

**EDGERTON PLANNING COMMISSION
MEETING AGENDA
EDGERTON CITY HALL - 404 EAST NELSON STREET
March 11, 2025
7:00 P.M.**

The City of Edgerton encourages public participation in local governance issues. To facilitate an efficient and effective meeting, persons wishing to address the Planning Commission must sign-up before the meeting begins. During public hearings, comments must be limited to three (3) minutes per speaker. The maximum time limit for all speakers during each public hearing will be one (1) hour.

The chair may modify these provisions, as necessary. Speakers should state their name and address and then make comments that pertain to the public hearing item.

The chair may limit any unnecessary, off-topic, or redundant comments or presentations. Speakers should address their comments to Planning Commission members only and should not speak to fellow audience members. Commission members will not engage in a dialogue or debate with speakers. Speakers and audience members should conduct themselves in a civil and respectful manner. Disruptive conduct may result in removal from the meeting.

Call to Order

1. **Roll Call** _____ Draskovich _____ Mathos _____ Little _____ Mueller _____ Soemer
2. **Welcome**
3. **Pledge of Allegiance**

Consent Agenda *(Consent Agenda items will be acted upon by one motion unless a Planning Commissioner requests an item be removed for discussion and separate action.)*

4. Minutes from the November 12, 2024 Planning Commission Meeting.
5. Temporary Construction Use Application TCU2025-0001 for Rock Crushing Operations for TSL Phase II.
6. Temporary Construction Use Application TCU2025-0002 for Temporary Construction Trailers for TSL Phase II.

Regular Agenda

7. **Declaration.** At this time Planning Commission members may declare any conflict or communication they have had that might influence their ability to impartially consider the agenda items.

Business Requiring Action

New Business

8. **ELECTION OF PLANNING COMMISSION OFFICERS.** Due to the vacancy of the Chairperson seat, an election of Planning Commission Officers is required.
9. **UDCA2025-0001: AMENDMENTS TO ARTICLE 12, *SIGN REGULATIONS*, OF THE CITY OF EDGERTON UNIFIED DEVELOPMENT CODE**
 - a. Presentation from City Staff for Unified Development Code Amendment Application UDCA2025-0001
 - b. Public Hearing for Unified Development Code Amendment Application UDCA2025-0001
 - c. Discussion of Unified Development Code Amendment Application UDCA2025-0001
 - d. Consideration of Unified Development Code Amendment Application UDCA2025-0001

10. Future Meeting Reminders

- April 8, 2025 at 7:00 PM – Regular Session
- May 13, 2025 at 7:00 PM – Regular Session
- June 10, 2025 at 7:00 PM – Regular Session

11. Announcements

12. Adjourn

**PLANNING COMMISSION
November 12, 2024 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 November 12, 2024. The meeting convened when Vice Chair Jeremy Little called the meeting to order at 7:00 PM.

1. ROLL CALL

Jeremy Little	present
Tina Mathos	present
Adam Draskovich	absent
John Daley	absent
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 October 8, 2024 Planning Commission Meeting.

Commissioner Mueller moved to approve the Consent Agenda. The motion was seconded by Commissioner Mathos. The Consent Agenda was approved, 3-0.

Regular Agenda

5. Declaration. There were no declarations made by the Commissioners.

Business Requiring Action

New Business

6. CU2024-0102: CONDITIONAL USE PERMIT APPLICATION FOR EVERGY COMMUNICATIONS TOWER LOCATED AT 18827 DILLIE ROAD

Vice Char Little invited the applicant to present their application.

Mr. Robert Goetz, Selective Site Consultants, addressed the Commission. He stated they are requesting approval of a Conditional Use Permit (CUP) to replace the existing 220-foot tower located at 18827 Dillie Road with a new 230-foot-tall tower. This ten (10) foot increase in height is within the Federal Communications Commission's (FCC) parameters of non-

substantial modification. He explained that the property is zoned is A-G (Agricultural) and has been since April 23, 2009. The property to the west is zoned Johnson County RUR (Rural) and is used for agricultural. He said that the property to the north is Johnson County RUR and the use is public and agricultural. The property to the south is currently zoned A-G and is agricultural in use. To the east are I-H (Heavy Industrial) zoning and A-G and used as utility and agricultural. He explained the site plan and the location of the proposed tower, which is just south of the existing tower. He stated the overall footprint of the tower will be expanded as the existing tower is guy-wired and the new tower will be self-supporting. The tower will have lights that meet FCC standards.

Vice Chair Little opened the public hearing. There were no public comments made at this time. Commissioner Mathos moved to close the public hearing. The motion was seconded by Commissioner Mueller and the public hearing was closed, 3-0.

Vice Chair Little requested City staff to present their report.

Mr. Chris Clinton, Planning and Zoning Coordinator, spoke before the Commission. He stated that the applicant is requesting the approval of a CUP for a communications tower that is taller than 60 feet located at 18827 Dillie Road. The proposed 230-foot, self-supported tower is proposed to replace the existing 220-foot, guy-wired tower. A new shelter for equipment is also proposed as part of this project. Communication towers greater than 60 feet in height require approval of a CUP. Mr. Clinton explained a resident did stop by City Hall with questions regarding this proposal, however, no comments or questions have been sent in writing. He said the 67.69± acre property was annexed into Edgerton on April 23, 2009. The existing communications tower was located on the property prior to annexation. Contained within the subject property is a 10.10± acre section that is zoned Heavy Industrial (I-H), which is where an electrical substation is located. That substation is to the east of where the existing tower is located with the new tower proposed just south of the existing tower.

