

PLANNING COMMISSION
April 8, 2025 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 April 8, 2025. The meeting was convened when Chair Tina Mathos called the meeting to order at 7:00PM.

1. ROLL CALL

Jeremy Little	present
Tina Mathos	present
Adam Draskovich	absent
Ray Soemer	present
Jordyn Mueller	absent

With a quorum present, the meeting commenced.

Staff in attendance: Zachary Moore, Development Services Director
Chris Clinton, Planning and Zoning Coordinator

- 2. WELCOME** Chair Mathos 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 March 11, 2025 Planning Commission Meeting.

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

Regular Agenda

- 5. Declaration.** There were no declarations made.

Business Requiring Action

New Business

- 6. PUD2025-0001: REVISED CONCEPTUAL PLANNED UNIT DEVELOPMENT PLAN/PLAT FOR DWYER FARMS LOCATED ON THE SOUTHWEST CORNER OF 8TH STREET/EDGERTON ROAD AND BRAUN STREET/W. 207TH STREET**

Chair Mathos invited the applicant for Application PUD2025-0001 present their application.

Mr. Lee Ryherd, SMH Consultant, addressed the Commission. He stated that the application is a revision to a Planned Unit Development (PUD) Conceptual Plan approved in 2022. Phase I public improvements are completed, and homes are currently being constructed. Construction has started on the public infrastructure for Phase II. He explained while prepping

for the Phase III submittals, the whole development was reviewed, and it was noticed that the developer gained four (4) units. The originally approved Conceptual Plan was for 275 lots and the proposed Conceptual Plan is for 279 lots. Mr. Ryherd explained that the detention basin in the southwest portion of the parcel was eliminated, and some realignment of the lots made the increase of the lots possible. He said the density of the development has changed and that is why the application is before the Commission.

Chair Mathos opened the public hearing.

There were no public comments made at this time.

Chair Mathos requested that City staff present the staff report.

Mr. Chris Clinton, Planning and Zoning Coordinator, spoke before the Commission. He stated that the applicant has submitted a Revised Conceptual PUD Plan/Plat for the 80.4± acre parcel of land at the southwest corner of 8th Street/Edgerton Road and Braun Street/207th Street. This is a revision of the PUD that was approved with Ordinance 2114 in 2023 for the Dwyer Farms subdivision. Article 6 of the Unified Development Code (UDC), Section 6.5, requires that the Commission review major changes to PUDs, which include changes to the density. The proposal will increase the number of lots in the subdivision from 275 to 279, resulting in an increase of the site's density.

Mr. Clinton explained the property was annexed into the City of Edgerton on April 14, 2022 and was later rezoned to PUD on August 11, 2022 under the terms and conditions of Ordinance 2113. At the same meeting, the Governing Body approved the Conceptual Plan for Dwyer Farms PUD, which this proposed Conceptual Plan would revise if approved. The first phase of the development was approved by the Commission on June 13, 2023 and homes in that phase are currently under construction, while the public infrastructure has been installed. The second phase was approved by the Commission on June 11, 2024 and public infrastructure is currently under construction. The currently approved phases are consistent with the proposed Revised Conceptual Plan.

Mr. Clinton said the applicant is proposing 279 single-family lots and seven (7) tracts throughout the development. The number of lots increased by four (4) from 275 lots and the number of tracts decreased from eight (8) compared to the previously approved Conceptual Plan. The acreage dedicated to residential increased slightly, from 48.2 acres to 49.0 acres. Detention acreage decreased from 3.4 acres to 2.1 acres. Greenspace acreage increased from 9.7 acres to 10.2 acres. He explained there is a small tract to be used for a monument sign to be maintained by the Homeowners' Association (HOA) in Phase II of the development that was not indicated on the original Conceptual Plan.

Mr. Clinton stated that Section 6.5.B of the UDC defines major and minor changes to a PUD. One (1) of the detention areas has been changed to two (2) new residential lots and another residential lot was created out of the greenspace near the community playground area. The originally approved Conceptual PUD had a density of 3.42 dwelling units per acre and the proposed Conceptual PUD has a density of 3.47 dwelling units per acre. The proposed density is 0.05 dwelling units per acre greater than what was previously approved. Phases I and II of the development are currently under construction and have been platted. The recorded plats

of Phase I and Phase II generally align with the proposed Conceptual Plan. Along with the change in density, the applicant has indicated that the development will be completed in three (3) phases instead of four (4) that was shown on the previously approved PUD Conceptual Plan.

