of the review as the project is near Logistics Park Kansas City (LPKC). City Staff recommends the proposed shrubbery be more spread out along the south property line and to relocate the northern most cluster of shrubs along the west property line to the south property line to better screen the chassis along West 191st Street. She stated the size requirement will also need to be met as the proposed tree and plant sizes listed on the landscape plan do not meet the requirements in the UDC. Ms. Crow informed the Commission the berm along West 191st Street does not fully extend the length between the access points due to a fire hydrant that the applicant does not want to disturb. There is also a water easement in the location of the berm. Ms. Crow said the applicant needs to meet with Water 7 regarding landscaping in the easement. Should it be determined that the plantings may not be in the easement or the berm height is not acceptable to Water 7, the applicant will need to shift everything north to stay out of the easement. This may result in the applicant having to change their striping as shown on the proposed site plan.

Ms. Crow said the City Engineer is requesting some additional information regarding the curbing and curb cuts along the first phase as it cannot be determined if the stormwater drainage will impact the neighboring property or not. She also outlined some further comments regarding the stormwater report provided by the City Engineer. Mr. Flake stated he understand what the City Engineer is requesting. There is an existing access point along West 191st Street that will be made into an exit only once the eastern access point is constructed. The eastern access point will be constructed in an access easement that was approved by previous property owners.

Ms. Crow explained the applicant has proposed luminary fixtures sixty (60) feet in height and the UDC allows a maximum height of twenty-five (25) feet. Per the submitted photometric plan, there are also foot candle readings that exceed the maximum allowed per the UDC at the parcel lines. The applicant has indicated they will be applying for a variance from this section of the UDC. Ms. Crow stated if the variance is not approved by the Board of Zoning Appeals (BZA), then the requirements set forth in the UDC must be adhered to and the final site plan will need to be revised. The final comment City Staff had regarding this Final Site Plan is the infrastructure improvements on West 191st Street are governed by the tri-party agreement with the City, Burlington Northern Santa Fe (BNSF) Railway and Edgerton Land Holding Company along with the DeLong Company's Development Agreement.

Mr. Hanni stated a traffic flow was provided to give the Commission an idea of what traffic could look like during the harvest season, which is when the facility is at its busiest. He explained grain trucks would enter from the eastern most entrance. The trucks would then queue in the expanded operations area (eastern parcel). Trucks would then enter the current operations to get weighed and emptied. After the trucks are empty, they will exit either on Intermodal Parkway or the exit only access point (western most drive) on to West 191st Street. Mr. Hanni stated during the harvest season, the 150 parking spots in the first phase of the expansion, will be full of grain trucks. Until that time, DeLong Company allows other companies to rent a parking stall and park cargo containers on chassis. If the expansion continues to phase two, then an additional 300 spots would be constructed.

Ms. Crow inquired if all of the cargo containers will be on chassis. Mr. Hanni answered they would be and asked what would be required to allow the containers to be stored on the ground. Ms. Crow replied a Conditional Use Permit would be required and it comes with additional stipulations. Commissioner Crooks asked how long trucks might be sitting in the parking lot. Mr. Hanni answered another DeLong facility in Illinois rents the spots on a monthly basis for their neighboring warehouses. Commissioner Crooks asked if broken down trucks or trailers would be parked on the lot. Mr. Hanni said BNSF gives the owner of the cargo container a short amount of time for the container to be removed before they charge for storage and the expansion lot would act as a staging area for the warehouses in LPKC. He stated they cargo containers usually rotate every one or two days. Chairman Daley inquired if the cargo containers would be stacked on top of one another. Mr. Hanni replied they would not be.

Ms. Beth Linn, City Administrator, said these operations is a good use for other tenants in LPKC as it allows the trailer to be filled before it is sent elsewhere. She stated during the harvest season, the DeLong facility is busy, and the area would be used solely by DeLong. Mr. Hanni agreed and said the containers are all coming into LPKC anyway and it is a huge service for their neighbors and a great way to save some funds as they do not charge as much as BNSF for storage. Ms. Linn stated it is important for this lot to be an accessory use to the current use. Commissioner Lebakken asked if there would be tractors parked as well. Mr. Hanni answered there might be a few, but it will not be like a truck stop and there will not be any drivers sleeping in cabs.

Chairman Daley stated no line of sight drawings were provided. Ms. Crow stated that is correct, but the site will have a berm with landscaping so only the top of cargo containers will be seen. Mayor Roberts said line of sight drawings are typically provided when there are nearby residences, which this project does not have any. Commissioner Crooks asked when the lighting situation will be addressed. Ms. Crow stated the BZA will meet and hold a public hearing on July 14, 2020. Ms. Linn stated the stipulation of the Staff Report that if the variance is not granted, then the requirements in the UDC will need to be met. Chairman Daley inquired if parking stalls would be lost due to realignment with the water easement. Ms. Crow answered some parking stalls could be lost if a realignment to keep the fifteen-foot easement clear of landscaping was necessary. Ms. Linn said this situation has happened before with projects when the applicant did not realize the berm was over the water easement and changes had to be made quickly. Ms. Crow stated Water 7 does not typically allow plantings in their easements to protect their infrastructure.

Mr. Flake thanked the Commission and City Staff for their assistance and time on the project. He stated the engineering team is working through the comments and making sure Edgerton gets a good project and product. Mr. Hanni stated DeLong is doing project across the nation and this has been the best place to work with. Mayor Roberts said the DeLong Company is a huge asset to LPKC and they are part of the Edgerton community. DeLong has helped fund Frontier Days and the Mayor's Christmas Tree Fund as well. Commissioner Crooks motioned to close the Public Hearing; Commissioner Little seconded the motion. The Public Hearing was closed, 4-0.

Chairman Daley asked if more lights would be needed if the variance is not approved. Ms. Linn stated that may have to occur. Mr. Flake asked if he could address the Commission regarding the lighting variance. Mayor Roberts said there is a member of the BZA missing so it would be best to wait until the BZA meeting to discuss the lighting situation any further. Chairman Daley said his concerns about stormwater drainage are addressed by the City Engineer.

Commissioner Lebakken motioned to approve Application FS2020-04 Final Site Plan for DeLong Trucking with the following stipulations:

1. The City Staff recommendations and comments noted related to the screening discussed in the Staff Report are included as stipulations as part of approval of the Final Site Plan.
2. Applicant/Owner Obligation. The Site Plan, 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 in the Site Plan instrument.
3. The owner, prior to the issuance of any development permit, shall sign all Site Plans and submit full size renderings to the City for any sheets which have been revised by this application FS2020-04. A Final Site Plan filed for record shall indicate that the applicant shall perform all obligations and requirements contained therein and be signed by the owner.
4. All landscaping, on both the initial development site and the expansion site, is to be planted to the plan approved by the Planning Commission and maintained. This includes the replacement of any trees and shrubs that die.

Commissioner Little seconded the motion. Application FS2020-04 was approved with the stipulations, 4-0.

FUTURE MEETING

The Board of Zoning Appeals will meet on July 14, 2020 at 6:30 PM. The next Planning Commission meeting is scheduled for July 14, 2020 at 7:00 PM.

ADJOURNMENT

Motion by Commissioner Little to adjourn the meeting, Commissioner Crooks seconded. Motion was approved, 4-0. The meeting was adjourned at 7:41 PM.

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

STAFF REPORT

July 14, 2020

To: Edgerton Planning Commission
Fr: Chris Clinton, Planning and Zoning Coordinator
Re: **FS2020-05** Revised Final Site Plan for FS2018-08 *Logistics Park Kansas City South First Plat, Lot 1* (Kubota Tractor Corporation) located at 31600 W 207th Street

APPLICATION INFORMATION

Applicant: Chris Williams, Agent
Kubota North American Corporation
3131 S. Vaughn Way
Aurora, CO 80014

Property Owner: Kubota North American Corporation
Chris Williams, Agent
3131 S. Vaughn Way
Aurora, CO 80014

Requested Action: Revised Final Site Plan approval for Kubota

Legal Description: Logistics Park Kansas City South First Plat, Lot 1

Site Address/Location: 31600 W 207th Street Edgerton, KS 66021

Existing Zoning and Land Uses: L-P

Existing Improvements: Warehouses

Site Size: Approximately 205.95 Acres

PROJECT DESCRIPTION

Application FS2020-05 is a request for a revision to approved Final Site Plan FS2018-08, Kubota Tractor Corporation. The parcel is on the northwest corner of Homestead Lane and West 207th Street. The revised Final Site Plan is for the addition of an aboveground diesel fuel tank between the two (2) warehouse buildings. The proposed location is in the south parking area adjacent to the north building and be next to a ramp that enters the building. The proposed tank will hold 1,000 gallons of diesel fuel, be surrounded by bollards and curb and gutter. This Staff Report and review will focus on the request to add the fuel tank and not anything related to the warehouse.

