

**PLANNING COMMISSION
SPECIAL MEETING
June 20, 2023**

A special session of the Edgerton Planning Commission (the Commission) was held in the Edgerton City Hall, 404 E. Nelson Street, Edgerton, Kansas on June 20, 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	present
John Daley	present
Jordyn Mueller	present

With a quorum present, the meeting commenced.

Staff in attendance: 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.

REGULAR AGENDA

4. 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

- 5. CU2023-02: CONDITIONAL USE PERMIT APPLICATION FOR A CHILD CARE CENTER FOR NEW CITY CHURCH LOCATED AT 517 W MORGAN STREET**

Ms. Brandy Peterson, New City Church, spoke before the Commission. She stated she runs the childcare centers for New City Church in Shawnee and Raytown, Missouri. She explained the childcare center will be located in the basement of the building, where it was once located years ago. The childcare center will accommodate twenty (20) to twenty-four (24) toddlers

and kids aged two and a half (2.5) to five (5) years old from 6:30 AM to 5:30 PM. They will use a basic curriculum that focuses on learning through play, social skill, and Kindergarten prep. The year-round program will only be closed on the basic federal holidays and two (2) teacher prep/training days. She said she has been working on getting the Johnson County licensure secured. The director that would be hired to lead the center lives in Gardner and has written curriculum for the other centers the last few years.

Mr. Zachary Moore, Development Services Director, addressed the Commission. He explained City staff reviewed the application under the purview of Article 7 of the Unified Development Code (UDC) as a childcare facility for more than six (6) persons on a R-1 zoned parcel requires a Conditional Use Permit (CUP). He explained Article 7 has criteria that need to be reviewed when determining if a CUP should be approved or not and City staff reviewed the application against these criteria. There is a large need of this use in the City and this use fits the character of the neighborhood, as the intensity of the childcare facility will be low. The proximity of 56 Highway makes the subject parcel unsuitable for many uses in the R-1 District. The subject parcel has been developed with the church structure since the early 1990s and no further development is proposed at this time. Mr. Moore stated City staff does not believe there would be any detrimental effects to nearby properties. There is adequate parking on site that exists to accommodate the childcare facility and there are two (2) access points from 56 Highway will prevent any possible backups or stacking on the Highway. He explained that utilities are on site, so no new utility extensions are needed. No new environmental impacts are expected as there will not be any increase to impervious surface and the facility will close prior to the need of exterior lighting. He said the addition of a childcare facility would allow greater flexibility for employees and families in the City and would be a big help and economic boost to the community. City He told the Commission he was in a meeting with Human Resources representatives of tenants from Logistics Park Kansas City (LPKC), and the lack of childcare is a big reason why employees leave their employment at LPKC. There would be little to no gain to the public health, safety, and welfare if this application was denied. Mr. Moore stated the application is consistent with the Comprehensive Plan and City staff does recommend approval of the CUP for 10 years with the stipulation that all state law pertaining to operating a childcare facility are followed.

Chairperson Daley inquired what the plan was if traffic backs up to highway 56. Mr. Moore replied that parents will use the western access point and use the circle drive to drop off and exit to the east. He explained this would allow several cars the ability to stack, and there is a parking lot for people to park and go into the center to pick up children. Ms. Peterson added they will request parents park to come in and pickup or drop off their kids. There will be a small number of children between 6:30 and 7:00 AM. It is possible for some congestion around 8:00 AM for drop off, but it should be short lived.

Commissioner Crooks asked what the plan is for expanding once capacity is reached. Ms. Peterson answered that they would want to expand eventually but are more concerned about getting the childcare center licensed and started first.

Commissioner Draskovich stated he is not familiar with the building and asked if there are adequate exits in the basement. Ms. Peterson replied that there are, and preliminary approval was granted by the fire marshal. Commissioner Crooks stated the basement was a daycare

before. Ms. Peterson stated that the licensing agencies have approved a higher number for enrollment, but the center wants to stay around the 20-24 number.

Chairperson Daley wanted to clarify the age range of students. Ms. Peterson stated 2.5 to 5 years old.

Commissioner Draskovich asked if the center was compliant with the Americans with Disabilities Act (ADA). Ms. Peterson replied the center is.

Chairperson Daley opened the public hearing.

Mr. James Oltman, President of ElevateEdgerton!, approached the Commission. He stated he is in support of this CUP, and that this is a huge need in the community. When he fields calls for companies from LPKC, the second most requested service behind more food options is childcare. He believes this is a good step in the right direction, and he is happy this organization has stepped up to be the first major center in Edgerton.

Ms. Amy Francis, 109 W. 7th Street, addressed the Commission. She said that she supports this great opportunity for the community. She said Edgerton is growing with many new houses planned. Childcare centers are needed now and more in the future. She wants to get this center to start and grow for the future of Edgerton.

Commissioner Crooks moved to close the public hearing. Commissioner Draskovich seconded the motion. The public hearing was closed, 4-0.

Commissioner Crooks moved approve Application CU2023-02 with the stipulations outlined by City staff. The motion was seconded by Commissioner Mueller. Application CU2023-02 was recommended for approval with the stipulations, 4-0.

Mr. Moore stated the application will be presented to the governing body on July 13, 2023.

6. FUTURE MEETING REMINDERS

Chairperson Daley stated that the next regular sessions are scheduled for July 11, 2023; August 8, 2023; September 12, 2023; and October 10, 2023.

7. ADJOURN

Commissioner Crooks moved to adjourn the meeting. Commissioner Draskovich seconded the motion. The meeting was adjourned at 7:14 PM, 4-0.