

EDGERTON PLANNING COMMISSION  
REGULAR SESSION AGENDA  
Edgerton City Hall  
January 12, 2021  
7:00 P.M.

**COVID-19 Protocol**

In compliance with the guidance issued by the State of Kansas Attorney General, the City of Edgerton remains subject to the Kansas Open Meetings Act (KOMA) and is taking actions as necessary and reasonable under the circumstances of the COVID-19 emergency declaration to advance the conduct of governmental affairs and ensure the transaction of government business is open to the public.

To reduce the spread of COVID-19, Edgerton Planning Commissioners will attend virtually, using Microsoft Teams, an online meeting tool, to conduct the meeting.

Any resident wishing to attend the Planning Commission meeting may do so and is required to wear a mask and adhere to the social distancing guidelines as established by the State of Kansas and Centers for Disease Control and Prevention (CDC). The room will be configured in compliance with these requirements. If the main meeting room reaches capacity, an overflow area will be available in the Johnson County Library across the street from City Hall 319 E. Nelson. Live audio will be provided in the overflow area.

Any member of the public wishing to testify must sign in on the sign-up sheet provided at City Hall. You will be required to provide your name and address and comments will be limited to three (3) minutes per person. If the main meeting room reaches capacity, those not in the meeting room must provide a cellphone number so they can be notified when it is their turn to provide public comment during the public hearing.

Any member of the public wishing to provide public comment regarding an agenda item without attending the meeting may do so by email to Kara Banks (kbanks@edgertonks.org). If you are unable to email the comments, you may call City Hall at (913) 893-6231, and staff will record your comment and report it on your behalf. Any comments must include a name and address for the record and be submitted by phone or email by close of business (4:30 PM) on day of the scheduled meeting. Any written testimony provided in advance (up to the close of business on Tuesday, January 12, 2021) will be shared with the commissioners at the start of the public hearing.

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 October 13, 2020.

**5. NEW BUSINESS**

**A. PUBLIC HEARING – REZONING APPLICATIONS ZA2020-02 through ZA2020-08**

Hold a public hearing in consideration of Applications ZA2020-02 through ZA2020-08. Individual action to recommend approval, denial or continue will be taken on each application at the conclusion of the Public Hearing.

**APPLICATIONS ARE AS FOLLOWS:**

- 1. ZA2020-02 – REZONING FOR ONE (1) PARCEL OF LAND GENERALLY LOCATED SOUTHEAST OF THE INTERSECTION OF WEST 199<sup>TH</sup> STREET AND SOUTH GARDNER ROAD.** Applicant: Wellsville Farms, LLC; Agent: Brett Powell, NPD Management, LLC
- 2. ZA2020-03 – REZONING FOR ONE (1) PARCEL OF LAND GENERALLY LOCATED NORTHEAST OF THE INTERSECTION OF WEST 207<sup>TH</sup> STREET AND SOUTH GARDNER ROAD.** Applicant: Hillsdale Land and Cattle, LLC; Agent: Brett Powell, NPD Management, LLC
- 3. ZA2020-04 – REZONING FOR ONE (1) PARCEL OF LAND GENERALLY LOCATED NORTHEAST OF THE INTERSECTION OF WEST 207<sup>TH</sup> STREET AND SOUTH GARDNER ROAD.** Applicant: Hillsdale Land and Cattle, LLC; Agent: Brett Powell, NPD Management, LLC
- 4. ZA2020-05 – REZONING FOR ONE (1) PARCEL OF LAND GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF WEST 207<sup>TH</sup> STREET AND SOUTH GARDNER ROAD.** Applicant: Hillsdale Land and Cattle, LLC; Agent: Brett Powell, NPD Management, LLC
- 5. ZA2020-06 – REZONING FOR ONE (1) PARCEL OF LAND GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF WEST 207<sup>TH</sup> STREET AND SOUTH GARDNER ROAD.** Applicant: Hillsdale Land and Cattle, LLC; Agent: Brett Powell, NPD Management, LLC
- 6. ZA2020-07 – REZONING FOR ONE (1) PARCEL OF LAND GENERALLY LOCATED SOUTHEAST OF THE INTERSECTION OF WEST 207<sup>TH</sup> STREET AND SOUTH GARDNER ROAD.** Applicant: East Kansas Land and Cattle, LLC; Agent: Brett Powell, NPD Management, LLC
- 7. ZA2020-08 – REZONING FOR ONE (1) PARCEL OF LAND GENERALLY LOCATED NORTHEAST OF THE INTERSECTION OF WEST 215<sup>TH</sup> STREET AND SOUTH GARDNER ROAD.** Applicant: South JOCO Farms, LLC; Agent: Brett Powell, NPD Management, LLC

**B. PUBLIC HEARING – UNIFIED DEVELOPMENT CODE AMENDMENTS – APPLICATION UDCA2020-01**

Hold a public hearing in consideration of Application UDCA2020-01 regarding an amendment to Article 5, Section 5.2 – *L-P Logistics Park District* of the Unified Development Code of the City of Edgerton. Action will be taken to recommend

approval, denial or continue will be taken at the conclusion of the Public Hearing.  
Applicant: City of Edgerton

6. Future Meetings

- Regular Session – February 9, 2021 at 7:00 PM

7. Adjourn