Subject Property



INFRASTRUCTURE AND SERVICES

Access to the property is from three (3) access points along West 207th Street. The parcel is located within the Bull Creek watershed with utilities and service providers as follows:

- Water - Water District #7
- Sanitary Sewer - City of Edgerton
- Electrical Service - Evergy
- Gas Service – Kansas Gas Service
- Police service is provided by the city of Edgerton through the Johnson County Sheriff's Office.
- Fire protection is provided by Johnson County Fire District #1.

FINAL SITE PLAN REVIEW

City Staff has reviewed the Final Site Plan submittal for compliance with the requirements of Article 10, *Site Plans and Design Standards* and Section 5.2, *L-P Logistics Park District* of the Edgerton Unified Development Code (UDC). Review comments are listed below.

Article 5 – Section 5.2 – Subsection H – District Regulations

- a. All storage of motorized machinery and equipment, materials, products, or equipment shall be within a fully enclosed building, or in a storage area or yard. Said storage shall be limited to twenty percent (20%) of the ground floor area of the building or tenant space. All storage materials shall be one hundred percent (100%) screened from public views, except when adjacent to another storage area, which is 100% screened from public view. For the purposes of this section, the phrase "screened from public view" means not visible at eye level from adjoining properties or any street right-of-way. Use of landscaping materials is encouraged in lieu of privacy fencing. All storage areas shall be paved or surfaced. *The applicant has provided line of sight drawings from both Waverly Road and Homestead Lane. In addition, the applicant has provided photographs from the property lines of adjacent property lines. It appears from both the submitted drawings and photographs, the fuel tank will not be visible from any public right-of-way or adjoining property. City Staff will continue to monitor to ensure the proposed tank is not visible from adjoining properties or public right-of-way. If the tank does become visible at any time, the applicant will be required to screen the tank either with vinyl fencing or additional landscaping.*

OTHER COMMENTS

The following comments are from the Fire Department's review of the proposed tank and these comments will be addressed when the requisite building permit application is submitted:

1. Vehicle Impact Protection should be installed on the sides of the tank which are subject to vehicle impact. Currently, the bollards appear to be 9-10 feet apart. Per IFC 312.2 the bollards should be spaced no more than 4 feet apart. It appears there is a ramp on the South side of the tank to allow vehicles to pull up for fueling. This contradicts the intent of having vehicle impact protection to protect the tank. If they want to utilize the ramp then the bollards need to be located between the ramp and the tank, with 4 feet maximum spacing.
2. The nozzle shall be a breakaway style that will prevent spills in either direction when detached.
3. A 2A20BC or larger fire extinguisher shall be provided within 75 feet of the tank.

4. An emergency fuel shutoff shall be installed to terminate the transfer of fuel. It should be located at least 20 feet away from the tank but no further than 100 feet. A sign shall be placed near the shutoff indicating "EMERGENCY FUEL SHUTOFF".

RECOMMENDATION

City staff recommends **approval** of **FS2020-05** Revision to Final Site Plan FS2018-08 Final Site Plan for Kubota Tractor Corporation, subject to compliance with the following stipulations:

1. The staff recommendations and comments noted related to the screening discussed in this Staff Report are included as stipulations as part of approval of this Final Site Plan.
2. Anything done as an exterior building modification must comply with the Edgerton Unified Development Code and it is the building owner's ultimate responsibility to ensure code compliance.
3. A full building permit submittal is required, and an approved building permit must be issued before any work on this project is started.
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.
5. The owner, prior to the issuance of any development permit, shall sign all site plans and submit full size renderings to the City for any sheets which have been revised by this application FS2020-05. A final site plan filed for record shall indicate that the applicant shall perform all obligations and requirements contained therein and be signed by the owner.

ATTACHMENTS

- Compiled Application FS2020-05 – Application, Site Plan Sheet C02, tank photo and spec sheet, line of sight renderings and photos from adjacent property lines.

☐ PRELIMINARY SITE PLAN

☒ FINAL SITE PLAN

PROJECT NAME: LPKC South-First Plat (Project Mustang)

LOCATION OR ADDRESS OF SUBJECT PROPERTY: 31600 W. 207th St.

LEGAL DESCRIPTION: Logistics Park Kansas City South First Plat, Lot 1

CURRENT ZONING ON SUBJECT PROPERTY: L-P CURRENT LAND USE: L-P

TOTAL AREA: 205.95 Acres NUMBER OF LOTS: 1 Lot 2 Tracts AVG. LOT SIZE: 8,320,000 Sq. Ft.

DEVELOPER'S NAMES: Chris Williams PHONE: 817-571-0900

COMPANY: Kubota North American Corporation EMAIL: chris.williams@kubota.com

MAILING ADDRESS: c/o Tax Dept. 3131 S. Vaughn Way Aurora, CO 80014

Street City State Zip

PROPERTY OWNER'S NAME(S): Same as Above

PHONE: _____

COMPANY: _____ EMAIL: _____

MAILING ADDRESS: _____

Street City State Zip

ENGINEER'S NAME(S): Patrick Cassity PHONE: 913-317-9500

COMPANY: Renaissance Infrastructure Consulting EMAIL: pcassity@ric-consult.com

MAILING ADDRESS: 8653 Penrose Ln, Lenexa, KS 66216

Street City State Zip

SIGNATURE OF OWNER OR AGENT: _____

If not signed by owner, authorization of agent must accompany this application.

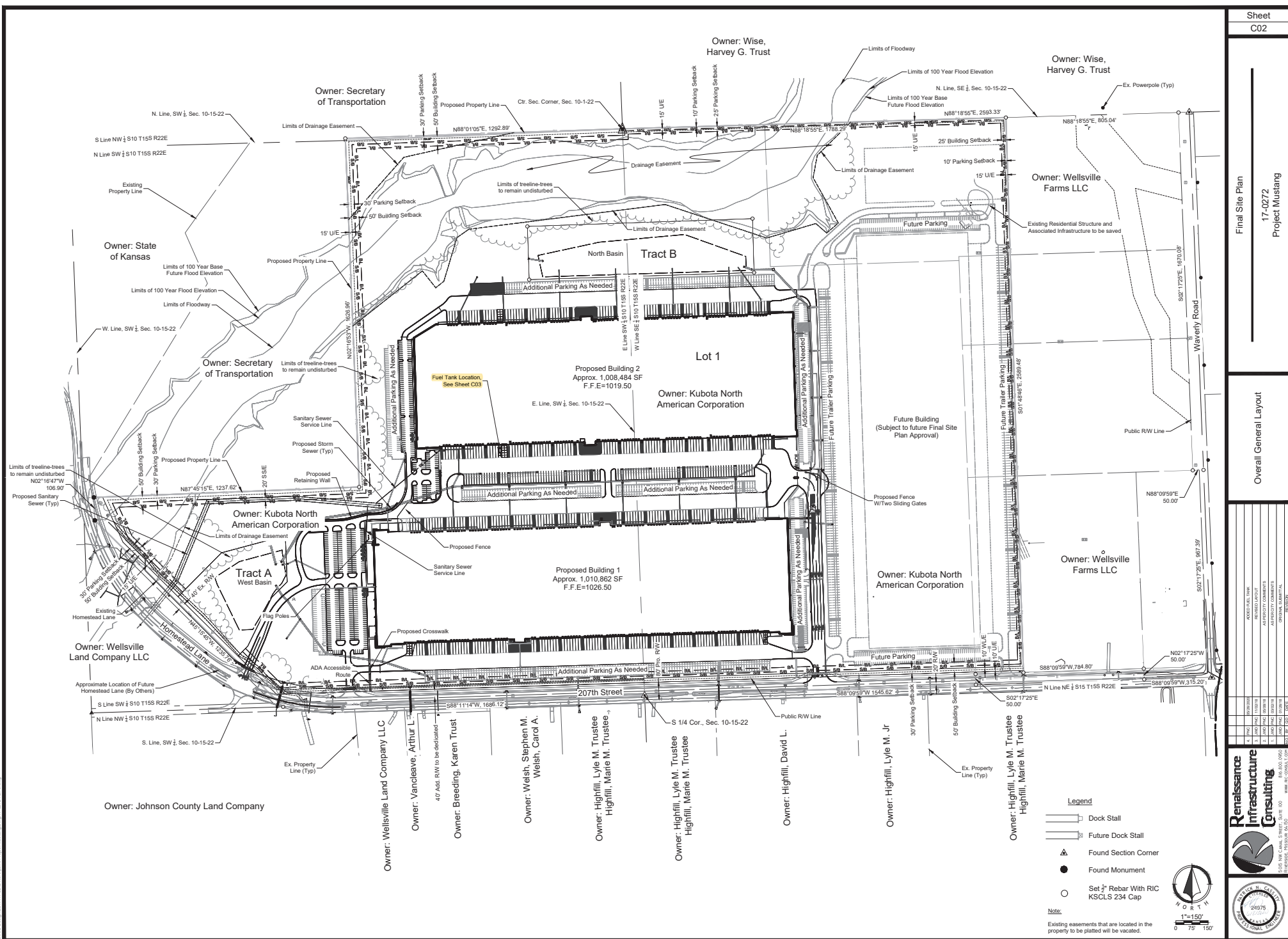
NOTE: Two (2) 34"x42" paper copies plus an electronic copy of the site plan must accompany this application for staff review. All Site Plan requirements may be found in Article 10 of the Edgerton Unified Development Code (UDC).

