

EDGERTON COMMUNITY BUILDING
PLANNING COMMISSION MEETING

Minutes
June 11, 2013

The Edgerton Planning Commission met in regular session with Chair Harris calling the meeting to order at 7:00 p.m. Those present participated in the Pledge of Allegiance. The Roll Call was answered indicating those present were: Commissioners Phyllis Harris, Maria O'Neill, Bob O'Neill, Ron Conus, and Alternate Tom McClusky. Absent were Commissioners Chuck Davis, Missy Drinkard, and Jim Osmun. Also present were City Administrator Beth Linn and Recording Officer Debra Gragg.

Chair Harris declared a quorum was present.

MINUTES

Minutes of May 14, 2013 were considered. Motion by Conus, seconded by M. O'Neill, to approve the minutes. The motion was approved, 5-0.

Noted guests attending the meeting were Patrick Robinson, Tom Reiderer, Don Roberts, Shelby Roberts, and Charlie Troutner.

PLATS

Final Plat, P-05-21-2013, requesting approval of a final plat for Logistics Park Kansas City, Second Plat (Lot 3) located west of Waverly Road and 191st Street, in the southeast and southwest quarters of Section 34, Township 14 South, Range 22 East; applicant being Edgerton Land Holding Company, LLC (ELHC) was considered.

The City Administrator overviewed the request for the second phase of the Logistics Park. She reminded the Commissioners of the past approval of the preliminary plat. She informed them the plan for this property is construction of a warehouse which will support functions relating to intermodal activity. She also noted the zoning for this property is L-P, Logistics Park.

Ms. Linn indicated all the conditions comply, but added there are some housekeeping items to address. It was noted that additional utility easements may be necessary, adding the plat will be reviewed by appropriate Utility Companies. Also noted was the need for dedication of a drainage easement in the southern portion of the lot which will contain storm water detention. In addition, the 15' easement adjacent to the 50' right-of-way should be labeled as a pedestrian easement. Another revision should note a cross access easement to Lot 5, dedicated for proposed road shown on the preliminary site plan. Ms. Linn also overviewed the stipulations and noted staff's recommendation of approval of the plat.

Patrick Robinson, ELHC II, spoke about the "build to suit" project. He stated his agreement with staff's recommendations and requested the Commissioner's approval.

Commissioner Conus asked about two requirements staff noted; namely, the Certificate of the Register of Deeds and the Surveyor's Certificate and Seal. Ms. Linn responded indicating the Register of Deed's certificate is issued when the final plat requirement are complete, which will also address the Surveyor's Certificate.

Motion by B. O'Neill, seconded by M. O'Neill, to approve the final plat for Logistics Park Kansas City, Second Plat (Lot 3) with the following stipulations: 1) All final plat requirements noted by the City shall be met or addressed prior to recording; 2) The commencement of any improvements shall not occur prior to the approval and endorsement of the final plat and the submittal to and approval of construction plans for all streets, sidewalks, storm water sewers, sanitary sewers, and water mains contained within the final plat by the Governing Body. Sanitary sewer drawings and specifications must be submitted to and approved by the City of Edgerton and Kansas Department of Health and Environment prior to the commencement of any improvements; 3) A public improvement inspection fee, established by the fee schedule for the Unified Development Code, shall be submitted with the document of financial assurance as defined in Section 13.7 prior to the commencement of any improvements; 4) The applicant shall meet all requirements of recording a final plat as defined in Section 13.5 of the Edgerton Unified Development Code, including payment of excise tax; 5) The applicant shall meet all requirements of Financial Assurances as defined in Section 13.7 of the Edgerton Unified Development Code. The motion was approved, 5-0.

FINAL SITE PLANS

Final Site Plan, S-05-21-2013, for Logistics Park Kansas City, Second Plat (Lot 3) (Inland Port III), located approximately at Waverly Road and 191st Street, located in the southeast and southwest quarters of Section 34, Township 14 South, Range 22 East, was considered.

The City Administrator noted this consideration of the final site plan by the Planning Commission will be the final action; noting it does not require Council approval.

