

EDGERTON PLANNING COMMISSION AGENDA

March 13, 2012

7:00 PM

1. Call meeting to order (7:00 p.m.)

2. Roll Call:

A. Members:

Phyllis Harris, Chairperson

Present / Absent

Betsy Rhomberg, Co-Chair

Present / Absent

Maria O'Neill, Secretary

Present / Absent

Bob O'Neill

Present / Absent

Chuck Davis

Present / Absent

Missy Drinkard

Present / Absent

Chris Coffman

Present / Absent

Jim Osmun

Present / Absent

Kim Campbell

Present / Absent

4. Review of Minutes:

A. January 10, 2012

5. Guests Present:

A.

B.

6. Communications:

7. Discussion/Action Items:

A. Consideration of request to renew the existing preliminary plat for Sunflower Ridge. Applicant: Tim Gates, Agnes Gates Realty. Action requested: Consider motion to approve and renew or deny.

8. Other Items:

9. Future Meeting – Regular meeting – April 10, 2012

10. Adjournment:

EDGERTON COMMUNITY BUILDING
PLANNING COMMISSION MEETING

January 10, 2012

7:00 P.M.

The Edgerton Planning Commission met in regular session at 7:00 p.m. with Chair Harris presiding. The Roll Call was made by Planning Secretary O'Neill, indicating those present were Commissioners Phyllis Harris, Betsy Rhomberg, Maria O'Neill, Chuck Davis, Chris Coffman, Jim Osmun, and Kim Campbell. Those with excused absences were Commissioners Bob O'Neill and Missy Drinkard. Chairperson Harris declared a quorum was present.

Approval of the minutes of September 1, 2011 meeting was considered and approved as read.

Guests present were Becky Freetly-Graber and Sara Freetly-Grubb, representing Candid Marketing.

Ms. Freetly-Graber and Ms. Freetly-Grubb discussed the City's branding and marketing initiative. A short discussion with members and the representatives ensued.

Chair Harris announced the next regular meeting is scheduled for February 14, 2012 with Co-Chair Rhomberg presiding.

With no further business pending, the meeting was adjourned at 7:10 p.m.

Elizabeth Linn
City Administrator

STAFF REPORT

TO: The City of Edgerton Planning and Zoning Commission
FROM: Beth Linn, City Administrator
DATE: February 29, 2012
SUBJECT: Agenda Item No. 7.A.: Consider Approval of a Request to Renew the Approved Preliminary Plat for Sunflower Ridge.

BACKGROUND INFORMATION

On January 25, 2011 the Edgerton Planning Commission approved the renewal of the preliminary plat for the proposed Sunflower Ridge subdivision for a one-year period expiring February 14, 2012. A copy of the approved Preliminary Plat is attached to this staff report.

MATTERS TO BE CONSIDERED

The City has received a request from Timothy Gates, Agnes Gates Real Estate, representing the property owner to renew the preliminary plat for an additional year. That request is attached to this staff report for your reference.

Article 13-3 B of the Edgerton Uniform Development Code states that the Preliminary Plat is the review instrument used by the Planning Commission. The Planning Commission must approve the preliminary plat, with any notations, variances and changes, before the applicant can proceed with the Final Platting Stage.

Article 13-3 E describes the steps for the Planning Commission in the approval process for a preliminary plat.

1. The Planning Commission shall approve or deny the preliminary plat as submitted or may approve the plat as submitted subject to specified changes. Upon denial, the Planning Commission must give reason for the denial. If a preliminary plat is denied the applicant shall not submit the same proposal again for a period of one year without written approval of the Planning Commission.
2. Tentative approval shall not constitute a final acceptance of the plat, but authorizes preparation of the final plat. No grading for streets or construction of improvements shall take place in the subdivision prior to approval and endorsement of the final plat and the submittal to and approval of construction plans and drainage plans by the Governing Body.
3. The preliminary plat shall be approved for a one-year period and shall be extended for an additional year upon the approval of a final plat for the same parcel of land or any part thereof. If a final plat is not approved for a portion or all of the land covered under the preliminary plat within one year, the preliminary plat shall be ruled null and void.
4. The Planning Commission upon submittal and approval of a written request may grant a one-year extension on the approval of the preliminary plat.

STAFF RECOMMENDATION

Staff recommends approval of the renewal of preliminary plat for Sunflower Ridge for one year to expire on February 14, 2013. Staff would also recommend this be approval be considered the final renewal of the existing Sunflower Ridge Preliminary Plat. As stated in Article 13-3 E (3) if a final plat is not approved for a portion or all of the land covered under the preliminary plat within one year, the preliminary plat should be null and void. Any Preliminary Plat submitted after that date would be considered a new plat.

Beth Linn

From: Timothy Gates <timothygates@yahoo.com>
Sent: Wednesday, January 18, 2012 5:11 AM
To: Beth Linn
Cc: Mike Mabrey
Subject: Sunflower Ridge Preliminary Plat Renewal

Beth,

Please accept this email as my request to renew the existing Preliminary Plat on the Sunflower Ridge subdivision and be placed on the Planning Commission agenda for February 14, 2012.

If you need something additional, please let me know.

Thanks,

Tim

Agnes Gates Realty

A Full Service Real Estate Company

Commercial • Industrial • Land • Multi-Family • Office • Residential
Development • Investment • Management • Sales • 1031 Exchange

P.O. Box 4057 Overland Park, Kansas 66204

Phone: (913) 649-5900 ~ Fax: 1-866-716-6972

[illegible]

PREPARED BY:
ALLENBRAND - DREWS & ASSOCIATES, INC.
122 N. WATER STREET
CLATHE, KANSAS 66061
PHONE: (913) 764-1076
FAX: (913) 764-8635

WATER service and sanitary sewer service distributed by the Sunflower Ridge Subdivision is not yet available. A future water main application for final plat until such time was made.

The City of Edgerton has approved a plan that will provide water service to Sunflower Ridge Subdivision and the distribution of said services has commenced.

DATE OF SURVEY: 10-29-03



APPROVED BY THE CITY OF EDGERTON, JOHNSON COUNTY, KANSAS

DATE _____
ZONING ADMINISTRATOR _____
DATE _____
CITY ENGINEER _____
DATE _____
CHAIR OF PLANNING COMMISSION _____

CIVIL ENGINEERS
LAND SURVEYORS - LAND PLANNERS
N. WATER STREET
WICHITA, KANSAS 67061
ONE (913) 764-1076
FAX (913) 764-5525
14 W. PEDRIA
PAOLA, KANSAS 66707
PHONE (913) 687-1077
FAX (913) 687-0900

AD PROJECT #21980

18-1A-27 DEB JACINA DOY 10 11

DEPARTMENT OF THE ARMY