Mr. Clinton explained that Article 7 of the Unified Development Code (UDC) authorizes the Commission to recommend the approval of a CUP provided that certain standards are met. Those standards are the location is appropriate and consistent with the Comprehensive Plan; that the public health, safety, morals, and general welfare will not be adversely affected; the necessary safeguards will be provided to the surrounding property, persons, and neighborhood values; and any additional standards of Article 7 specified as a condition of approval. He stated Section 7.1 of the UDC also lists all the criteria that the Commission must take into account when making a determination as to whether or not the CUP should be recommended for approval. There are a total of 14 criteria, but Mr. Clinton stated he will bring a select few to the attention of the Commission along with City staff's determination as to whether the proposal meets the criteria or not.

Mr. Clinton stated the first criterion is that the character of the neighborhood, such as the zoning, existing land use, residential density and open space. City staff found that the subject property is in a low-density residential area that is zoned Rural or Agricultural. There is also an electrical substation located on the property within the I-H zoned area. Landscaping is located along the property line on the south and along Dillie Road. The Lanesfield School historical site is to the north of the property.

The second criterion is the nature and intensity of the proposed use and its compatibility with the zoning and uses of nearby properties. Such determination should include the location, nature, and height of structures, walls, fences, and other improvements connected with the proposed use, their relation to adjacent property and uses and the need for buffering and screening. The neighboring properties are all zoned Rural or Agricultural. There is an existing electrical substation and supporting infrastructure to the east of the tower. The existing tower is 220 feet tall and is proposed to be replaced by a 230-foot tall tower. The existing tower uses guywires for structural support, while the proposed tower will be self-supporting. That results in a smaller overall footprint for the structural support of the tower.

The third criterion highlighted by Mr. Clinton requires the determination of the suitability of the uses of the property without the proposed CUP. The subject property is currently developed with an electrical substation, which is permitted by right for the Agricultural District and the I-H District. Communication towers are also permitted by right if the height does not exceed 60 feet. That height would not allow the utilization of the antennas proposed on the tower which would limit the community access to television, radio, cellular reception, and the internet.

The final criterion highlighted is if the proposal is consistent with the Comprehensive Plan, Capital Improvement Plan, ordinances, policies, and applicable City Code of the City of Edgerton, and the general safety, health, comfort and general welfare of the community. The Future Land Use Map (FLUM) within the Comprehensive Plan designates the subject property as Public/Semi-Public, which the proposal is consistent with.

Mr. Clinton explained Section 7.2 outlines additional regulations for CUPs in their respective zoning designations. This section of the UDC has five (5) additional requirements for communication towers taller than 60 feet on an A-G zoned property. The first requirement is that the facility must not be located in an area used or planned for residential purposes. Mr. Clinton stated that the FLUM shows the subject property remaining Public/Semi-Public and is not planned for residential uses. The next is the facility must be located a horizontal distance equal to the total height plus 50 feet from any building used for human habitation, other than the principal use, and/or any road. Mr. Clinton stated that the proposed tower is over 320 feet away from Dillie Road, which is the closest road or building used for human habitation. This requirement is met as the required distance is 280 feet. The applicant must demonstrate the necessity for the tower by demonstrating that the new tower this facility cannot reasonably be co-located on an existing tower or structure. He explained that the applicant provided plans show the existing tower has four (4) antennas. The proposed tower will have those four (4) existing antennas and six (6) new antennas. There will also be locations for future antennas that could be added to the proposed tower in the future. The final is that a submission of an acceptable agreement to remove the tower and/or antenna within 180 days after cessation of use. Mr. Clinton stated that the agreement is being drafted and will be included as a stipulation that the agreement be entered into prior to the completion of the final inspection of the tower. Mr. Clinton said City staff recommends approval of the CUP with the following stipulations:

1. The CUP will be valid for ten (10) years from the date of approval by the City of Edgerton Governing Body.

2. The agreement to remove the tower following the cessation of use must be entered into prior to the completion of the final inspection of the tower.

Vice Chair Little inquired as to what the inquiry was that City staff was able to answer. Mr. Clinton answered that a resident had concerns about the width of the tower. The existing tower ranges from three (3) to nine (9) feet in width. The proposed tower will be 23 feet at the base, ten (10) feet wide at a height of 110 feet then three and a half (3.5) feet wide at the top of tower.

Mr. Kenton Cropp, 18740 Dillie Road, Edgerton, Kansas 66021, asked if the lighting will be different than that of the existing tower. Mr. Goetz replied that the lighting will not change. There will be lights at 115 feet and the top of the tower as required by the FCC.

Commissioner Mathos inquired as to the structure being added. Mr. Goetz stated that the footprint of the tower will be expanded but no additional structures are proposed.

Commissioner Mathos moved to recommend approval of the CUP for the Evergy Communications Tower with the stipulations listed by City staff. Commissioner Mueller seconded the motion. Application CU2024-0102 was recommended for approval, 3-0.

7. FUTURE MEETING REMINDERS

Vice Chair Little stated that the next regular session is scheduled for December 10, 2024; January 14, 2025; and February 11, 2025.

