

**EDGERTON PLANNING COMMISSION AGENDA**

**February 14, 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 – March 13, 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 7, 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**

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**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

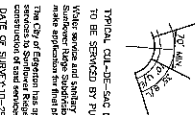
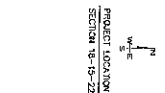
## **Agnes Gates Realty**

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Water service and sanitary sewer service discontinue at the end of the month for the Southwestern Ridge Subdivision, as work is not yet available to make applications for final bid until such time that

The City of Edgerton has approved a plan that will allow the City to continue to provide water and sewer services to Southwestern Ridge Subdivision and the construction of said service has commenced

DATE OF SURVEY: 10-29-03

KINGS GATE INVESTMENTS, L.L.C.  
11184 ANTIOCH RD. #341  
OVERLAND PARK, KANSAS 66210

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ATLENDER - DREWS & ASSOCIATES, INC.  
122 N. WAVER STREET  
OLATHE, KANSAS 66061  
PHONE: (913) 764-1076  
FAX: (913) 766-8635

APPROVED BY THE CITY OF EDGEMOND, JOHNSON COUNTY, KANSAS

|                              |      |
|------------------------------|------|
| ZONING ADMINISTRATOR         | DATE |
| CITY ENGINEER                | DATE |
| CHAIR OF PLANNING COMMISSION | DATE |

ZONING ADMINISTRATOR

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CITY ENGINEER

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CHAIR OF PLANNING COMMISSION

DATE \_\_\_\_\_

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PRELIMINARY PLAT  
OF  
**SUNFLOWER RIDGE**  
EDGERTON  
JOHNSON COUNTY, KANSAS

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