

**PLANNING COMMISSION**  
**July 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 July 8, 2025. The meeting was convened when Vice Chair Jeremy Little called the meeting to order at 7:00 PM.

**1. ROLL CALL**

Jeremy Little	present
Tina Mathos	absent
Adam Draskovich	absent
Ray Soemer	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

**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 June 10, 2025 Planning Commission Meeting.

Commissioner Mueller 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. PUD2025-0002: FINAL PLANNED UNIT DEVELOPMENT PLAN/PLAT FOR DWYER FARMS PHASE III LOCATED ON THE SOUTHWEST CORNER OF 8<sup>TH</sup> STREET/EDGERTON ROAD AND BRAUN STREET/ W. 207<sup>TH</sup> STREET.**

Vice Chair Little requested the applicant present their application to the Commission.

Mr. Lee Ryherd with SMH Consultants, project engineer, addressed the Commission. He stated they are requesting approval of the third and final phase of the subdivision. He stated the third phase is on the southern and western portion of the entire development. The phase will

be comprised of 82 lots and two (2) tracts. One (1) tract will be used for detention which is currently under construction with Phase II of the development but will be dedicated as part of this plat. He explained that the plat is solely comprised of residential lots, dedicated rights-of-way and utility easements.

Vice Chair Little asked City staff to present their findings and the Staff Report.

Mr. Chris Clinton, Planning and Zoning Coordinator, spoke before the Commission. He said that the applicant is requesting approval of a Final Planned Unit Development (PUD) Plan and Plat for the third and final phase of the Dwyer Farms subdivision. The proposal is comprised of 81 single-family residential lots and two (2) common tracts over 20.92± acres. There are no current developments on the area of land proposed for this phase.

The property was annexed into the City of Edgerton on April 14, 2022, and then later zoned to the Planned Unit Development (PUD) District on August 11, 2022 under the terms and conditions of Ordinance No. 2113. Also on that date, the Governing Body did approve the Conceptual Plan for the development. The Plan/Plat of the first phase was approved on June 13, 2023, and the second phase Plan/Plat was approved on July 9, 2024. Earlier in 2025, the Commission held a public hearing regarding the Revised Conceptual Plan for the subdivision. That Revised Conceptual Plan was later approved by the Governing Body on May 8, 2025. The proposed Phase III is consistent with the Revised Conceptual Plan.

Mr. Clinton explained that Section 6.1.C of the Unified Development Code (UDC) sets requirements for all PUDs. One of the requirements is that the proposal conforms with the objectives of the Comprehensive Plan. This application directly aligns with the Future Land Use Map designation of the property as Low-to-Medium Density Residential. The proposal also aligns with many goals, policies, and action items, which include but are not limited to Goal 2.4: coordinate land use planning with transportation and other public investments; Goal 4.1: increase housing diversity in Edgerton; and Goal 4.2: promote best practices for all proposed residential development. The UDC requires the net density to be reviewed for all PUDs. The density of the Revised Conceptual Plan is 3.47 dwelling units per acre (du/ac) and the proposed density of Phase III is 3.82 du/ac. While the proposed density is higher than the Conceptual Plan, the density is not as high as Phase II, 4.41 du/ac, and will bring the entire development in compliance of the Conceptual PUD. Mr. Clinton stated that the proposed yard setbacks meet the Revised Conceptual Plan. As stated in the Conceptual Plan, the five (5) foot side yard setback will be allowed, provided that of fire-rated materials are used in construction of those homes.

He stated that the applicant has shown one (1) tree per lot in the front yard, which is consistent with the previous phases of development. A sidewalk will be constructed on one (1) side of each public street, and the City and developer will work together to ensure proper connections are made to the existing infrastructure. All infrastructure plans will need to meet the City's requirements, and all comments and details must be approved by the City Engineer prior to the commencement of any construction of public infrastructure. Previously, the applicant provided possible floorplans for the phases of development. Currently, no floorplans have been provided for the third phase. The floorplans must be provided prior to the certification of the Zoning Administrator and recording of the plat.

Mr. Clinton informed the Commission that part of the application is a Final Plat. The Final Plat must meet the requirements in Section 6.4.A and Section 13.3.G of the UDC in addition to the Johnson County Subdivision Plat requirements. The City Engineer is reviewing all of the public infrastructure plans in conjunction with the Plat. It is possible that additional easements or rights-of-way will be needed for the public infrastructure, and if they are, they are to be shown on the Plat. The Zoning Administrator will not certify the plat until all public infrastructure plans have been approved by the City Engineer. The Parcel Area Table must also be corrected to include all of the proposed lots prior to the certification of the Zoning Administrator. The City Engineer is also requiring that all easements be either utility easements or drainage easement and no sewer easements be used on the Plat. This will require the Sanitary Sewer Easement language be removed from the Owner's Certificate. The proposed easement between Lots 248 and 249 must be corrected to meet the easement requirement. There are also easements to be vacated by this Plat, but it is not made clear that new easements are being dedicated replacing those vacated easements. Any new easement must be indicated by shading or hatching appropriately on the face of the Plat.