8. ANNOUNCEMENTS

Mr. Zachary Moore, Development Service Director, addressed the Commission. He stated that City staff are prepping the Development Calendar for 2025. In November, the second Tuesday will be November 11, 2025, which is Veteran's Day and City offices will be closed. He requested that the Commission cancel the November 11, 2025, meeting and schedule a special session. He recommended that the Commission schedule the special session either the next day, Wednesday, November 12, 2025, or the following Tuesday, November 18, 2025.

Commissioner Mathos inquired about the second City Council meeting in November. Mr. Moore explained that there will not be a second Council meeting during November due to the Thanksgiving holiday.

Commissioner Mueller moved to cancel the November 11, 2025 regularly scheduled Commission meeting and hold a Special Meeting of the Commission on November 12, 2025. The motion was seconded by Commissioner Mathos. The November 11, 2025 Commission meeting was canceled and a Special Meeting was scheduled on November 12, 2025, 3-0.

9. ADJOURN

Commissioner Mathos moved to adjourn the meeting. Commissioner Mueller seconded the motion. The meeting was adjourned at 7:20 PM, 3-0.

Submitted by Chris Clinton, Planning and Zoning Coordinator

DRAFT

TEMPORARY CONSTRUCTION USE – ROCK CRUSHING FOR TSL EDGERTON – PHASE II

Application TCU2025-0001
31115 W. 191st Street

QUICK FACTS

PROJECT SUMMARY AND REQUESTED APPROVALS

The Applicant is requesting approval of a Temporary Construction Use – Rock Crushing located at 31115 W. 191st Street.

Property Owner and Applicant

Hastings Family
Holdings, LLC
represented by Chris
Stara, Agent

Zoning and Land Use

Currently zoned L-P
(Logistics Park) District.
The northern part of the
subject property has
current operations of a
cargo container
storage/maintenance
facility and construction
to expand to the south
is ongoing.

Parcel Size

44.34± acres

Staff Report

Prepared by

Chris Clinton



BACKGROUND

Article 9, Section 9.6E of the Unified Development Code of the City of Edgerton, Kansas states that the Planning Commission is authorized to review and approve the use of property during times of construction, reconstruction, or adaptation to permit temporary living quarters for construction personnel, offices, buildings for storage, outdoor storage, machinery yards, portable concrete or asphalt mixing plants, sanitary facilities, and similar uses.

On previous occasions, the Edgerton Planning Commission has approved the use of certain property for construction-related activities associated with Logistic Park Kansas City (LPKC) subject to stipulations and the approval of City Staff.

Subject Site and Previous Approvals

Phase I of the subject property was zoned L-P (Logistics Park) District on November 14, 2013 and Phase II (currently under development) was zoned L-P on October 25, 2018. On April 9, 2019, the City of Edgerton Planning Commission approved Final Site Plan FS2019-02 for TSL Edgerton to expand their operation to the south. The property owner has had extensions of the Final Site Plan approved by the Planning Commission from 2020 to 2022 and the site is currently being developed. In June 2024, the Planning Commission approved TCU2024-0001, a temporary construction use for rock crushing operations for the expansion. The temporary use of rock crushing equipment is set to expire on March 31, 2025. This request is to allow the rock crushing on site to continue through March 2026. The rock crushing machine was damaged during operation, which caused a delay in the project schedule.

TEMPORARY CONSTRUCTION USE REVIEW

Applicant Request

Hastings Family Holdings, LLC, property owner, has submitted an application to renew the rock crushing operations. In the application, Mr. Chris Stara, the owner's representative, states that the rock crushing operations are to continue upon approval of the application. A Kleemann Mobirex MR 130i EVO2 is to be used for this operation, and the applicant provided specifications of the equipment which is a mobile impact crusher to be used onsite. The mobility of the crusher allows the operator to relocate on the site to ensure efficiency of the process. The use of the onsite crusher also reduces or removes the need to have rock delivered to the site for grading. The rock crushing operations will produce dust, however, the equipment has a water system installed to aid in dust mitigation. The operations are estimated to be completed by March 31, 2026 and will occur Monday through Friday from 7:00 AM to 6:00 PM and 8:00 AM to 6:00 PM on Saturday. The proposed hours align with the approved construction hours in the Municipal Code. If the operations need to be extended past March 31, 2026, a new Temporary Construction Use permit must be granted prior to rock crushing recommencing or continuing. The applicant states if this request is to be denied, the material will need to be hauled in which would increase the traffic and impact City maintained roads. Off-site impacts will be minimized as much as possible, but if they do occur, the applicant, or the applicant's subcontractor will need to mitigate any issues that do arise.

NOTICE OF CITY CODES AND PERMITS

The Applicant is subject to all applicable City codes – whether specifically stated in this report or not – including, but not limited to, Zoning, Buildings and Construction, Subdivisions, and Sign Code. The Applicant is also subject to all applicable local, State, and Federal laws.

Various permits may be required in order to complete this project. Please contact the Building Codes Division of the Community Development Department for more information about City permits. The project may also be subject to obtaining permits and/or approvals from other local, County, State, or Federal agencies.

