

EDGERTON CITY HALL
PLANNING COMMISSION MEETING
REGULAR SESSION
August 13, 2019

The Edgerton Planning Commission met in regular session with Chair John Daley calling the meeting to order at 7:00 p.m.

All present participated in the Pledge of Allegiance.

The Roll Call was answered, indicating those present were Chair John Daley, Commissioner Tim Berger, Commissioner Jeremy Little, and Commissioner Charlie Crooks. Commissioner Josh Beem was absent from the meeting. Also present were Mayor Donald Roberts, City Administrator Beth Linn, Development Services Director Katy Crow, and Planning and Zoning Coordinator Chris Clinton.

The Planning and Zoning Coordinator announced a quorum was present.

CONSENT AGENDA

MINUTES

The approval of the minutes from the Regular Session held on July 9, 2019 were considered.

APPLICATION TU2019-07 – TEMPORARY CONSTRUCTION USE

The approval of Application TU2019-07, expanded use of the concrete batch plant located at 20520 Waverly Road operated by Concrete Strategies for the Phase II expansion of 207th Street east of Waverly Road.

Mr. Berger motioned to approve the items as presented in the Consent Agenda, Mr. Crooks seconded. The consent agenda was approved, 4-0.

NEW BUSINESS

PUBLIC HEARING – PRELIMINARY PLAT – APPLICATION PP2019-03

Chairman Daley stated this application was continued from the July 9, 2019 Planning Commission meeting. Ms. Crow, Development Services Director, introduced Application PP2019-03 as a Preliminary Plat for On the Go Travel Center and presenting the application is Mr. Judd Clausen of Phelps Engineering, Incorporated. Mr. Clausen came before the Planning Commission (the Commission). He stated this project is brought forth by the civil engineers from Phelps Engineering, the architects at BCS Architecture, and will be constructed by KBS Construction. Mr. Clausen thanked the Commission for the opportunity to present and appreciated the hard work and time commitment by City Staff to aid them in putting this project together and in compliance with the Unified Development Code (UDC).

Mr. Clausen stated this project is located on the northeast corner of Homestead Land and Interstate 35 (I-35). The Preliminary Plat shows Kansas Department of Transportation (KDOT) right-of-way to the south and west of the parcel. The northern property line abuts another parcel but there is a proposed road that will go to the eastern end of the parcel. At this time, the road will go about halfway into the parcel and stop at what will be the eastern property line of Lot 1 on the Final Plat. Mr. Clausen explained there is a land swap in progress between the northern neighbor and the property owner to get the curvature correct of the new road.

Ms. Crow informed the Commission City Staff is aware of the land swap and one condition of approval of the Preliminary Plat requires the appropriate paperwork documenting the land swap be prepared and provided to the City before any construction can start on the site. The proposed road will also need to meet City standards. She reminded the Commission the plat is about the division of the land and not what is going to be built. Ms. Crow also stated the water line easement location and other easement details need to be finalized, but City Staff is working with the applicant on those details. City Staff recommends approval for Preliminary Plat Application PP2019-03.

Chairman Daley reopened the public hearing. There were no public comments. Mr. Berger motioned to close the public hearing, Mr. Little seconded. The public hearing was closed, 4-0.

Chairman Daley asked if the Commission had any questions for City Staff or Mr. Clausen. No questions were raised. Mr. Berger motioned to approve Preliminary Plat Application PP2019-03 with the following stipulations:

1. Documentation be provided to dedicate the right-of-way along the proposed road, any additional easements not listed, and the water easement;
2. The Planning Commission Secretary and City Clerk signature block be removed from the Certification on the Preliminary Plat;
3. All infrastructure requirements of the City shall be met;
4. All City Engineer comments related to Stormwater Management Plan must be address;
5. 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. The Planning Commission, upon submittal and approval of a written request, may grant a one-year extension on the approval of the Preliminary Plat.

Mr. Little seconded the motion to approve with stipulations. Preliminary Plat Application PP2019-03 was approved, 4-0.

FINAL PLAT – APPLICATION FP2019-03

Chairman Daley introduced Final Plat Application PP2019-03 for the same parcel as Preliminary Plat Application PP2019-03. Mr. Clausen came forward to present the Final Plat that is one page and will set the lot lines of the western half of the parcel. This plat will also dedicate the road right-of-way once it is constructed. Tract A, which is located on the southern part of the plat will be dedicated for storm detention only. This detention basin is to be used for the whole parcel. He stated there are other easements dedicated on the final plat, including a 12-foot utility and pedestrian easement. Mr. Clausen stated that with the restricted access from KDOT, no other curb cut will be needed off of Homestead Lane, and the existing entrance will be utilized. Chairman Daley asked if the one access point will be an issue. Ms. Linn, City Administrator, explained KDOT has done a traffic study for this intersection and are considering full access at this intersection. KDOT and the City are still in discussion when it comes to the exact design of this intersection.