Applicant is to provide the legal description electronically as a Word document to the City of Edgerton.

FOR OFFICE USE ONLY

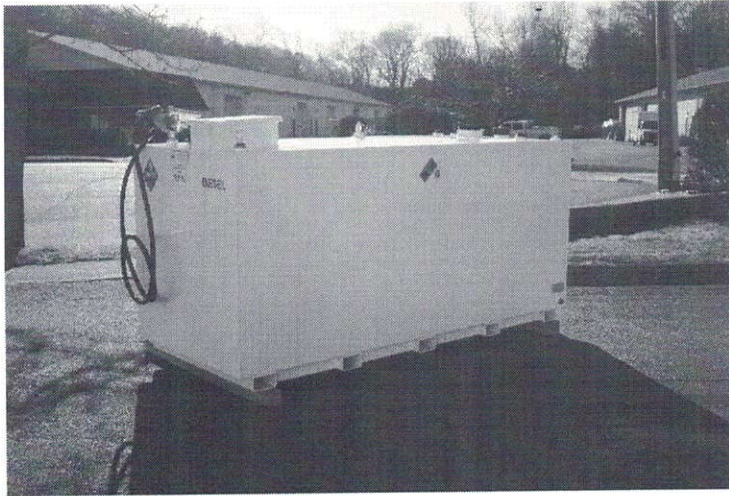
Case No.: FS2020-05 Amount of Fee Paid: \$ 250 Date Fee Paid: 6-4-2020 Receipt # _____

Received By: Kathy Clark Date of Hearing: 7-14-2020



1,000k. gal. Double Wall Fueling Tank





MODEL: TS-1000-SPB-2D12

PRIMARY TANK – 10 gauge pickled & oiled steel

SECONDARY TANK – 12 gauge pickled & oiled steel

INTERNAL BAFFLES – 12 gauge pickled & oiled steel

SECONDARY TANK – 12 gauge pickled & oiled steel

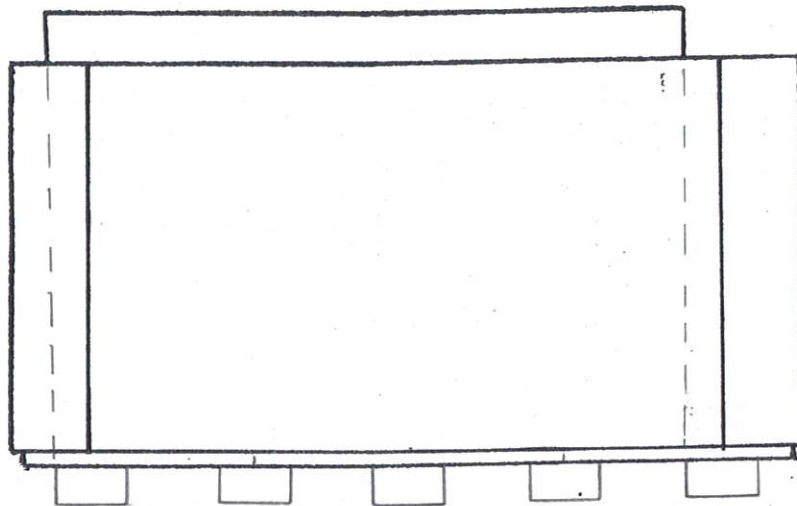
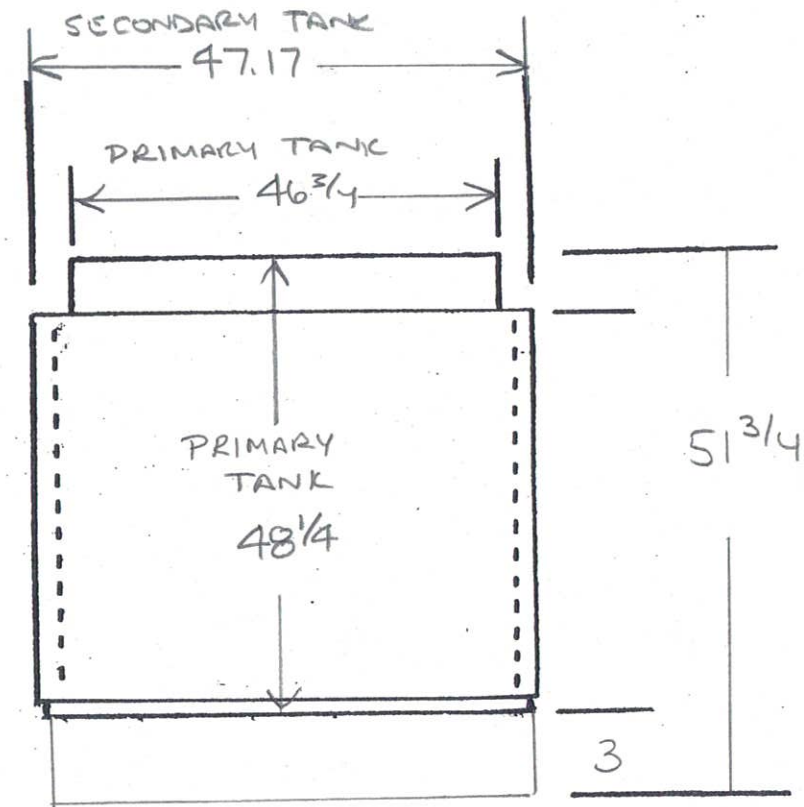
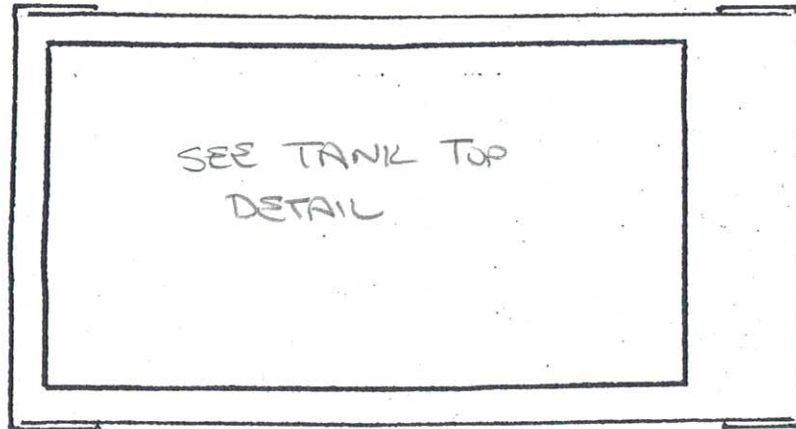
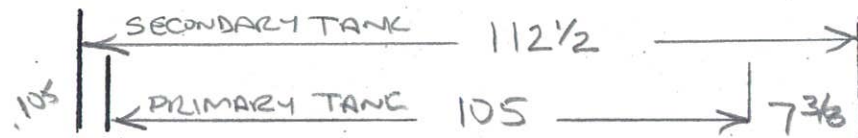
SUPPORTS – ¼" pickled & oiled steel

EXTERNAL COATING - Ferrous surfaces are coated with two-component polyamide-epoxy mastic. Top coat is two-component white acrylic aliphatic urethane

LABELING - OSHA & NFPA

APPURTENANCES

- A. 5 gallon lockable fill spill box
- B. 2" fill pipe with fill hasp
- C. ½" drain-back valve
- D. 12 volt DC pump with gallon meter, totalizer, filter, ¾" x 12' hose and automatic shut-off nozzle
- E. 2" liquid level indicating gauge
- F. 2" fill alarm with 6" vent pipe and cap
- G. 2" plugged spare
- H. 6" emergency pressure relief vent (primary tank)
- I. 1-1/4" vent pipe and cap (secondary tank)
- J. 4" emergency pressure relief vent (secondary tank)
- K. 2" plugged inspection fitting (secondary tank)



