

**PLANNING COMMISSION
March 11, 2025 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 March 11, 2025. The meeting convened when Vice Chair Jeremy Little called the meeting to order at 7:00PM.

1. ROLL CALL

Jeremy Little	present
Tina Mathos	present
Adam Draskovich	absent
Ray Soemer	present
Jordyn Mueller	absent

With a quorum present, the meeting commenced.

Staff in attendance: Zachary Moore, Development Services Director
Alex Clower, City Clerk

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 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.

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

Regular Agenda

7. Declaration. There were no declarations made.

Business Requiring Action

New Business

Ms. Clower, City Clerk, gave the oaths of office to Commissioner's Mathos and Soemer.

8. ELECTION OF PLANNING COMMISSION OFFICERS. Due to the vacancy of the Chairperson seat, an election of Planning Commission Officers is required. Vice Chair, Commission Little, asked if there were any nominations for a new Chairperson.

Commissioner Soemer made motion to nominate Tina Mathos as Chairperson of the planning Commission.

Commissioner Little, seconded the motion. The motion carried with a 3-0 vote.

Mr. Moore stated with Ms. Mathos's election into the role of Chairperson, it creates a vacancy in the Secretary chair.

Commissioner Mathos asked if there were any nominations for a new Planning Commission Secretary.

Commissioner Little nominated Commissioner Mueller to fulfill that seat, Commissioner Mathos seconded the motion. The motion carried with a 3-0 vote.

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

Mr. Moore stated Chris put together the staff report provided. He stated staff was doing an audit of the sign code as it pertains to signs allowed in the commercial districts. The memo provides staff recommendations and clarity of allowable signs in this district. There are three new recommendations for allowable signs, External Directional, Truck Scale, and Free-Standing Canopy.

External directional are not currently permitted in this zoning district, however given the area of these truck stops and uses for them, there are a lot of passenger vehicles and truck traffic that intermingle. The allowance of these signs permits entering and exiting signs so traffic flows correctly and there's limited intermingling of the two types of vehicles. He stated the same standards will be kept for the external signs, however once piece that is changing is the addition of the sign being constructed on a solid base as a requirement, similar to a monument sign. He stated when a new sign is proposed, they will be required to have a solid base instead of posts.

Mr. Moore provided some examples of what a current directional sign looks like out at the logistics park. He asked if there were any questions.

Commissioner Mathos asked if the TA Express is only allowed one per occupant per site, does that allow one sign for trucks and one for cars.

Mr. Moore stated with two entrances, there can be one a sign at each stating one entrance is for cars, leading to fuel and the other will say it's only for trucks.

Commissioner Soemer asked what the external lighting is.

Mr. Moore stated this would be something like lights in the ground spotlighting the sign.

Commissioner Mathos stated for clarification that internal would be more like LED built into the signs.

Mr. Moore stated yes, that is correct.

There were no further questions.

He stated the next change is for Truck Scale Signs. Currently they don't meet any requirements in the code right now. Addressing this as its own sign regulation is cleaner and more beneficial. He stated with the types of development the City gets, there could be more truck scales developed. He stated the memo is included in the packet but wanted to highlight a couple things. He stated one identifier is appropriate, meaning there doesn't need to be 3 signs showing where the scale is at. He stated there a requirement of this is also internal illumination as well as masonry material. TA is wrapped in brick now, this allows for consistency.

Commissioner Little asked if this meets dimensional loads going to and from.

Mr. Moore stated staff evaluated the conditions we have here and they meet the CAT scale requirement. It does also meet the QT certified scale, so any truck can fit through with the dimensions provided.

There were no further questions.

Mr. Moore stated the last one is for Free-Standing canopies, like what you'd see at convenient store gas stations. This will allow in the code, the sign to show where the entrance and exits are. So, for TA, if on the back side and driving away from 200th Street, turning left, you'd be going into traffic. This would allow for identifying a one way in and one way out directions and allowing safety matters like clearance height.

Commissioner Mathos asked with free standing, are there any lighting requirements.

Mr. Moore stated no external illumination will be allowed, they will be allowed the can lights that you'd typically see.

There were no further questions.

b. Public Hearing for Unified Development Code Amendment Application
UDCA2025-0001

Commissioner Mathos opened the Public Hearing at 7:20PM.

With no questions or comments, Commissioner Mathos then closed the Public Hearing at 7:20PM.

c. Discussion of Unified Development Code Amendment Application UDCA2025-
0001

There was no further discussion.

- d. Consideration of Unified Development Code Amendment Application UDCA2025-0001

Commissioner Little moved to approve UDCA2025-0001 as presented. The motion was seconded by Commissioner Soemer. UDCA2025-0001 was recommended for approval, 3-0.

10. FUTURE MEETING REMINDERS

Ms. Mathos stated that the next regular sessions are scheduled for April 8, 2025 at 7:00PM, May 13, 2025 at 7:00PM, and June 10, 2025 at 7:00PM.

11. ANNOUNCEMENTS

There were no announcements made.

12. ADJOURN

Commissioner Little moved to adjourn the meeting. Commissioner Soemer seconded the motion. The meeting was adjourned at 7:22PM, 3-0.

Submitted by Alex Clower, City Clerk