

**EDGERTON PLANNING COMMISSION  
MEETING AGENDA  
CITY HALL, 404 EAST NELSON STREET  
April 13, 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.

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.

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.

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.

**Call to Order**

1. **Roll Call** \_\_\_\_ Daley \_\_\_\_ Berger \_\_\_\_ Crooks \_\_\_\_ Lebakken \_\_\_\_ Little
2. **Welcome**
3. **Pledge of Allegiance**

**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.)*

4. Approve Minutes from the March 9, 2021 Planning Commission Meeting.

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

**Regular Agenda**

5. **Declaration.** At this time Planning Commission members may declare any conflict or communication they have had that might influence their ability to impartially consider today's issues.

**Business Requiring Action**

**Old Business**

6. **REZONING APPLICATIONS ZA2020-02 through ZA2020-08** Consider rezoning applications originally heard during the Public Hearing on January 12, 2021. Applications are as follows:

- A. **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
- B. **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
- C. **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
- D. **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
- E. **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
- F. **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
- G. **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

Individual action will be taken on each application.

#### **New Business**

7. **HOLD A PUBLIC HEARING TO CONSIDER APPLICATION ZA2021-06 FOR REZONING OF 29.39 ACRES GENERALLY LOCATED AT THE SOUTHEAST CORNER OF HOMESTEAD LANE AND 191<sup>ST</sup> STREET FROM JOHNSON COUNTY RUR (RURAL DISTRICT) TO CITY OF EDGERTON L-P (LOGISTICS PARK).** Applicant: Joshua Cooley, Agent - CY Edgerton, LLC

**Action requested:** Open the public hearing, receive comments, and close or continue the public hearing.

8. **CONSIDER APPLICATION ZA2021-06 FOR REZONING OF 29.39 ACRES GENERALLY LOCATED AT THE SOUTHEAST CORNER OF HOMESTEAD LANE AND 191<sup>ST</sup> STREET FROM JOHNSON COUNTY RUR (RURAL DISTRICT) TO CITY OF EDGERTON L-P (LOGISTICS PARK).** Applicant: Joshua Cooley, Agent - CY Edgerton, LLC

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

9. **HOLD A PUBLIC HEARING TO CONSIDER PRELIMINARY PLAT APPLICATION PP2021-02 FOR ARROWHEAD PHASE III GENERALLY LOCATED AT THE SOUTHEAST CORNER OF HOMESTEAD LANE AND 191<sup>ST</sup> STREET.** Applicant: Joshua Cooley, Agent - CY Edgerton, LLC

**Action requested:** Open the public hearing, receive comments, and consider motion to close or continue the public hearing.

10. **CONSIDER PRELIMINARY PLAT APPLICATION PP2021-02 FOR ARROWHEAD PHASE III GENERALLY LOCATED AT THE SOUTHEAST CORNER OF HOMESTEAD LANE AND 191<sup>ST</sup> STREET.** Applicant: Joshua Cooley, Agent - CY Edgerton, LLC

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

11. **CONSIDER FINAL PLAT APPLICATION FP2021-02 FOR ARROWHEAD PHASE III GENERALLY LOCATED AT THE SOUTHEAST CORNER OF HOMESTEAD LANE AND 191<sup>ST</sup> STREET.** Applicant: Joshua Cooley, Agent - CY Edgerton, LLC

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

12. **HOLD A PUBLIC HEARING TO CONSIDER FINAL SITE PLAN APPLICATION FS2021-05 FOR ARROWHEAD PHASE III GENERALLY LOCATED AT THE SOUTHEAST CORNER OF HOMESTEAD LANE AND 191<sup>ST</sup> STREET.** Applicant: Joshua Cooley, Agent - CY Edgerton, LLC

**Action requested:** Open the public hearing, receive comments, and consider motion to close or continue the public hearing.