IS-1000-SPB-2D12

PRIMARY TANK - 10 GA P&O

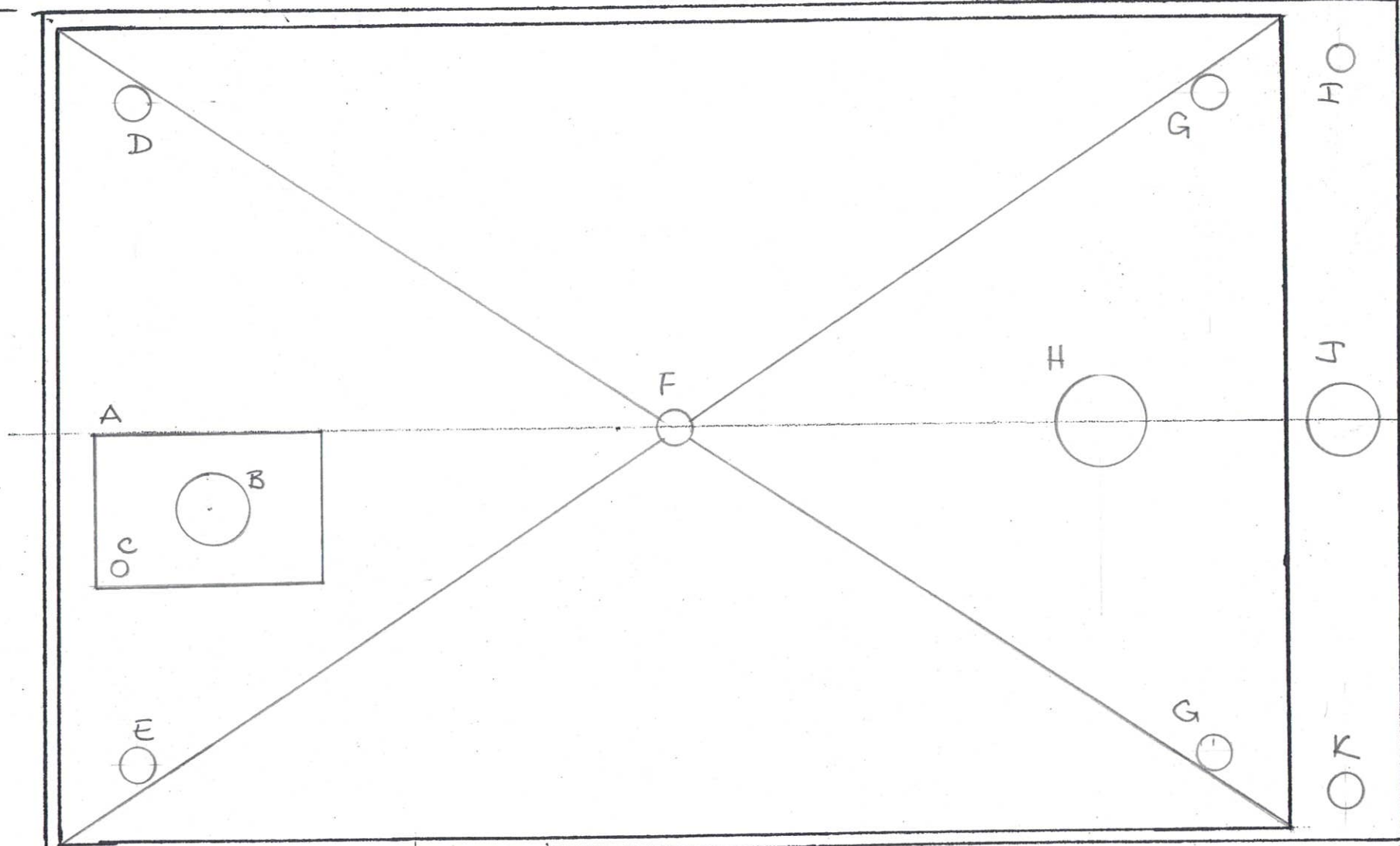
INTERNAL BAFFLES - 12 GA P&O

SECONDARY TANK - 12 GA P&O

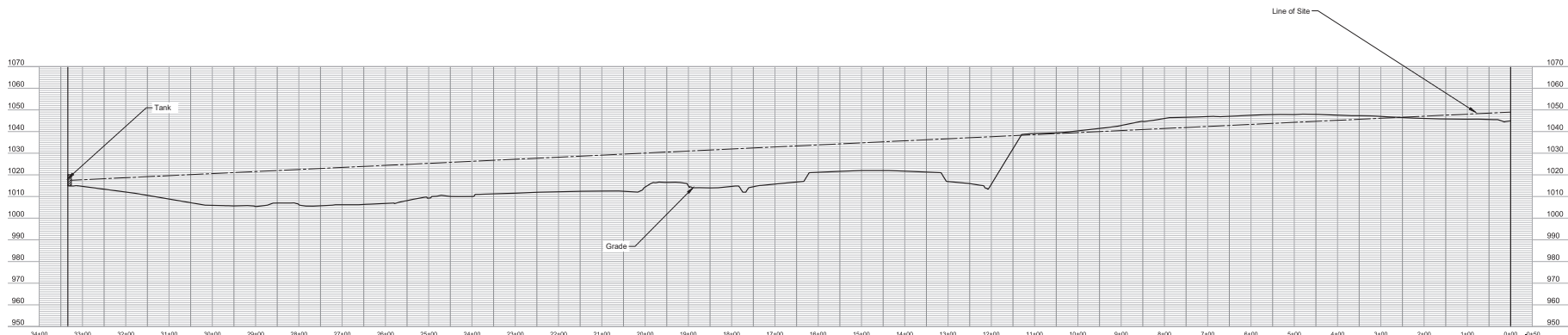
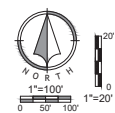
SUPPORTS - $\frac{1}{4}$ " P&O

Safe-T-Tank™ Corp.

25 Powers Drive, Meriden, CT 06451
(203) 237-6320 FAX (203) 235-2749



TS-1000-SPB-2D12



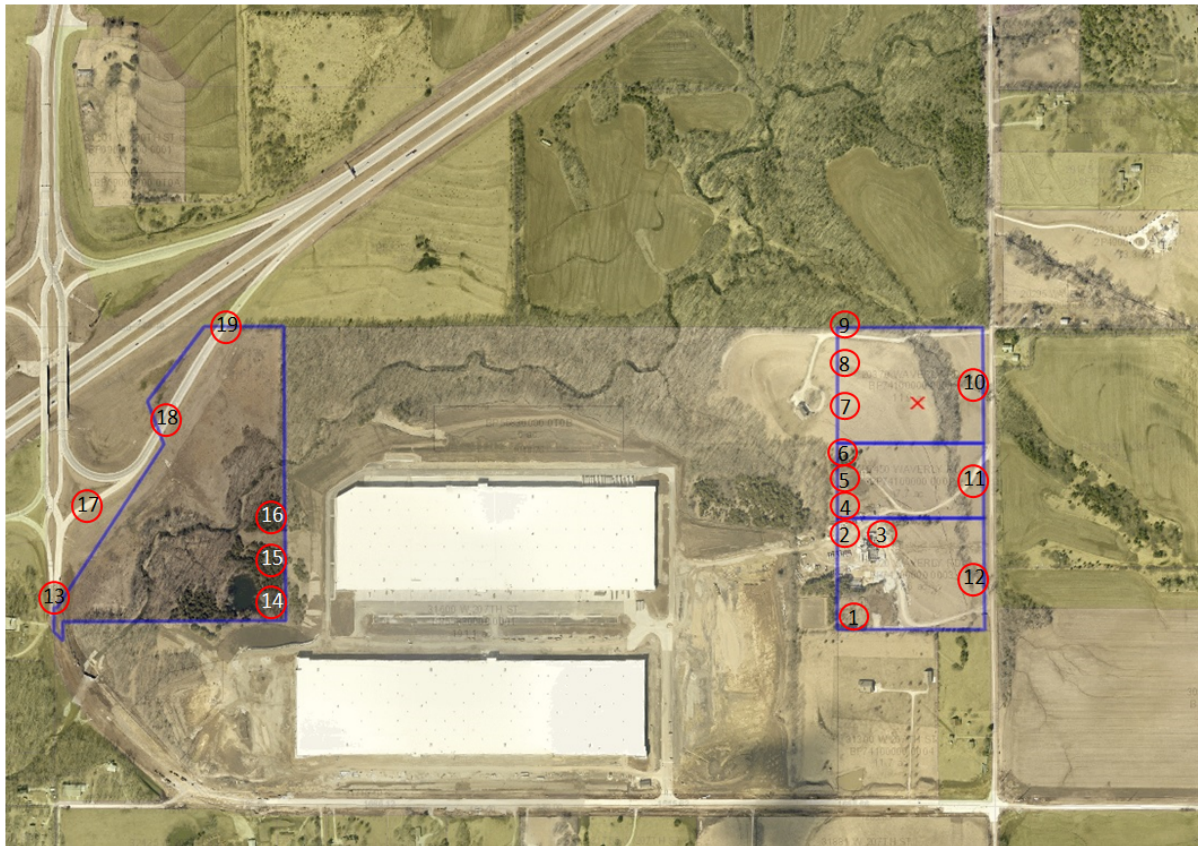
Kubota Tractor Corporate

Revised Site Plan Application FS2020-05 – Addition of Exterior Fuel Tank

Planning Commission Date: July 14, 2020

Legend

Aerial / Plan View of Kubota



Kubota Tractor Corporate
Revised Site Plan Application FS2020-05 – Addition of Exterior Fuel Tank
Planning Commission Date: July 14, 2020