DOCUMENTS INCLUDED IN PACKET

Sheet #	Title	Date on Document
Application	Application for TCU2025-0001	02/10/2025
1	Request Letter	02/10/2025
2	Equipment Specification	

STAFF RECOMMENDATION

Staff recommends **approval** of Temporary Construction Use Application **TCU2025-0001** for 31115 W. 191st Street for construction-related activities pursuant to Article 9, Section 9.6E of the Unified Development Code, by Hastings Family Holdings, LLC for temporary construction and a temporary guard shack for TSL Edgerton subject to the following stipulations:

1. The rock crushing operations must be completed prior to March 31, 2026. If the rock crushing operations needs to be extended, another Temporary Construction Use permit must be obtained through the approval of the Planning Commission.
2. Offsite impacts from onsite construction-related activities shall be minimized to the extent possible. This shall include compliance with all City regulations and policies related to the tracking of debris onto public streets.
3. The applicant and any subcontractors agree to address any issues that affect offsite properties or public rights-of-way or easements in a reasonable time period.

☒ New/Expired Permit (\$500)☐ Amended Application (\$250)Project Name: TSL Terminals-Phase IILocation or Address of Subject Property: 31115 W 191st St., Edgerton, KS
(please attach legal description)Current Zoning on Subject Property: Logistics Park Current Land Use: VacantTotal Area: 44.3 AcresApplicant Name(s): Christopher Stara Phone: 402-895-8096Company: TranSpec Leasing Email: chris.stara@4tsl.comMailing Address: 10001 S 152nd St. Omaha NE 68138
Street City State ZipProperty Owner Name(s): David Hastings Phone: 402-895-6692Company: Hastings Family Holdings, LLC Email: david.hastings@4tsl.comMailing Address: 10001 S. 152nd St. Omaha NE 68138
Street City State ZipExplain construction activities: Application for use of rock crusher on site to break down concrete for
use as base material in the construction of terminal yard.*NOTE: Application must be submitted 28 days prior to regularly scheduled Planning Commission meeting*Signature of owner or agent: _____ Date: 2/10/2025**FOR OFFICE USE ONLY**

Application No: _____ Application Fee Paid: \$ _____ Date Paid: _____

Cashier Code: TEMPCON Receipt #: _____ Planning Commission Meeting Date: _____

Received By: _____ Date: _____



Transpec Leasing, Inc.

10001 South 152nd Street
Omaha, Nebraska 68138
(402) 895-6692
www.4tsl.com

February 10, 2025

Mr. Zach Moore
City of Edgerton, Kansas
404 East Nelson St.
Edgerton, KS 66021

RE: Renewal of Temporary Construction Permit for Rock Crushing Activities

Dear Mr. Moore:

Transpec Leasing, Inc. (applicant) request to complete rock crushing operations at 3115 W 191st St, Edgerton, KS in support of the construction of Phase II of TSL Edgerton. Described below are the parameters of the proposed rock crushing operations:

- (1) Kleemann Mobirex MR 130i EVO2
- Crushing is present and ongoing, and will finish by March 31st, 2026.
- Rock crushing activities will be performed Monday-Saturday
- Operating hours will range from 7 AM-6PM (M-F) and 8 AM-6PM (Sat)
- Crushing equipment is mobile. Crusher will be relocated throughout the site to ensure efficiency of the crushing process.
- Crushed rock will be utilized on site for construction applications.
- Water application will be used on site to control dust.
- The denial of this permit will change the overall scope of the project, including a larger quantity of import material resulting in increased vehicle traffic on City maintained roads.

Please contact me, with any questions.

Best regards,

A handwritten signature in blue ink, appearing to read 'Chris Stara', with a stylized flourish at the end.

Chris Stara

Technical Information

MOBIREX MR 130i EVO2



Track-mounted impact crusher

For use in natural stone and recycling

MOBIREX EVO2

Series

HIGHLIGHTS

- > Optimised material flow as a result of increasing system widths
- > Hydraulic gap setting
- > Simple and intuitive SPECTIVE control concept
- > Efficient and powerful D-DRIVE diesel-direct drive
- > High-performance post screening unit with oversize grain return (option)

MOBIREX MR 130i EVO2 mobile impact crusher

The MOBIREX MR 130i EVO2 mobile impact crusher can be deployed universally and produces first-class final product quality. With a crusher inlet width of 52" it achieves a production that was previously only associated with considerably larger crushing plants. Excellent efficiency and performance are achieved through a variety of technical highlights. Thanks to its compact design, the plant is easy to transport and quick to assemble and disassemble.



TECHNICAL DATA MR 130i EVO2		
Feeding unit		
Feed capacity up to approx. (US t/h)	496 ¹⁾	
Max. feed size	41" x 26"	
Feed height (with extension)	14' 3" (15' 5")	
Hopper volume (with extension) (yd ³)	6.5 (11.8)	
Width x length (with extension)	7' 5" x 12' 2" (9' 10" x 12' 2")	
Vibrating feeder		
Width x length	40" x 8' 7"	
Prescreening		
Type	Double-deck heavy-duty screen	
Width x length	48" x 7' 7"	
Side discharge conveyor rigid (optional)		
Width x length (extended)	26" x 13' 1" (19' 8")	
Discharge height approx. (extended)	9' 6" (12')	
Crusher		
Impact crusher type	SHB 130-090	
Crusher inlet width x height	52" x 36"	
Crusher weight approx. (lbs)	36,450	
Rotor diameter	47"	
Crusher drive type, approx. (hp)	direct, 416	
Type of impact toggle adjustment	infinitely variable, fully hydraulic	
Crushing capacity with demolished concrete up to approx. (US t/h)	331 ²⁾	
Crushing capacity with rubble up to approx. (US t/h)	331 ²⁾	
Crushing capacity with demolished asphalt up to approx. (US t/h)	287 ³⁾	
Crushing capacity with limestone up to approx. (US t/h)	375 ²⁾	