Mr. Clinton informed the Commission that there are required documents that need to be submitted for a Conceptual Plan and it is outlined in Section 6.3 of the UDC. The applicant did submit the required documentation, even though most of the information did not change. The plan itself has been submitted and shows the appropriate information. There have not been any changes to the topography, flood plain, or soils as indicated on the Conceptual Plan for areas that have not been developed. The areas in the first two (2) Phases are being developed in accordance with approved plans. A traffic analysis has been submitted and states that the additional four (4) residential lots do not alter the findings of the original traffic impact study. He said a stormwater study for the entire development that matches the proposed Conceptual Plan has been submitted and approved by the City Engineer.

Mr. Clinton stated City staff does recommend approval of PUD Conceptual Plan/Plat Application PUD2025-0001 with the following stipulations:

1. The approval requirements of Ordinance 2114, including but not limited to the building design standards, landscaping, CCRs, etc., are still applicable under this proposal and ordinance.
2. Prior to the issuance of a building permit for Phase III of the Conceptual PUD Plan/Plat, a Final Plan/Plat must be approved by the Governing Body following review by the Planning Commission, and the plat must be recorded with Johnson County.

Commissioner Soemer asked that the additional lots won't alter any of the stormwater. Mr. Clinton replied that the stormwater drainage will not change and that the applicant submitted a stormwater study for the entire development of 80.4± acres and the City Engineer reviewed and approved the study which matches the proposed Conceptual Plan.

Commissioner Little inquired if the amount of detention was reduced, how is there no change in the detention or runoff. Commissioner Soemer agreed and asked why the development wasn't originally planned as the proposed Conceptual Plan. Mr. Ryherd explained that throughout the development there were three (3) detention basins originally planned. Two (2) of the basins are in Phase I and the other is in Phase III but is being constructed now. Due to the way the grade of the streets and other previously unknown constraints, the original southwest drainage area was relocated to the south-central detention area which led to an over containment of the south-central area. This enabled the developer to increase the number of lots. These changes do not increase stormwater runoff to neighboring properties.

Commissioner Soemer moved to close to the public hearing and the motion was seconded by Commissioner Little. The public hearing was closed, 3-0.

Commissioner Little moved to recommend approval the Application PUD2025-0001 for a revised Conceptual Planned Unit Development Plan/Plat for Dwyer Farms with the stipulations outlined by City staff. Commissioner Soemer seconded the motion. Application PUD2025-0001 was recommended for approval with the stipulations, 3-0.

7. **FSP2025-0001: REVISED FINAL SITE PLAN FOR INLAND PORT IX LOCATED AT 30500 W. 183RD STREET**

Chair Mathos requested the applicant present the application.

Mr. Kevin White, NorthPoint, approached the Commission. He said the property was platted in early in 2023 and construction of the building was completed later in 2023. He said they are excited to welcome their first tenant of the building, Lennox, who will be moving their operations to Edgerton. He said he worked with City staff to meet the requirements of the outdoor storage that the tenant needs. He explained a lot of work went into the design of the screening. The outdoor storage will be rooftop air conditioner units stacked about 17 feet high. Mr. White said a 20-foot wall will be installed to screen the units and City staff is supported of the material proposed. Mr. White provided a handout to the Commissioners that should the proposed material, SimTek EcoStone. An eight (8) foot tall black vinyl coated chain link fence is also proposed as part of the Revised Final Site Plan.

Chair Mathos requested City staff present the staff report.

Mr. Clinton addressed the Commission. He said the Revised Final Site Plan request is being in preparation for the move-in of a tenant, Lennox, that will occupy approximately 760,000 square feet of the existing warehouse. Lennox's business model requires storage of assembled air conditioning units outdoors. The applicant is proposing to screen the outdoor storage with a 20-foot wall. The wall is proposed to be along the southern edge of the southern parking area to screen the units from 183rd Street and the residences to the east. An eight (8) foot tall black vinyl coated chain link fence is also proposed to protect the units.

Mr. Clinton stated that the property was rezoned from A-G, Agriculture, to L-P, Logistics Park, on January 26, 2017. The Commission later approved a Preliminary and Final Plat and a Preliminary Site Plan for two warehouses, Inland Port IX and X. The Final Plat was recorded and a Final Site Plan was approved for Inland Port IX, but a building permit was never issued, making the Final Site Plan null and void. A Final Site Plan was never applied for Inland Port X. At the February 14, 2023 meeting, the Commission approved a Final Site Plan for the development of a 1,000,000 square foot warehouse that runs parallel to the rear property line, so the building sits at an angle on the property. That Final Site Plan approval also included an approved landscape plan as required by the UDC. A Final Plat was also recommended for approval to the Governing Body to bring the two (2) lots together to allow for construction of the building. A building permit was applied for and completed for construction for the building. Currently, there is an issued building permit for the interior of the building for tenant improvements so Lennox can utilize the space.

