

PLANNING COMMISSION MEETING
June 13, 2023

A regular session of the Edgerton Planning Commission (the Commission) was held in the Edgerton City Hall, 404 E. Nelson Street, Edgerton, Kansas on June 13, 2023. The meeting convened when Chair John Daley called the meeting to order at 7:00 PM.

1. ROLL CALL

Jeremy Little	absent
Charlie Crooks	present
Adam Draskovich	absent
John Daley	present
Jordyn Mueller	present

With a quorum present, the meeting commenced.

Staff in attendance: Beth Linn, City Administrator
 Zachary Moore, Development Services Director
 Chris Clinton, Planning and Zoning Coordinator/Deputy City Clerk

2. WELCOME Chairperson Daley welcomed all in attendance to the meeting.

3. PLEDGE OF ALLEGIANCE All present participated in the Pledge of Allegiance.

CONSENT AGENDA

4. Approve Minutes from the May 9, 2023 Planning Commission Meeting.

Commissioner Crooks moved to approve the consent agenda. Commissioner Mueller seconded the motion. The consent agenda was approved, 3-0.

REGULAR AGENDA

5. DECLARATION

Chairperson Daley asked the Commissioners to declare any correspondence they have received or communication they have had regarding the matters on the agenda. If they have received correspondence or have had any communication, he asked if it may influence their ability to impartially consider the agenda items.

The Commissioners did not have anything to declare at this time.

BUSINESS REQUIRING ACTION

NEW BUSINESS

6. **ELECTION OF PLANNING COMMISSION OFFICERS**

Mr. Zachary Moore, Development Services Director, stated that pursuant to the Bylaws of the Planning Commission, an annual meeting is held in June of each year for the purpose of electing a Planning Commission Chair, Vice Chair, and a Secretary.

Chairperson Daley stated he will nominate himself to remain as Chair. Commissioner Crooks seconded the nomination. Chairperson Daley remained the Chair, 3-0.

Mr. Moore stated Commissioner Little informed him he was welcome to the idea of serving again as the Vice Chair. Commissioner Crooks nominated Commissioner Little to serve as the Vice Chair. Commissioner Mueller seconded the nomination. Commissioner Little will remain the Vice Chair, 3-0.

Commissioner Crooks stated he would serve again as the Secretary. Commissioner Mueller nominated Commissioner Crooks as the Secretary. The nomination was seconded by Commissioner Crooks. Commissioner Crooks remains the Secretary, 3-0.

7. **PUD2023-01: PLANNED UNIT DEVELOPMENT APPLICATION (FINAL PLAN/PLAT) FOR DWYER FARMS LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF W. 207TH STREET/BRAUN STREET AND 8TH STREET/EDGERTON ROAD**

Mr. Lee Ryherd of SMH Consultants, Civil Engineer of the project, approached the Commission. He stated this is an application for a Final Planned Unit Development (PUD) for a previously approved Preliminary PUD. This request is for Phase I of the development which is to be comprised of ninety-three (93) residential lots. There are also five (5) common tracts proposed. Two (2) tracts are for stormwater detention, 1 will be used for community greenspace and amenity area, 1 will be used for a monument sign for the subdivision, and the last one is floodplain. Two (2) access roads are proposed into the site. The 2 detention ponds that are proposed will either reduce or keep the stormwater runoff the same. He explained the proposed landscaping meets the Code for street trees as each residential lot will have at least 1 street tree. Landscaping will be used with the monument signs and will screen other appurtenances. Everyg will provide underground electrical, while sanitary and storm sewer, and water services will be provided by the City. Mr. Ryherd stated there are a total of three (3) total monument signs proposed. One (1) sign will be at each entrance and one larger sign at the corner of 8th Street/Edgerton Road and 207th Street/Braun Street. He explained they have twelve (12) different floorplans for this development for future residents to select from.

Mr. Moore stated the parcel is 35.5 acres with five (5) tracts to be maintained by the Homeowners Associate (HOA). There are play areas and greenspaces proposed and a 9.3 acre floodplain tract at the northeast corner of the parcel. City Staff reviewed the plans in accordance with the provisions set forth in Article 6 of the Unified Development Code (UDC). This proposal does align with the Future Land Use Map and goals of the Comprehensive Plan. Staff has found the proposal of single-family residential homes and associated open spaces is compatible with the surrounding development. The net density of this development is 2.61