Photo 1



Photo 2



Photo 3



Kubota Tractor Corporate

Revised Site Plan Application FS2020-05 – Addition of Exterior Fuel Tank

Planning Commission Date: July 14, 2020

Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Kubota Tractor Corporate

Revised Site Plan Application FS2020-05 – Addition of Exterior Fuel Tank

Planning Commission Date: July 14, 2020

Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Kubota Tractor Corporate

Revised Site Plan Application FS2020-05 – Addition of Exterior Fuel Tank

Planning Commission Date: July 14, 2020

Photo 16



Photo 17



Photo 18



Kubota Tractor Corporate

Revised Site Plan Application FS2020-05 – Addition of Exterior Fuel Tank

Planning Commission Date: July 14, 2020

Photo 19



STAFF REPORT

July 14, 2020

To: Edgerton Planning Commission
Fr: Chris Clinton, Planning and Zoning Coordinator
Re: **Application FS2020-06**, Amendment to Final Site Plan FS2018-05, a Revision of Final Site Plan FS 2017-01 for Inland Port XXI - Logistic Park Kansas City (UPS)

APPLICATION INFORMATION

Applicant:	Jeff Lucero TruStar Energy 10225 Philadelphia Court Rancho Cucamonga, CA 91730
Property Owner:	ELHC XXI LLC 4825 NW 41 st Street, Suite 500 Riverside, MO 64150
Requested Action:	Revised Final Site Plan approval for UPS
Legal Description:	Logistics Park Kansas City Phase III, Lot 1
Site Address/Location:	19400 Essex Street Edgerton, KS 66021
Existing Zoning and Land Uses:	L-P (Logistics Park District) – Warehouse
Existing Improvements:	Warehouse
Site Size:	Approximately 63.67 Acres.

PROJECT DESCRIPTION

Application FS2020-06 is a request for a revision to approved Final Site Plan FS2018-05. FS2018-05 was a revision to approved Final Site Plan FS2017-01. The first revision was for the installation of a Compressed Natural Gas (CNG) fueling facility. The CNG facility consists primarily of fifteen (15) dual hose, time-fill stations for a total of thirty (30) stations and three (3) fast-fill stations and accompanying appurtenances. FS2020-06 is a request to add an additional fast-fill station adjacent to the existing fast fill pump.

Subject Property



INFRASTRUCTURE AND SERVICES

Access to the property is from one (1) access points from Four Corners Road and two (2) access points from Essex Street.

The parcel is located within the Bull Creek watershed with utilities and service providers as follows:

- Water - Water District #7
- Sanitary Sewer - City of Edgerton
- Electrical Service - Evergy
- Gas Service – Kansas Gas Service
- Police service is provided by the city of Edgerton through the Johnson County Sheriff's Office.
- Fire protection is provided by Johnson County Fire District #1.

STAFF ANALYSIS

City Staff has reviewed the Final Site Plan submittal for compliance with the requirements of Article 10, *Site Plans and Design Standards* and Section 5.2, *L-P Logistics Park District* of the Edgerton Unified Development Code (UDC). Landscaping is being extended along the fence line to ensure the new pump is screened along Essex Street. City Staff does not have any additional comments regarding compliance with the UDC.

RECOMMENDATION

City staff recommends **approval** of FS2020-06 for the Revised Final Site Plan, subject to the following stipulations.

1. The aforementioned recommendations are stipulated to as a part of this approval and incorporated into the Final Site Plan document set.
2. A construction/building permit document set must be submitted and approved prior to commencement of any construction activities.
3. 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 City Council 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.

ATTACHMENTS

- Application for FS2020-06
- Final Site Plan FS2020-06



Site Plan Application

☒ PRELIMINARY SITE PLAN

☐ FINAL SITE PLAN

☐ REVISED SITE PLAN

☐ RE-REVIEW

PROJECT NAME: UPS Edgerton Dispenser Addition

LOCATION OR ADDRESS OF SUBJECT PROPERTY: 19400 Essex St.

LEGAL DESCRIPTION: 4-15-22 BG 582' S & 30' E NW CR NE1/4 E 223.39' ELY CUR LF 359.42' NE 673.75' SE 67.98' SLY CUR RT 149.64' S 378.42' SLY CUR LF 595.20' SLY CUR RT 578.22' S 634.88' W 1531.88' N 2072.96' TO POB EX 6.22 AC & EX 104 AC 64.151 ACS M/I

CURRENT ZONING ON SUBJECT PROPERTY: L-P CURRENT LAND USE: 3610-Warehouse distribution/Storage facility

TOTAL AREA: 63.67 ACRES NUMBER OF LOTS: _____ AVG. LOT SIZE: _____ Sq. Ft.

DEVELOPER NAME(S): Jeff Lucero PHONE: (909) 793-3700

COMPANY: TruStar Energy EMAIL: szea@trustarenergy.com

MAILING ADDRESS: 10225 Philadelphia Ct. Rancho Cucamonga CA 91730
Street City State Zip

PROPERTY OWNER NAME(S): ELHCXXI, LLC-Attn: Greg Norris PHONE: (816) 888-7381

COMPANY: ELHCXXILLC EMAIL: _____

MAILING ADDRESS: 4825 NW 41st St., Apt. 500 Riverside MO 64150
Street City State Zip

ENGINEER NAME(S): Tim Nelligan PHONE: (949) 885-9890

COMPANY: Katahdin Environmental EMAIL: tim@katahdin-env.com

MAILING ADDRESS: 3553 Camino Mira Costa, Ste. E San Clemente CA 92672
Street City State Zip

SIGNATURE OF OWNER OR AGENT: [Signature]
If not signed by owner, authorization of agent must accompany this application.

NOTE: Two (2) 34"x42" paper copies plus an electronic copy of the site plan must accompany this application for staff review. All Site Plan requirements may be found in Article 10 of the Edgerton Unified Development Code (UDC).

Applicant is to provide the legal description electronically as a Word document to the City of Edgerton.

FOR OFFICE USE ONLY

Application No.: FS2020-06 Application Fee Paid: \$ 250 Date Paid: 6-11-2020 Receipt #: _____

Publication Fee Paid: \$ NA Date Paid: NA

Received By: Christopher Christen





Date: June 17, 2020

To: City of Edgerton
Attn: Katie Crow – Plan Review
404 E. Nelson St.
Edgerton, KS 66021
(913) 893-6231

From: Sheila Zea
10225 Philadelphia Ct.
Rancho Cucamonga, CA 91730
(909) 259-6007

RE: UPS Edgerton CNG Fueling Station Dispenser Addition – Site Plan Review
Submittal

Item	Document	Qty.	Date
1	USB	1	6/17/2020
2	UPS Edgerton Landscaping Plan	3	6/17/2020

****Katy – please note this is only to add additional fueling dispensers to the already existing CNG fueling station. No additional equipment will be installed.**

Sent via UPS Next Day Air

Please call if you have any questions directly at (909) 727-0388.

Regards,

Sheila Zea

TruStar Energy – Western Office
szea@trustarenergy.com

[illegible]

1. SPECIAL INSPECTION IS REQUIRED FOR THE INSTALLATION OF ANCHOR BOLTS.
2. SPECIAL TESTING IS REQUIRED FOR HIGH PRESSURE GAS TESTING. SEE SHEET P-200 FOR PRESSURE TESTING PROCEDURES.

LOT 1 ACREAGE: 66.462 ACRES
TRACT A ACREAGE: 3,038 ACRES
TOTAL LAND AREA: 69,500 ACRES

BUILDING AREA:	N/A
PROPOSED BUILDING USE:	FUELING FACILITY
TOTAL NUMBER OF PROPOSED STALLS:	0
TOTAL NUMBER ADA STALLS:	N/A
NUMBER OF EMPLOYEES:	N/A
BOCA BUILDING CODE:	N/A

TOTAL 60 SQ. FT.

ALL OF LOT 1, LOGISTICS PARK KANSAS CITY PHASE III, FIRST PLAT, A
SUBDIVISION OF LAND IN THE CITY OF EDGERTON, JOHNSON COUNTY,
KANSAS.

JVCN BM1181
BERNSTEN ALUMINUM DISK STAMPED BM 1181, LOCATED ON CENTER
WEST END OF THE NORTH HEADWALL ROB. FROM THE INTERSECTION OF
WAVELY ROAD AND 191ST STREET, GO WEST 0.10 MILES TO ROB.
ELEV: 1010.97
JVCN BM1138
BERNSTEN ALUMINUM DISK STAMPED BM 1138, LOCATED ON CENTER
SOUTH END OF THE WEST HEADWALL ROB. FROM THE INTERSECTION OF
FOUR CORNERS ROAD AND 191ST STREET, GO SOUTH 0.20 MILES TO ROB.
ELEV: 984.93

AT THE SOUTHWEST CORNER OF LOGISTICS PARK KANSAS CITY LOT 1.
FROM THE INTERSECTION OF WAVERLY ROAD AND 191ST STREET, GO WEST
.066 MILES TO CURB INLET.
ELEV: 1033.40

AT THE SOUTHWEST CORNER OF LOGISTICS PARK KANSAS CITY LOT 1.
FROM THE INTERSECTION OF WAVERLY ROAD AND 191ST STREET, GO WEST
.038 MILES TO CURB INLET.
ELEV: 1033.40

PARCEL NO. BF221504-3010
FEMA FLOOD ZONE: X
ZONING: L-P

The map illustrates the location of the Project Site within the City of Homestead. Key features include:

- Project Site:** A small rectangular area located on the east side of W 191st St, between Four Corners Rd and Essex St.
- Streets:** W 191st St, W 199th St, Four Corners Rd, and Essex St.
- Highways:** US Highway 56 and US Highway 35.
- Compass Rose:** Located in the bottom right corner, showing North (N) pointing towards the top right.