Ms. Linn overviewed this planned use for a 326,650 square foot warehouse project. She reviewed and commented on the sheets as noted below:

Cover Sheet - noted the front sheet items comply with Unified Development Codes, with exception of the address, which will not be addressed by the County until the building permit is issued.

Sheet #2 - the plan does not show trash enclosures and required screening, verification of Eastern Red Cedar spacing, and noted the grading plan and landscaping plan for employee parking area drive configurations are different.

Sheet # 3 - needs include: confirmation of water drainage on the north side of the building and adjustment of grading of south driveway onto Kill Creek Road to allow consistent slope with proposed grading of Kill Creek Road, location of sidewalks

adjacent to the public street or within the lot development and show, pedestrian access within development and public private property shall be considered as a component to design of employment center, show proposed sidewalk along 191st Street, with agreement of property owner to form a benefit district, if deemed necessary, and show entrances to employee parking separated from truck parking area, as well as employee parking separate from truck traffic, and noted grading and landscaping plans for employee parking area drive configurations are different. Also needed will be lighting specifications and alignment of proposed driveways with proposed driveways on west side of Kill Creek – or show additional separation for north driveway. It was noted easements for pedestrian, utility and drainage easements, to include 100 year flood plain and 100 year storm flows are needed. In addition, construction plans for all public infrastructure will need to be prepared to City standards prior to construction, acquire required KDHE sewer extension permit, and provide sanitary sewer service plan. Other items needed are sketch of signage at premises and handicapped accessible spaces, which should be located as close to public doors as practical and accessible route, not within driving lanes, and slope of two percent (2%) maximum in all directions. It was noted the need for profile and detail of roads would be determined during construction plan preparation.

Sheet #'s 4 and 5 – items will be addressed by staff during building permit review process.

Other items needing action include: stormwater study sealed by required engineer, show underground storm sewer, as necessary, diesel emission plan provided as specific entrants and uses are known, final site plan review by Rural Water District No.7, correct measurements on sight triangle on Sheets L1 and L2, confirm configuration of east drive and connection to Lot 5 and access to 191st Street and address detention area after addition of Tract A.

Patrick Robinson, representing Edgerton Land Holding Company, LLC, was present to address the request.

Mr. Robinson overviewed the matter regarding the employee parking. He stated the parking area would be shared with a future lot and he overviewed the driveway concerns. It was noted all other concerns will be addressed and he urged support of the Commissioners.

Ms. Linn indicated there is a good relationship with the engineer and applicant and they will ensure the project is constructed to its best completion.

Motion by M. O'Neill, seconded by B. O'Neill, to approve with the following stipulations: 1) All site plan requirements in Section 5.2 of Article 5 Logistics Park (L-P) and Section 10.1 of Article 10 Site Plan shall be met or addressed; 2) All construction plans for any public infrastructure shall be prepared to City standards and approved by the City; 3) Provide a sanitary sewer plan to be reviewed and approved by the City; 4) Plans for any

public sanitary sewer extension will need to obtain a KDHE permit; 5) All building permit and sign permit requirements of the City shall be met. The motion was approved, 5-0.

Chair Harris asked if there is any noted interest in the vacancy on the Commission. The City Administrator indicated a notice will be placed in the City's newsletter.

Ms. Harris reminded those present of the upcoming Frontier Days community event. Mayor Roberts overviewed the scheduled events. He also reminded everyone of the July 3, 2013 community picnic and fireworks display.

Ms. Linn announced the car show, originally scheduled in April, was rescheduled for June 29, 2013.

Mr. O'Neill asked about the opening date of the intermodal. Ms. Linn informed those present of the September 28 opening from KDOT, and added there is no date yet set for the ribbon cutting.

All were reminded the next scheduled Planning Commission meeting date is July 9, 2013.

Motion by M. O'Neill, seconded by B. O'Neill, to adjourn the meeting. Motion was approved, 5-0.

The meeting adjourned at 7:29 p.m.

Submitted by:

Debra S. Gragg
Recording Officer