City staff does recommend approval of PUD Final Plan/Plat Application PUD2025-0002 for Dwyer Farms, Phase III with the following stipulations:

1. Prior to the plat being recorded, the following must occur:
  - a. Floorplans for the models of homes to be constructed during this Phase must be provided.
  - b. Public infrastructure plans must be approved by the City Engineer. Any necessary changes to the Plat based on the review of those plans must be made prior to the Plat being recorded.
  - c. The exterior corner of the boundary of a subdivision of land must be monumented prior to the recording of the Plat.
  - d. The Plat must be revised to reflect the proposed lots and tracts in the Parcel Area Table.
2. Fire-rated material must be used in construction of homes in lieu of the Planning Commission and Governing Body permitting a five (5) foot side yard setback and minimum 10-foot separation between buildings.

Vice Chair Little inquired as to what the language about the sanitary sewer easements involved and if that fell under the public infrastructure stipulation. Mr. Clinton replied that the requirement was made by the City Engineer to remove the language from the Owner's Certificate on the Plat. Removing the language would not allow the dedication of any sanitary sewer easements and require all sanitary sewer infrastructure be in utility easements. Mr. Zachary Moore, Development Services Director, added that a utility easement allows for different types of infrastructure to be placed within the easement and greater flexibility for City staff to do work on different infrastructure within said easement. A sanitary sewer easement only allows for sanitary sewer infrastructure and work in that area.

Commissioner Mueller moved to recommend approval of PUD2025-0002, Final Plan/Plat for Dwyer Farms Phase III with the stipulations outlined by City staff. The motion was seconded by Commissioner Soemer. PUD2025-0002 was recommended for approval with the stipulations, 3-0.

## 7. **PROPOSED UPDATE TO THE ENVISION EDGERTON 2050 COMPREHENSIVE PLAN**

Mr. Moore addressed the Commission. He stated as was discussed during the last work session, Kansas State law allows the Planning Commission to annually review and consider amendments to the City's adopted Comprehensive Plan. The Envision Edgerton 2050 Comprehensive Plan (the Comprehensive Plan) was adopted in April of 2024 and has been in place for little over a year. There are a couple of items that City staff saw opportunities for updates to the Future Land Use Map.

He said the first proposed update is regarding a parcel of land on the southwest corner of W 191<sup>st</sup> Street and Four Corners Road. When the Comprehensive Plan was originally adopted, the parcel was mistakenly identified as being owned by the Johnson County Parks and Recreation Department (JCPRD). This led to the designation on the Future Land Use Map as being Parks and Recreation. City staff later learned that the parcel is not owned by JCPRD and is privately owned. This leads to a higher chance for development to occur on the parcel. With the general location of the property near the Burlington Northern Santa Fe Intermodal Facility, City staff proposes to update the land use designation to Business/Logistics Park on the Future Land Use Map. Mr. Moore explained that updating the designation will be helpful for City staff should someone approach the City with a development proposal, the property would need to be rezoned, and one (1) of the Golden Criteria that is reviewed is conformity to the adopted Comprehensive Plan. If the land use designation of Business/Logistics Park is not used for the property, it could be argued that the property is prime for park and should not be developed. The updated land use designation adds flexibility should development be proposed for the parcel, which is just under 15 acres in size. Mr. Moore displayed the Future Land Use Map with the parcel pointed out. The map showed the adjacency to Business/Logistics Park designated land.

Vice Chair Little asked for the cross streets of the parcel. Mr. Moore replied it is W. 191<sup>st</sup> Street and Four Corners Road just north of the Big Bull Creek Park police office and near the old railway bed. Commissioner Mueller inquired if JCPRD could purchase the land. Mr. Moore answered that JCPRD could purchase the land. He added that if the update is approved and JCPRD does purchase the property, City staff could come back to the Commission to switch the land use designation back to Parks and Recreation. The property is not currently within the City limits, so if development is to occur under City regulations, the property would have to be annexed and rezoned.

Mr. Moore said the second proposed update is on the southeast corner of Waverly Road and 56 Highway and is just north of the railway bed. The property is just under 35 acres in size and when the Comprehensive Plan was adopted, the property did not receive a land use designation for some reason. All around the subject property is Mixed-Use. The size of the property lends it to be a prime target of significant development eventually. He explained City staff recommends the Mixed-Use land use designation, which would lend to uses such as multifamily residential above a commercial use.

Vice Chair Little asked if there was a field that abuts the property. Commissioner Mueller stated that the property is between Waverly Road and a church. Commissioner Soemer inquired if the property was near the Road Star. Commissioner Mueller answered that the property is on the other side of 56 Highway of Road Star.

Vice Chair Little opened the public hearing. There were no comments made.

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

Commissioner Soemer moved to recommend approval of the proposed updates to the Comprehensive Plan to the Governing Body. Commissioner Mueller seconded the motion. The proposed updates of the Envision Edgerton 2050 Comprehensive Plan were recommended for approval, 3-0.

#### **8. FUTURE MEETING REMINDERS**

Vice Chair Little stated that the next regular sessions are scheduled for August 12, 2025 at 7:00 PM; September 9, 2025 at 7:00 PM and October 14, 2025 at 7:00 PM.

#### **9. ANNOUNCEMENTS**

There were no announcements made.

#### **10. ADJOURN**

Commissioner Mueller moved to adjourn the meeting. Commissioner Soemer seconded the motion. The meeting was adjourned at 7:26 PM, 3-0.

Submitted by Chris Clinton, Planning and Zoning Coordinator