

EDGERTON PLANNING COMMISSION
REGULAR SESSION AGENDA
Edgerton City Hall
February 9, 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 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 practice the social distancing guidelines as established by the State of Kansas and Centers for Disease Control and Prevention (CDC). The room will be set up to be 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 requested 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 general public comment or comment about an agenda item without attending the meeting in person may do so by email to Kara Banks (kbanks@edgertonks.org). If you are unable to email the comments, you may call the following number, and staff will report your comment on your behalf. (913) 893-6231. Any comments should be submitted by phone or email by close of business (4:30 PM) on day of the scheduled meeting.

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

Consider Planning Commission meeting minutes for January 12, 2021.

B. EXTENSION OF SITE PLAN EXPIRATION DATE FOR FS2019-02 TSL- EDGERTON PHASE II

Consider request to extend the expiration date of Final Site Plan FS2019-02 for TSL-Edgerton Phase II, located at 31115 W 191st Street. Applicant: TSL Company Holdings, Ltd.; Agent: Chris Stara

5. **OLD BUSINESS**

A. REZONING APPLICATIONS ZA2020-02 through ZA2020-08

CONTINUED FROM JANUARY 12, 2021 PLANNING COMMISSION MEETING

Consider rezoning applications originally heard during the Public Hearing on January 12, 2021. Individual action to recommend approval, denial or to continue will be taken on each application.

APPLICATIONS ARE AS FOLLOWS:

1. **ZA2020-02 – REZONING FOR ONE (1) PARCEL OF LAND GENERALLY LOCATED SOUTHEAST OF THE INTERSECTION OF WEST 199TH 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 207TH 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 207TH 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 207TH 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 207TH 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 207TH 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 215TH STREET AND SOUTH GARDNER ROAD.** Applicant: South JOCO Farms, LLC; Agent: Brett Powell, NPD Management, LLC

6. **NEW BUSINESS**

A. PUBLIC HEARING – REZONING APPLICATIONS ZA2021-01 THROUGH ZA2021-05

Hold a public hearing in consideration of rezoning Applications **ZA2021-01 through ZA2021-05**. Individual action to recommend approval, denial or to continue will be taken on each application at the conclusion of the Public Hearing.

APPLICATIONS ARE AS FOLLOWS:

1. **ZA2021-01 – REZONING FOR ONE (1) PARCEL OF LAND LOCATED AT 32425 W 207TH STREET.** Applicant: Johnson County Land Company, LLC; Agent: Brett Powell, NPD Management, LLC.
2. **ZA2021-02 – REZONING FOR ONE (1) PARCEL OF LAND LOCATED AT 32295 W 207TH STREET.** Applicant: Wellsville Land Company, LLC; Agent: Brett Powell, NPD Management, LLC.
3. **ZA2021-03 – REZONING FOR ONE (1) PARCEL OF LAND LOCATED AT 32285 W 207TH STREET.** Applicant: Moonlight Farms, LLC; Agent: Brett Powell, NPD Management, LLC.
4. **ZA2021-04 – REZONING FOR ONE (1) PARCEL OF LAND LOCATED AT 32330 W 213TH STREET.** Applicant: Wellsville Farms, LLC; Agent: Brett Powell, NPD Management, LLC.
5. **ZA2021-05 – REZONING FOR ONE (1) PARCEL OF LAND GENERALLY LOCATED AT THE NORTHWEST CORNER OF W 213TH STREET AND S KILL CREEK ROAD.** Applicant: Wellsville Farms, LLC; Agent: Brett Powell, NPD Management, LLC.

B. FINAL PLAT FOR LOGISTICS PARK KANSAS CITY SOUTH, THIRD PLAT – APPLICATION FP2020-04

Consider Application FP2020-04 for a Final Plat located north of the Hostess Distribution Facility at 30800 W 207th Street. Applicant: Hillsdale Farms, LLC; Agent: Brett Powell, NPD Management, LLC.

C. PUBLIC HEARING – FINAL SITE PLAN FOR INLAND PORT 52 – APPLICATION FS2020-11

Hold a public hearing in consideration of Application FS2020-11 for a Final Site Plan located north of the Hostess Distribution Facility at 30800 W 207th Street. Applicant: Hillsdale Farms, LLC; Agent: Brett Powell, NPD Management, LLC

D. TEMPORARY CONSTRUCTION USE FOR CONCRETE STRATEGIES BATCH PLANT – APPLICATION TU2021-01

Consider Application TU2021-01 for a Temporary Construction Use of a concrete batch plant to be located at 20520 Waverly Road. Applicant: Steve Schuering; Agent: Concrete Strategies

7. Future Meeting

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

8. Adjourn