dwelling units per acre, which is consistent with the density approved by the Governing Body with the related Conceptual PUD Plan. The UDC requires the development site to be under one owner, which the parcel is. The proposed yard sizes are the same as approved in the Conceptual PUD with the stipulation of fire rated materials to be used during construction if the dwelling units are separated by ten (10) feet. Mr. Moore explained that the requirement of fire rated materials will be reviewed during the building permit review. The proposed parking is consistent to that of the Conceptual PUD. There have been no changes to the information that was provided during the Conceptual PUD phase, so no new Traffic Impact Study was needed. Mr. Moore said the applicant does exceed the landscaping requirement. Each lot will have 1 street tree and the internal tracts are lined with deciduous trees. 8th Street/Edgerton Road and 207th Street/Braun Street will have trees planted where residential lots are adjacent to the right-of-way. The floodplain tract will remain in its natural vegetative state. Mr. Moore explained the applicant has expanded the number of models that were provided compared to that of the Conceptual PUD. This allows more variety and prevents a mundane and "cookie cutter" feel to the development. He said the stormwater, utility plans for sanitary sewer, water lines and street lighting plans are currently being reviewed by City staff and the City Engineer for compliance to City standards. These items are not in the purview of the Commission but will be required to meet standards. Mr. Moore stated there are a few items that need to be updated on the Plat for the PUD and are listed as stipulations. Those updates are some additional easements may be needed, and the labels mentioned in the Staff Report have been updated after the publication of the packet. He stated City staff recommends approval of Application PUD2023-01 with the stipulations outlined.

Chairperson Daley inquired as to when construction might start. Mr. Kyle Jones, Rausch Coleman Homes, Property Owner, stated they are waiting on reviews of the City Engineer and upon approval of utilities, they will be ready to start moving dirt. Their hope is to be able to start in mid-July. He explained that the same floorplan will not be next to each other. They make a six (6) lot block where the same elevation will not be built. The design team is always coming up with new plans, so there could be ones that have not been presented to the Commission. The square footage and architecture requirements will still be met that were set in the Conceptual PUD.

Commissioner Crooks asked if all of the tracts will be maintained by the property owner and HOA. Mr. Jones stated they will be owned by the HOA and will be maintained in accordance to Edgerton City Codes.

Chairperson Daley inquired if parking on the streets will be allowed. Mr. Jones stated they will be following the City's recommendation on parking that they received on the Conceptual PUD. Mr. Ryherd stated every floorplan has a 2-car garage with 2 parking spots in the driveway. He added 1 side of the street will allow for parking but no overnight parking. The proposed time restraint for street parking is midnight to 5 AM. Commissioner Crooks verified that one side of the street will be signed as no parking. Mr. Ryherd replied that is correct and it is typically the side of the street with sidewalks that does not allow parking.

Chairperson Daley requested clarification if all homes will have 2-car garages because one of the provided floorplans has a 1-car garage. Mr. Ryherd answered there might be some with a 1-car garage, but there will still be enough space for 2 cars to park in the driveway. Mr. Moore stated it is possible for that floorplan to not be used at all in the development.

Commissioner Crooks said he remembered requiring at least four (4) off street parking spaces. Mr. Jones said the City requires each lot to have parking for three (3) cars off of the street. Ms. Beth Linn, City Administrator, added these streets are a lot wider than current streets in the City and have become standard. Mr. Moore stated the number of off-street parking will be verified upon the building permit review.

Commissioner Crooks asked when construction on Phase II will start. Mr. Jones answered they will have to see how many homes sell. It is possible that Phase II won't start until May of 2024 as it is completely driven by the sales of homes.

Commissioner Crooks moved to recommend approval with the following stipulations:

1. All infrastructure requirements of the City are met.
2. Prior to plat recording, the following must occur:
 - a. Dedication language for the sign easement must be placed on the face of the plat.
 - b. All easement widths must be labeled on the plat.
 - c. The stormwater study must be approved by the City Engineer. Any necessary changes to the plat based on review of the stormwater study must be made prior to plat recording.
3. All requirements of the City for a PUD are met.
4. Fire rated materials must be used in construction of homes in lieu of the Planning Commission and Governing Body permitting a 5-foot side yard setback and minimum 10-foot separation between buildings.

Commissioner Mueller seconded the motion. Application PUD2023-01 was recommended for approval with the stipulations, 3-0.

Mr. Moore stated the Governing Body will consider this application on June 22, 2023.

8. **CU2023-02: CONDITIONAL USE PERMIT APPLICATION FOR NEW CITY CHURCH LOCATED AT 517 W. MORGAN STREET**

Mr. Moore stated this item requires continuance and will be considered at the June 20, 2023 Special Session of the Planning Commission.

9. **FUTURE MEETING REMINDERS**

Chairperson Daley stated that there is a Special Session on June 20, 2023. The next regular sessions are scheduled for July 11, 2023; August 8, 2023; and September 12, 2023.

10. **ADJOURN**

Commissioner Crooks moved to adjourn the meeting. Commissioner Mueller seconded the motion. The meeting was adjourned at 7:21 PM, 3-0.