19400 ESSEX ST.
EDGERTON, KS 66021

CNG FUELING FACILITY



3553 CAMINO MIRA COSTA, SUITE E
SAN CLEMENTE, CA 92672

[illegible]

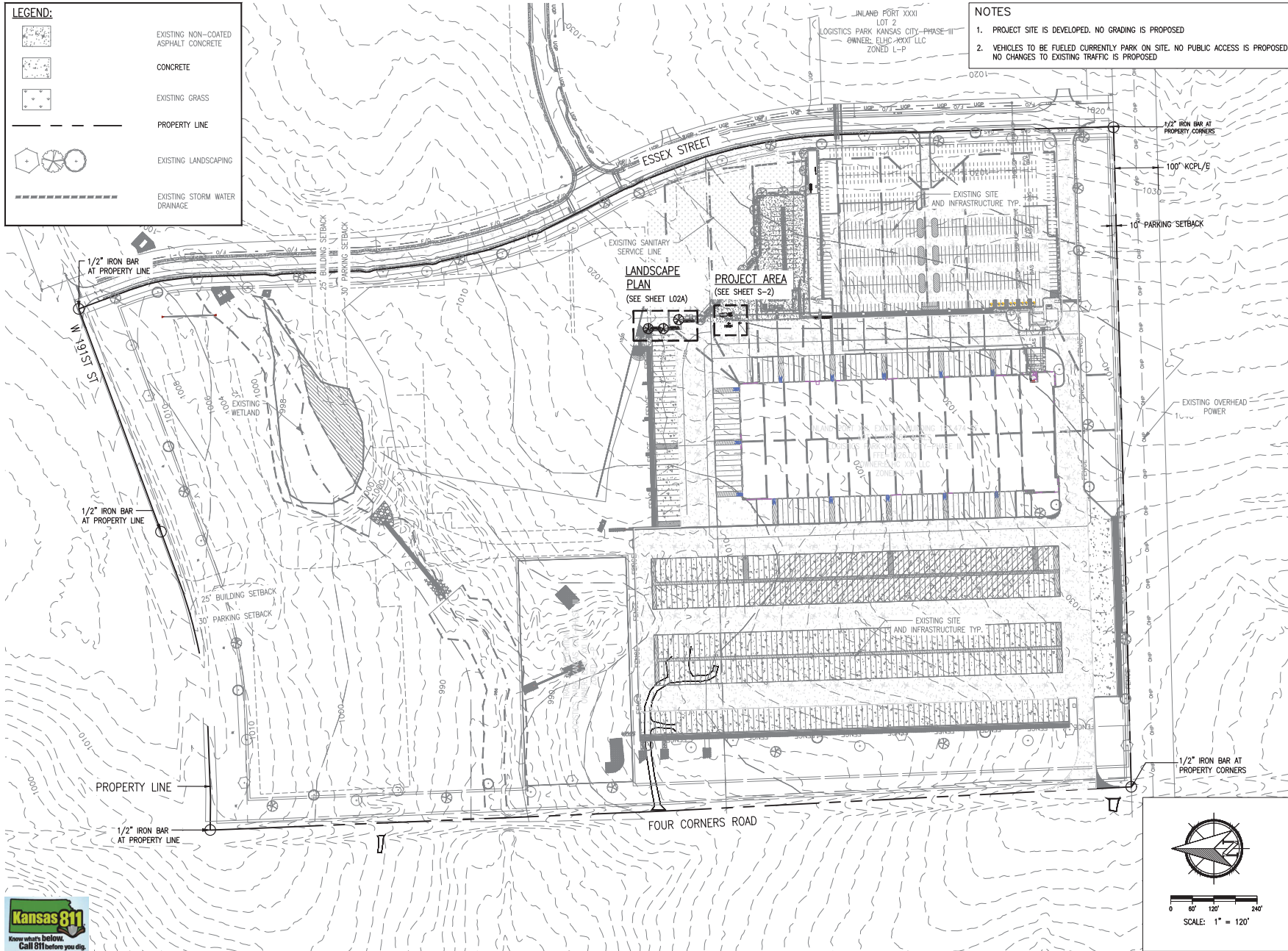
GENERAL - TITLE SHEET

DRAWN: SBR
CHECKED: SRR
DATE: 6/17/20
SCALE: AS SHOWN
JOB NO: 2007K

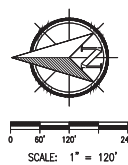
-1

LEGEND:

	EXISTING NON-COATED ASPHALT CONCRETE
	CONCRETE
	EXISTING GRASS
	PROPERTY LINE
	EXISTING LANDSCAPING
	EXISTING STORM WATER DRAINAGE



- NOTES**
1. PROJECT SITE IS DEVELOPED. NO GRADING IS PROPOSED
 2. VEHICLES TO BE FUELED CURRENTLY PARK ON SITE. NO PUBLIC ACCESS IS PROPOSED. NO CHANGES TO EXISTING TRAFFIC IS PROPOSED