Mr. Clinton explained that per section 5.2.H of the UDC, all storage of products must be stored in a fully enclosed building or storage yard. That storage yard is limited to 20% of the ground floor area of the building or tenant space and must be completely screened from public view. The Section defines "screened from public view" as not visible at eye level from adjoining properties or any street rights-of-way. The applicant is proposing approximately 65,000 square feet of outdoor storage to the south of the existing 1,000,000 square foot warehouse. Lennox will be occupying approximately 760,000 square feet of the building. The proposed

outdoor storage area will be approximately 8.5% of the tenant space, meeting the size requirements in the UDC. A 20-foot-tall wall is proposed to help screen the outdoor storage area. Details of the material or design must be approved by the Zoning Administrator prior to certification of the Revised Final Site Plan by the Zoning Administrator. The line-of-sight drawings provided in the packet indicated that the units will be screened from view along 183rd Street to the south and the residential buildings to the east. The black vinyl coated chain link fence will be installed for security purposes to enclose the storage area on the north side of the building and the south side of the building.

Mr. Clinton said that prior to the Zoning Administrator certifying the Revised Final Site Plan, the applicant must provide the details pertaining to the composition of the wall, and the appearance of the wall must be compatible with the appearance of the building. If any of the units are visible to the public, as outlined Section 5.2.H of the UDC, additional screening must be added. The applicant must also work with the Fire Department to ensure access to the fenced off areas is granted at all times to the Fire Department for public safety.

Mr. Clinton informed the Commission that City staff does recommend approval of Revised Final Site Plan Application FSP2025-0001 with the following stipulations:

1. Prior to certification by the Zoning Administrator, the following must be completed:
 - a. Details, including the appearance, of the wall must be provided to staff and approved by the Zoning Administrator.
 - b. A gate must be installed across the access drive and the Fire Department must be provided access at all time for public safety.
2. The chain link fence must be black vinyl coated chain link fencing.
3. Following construction, if it is found that the material stored outdoors is visible from public view, as defined in Section 5.2.H of the UDC, additional screening must be installed.
4. Applicant/Owner Obligation. The site plan, a scale map of proposed buildings, structures, parking area, easements, roads, and other city requirements (landscaping/berm plan, lighting plan) used in physical development, when approved by the Planning Commission shall create an enforceable obligation to build and develop in accordance with all specifications and notations contained in the site plan instrument. The applicant prior to the issuance of any development permit shall sign all site plans. A final site plan filed for record shall indicate that the applicant shall perform all obligations and requirements contained therein.

Commissioner Soemer moved to approve the Application FSP2025-0001 for a revised Final Site Plan for Inland Port IX as presented by City staff. The motion was seconded by Commissioner Little. Application FSP2025-0001 was approved with the stipulations, 3-0.

8. FUTURE MEETING REMINDERS

Chair Mathos stated that the next regular sessions are scheduled for May 13, 2025 at 7:00 PM; June 10, 2025 at 7:00 PM; and July 8, 2025 at 7:00 PM.

9. ANNOUNCEMENTS

Mr. Zachary Moore, Development Services Director, stated that the National Planning Conference was last month. He and Mr. Chris Shires on Confluence had a session where they presented the City's Comprehensive Plan. Mr. Moore estimated 275-300 people attended the session. Chair Mathos and Commissioner Little requested the slides used in the presentation.

Mr. Moore informed the Commissioners that they did receive an email regarding a possible future update to the UDC. A neighbor presented some information regarding sign lighting for the Commissioners to consider as City staff presents future updates to the UDC.

Chair Mathos inquired as to the standing of the Maverik project. Mr. Moore stated they have a Land Disturbance Permit, and they are grading the site. A Blasting Permit was approved to allow the removal of rock for infrastructure construction.

10. ADJOURN

Commissioner Little moved to adjourn the meeting. Commissioner Soemer seconded the motion. The meeting was adjourned at 7:31 PM, 3-0.

Submitted by Chris Clinton, Planning and Zoning Coordinator

LOGISTICS PARK KANSAS CITY IP 9 SITE DEVELOPMENT PLAN