Discharge chute		
Width x length	56" x 8' 10"	
Crusher discharge conveyor		
Width x length	56" x 31' 10"	
Discharge height approx.	12'	
Power supply unit		
Drive concept	diesel-direct ⁴⁾	
Scania (Tier 4f/Stage IV) (hp)	493 (1,800 rpm)	
Generator (kVA)	135	
Post screening unit (optional)		
Type	single-deck post screen	
Width x length	61" x 14' 11"	
Oversize grain return conveyor (wider)	20" x 32' (26" x 32')	
Discharge height of fine grain discharge conveyor approx.	11' 9"	
Transport		
Transport dimensions without options		
> Transport height	12' 4"	
> Transport length approx.	60' 4"	
> Max. transport width	9' 10"	
Transport dimensions with post screening unit		
Transport length with screening unit	70' 11"	
> Transport width with screening unit	10' 4"	
Transport weight		
> Transport weight screening unit (lbs)	14,340	
> Transport weight of basic plant - max. configuration (lbs)	132,300 - 140,550	

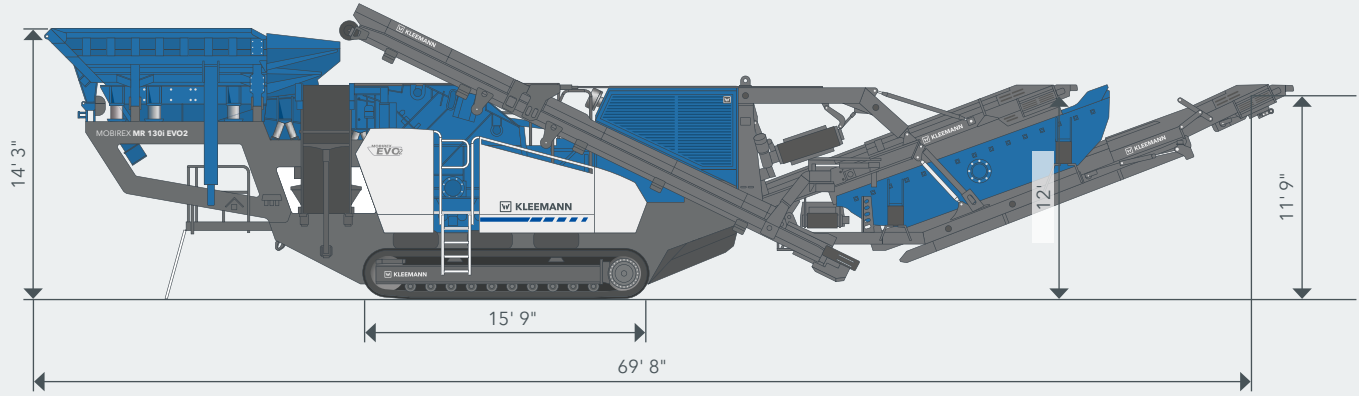
¹⁾ Depending on type and composition of feed material, feed size, prescreening as well as target final grain size

²⁾ With final grain size 0" – 1.8" with approx. 10 – 15 % oversize grain

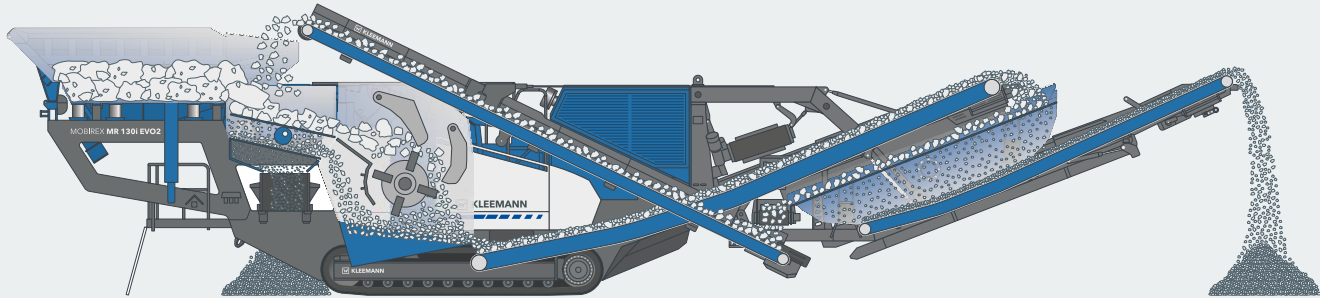
³⁾ Wth final grain size 0" – 1.3" with approx. 10 – 15 % oversize grain

⁴⁾ All electric ancillary drives

OPERATING POSITION



MATERIAL FLOW



Optimum material flow is guaranteed: the MOBIREX MR 130i EVO2's system widths have been increased over the entire plant in the direction of material flow. The material flow is therefore not narrowed and material bridging can also be effectively prevented. Thanks to the fully hydraulic adjustment of the crushing gap, the plant

can adapt quickly to the material or the desired final grain size.