Ms. Crow said during their review, City Staff noted there is to be one lot and one tract. The name of the proposed road will be West 200th Terrace, not East Nelson Street as noted in the Staff Report. City Staff recommends approval for Final Plat Application FP2019-03.

Chairman Daley asked if the Commissioners had any questions for Staff or the applicant. Mr. Berger asked if it was the stipulations for approval are as follows:

1. 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 sewer, sanitary sewers, and water mains contained within the Final Plat by the Governing Body. The property owner and/or developer shall work with City Staff to determine the best possible placement for a storm water easement and shall dedicate said storm water easement on the Final Plat;
2. A Public Improvement Inspection Fee, established by the Fee Schedule for the UDC, shall be submitted with the document of financial assurance as defined in Section 13.7 prior to the commencement of any improvements;
3. The applicant shall meet all requirements of Recording a Final Plat as defined in Section 13.5 of the Edgerton UDC, including payment of excise tax;
4. The applicant shall meet all requirements of Financial Assurance as defined in Section 13.7 of the Edgerton UDC;
5. All City Engineer comments related to the Stormwater Management Plan must be addressed;
6. All Final Plat requirements of the City listed in the Staff Report shall be met or addressed prior to recording the Final Plat. Those requirements are:
 - a. Confirm monuments have been set after the plat has been recorded with Johnson County Register of Deeds;
 - b. Prior to road construction, applicant is required to submit public infrastructure plans for West 200th Terrace. Additional right-of-way width may be needed, and additional easements may be required by utilities. City Engineer will review infrastructure plans when submitted to ensure City standards are met. If the applicant is unable to provide documentation to dedicate right-of-way, any necessary easements and private property construction, the project will need to be revised to be located entirely on this property;
 - c. Upon filing the Final Plat with Johnson County Register of Deeds Certificate (Book/Page) will need to be added.
7. If the Final Plat is not recorded with the Johnson County Register of Deeds within one year after acceptance by the Governing Body, the plat will expire. Planning Commission re-approval and Governing Body re-acceptance is required for expired Final Plats.

Ms. Crow stated those are the stipulations for approval including the requirement of providing the documentation of the land swap. Mr. Berger motioned to approve Final Plat Application FP2019-03 with the stipulations. Mr. Little seconded. Final Plat Application FP2019-03 was approved, 4-0.

PUBLIC HEARING – PRELIMINARY SITE PLAN – APPLICATION PS2019-01

Chairman Daley introduced Preliminary Site Plan Application PS2019-01. Mr. Clausen explained there is more detail on the Final Site Plan than the Preliminary Site Plan. He stated the Preliminary Plan does show the part that is and is not part of Final Plat Application FP2019-03. Mr. Clausen pointed out the general location of the buildings that will be located in the area that is part of the Final Plat. The western most entrance is a right in only. A full access entrance for personal vehicles is available at the middle drive and a truck service entrance will be the eastern most entrance. Mr. Clausen explained there is truck parking along the eastern and western lot lines. The southern area of the site is where a truck fueling station and truck service station will be located. The northern area will be for smaller vehicles with the convenience store and vehicle pumps. There is a detention basin along the south

property line of the lot. Mr. Clausen informed the Commission the proposed road will go to the eastern lot line then be extended to the east as development occurs. Water service will come from existing lines from the north located on 199th Street and will service the whole development as well as the property to the north. Another possible road is shown going north to 199th Street to allow drivers to go south on Homestead Lane to I-35 if full access is not granted at West 200th Terrace and Homestead Lane. Pad sites are shown to the east as a possible layout of future development.

Chairman Daley clarified there is no way for traffic to turn left to get back to I-35 from the development. Ms. Linn stated not at this time but KDOT is looking into allowing full access at the intersection and it will be decided in the near future. Mr. Clausen also replied the proposed road to 199th is on the Preliminary Site Plan as well. This road would allow traffic to turn south on Homestead Lane and provide access to I-35 if needed.

Ms. Crow stated the staff report does reference the Final Site Plan often. The applicant acknowledges any additional right-of-way and easements will need to be decided on with City Staff and properly documented. Documentation of the land swap will also be required before any work on the site can begin. The signage will be considered with the newly adopted version of the UDC. There are metal awnings proposed and the UDC states only fabric may be used for awnings, however there is revision to the UDC being brought forth to the Planning Commission by the City about including metal as an approved material for awnings. Ms. Crow explained all right-of-way and KDOT improvements will be found on the Final Site Plan.