OWNER
MICHAEL BANE
19400 ESSEX
EDGERTON, KS
913-207-6588

GENERAL CONTRACTOR:
TRUSTAR ENERGY
JEFF LUXERO
10225 PHILADELPHIA CT.
RANCHO CALAMONIA, CA. 91730
(909) 793-3700



UPS EDGERTON

19400 ESSEX ST.
EDGERTON, KS 66021

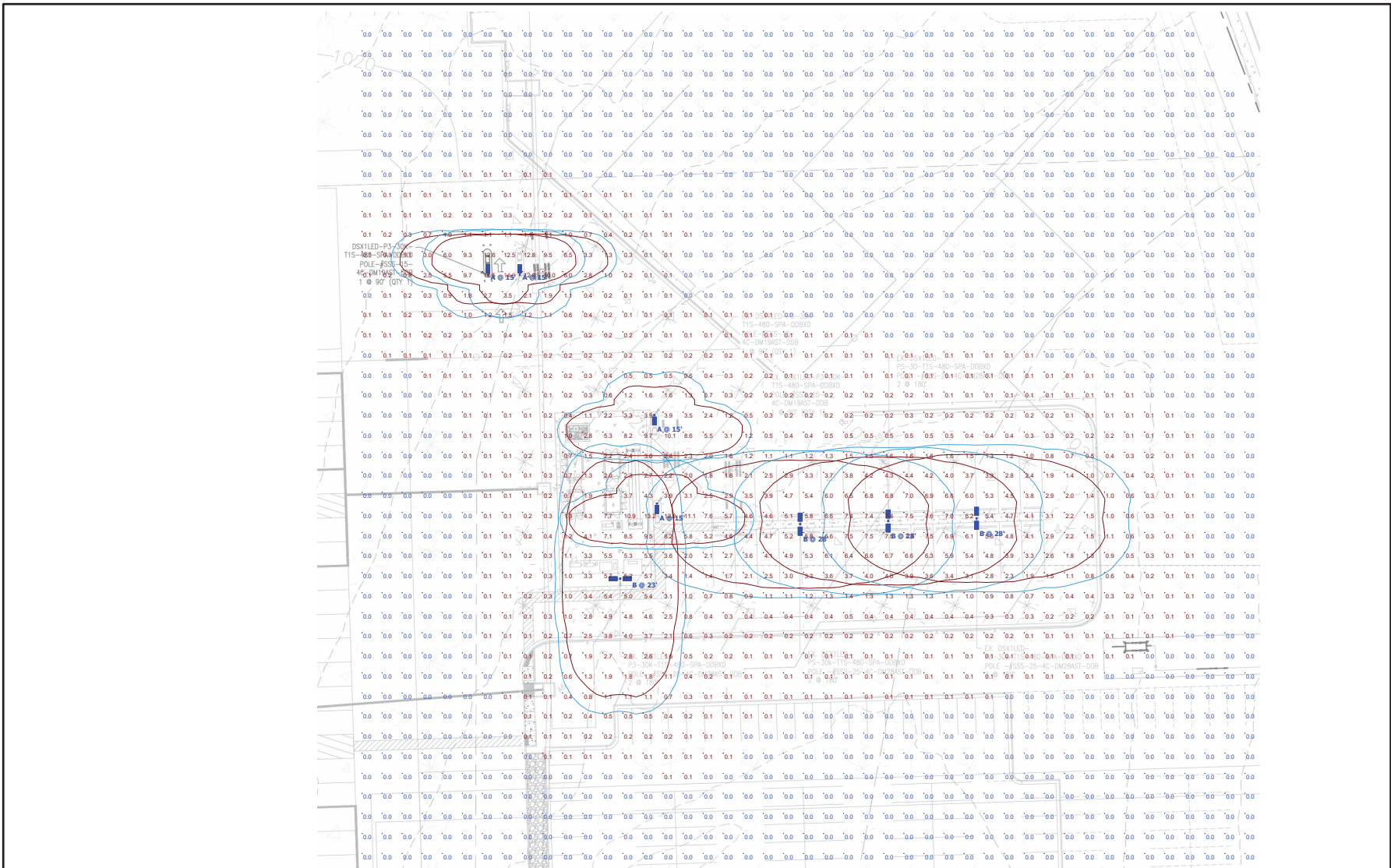
CNG FUELING FACILITY



NO.	DATE	BY	REMARK

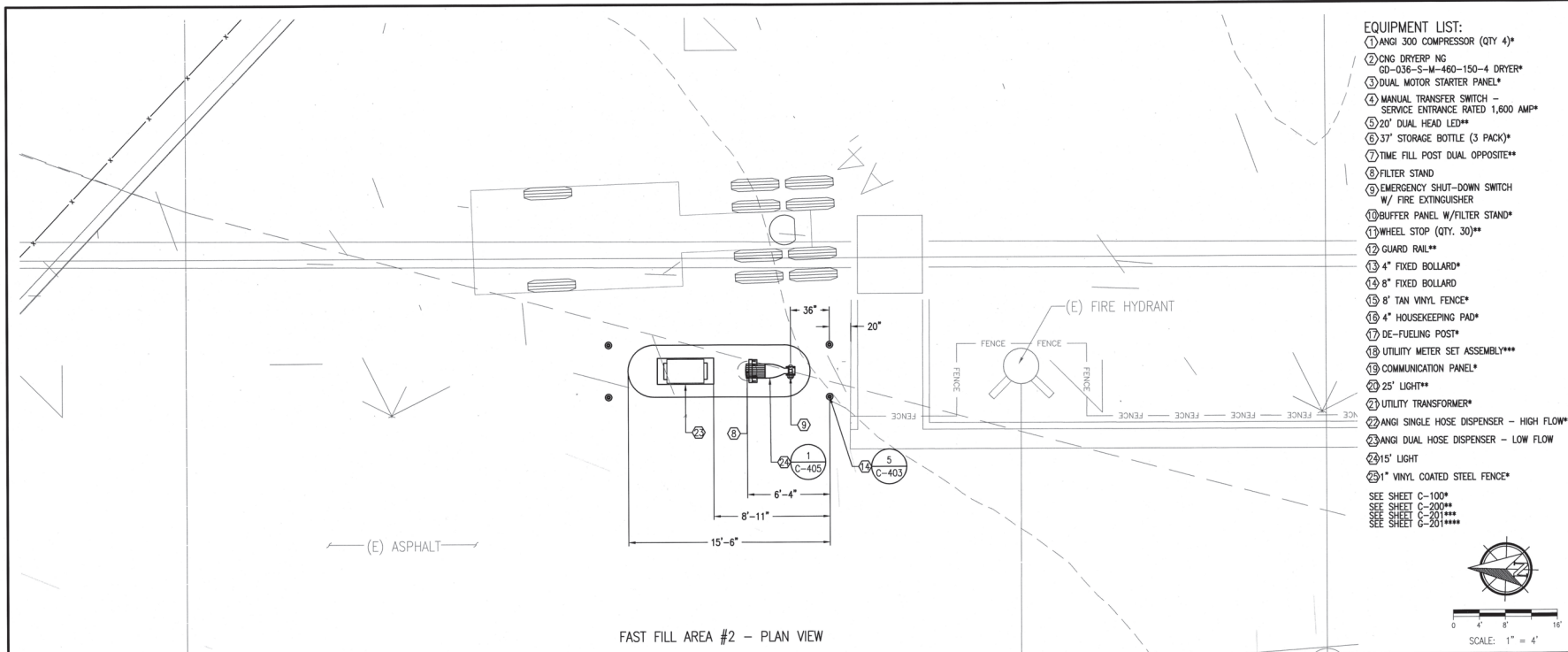
GENERAL - SITE PLAN

DRAWN: SBR
CHECKED: SRR
DATE: 6/17/20
SCALE: AS SHOWN
JOB NO: 2007K

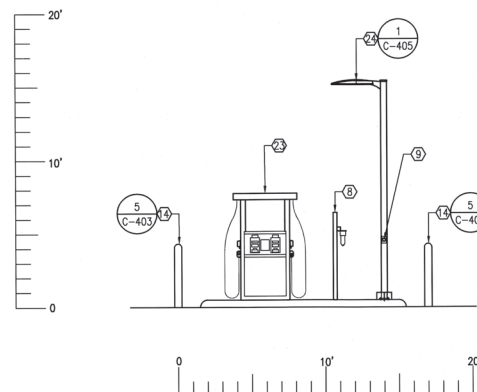


Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.6 fc	14.0 fc	0.0 fc	N/A	N/A

E-1



- EQUIPMENT LIST:**
- ① ANGI 300 COMPRESSOR (QTY 4)*
 - ② CNG DRYER* NG
G3-036-S-M-460-150-4 DRYER*
 - ③ DUAL MOTOR STARTER PANEL*
 - ④ MANUAL TRANSFER SWITCH -
SERVICE ENTRANCE RATED 1,600 AMP*
 - ⑤ 20" DUAL HEAD LED**
 - ⑥ 37" STORAGE BOTTLE (3 PACK)*
 - ⑦ TIME FILL POST DUAL OPPOSITE**
 - ⑧ FILTER STAND
 - ⑨ EMERGENCY SHUT-DOWN SWITCH
W/ FIRE EXTINGUISHER
 - ⑩ BUFFER PANEL W/FILTER STAND*
 - ⑪ WHEEL STOP (QTY. 30)**
 - ⑫ GUARD RAIL**
 - ⑬ 4" FIXED BOLLARD*
 - ⑭ 8" FIXED BOLLARD
 - ⑮ 8" TAN VINYL FENCE*
 - ⑯ 4" HOUSEKEEPING PAD*
 - ⑰ DE-FUELING POST*
 - ⑱ UTILITY METER SET ASSEMBLY***
 - ⑲ COMMUNICATION PANEL*
 - ⑳ 25' LIGHT**
 - ㉑ UTILITY TRANSFORMER*
 - ㉒ ANGI SINGLE HOSE DISPENSER - HIGH FLOW***
 - ㉓ ANGI DUAL HOSE DISPENSER - LOW FLOW
 - ㉔ 15' LIGHT
 - ㉕ 1" VINYL COATED STEEL FENCE*
- SEE SHEET C-100*
SEE SHEET C-200**
SEE SHEET C-201***
SEE SHEET C-201****



PROVIDE SPECIAL INSPECTOR

SEE ATTACHED AND PLAN REVIEW COMMENTS

CALL FOR INSPECTION

18.06.19

SCALE: 1" = 4'

OWNER:
UPS EDGERTON
19400 ESSEX
EDGERTON, KS
66021

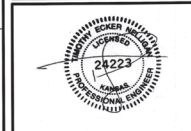
GENERAL CONTRACTOR:
TRUST ENERGY
110225 PHILADELPHIA CT.
RANCHO CUCAMONGA, CA 91730
(909) 793-3700