Operation is intuitive thanks to the SPECTIVE and SPECTIVE CONNECT operating concept.

STANDARD EQUIPMENT

- > Hydraulically folding feed hopper, can be operated from ground
- > Frequency-controlled vibrating feeder
- > Frequency-controlled prescreen
- > Prescreen covering with slotted grate or punched plate (upper deck) and wire cloth (lower deck)
- > Extended side discharge conveyor 19' 8", rigid: can be mounted on left or right, discharge height approx. 12', must be dismantled for transport, inc. spray system
- > Quick Track for setting machine operating mode quickly and easily, operation via radio remote control
- > Impact crusher with rotor ledge set made of martensitic
- > Continuous feed system (CFS) for optimum crusher loading
- > Automatic crusher gap adjustment
- > Integrated overload protection
- > Rotor lock & turn device: system for securely turning and locking the rotor for maintenance tasks or clearing blockages
- > Permanent magnetic separator, magnet preparation
- > Post screening unit, in convenient container dimensions, hook-lift compatible, available with 20" and 26" wide oversize grain return conveyor
- > Swivel arm for changing rotor ledges
- > SPECTIVE control concept: menu-guided user interface, 12-inch control panel; telematics system WITOS FleetView for efficient fleet and service management
- > Lockable control cabinet, dust and vibration protected
- > LED lighting
- > Water spray system for dust reduction

OPTIONS

- > Hopper extension: hydraulically folding
- > Side discharge conveyor 13' 1", rigid: can be mounted on left or right, discharge height 9' 6", must be dismantled for transport, inc. spray system
- > Side discharge conveyor belt cover (sheet metal) in connection with rigid side discharge conveyor
- > Side discharge conveyor, hydraulically folding, can be mounted on both sides, discharge height 9' 6", remains on machine during transport, inc. spray system
- > Climate packages: hot climate or cold climate package
- > Ergonomic power pack enclosure for insulating noise sources
- > Electromagnetic separator
- > Belt scales, available for crusher discharge conveyor and fine grain conveyor (secondary screening unit)
- > Air classifier for cleaning oversize grain from foreign matter and lightweight matter through 15 hp blower with air outlet under transfer conveyor. Only available in connection with secondary screening unit option.
- > Trackpads for crawler chassis for protection of ground
- > Premium lighting

WIRTGEN AMERICA

6030 Dana Way
Antioch, TN 37013
USA

T: +1 615 501 0600
M: info.america@wirtgen-group.com

www.wirtgen-group.com/america



KLEEMANN

TEMPORARY CONSTRUCTION USE – CONSTRUCTION TRAILER AND GUARD SHACK FOR TSL EDGERTON – PHASE II

Application TCU2025-0002
31115 W. 191st Street

QUICK FACTS

PROJECT SUMMARY AND REQUESTED APPROVALS

The Applicant is requesting approval of a Temporary Construction Use – Construction trailer and temporary guard shack located at 31115 W. 191st Street.

Property Owner and Applicant

Hastings Family Holdings, LLC represented by Chris Stara, Agent

Zoning and Land Use

Currently zoned L-P (Logistics Park) District. The northern part of the subject property has current operations of a cargo container storage/maintenance facility and construction to expand to the south is ongoing.

Parcel Size

44.34± acres

Staff Report Prepared by

Chris Clinton



BACKGROUND

Article 9, Section 9.6E of the Unified Development Code (UDC) states that the Planning Commission is authorized to review and approve the use of property during times of construction, reconstruction, or adaptation to permit temporary living quarters for construction personnel, offices, buildings for storage, outdoor storage, machinery yards, portable concrete or asphalt mixing plants, sanitary facilities, and similar uses.

On previous occasions, the Edgerton Planning Commission has approved the use of certain property for construction-related activities associated with Logistic Park Kansas City (LPKC) subject to stipulations and the approval of City Staff.

Subject Site and Previous Approvals

Phase I of the subject property was zoned L-P (Logistics Park) District on November 14, 2013 and Phase II (currently under development) was zoned L-P on October 25, 2018. On April 9, 2019, the City of Edgerton Planning Commission approved Final Site Plan FS2019-02 for TSL Edgerton to expand their operation to the south. The property owner has had extensions of the Final Site Plan approved by the Planning Commission from 2020 to 2022 and the site is currently being developed. In June 2024, the Planning Commission approved TCU2024-0001, a temporary construction use for rock crushing operations for the expansion. The temporary use of rock crushing equipment is set to expire on March 31, 2025. This request is to allow the rock crushing on site to continue through March 2026. The rock crushing machine was damaged during operation, which caused a delay in the project schedule.

TEMPORARY CONSTRUCTION USE REVIEW

Applicant Request

Hastings Family Holdings, LLC, property owner, has submitted an application for a temporary construction trailer and temporary guard shack to the City for the Planning Commission to consider. In the application, Mr. Chris Stara, the owner's representative, states that the temporary construction trailer will be placed behind the administration building that is currently onsite. The provided map shows the proposed location and it appears that it will be screened from W. 191st Street. The trailer is to be used by the construction foreman to store equipment, construction drawings, and an office to complete paperwork. The proposed use of the trailer will be completed by March 31, 2026. If the ongoing development is completed and issued a certificate of occupancy prior to March 31, 2026, the trailer will be removed, as is included as a stipulation of staff's recommendation. The proposed hours of operation of the business will be from 7:00 AM to 7:00 PM, Monday through Saturday and the guard shack will be used overnight from 6:00 PM to 7:00 AM. The temporary guard shack will be positioned by the main gate and be used during the same timeframe as the construction trailer. There is no noise, light, or odor produced with these requests.