Chairman Daley re-opened the public hearing. Mr. Cliff Cole, 19911 Pepper Tree Lane, approached the Commission and stated if Homestead Lane is not made to allow full access or if the other proposed road to access 199th Street west of Homestead Lane is not built, then traffic will most likely go down to 199th Street and turn left towards his property and traffic will be a nightmare. There were no further comments. Mr. Berger motioned to close the public hearing, Mr. Crooks seconded. The public hearing was closed, 4-0.

Ms. Linn replied to Mr. Cole's concern by stating KDOT has shown, through a traffic study, that the intersection could handle full access. However, because it is KDOT right of way, the site plan must be submitted to KDOT before approval for a full access intersection will be allowed. Additionally, KDOT will look at the alignment of the drive for this parcel and the one due west across Homestead Lane, to determine which one will need to relocate to balance the distance from I-35 and 199th Street. Ms. Linn does not see an issue with there being full access before this development would be opened.

Chairman Daley asked if this parcel is currently neighbored by farmland. Ms. Crow showed on a map where the location of the project is and explained there are nearby residences that are all across a street, not directly adjacent to the parcel. Mr. Berger motioned to approve Preliminary Site Plan Application PS2019-01 with the following stipulations:

1. The recommendations stated in the Staff Report are stipulated as a part of an approval and are incorporated into the Preliminary Development/Site Plan document set;
2. A Final Site Plan must be submitted and approved prior to commencement of uses and the property shall be developed in accordance with the approved Final Site Plan, Landscaping Plan, Photometric Plan, Stormwater Study and SWPPP as required by City approval of the submitted Preliminary Site Plan, as amended by the stipulations listed and approved by the City;
3. All Preliminary Development/Site Plan requirements of the City listed shall be met or addressed during Final Development/Site Plan submittal as identified;

4. No signage is proposed with Application PS2019-01. Signage proposed later shall receive separate approval according to the provisions of the UDC;
5. All construction plans for any public infrastructure shall be prepared to City standards and approved by the City.

Mr. Little seconded approval with stipulations. Preliminary Site Plan Application PS2019-01 was approved, 4-0.

FINAL SITE PLAN – APPLICATION FS2019-04

Chairman Daley introduced Final Site Plan Application FS2019-04. Mr. Clausen started by showing where access is from Homestead Lane to the development. He explained the Travel Center will be the most northern building and is planned with possible future expansion for a quick serve restaurant. The first entrance that will be available for traffic is a right in only entrance that can be used by both trucks and smaller vehicles. The next driveway is in the middle where drivers can enter and leave. This entrance will be utilized by smaller vehicle to get to 16 fueling stations, 2 rows of 8 double-sided pumps. There are spaces that could be utilized as possible employee parking to the east of the fuel pumps. A truck entrance is the eastern most entrance. The proposed road, West 200th Terrace, will start at the existing entrance from Homestead Lane and end on the eastern lot line until further development warrants the expansion of the road. Mr. Clausen stated there is a sidewalk proposed along the northern line of the lot to allow for safe pedestrian travel. There are single-sided pumps for the trucks. The trucks will use the eastern driveway to enter and leave. Mr. Clausen explained there is proposed truck parking that will border the site. He explained the route trucks can enter the wash and service station, by stating the entrance will be on the west side of the facility and trucks will leave by using the eastern driveway. Mr. Clausen showed the dumpster is proposed to be in the northwestern corner of the lot.

Mr. Clausen continued to walk through the Final Site Plan by showing the grading plan and explained it shows how the land will be finished. He stated the grade will match the entrance at the north and slowly drop to the south and the east and west sides will taper. This will allow stormwater to drain to the southeast and southwest and allow the curb and gutter to take the water to the detention basin to the south. A berm will be on the western property line to provide screening from Homestead Lane. Mr. Clausen showed the landscape plan with deciduous and evergreen trees placed along the perimeter as well as in the traffic islands of the parking lot. Mr. Clausen feels the landscape plan meets the requirements of the UDC.

Mr. Jeff Shinkle with BCS Architects came before the Commission to go through what the buildings could possibly look like by showing renderings he created. He stated there are three architectural components to the project. The first component is the convenience store (C-store) that will have a quick serve restaurant, trucker lounge, restrooms, laundry services and showers. The façade of the building is proposed to be made stone and stucco with metal, possibly acrylic, awnings to meet requirements. Customers will be able to utilize 2 entrances, 1 on the east for vehicles at the fueling pumps and an entrance on the south closer to the truck services. The second component is the truck wash/service station. The proposed station is to be made of 2 washing bays, 3 service bays, an office area and a screened storage area. The façade will be made by using the same materials as the c-store. The fueling station canopies are the final components. The vender of the canopies will have a certain branded look. The color scheme or branded look will be used to match the c-store and truck service stations.

