

**PLANNING COMMISSION
October 8, 2024 Minutes**

A regular session of the Edgerton Planning Commission (the Commission) was held in the Edgerton City Hall, 404 E. Nelson Street, Edgerton, Kansas on October 8, 2024. The meeting convened when Vice Chair Jeremy Little called the meeting to order at 7:02PM.

1. ROLL CALL

Jeremy Little	present
Tina Mathos	present
Adam Draskovich	present
John Daley	absent
Jordyn Mueller	absent

With a quorum present, the meeting commenced.

Staff in attendance: Zachary Moore, Development Services Director
Alex Clower, City Clerk

2. WELCOME Vice Chair Little welcomed all in attendance to the meeting.

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

CONSENT AGENDA

4. Minutes from the September 12, 2024 Planning Commission Meeting.
5. FP2024-0003 Edgerton Crossing, Second Plat Located on the Southwest Corner of W. 200th Street and Homestead Lane
6. FP2024-0004 Edgerton Crossing, Third Plat Located on the Northeast Corner of W. 200th Street and Jubilee Street

Commissioner Mathos moved to approve the Consent Agenda. The motion was seconded by Commissioner Draskovich. The Consent Agenda was approved, 3-0.

Regular Agenda

7. Declaration. None

Business Requiring Action

New Business

8. FSP2024-0006: FINAL SITE PLAN APPLICATION FOR MAVERIK LOCATED ON THE NORTHEAST CORNER OF W. 200TH STREET AND JUBILEE STREET

Mr. Josh Rabe, representative with Maverik stated they purchased the site from the

developer but did not obtain the portion in the middle in that original purchase. Ultimately it made more sense to buy that ground to allow for better flow and services for the area. He stated he wants to make sure they're a good addition to the neighborhood and figured out a way to spend more money to do just that. They're very excited to close on this and begin movement on this project, they're very close to having everything buttoned up and will begin moving dirt before the season is over.

Vice Chair Little opened the public hearing at 7:07PM

Mr. Jason Sowers, 19911 Pepper Tree Lane, Edgerton, KS 66021 requested time to speak. Mr. Little allowed.

Mr. Sowers stated he knows they already voted on the item on consent, but would like to address some of his concerns. He stated the sign at TA Express is a beacon in the night, and those that have moved out here or live out here are there to get away from the noise. He stated he would like to petition that if the sign moves forward, there are color restrictions, blinders on it, or something done so it only shines toward the interstate.

With no further questions or comments, Commissioner Little then closed the public hearing at 7:09PM.

Mr. Moore stated he would first like to address the comment from Mr. Sowers regarding future sign. He stated the application approved this evening was for a plat to subdivide the land, and a sign will require a Conditional Use Permit which will come back before Planning Commission, at a future date at which time a public hearing will also happen and the public can address their concerns there.

He stated the Final Site Plan when originally submitted had carved out this just over two acres in the previously approved plan. Maverik then decided to purchase that land that was not previously included in the plan. The site was zoned to be C-2 in 2011, the preliminary plat was approved in 2019, and subsequent plats were approved in 2021 and then what brings us to today. The original Final Site Plan was approved in April of this year. He stated nothing about the footprint below the dash line on plan shown has changed, and therefore, the applicant could submit a building permit for the structure provided the stipulations are addressed from the previously approved site plan. He stated there is a slight change to walls of the dumpster enclosure height, a couple more additions of diesel stations, the CAT scale will be placed in a different location than originally submitted, but the layout of the area is generally the same. The previously approved site plan had truck stalls further away from the building, those have now been brought in to the interior portion of the site. There will be no additional parking, however will have a greater area of greenspace along the northern portion of the property. He stated throughout the report, there were a few concerns needed addressed by applicant, including light poles as the original plan did not meet code requirements but the applicant will revise to meet requirements. The photometric plan and stormwater need to be addressed prior to a building permit being pulled.

Commissioner Draskovich stated this plan shows a much better parking area.

Commissioner Mathos stated she appreciates the addition of greenspace.

There were no further questions or comments.

Commissioner Little stated now that the discussion has been concluded on this item, he would request motion on approval of application FSP2024-0006 for Maverik located at the northeast corner of W. 200th Street and Jubilee Street with stipulations provided.

Commissioner Draskovich made motion to approve the motion, seconded by Commissioner Mathos. The item was approved, 3-0.

9. FUTURE MEETING REMINDERS

Vice Chair Little stated that the next regular session is scheduled for November 12, 2024; December 10, 2024; and January 14, 2025.

10. ANNOUNCEMENTS

There were no announcements.

11. ADJOURN

Commissioner Mathos moved to adjourn the meeting. Commissioner Draskovich seconded the motion. The meeting was adjourned at 7:18PM, 3-0.

Submitted by Alex Clower, City Clerk