

**PLANNING COMMISSION
November 18, 2025 Minutes**

A special session of the Edgerton Planning Commission (the Commission) was held in the Edgerton City Hall, 404 E. Nelson Street, Edgerton, Kansas on November 18, 2025. The meeting was convened when Chair Tina Mathos called the meeting to order at 7:00 PM.

1. ROLL CALL

Jeremy Little	present
Tina Mathos	present
Adam Draskovich	present
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
Hailey Vaughn, Customer Services Representative II

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 October 14, 2025 Planning Commission Meeting.
5. Final Plat FP2025-0001 Replat of Lot 26A and Tract E-1 of Dwyer Farms Phase 1.

Commissioner Mueller moved to approve the Consent Agenda. The motion was seconded by Commissioner Little. The Consent Agenda was approved, 4-0.

Regular Agenda

6. **Declaration.** There were no declarations made.

New Business

7. **FSP2025-0002: REVISED FINAL SITE PLAN FOR INLAND PORT XXXII LOCATED AT 31450 W 196TH STREET**

Mr. Patrick Cassity, Renaissance Infrastructure Consultants, addressed the Commission. He stated this application is for the existing warehouse at 31450 W 196th Street near the water tower in Logistics Park Kansas City. The warehouse was originally approved in 2016 and currently houses two (2) tenants. He explained he is representing the tenant that will be in the northern portion of the building. The building is roughly 765,000 square feet in size and the tenant he is representing will be in the northern 463,000 square feet. The business model

of this tenant requires the building to accommodate lowboy trailers. He explained that those trailers are about 120 feet long and can have a vertical clearance of about three (3) inches from the ground. The proposal is to repave the northeast corner of the parking area to allow the trailers enter the building. The island between the drive and parking area will be demolished and paving added. The total area that will be disturbed is 1.6 acres.

Mr. Cassity explained that the only changes to the façade of the building is the addition of two (2) overhead doors to the north façade. The overhead doors will be painted to match the current color scheme. These overhead doors will allow the trucks to back in and out of the building. He added that any landscaping that will be removed will be redistributed throughout the site. The drainage of the site will remain unchanged and the parking lot will drain into the same detention area to the north of the maneuvering area. The tenant is not expecting many deliveries on the lowboy trailers but will still need to accommodate them.

Commissioner Soemer joined the meeting during Mr. Cassity's presentation.

Mr. Chris Clinton, Planning and Zoning Coordinator, spoke before the Commission. He stated that the applicant is requesting approval of a Revised Final Site Plan for 31450 W. 196th Street. The property is currently zoned L-P (Logistics Park) and developed with a warehouse on a 38.70± acre site. The proposal is being made in preparation for the move-in of a tenant that will occupy approximately 463,435 square feet of the existing warehouse for storage space. The material will be loaded in and out of the tenant space by lowboy trailers, which have a wider turning radius than a standard truck. The applicant is therefore proposing an alteration of the existing parking area to an open truck court where trucks can maneuver of the northeast corner of the property. The median dividing the drive lane and parking lot with the landscaping will be removed. Two (2) additional overhead doors are proposed to be added to the northeast corner of the building where the trucks can enter and leave the building.

Mr. Clinton explained the subject property was annexed into the City on March 27, 2014 via Ordinance No. 969. The property was then later rezoned to L-P, *Logistics Park*, on December 11, 2017 under the terms of Ordinance No. 986. The Planning Commission later approved Preliminary Plat PP-10-08-14 on November 4, 2014 and Preliminary Site Plan PS-10-08-14 on March 10, 2015. Final Plat FP2019-01 was approved by the Governing Body on April 14, 2016 and showed three (3) lots and one (1) tract. Each lot would later be developed with a warehouse. Final Site Plan FS2016-02 was approved for Inland Port XXXII on March 8, 2016, and the site was developed under the requirements set forth by that Final Site Plan.