NOTICE OF CITY CODES AND PERMITS

The Applicant is subject to all applicable City codes – whether specifically stated in this report or not – including, but not limited to, Zoning, Buildings and Construction, Subdivisions, and Sign Code. The Applicant is also subject to all applicable local, State, and Federal laws.

Various permits may be required in order to complete this project. Please contact the Building Codes Division of the Community Development Department for more information about City permits. The project may also be subject to obtaining permits and/or approvals from other local, County, State, or Federal agencies.

DOCUMENTS INCLUDED IN PACKET

Sheet #	Title	Date on Document
Application	Application for TCU2025-0002	02/10/2025
1	Request Letter	02/10/2025
2	Map of Temporary Structures	

STAFF RECOMMENDATION

Staff recommends **approval** of Temporary Construction Use Application **TCU2025-0002** for 31115 W. 191st Street for construction-related activities pursuant to Article 9, Section 9.6E of the Unified Development Code, by Hastings Family Holdings, LLC for a temporary construction trailer and a temporary guard shack for TSL Edgerton – Phase II, subject to the following stipulation:

1. The temporary structures must be removed from the site either upon issuance of a Certificate of Occupancy for Phase II or March 31, 2026, whichever occurs first.

☒ New/Expired Permit (\$500)☐ Amended Application (\$250)Project Name: TSL Terminals-Phase IILocation or Address of Subject Property: 31115 W 191st St., Edgerton, KS
(please attach legal description)Current Zoning on Subject Property: Logistics Park Current Land Use: VacantTotal Area: 44.3 AcresApplicant Name(s): Christopher Stara Phone: 402-895-8096Company: TranSpec Leasing Email: chris.stara@4tsl.comMailing Address: 10001 S 152nd St. Omaha NE 68138
Street City State ZipProperty Owner Name(s): David Hastings Phone: 402-895-6692Company: Hastings Family Holdings, LLC Email: david.hastings@4tsl.comMailing Address: 10001 S. 152nd St. Omaha NE 68138
Street City State Zip

Explain construction activities: As part of construction of Phase II of TSL's terminal, a contractor trailer has been located to the south of the administrative office. The trailer is used by TranSpec's construction foreman as a place to keep safety equipment, construction drawings, and to complete paperwork. In addition, to the construction trailer there is also a temporary guard shack. The guard shack is used by a night security guard to watch over the facility. Upon completion of exist gates on Phase II and additional office space, both structures will be removed from the site, and a permanent guard structure installed.

*NOTE: Application must be submitted 28 days prior to regularly scheduled Planning Commission meeting*Signature of owner or agent: _____ Date: 02/10/2025**FOR OFFICE USE ONLY**

Application No: _____ Application Fee Paid: \$ _____ Date Paid: _____

Cashier Code: TEMPCON Receipt #: _____ Planning Commission Meeting Date: _____

Received By: _____ Date: _____



TranSpec Leasing, Inc.

10001 South 152nd Street
Omaha, Nebraska 68138
(402) 895-6692
www.4tsl.com

February 10, 2025

Mr. Zach Moore
City of Edgerton, Kansas
404 East Nelson St.
Edgerton, KS 66021

RE: Renewal of Temporary Construction Permit for Rock Crushing Activities

Dear Mr. Moore:

TranSpec Leasing, Inc. (applicant) request to position a construction trailer and temporary guard shack at 31115 W 191st St, Edgerton, KS in support of the construction of Phase II of TSL Edgerton. Described below are the parameters of the proposed operations:

Construction Trailer

- Position behind the administration building, where it cannot be seen from W. 191st Street or Waverly Road.
- Will be used by construction foremen as a place to keep safety equipment, construction drawings, and to complete paperwork.
- Use is present and ongoing, and will finish by March 31st, 2026.
- Operating hours will range from 7 AM-7 PM, Monday – Saturday

Guard House

- Position a main gate.
- Will be used by overnight security guard to watch over the facility.
- Use is present and ongoing, and will finish by March 31st, 2026.
- Operating hours will be from 6 PM – 7 AM every night.

Please contact me, with any questions.

Best regards,

A handwritten signature in blue ink, appearing to read 'Chris Stara', with a stylized flourish at the end.

Chris Stara

Exhibit: Temporary Structures





MEMORANDUM

Date: March 11, 2025

To: City of Edgerton Planning Commission

From: Chris Clinton, Planning and Zoning Coordinator

Re: Public Hearing for UDCA2025-0001 Regarding Amendments to Article 12 (Sign Regulations) of the Edgerton Unified Development Code (UDC)

Article 12 of the Unified Development Code (UDC) includes regulations for signs that are permitted in each zoning district in addition to regulations for signs permitted in all zoning districts. Staff has recently received several proposals for signage in developments that is a) permitted in the L-P District, but not in commercial districts; and b) not currently addressed in the UDC. After staff's research and analysis, staff is proposing that sign regulations for the three (3) following specific sign types be addressed in the UDC:

1. External Directional Signs
2. Truck Scale Signs
3. Freestanding Canopy Informational/Safety Signs

The report below will describe the proposed regulations for each of these three types of signs that staff is proposing. In addition to the proposed regulations for the three types of signs described above, staff is also proposing some minor housekeeping edits to some text in Article 12 that does not impact any sign regulations.