13. **CONSIDER FINAL SITE PLAN APPLICATION FS2021-05 FOR ARROWHEAD PHASE III GENERALLY LOCATED AT THE SOUTHEAST CORNER OF HOMESTEAD LANE AND 191<sup>ST</sup> STREET.** Applicant: Joshua Cooley, Agent - CY Edgerton, LLC

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

14. **HOLD A PUBLIC HEARING TO CONSIDER CONDITIONAL USE PERMIT APPLICATION CU2021-02 FOR ARROWHEAD PHASE III CARGO CONTAINER STORAGE LOT GENERALLY LOCATED AT THE SOUTHEAST CORNER OF HOMESTEAD LANE AND 191<sup>ST</sup> STREET.**

Applicant: Joshua Cooley, Agent - CY Edgerton, LLC

**Action requested:** Open the public hearing, receive comments, and consider motion to close or continue the public hearing.

15. **CONSIDER CONDITIONAL USE PERMIT APPLICATION CU2021-02 FOR ARROWHEAD PHASE III CARGO CONTAINER STORAGE LOT GENERALLY LOCATED AT THE SOUTHEAST CORNER OF HOMESTEAD LANE AND 191<sup>ST</sup> STREET.** Applicant: Joshua Cooley, Agent - CY Edgerton, LLC

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

16. **CONSIDER TEMPORARY CONSTRUCTION USE APPLICATION TU2021-05 FOR A ROCK CRUSHING OPERATION FOR ARROWHEAD PHASE III GENERALLY LOCATED AT THE SOUTHEAST CORNER OF HOMESTEAD LANE AND 191<sup>ST</sup> STREET.** Applicant: Joshua Cooley, Agent - CY Edgerton, LLC

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

17. **HOLD A PUBLIC HEARING TO CONSIDER PRELIMINARY PLAT APPLICATION PP2021-01 FOR PARCELS GENERALLY LOCATED AT THE NORTHWEST CORNER OF KILL CREEK ROAD AND 213<sup>TH</sup> STREET.** Applicant: Scott Uranich, Agent - Clayco

**Action requested:** Open the public hearing, receive comments, and consider motion to close or continue the public hearing.

18. **CONSIDER PRELIMINARY PLAT APPLICATION PP2021-01 FOR PARCELS GENERALLY LOCATED AT THE NORTHWEST CORNER OF KILL CREEK ROAD AND 213<sup>TH</sup> STREET.** Applicant: Scott Uranich, Agent - Clayco

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

19. **CONSIDER FINAL PLAT APPLICATION FP2021-01 FOR PARCELS GENERALLY LOCATED AT**

**THE NORTHWEST CORNER OF KILL CREEK ROAD AND 213<sup>TH</sup> STREET.** Applicant: Scott Uranich, Agent - Clayco

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

20. **HOLD A PUBLIC HEARING TO CONSIDER FINAL SITE PLAN APPLICATION FS2021-04 FOR PROJECT POLARIS GENERALLY LOCATED AT THE NORTHWEST CORNER OF KILL CREEK ROAD AND 213<sup>TH</sup> STREET.** Scott Uranich, Agent - Clayco

**Action requested:** Open the public hearing, receive comments, and consider motion to close or continue the public hearing.

21. **CONSIDER FINAL SITE PLAN APPLICATION FS2021-04 FOR PROJECT POLARIS GENERALLY LOCATED AT THE NORTHWEST CORNER OF KILL CREEK ROAD AND 213<sup>TH</sup> STREET.** Scott Uranich, Agent – Clayco

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

22. **CONSIDER TEMPORARY CONSTRUCTION USE APPLICATION TU2021-04 FOR THE USE OF A BATCH PLANT FOR PROJECT POLARIS LOCATED AT 20520 WAVERLY ROAD.** Applicant: Steve Schuering, Agent - Concrete Strategies, Inc.

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

23. Future Meeting Reminders

- Regular Session – May 11, 2021 at 7:00 PM
- Regular Session – June 8, 2021 at 7:00 PM

24. Adjourn