Mr. Clinton informed the Commission that Final Site Plan FS2016-02 was approved with a total of 421 vehicular parking spaces with nine (9) Americans with Disability Act (ADA) compliant stalls. The site was developed with 337 vehicular stalls. This proposal would reduce the number of vehicular parking spaces to 222 with eight (8) being ADA compliant. Mr. Clinton stated that Article 5 of the Unified Development Code (UDC) allows a parking study to be submitted showing the number of provided stalls will be adequate for the development. The applicant has submitted a parking memorandum stating that the maximum number of employees for this tenant will be 15. The proposed number of stalls vastly outnumber the maximum workforce, and the number of ADA compliant stalls meets the ADA requirements.

Mr. Clinton said the private drive north of the parking lot that currently exists on the site and roughly half of the drive will be demolished as part of this application. The drive is instrumental in keeping vehicular and truck traffic separate as well as allowing emergency access completely around the building. The proposal shows where the drive will remain to allow access to the west and south sides of the building. Where the proposed maneuvering pad and parking area will meet, the applicant is proposing double yellow striping with "Do Not Enter" signs facing both areas. In discussion with the Fire Department, this solution is acceptable as long as the signs are installed on removable posts. This will be site verified and the Fire Department will verify that emergency access is possible to all sides of the building.

Mr. Clinton stated that the proposal calls for the removal of 18 trees. Those trees are to be replaced in total and all of the shrubs will be replaced as well. The trees will be relocated throughout the northern portion of the property. City staff is supportive of the relocation of the landscaping. Mr. Clinton added that the only changes to the façade of the building is the addition of two (2) overhead doors. These new doors are to be 22 feet by 22 feet to accommodate the lowboy trailers. This is in comparison to the drive-in doors which are 16 feet in height by 14 feet wide and the dock doors which are nine and a half (9.5) feet tall by seven and a quarter (7.25) feet wide. There are no changes to the drive-in or dock doors existing on the building. The new doors will require removal of windows on the northeast corner of the building. There would not be any changes to the articulation of the building. While having overhead doors on the short sides of a warehouse is uncommon, it does meet the requirements of the UDC.

Mr. Clinton concluded by saying that City staff does recommend approval of Revised Final Site Plan Application FSP2025-0002, Revised Final Site Plan for Inland Port XXXII, subject to the following stipulation:

1. Applicant/Owner Obligation. The site plan, a scale map of proposed buildings, structures, parking areas, 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.

Chair Mathos opened the Public Hearing. There were no public comments made. Commissioner Little moved to close the public hearing. Commissioner Draskovich seconded the motion. The public hearing was closed, 5-0.

Commissioner Draskovich moved to approve Revised Final Site Plan Application FSP2025-0002 with the stipulation outlined by City staff. The motion was seconded by Commissioner Mueller. Application FSP2025-0002 was approved with the stipulation, 5-0.

8. UDCA2025-0002 AMENDMENTS TO ARTICLE 6, PLANNED UNIT DEVELOPMENT DISTRICT, OF THE CITY OF EDGERTON UNIFIED DEVELOPMENT CODE

Mr. Zachary Moore, Development Services Director, stated that City staff is working on updating Article 6 of the UDC. The amendment is not ready to be presented and so City staff is requesting the public hearing be moved to a new date. This would allow City staff more time to make sure the proposed regulations are done the right way. A public hearing notice was published, therefore a continuance is required.

Commissioner Little moved to continue Application UDCA2025-0002 to the December 9, 2025 meeting. Commissioner Draskovich seconded the motion. Application UDCA2025-0002 was continued to December 9, 2025, 5-0.

9. Future Meeting Reminders

Chair Mathos stated that the next regular sessions are scheduled for December 9, 2025 at 7:00 PM; January 13, 2026 at 7:00 PM; and February 10, 2026 at 7:00 PM.

10. ANNOUNCEMENTS

Mr. Moore stated that the Mayor's Christmas Tree Lighting will be on December 5, 2025 starting at 6:30 PM.

11. ADJOURN

Commissioner Mueller moved to adjourn the meeting. Commissioner Draskovich seconded the motion. The meeting was adjourned at 7:16 PM, 5-0.

Submitted by Chris Clinton, Planning and Zoning Coordinator