External Directional Signs

The purpose of external directional signs is to help direct traffic to the appropriate entrance of a development. These are common signs in Logistics Park Kansas City (LPKC) as many warehouses have external directional signs to direct truck drivers to the proper side of the building and to direct employees where to park. Recently, City staff has received multiple requests from commercially zoned parcels requesting external directional signs to direct both trucks and passenger vehicles where to enter. These types of signs are currently only allowed in the L-P (Logistics Park) District. In reviewing regulations in other jurisdictions and the requests presented, City staff finds that it would be appropriate to permit external directional signs in the C-2 (Heavy Service Commercial) and the C-3 (Highway Service Commercial) Districts. These signs would help prevent the mixing of vehicular traffic and truck traffic at gas stations.

City staff reviewed the regulations of five (5) nearby municipalities (Olathe, Lenexa, Gardner, Shawnee, and Mission) as well as the sign requirements in the L-P District in drafting the proposed regulations for external directional signs in the C-2 and C-3 Districts. Please see the table on the following page outlining the requirements of external directional signs.

City	Maximum Size	Maximum Height	Maximum Number	Minimum Setback	Permit Need?	Illumination	Zoning Districts
Edgerton (L-P District)	6 square feet per building occupant	5 feet	1 per site entrance per building occupant	Can not be located in the right-of-way, sight triangle or off-premises	Yes	Internal or External	L-P (Logistics Park)
Olathe	4 square feet per face with 2 faces permitted	4 feet	Not specified	10 feet from all property lines and outside site triangle	No	Internal or External	All
Gardner	1 square foot per each 2 linear of feet of street frontage up to 25 square feet	6 feet	1 per each 200 feet of street frontage; maximum of 3 per lot	10 feet from all right-of-way and lot lines	Yes	Not specified	C-2 (General Business) C-3 (Heavy Commercial) M-1 (Restricted Industrial) M-2 (General Industrial)
Lenexa	4 square feet	4 feet	1 per driveway	5 feet from the right-of-way	No	Not specified	All
Shawnee	2 square feet per face	4 feet	2 per entrance in industrial and commercial districts	Can not be located in the right-of-way	No	Not specified	All
Mission	4 square feet per face with 2 faces permitted	5 feet	1 per entrance	Can not be located in the right-of-way or sight triangle	Yes	Not specified	All

City staff proposes the following regulations for external directional signs for the C-2 and C-3 Districts.

Maximum Size	Maximum Height	Maximum Number	Minimum Setback	Permit Need?	Illumination	Additional Requirements
6 square feet per face, can be double faced	5 feet	1 per site entrance	Can not be located in the right-of-way or sight triangle	Yes	Internal	Must be constructed on a solid base. External Directional Signs with posts are not permitted.

City staff recommends that all external directional signs in the C-2 and C-3 Districts have the additional requirement that the signs be mounted on a solid base and not be allowed to be installed on posts. Additionally, staff recommends that the regulations for External Directional Signs in the L-P District be updated to require their construction on a solid base, rather than utilizing posts.

Truck Scale Signs

Truck scales are used by truck drivers to ensure that their vehicle is within the legal weight limits. Many truck stops and convenience stores, which are permitted uses in the C-2 and C-3 Districts provide truck scale services with a scale onsite with signage above the scale. The scales are generally slightly above grade making it challenging for a driver to see the difference between the scale and the drive lane, which makes the signage very important. These signs must be tall enough for a truck and trailer to fit on the scale and under the sign, and the typical height for a truck and trailer is just under 14 feet. The scales can vary from 10 to 14 feet wide, and the sign straddles the scale with an intercom system located on a pole for the driver to interact with the operator in the store.

With the importance of these signs, City staff finds that a new classification and regulations for truck-scale signs are appropriate and proposes the following regulations:

Maximum Size	Maximum Height	Maximum Number	Permit Need?	Illumination	Notes
120 square feet per face, can be double faced	25 feet from grade to the top of the sign	1 per truck scale	Yes	Internal	- The posts must be wrapped in a masonry material such as brick, stone, or similar - The maximum width between the outside of the posts is 20 feet

Freestanding Canopy Informational/Safety Signs

Freestanding canopy façade signs are currently allowed in the C-2 and C-3 zoning districts. The UDC allows one (1) sign per façade that faces public right-of-way that can be up to ten percent (10%) of the façade area on which it is placed. City staff proposes those signs that are for public safety (such as "Enter Only",

"Exit Only", "Clearance", and similar should not be counted towards the number of signs on the façade. The sign will still need to meet the maximum size requirement of ten percent (10%) of the façade face.

Staff requests that the Commissioners provide any additional feedback regarding the proposed amendments to **Article 12** for signs. Staff will collect final comments or feedback and incorporate them into a final version of Article 12, which will be presented to the City Council for review, consideration, and adoption. Prior to presentation to the City Council, staff will provide a revised copy of the UDC to the City Attorney for review.