UPS EDGERTON

19400 ESSEX ST.
EDGERTON, KS 66021

CNG FUELING FACILITY



Katahdin
Environmental

3553 CAMINO MIRA COSTA SUITE E
SAN CLEMENTE, CA 92672
CA PE LICENSE # 68866

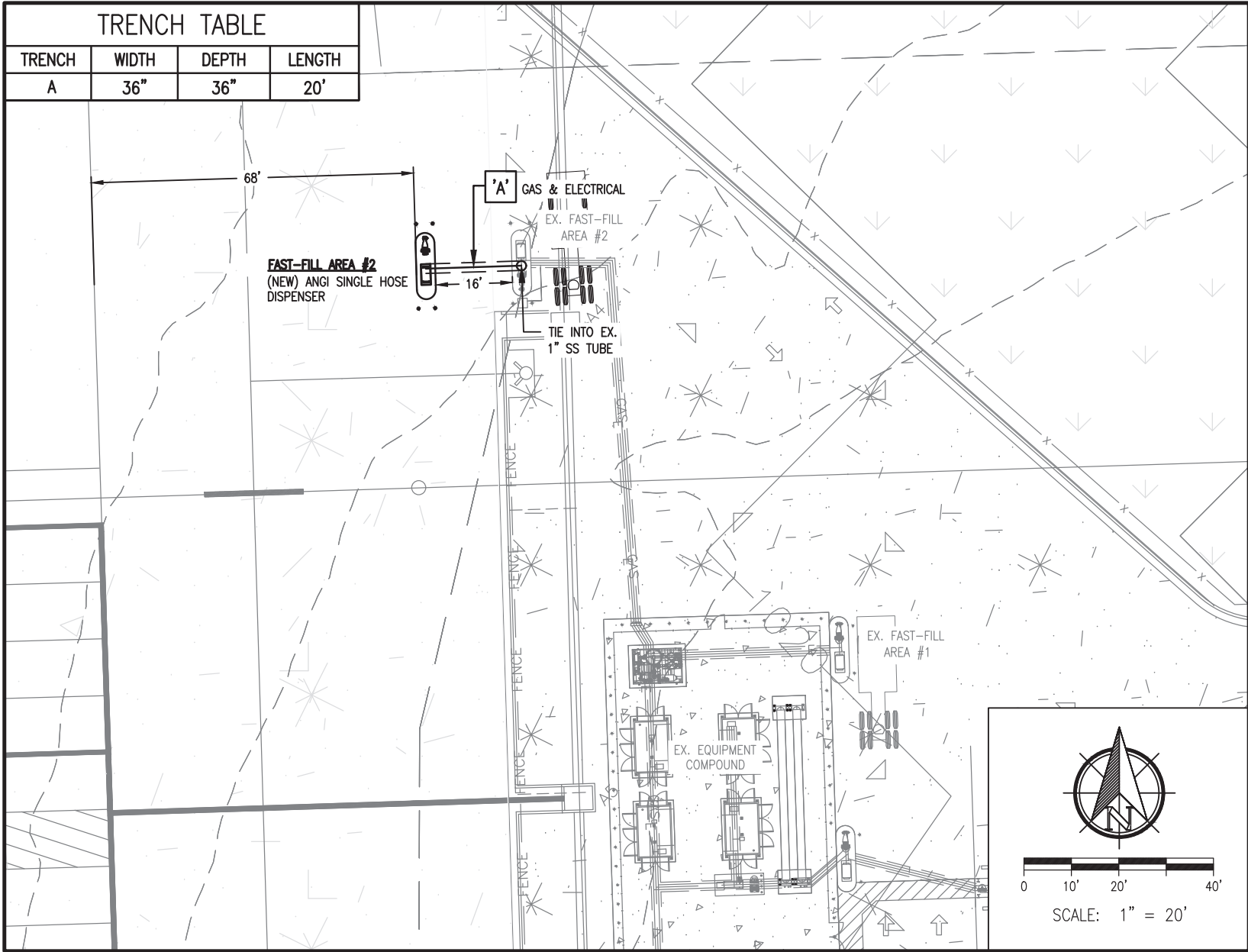
REVISIONS	NO.	DATE	BY	SR	REMARK	SITE PLAN COMMENTS
1	6/11/18					

CIVIL - DISPENSER AREA

DRAWN: SBR
CHECKED: SBR
DATE: 06/11/18
SCALE: AS SHOWN
JOB NO: 18019

C-202

PL 2018191919 - UPS Edgerton - KS Engineering Working Folder\2003 C-202 CIVIL - DISPENSER AREA.dwg 07/10/18 3:23pm



JEFF LUCERO
TRUSTAR ENERGY
10225 PHILADELPHIA CT.
RANCHO CUCAMONGA, CA. 91730
(909) 793-3700

ISSUED BY TRUSTAR ENERGY, LLC
FOR APPROVAL BY OUR CUSTOMER
CUSTOMER IS TO CHECK ONE BOX ONLY
APPROVED AS IS ☐
APPROVED AS NOTED ☐
RESUBMIT AS NOTED ☐

CUSTOMER SIGNATURE _____ DATE _____

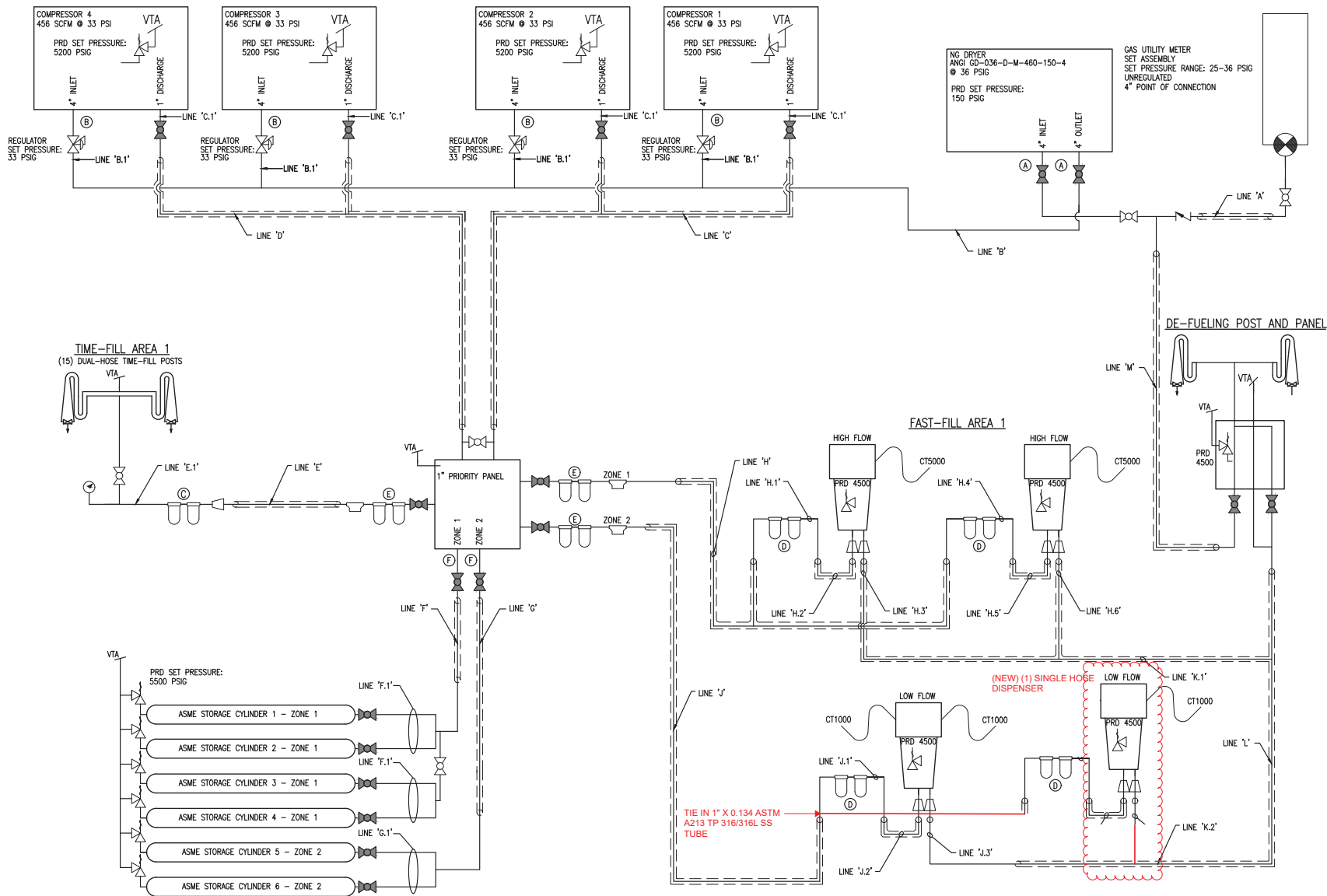
PLEASE RETURN ALL DRAWINGS TO
TRUSTAR ENERGY, LLC.

CONSTRUCTION DRAWINGS FOR PERMIT
APPROVAL WILL NOT COMMENCE UNTIL
WE RECEIVE FINAL APPROVAL

UPS EDGERTON
19400 ESSEX ST.
EDGERTON, KS 66021
CNG FUELING FACILITY

EXHIBIT I
SHEET 1 OF 1

5/14/2020
BY: SBR



REDLINE SET

OWNER
UPS EDGERTON
19400 ESSEX ST.
EDGERTON, KS 66021
404-826-6906

GENERAL CONTRACTOR
TRUSTAR ENERGY
10225 PHILADELPHIA CT.
RANCHO CUCAMONCA, CA 91730
(909) 793-3700



UPS EDGERTON
19400 ESSEX ST.
EDGERTON, KS 66021
CNG FUELING FACILITY

REV	DATE	BY	REMARK
1	6/11/18	SR	SITE PLAN COMMENTS
2	8/22/18	SR	CITY COMMENTS
3	10/17/18	SR	CONSTRUCTION SET
4	05/27/19	SR	REDLINE SET

PIPING - P&ID

DRAWN: SBR
CHECKED: SRR
DATE: 6/6/2019
SCALE: AS SHOWN
JOB NO: 18019

P-300



April 23, 2018

City of Edgerton
404 East Nelson
Edgerton, KS 66021
(913) 893-6231

RE: UPS Edgerton CNG Fueling Station
19400 Essex St.
Edgerton, KS 66021

Permit Department,

Please allow TruStar Energy to sign all permitting applications on behalf of ELHC XXI LLC, as the authorized agent on the UPS Edgerton CNG Station project.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Nathaniel Hagedorn'.

Nathaniel Hagedorn
Manager, ELHC XXI, LLC