Chairman Daley asked if there would be a truck scale. Mr. Clausen replied it will be located between the truck service station and the truck fueling station but will not have another building associated with the weigh station.

Mr. Crooks wanted clarification as to what vehicles will use the right in only entrance. Mr. Clausen replied all vehicles will be able to use the right in only entrance.

Mr. Berger inquired about the number overall truck parking spaces and how exhaust breaking will be monitored. Ms. Linn answered exhaust breaks are prohibited by Edgerton City Ordinance. Mr. Berger requested the number of truck parking spaces. Mr. Clausen replied the counts for truck parking show about 80-90 spaces.

Chairman Daley inquired as to why the dumpster is near the entrances. Mr. Clausen responded it is best to have it close to the c-store. Placing it to the north would not allow expansion once a tenant is brought on board and it will be the most visible. Mr. Clausen explained the location was chosen so it would be possible to have landscape surrounding the enclosure as well. He stated there is a masonry enclosure that is proposed to ensure screening from the Homestead Lane right-of-way. Chairman Daley asked if a man door was going to be provided on the enclosure. Mr. Clausen ensured a man door can be added into the designs. Mr. Clausen agreed the man door is becoming more and more popular. Ms. Crow concurred and stated it helps ensure the door used for emptying the dumpster remain closed and the dumpster stays screened.

Ms. Crow stated there are items that City Staff wanted to bring to the attention of the Commission. She stated there is an ongoing conversation with the applicant regarding the sanitary sewer location and connection. The City Engineer stated the proposed sidewalks do not meet Public Rights-Of-Way Accessibility Guideline requirements but can be brought into compliance when designed on the infrastructure plans. The signage package will be reviewed using the newly adopted UDC Article 12. City Staff does recognize the ADA requirement has been met but City Staff does recommend more ADA stalls be designated to the north as the expansion of the C-store happens so there are more accessible routes available. The same land swap condition is applied to this application and documentation of this swap is required before any construction activities can begin. City Staff will continue to monitor to ensure proper screening of roof-top equipment and other HVAC systems. Ms. Crow stated the awnings that are mentioned are attached to the building. The canopy will be detached from the building and be over the fuel pump. American Public Works Association requires the detention basin to have a 2% slope. The exterior storage area is required to be screened by the masonry wall. Ms. Crow explained the gate is to remain closed and there is to be no stacking of items that will go above the wall. Mr. Crooks requested clarification of the height of the wall. Mr. Clausen replied the proposed height is 8 feet. Mr. Crooks inquired if anything will be higher than that. Ms. Crow affirmed it is a stipulation for approval to have all equipment and items below the height of the wall so it will not be visible.

Chairman Daley recalled seeing something about a hotel mentioned in a local newspaper. Ms. Crow stated the article might be referring to a project that has not been brought forth to the Planning Commission at this time. Mr. Clausen replied there are future pads that could be available on the eastern lot for a hotel but not with this application. Ms. Crow stated there is one other item, the height of the light poles. Edgerton UDC states the height of a luminary shall not exceed 25 feet, but the proposed luminaries are shown at 35 feet. Pole height correction is necessary along with a revised lighting plan.

Chairman Daley stated a man door should be added to dumpster enclosure. He is also concerned about the limited access at Homestead Lane and not allowing traffic to make a left turn, but he is aware this issue is being addressed with KDOT.

Mr. Berger motioned to approve Final Site Plan Application FS2019-04 with the following stipulations:

1. The Staff recommendations and comments noted related to infrastructure, landscaping, the stormwater plan and all else discussed as included in the Staff Report are included as stipulations as part of approval of this Final Site Plan;
2. All construction plans for any public infrastructure shall be prepared to City standards and approved by the City;
3. Any items added must comply with the Edgerton UDC and it is the building owner's ultimate responsibility to ensure code compliance;
4. Applicant/Owner Obligation. The site plan, a scale map of proposed buildings, structures, parking areas, easement, roads and other City requirements (landscaping/berm plan, lighting plan) used in physical development, when approved by the Planning Commission shall create an enforceable obligation to build and develop in accordance with all specifications and notation contained in the site plan instrument. The applicant, prior to the issuance of any development permit, shall sign all site plans. A Final Site Plan filed for record shall indicate that the applicant shall perform all obligations and requirements contained therein;
5. Any requirements on public or private property by the City of Edgerton or KDOT determined necessary for the improvement of the intersection shall be adhered to;
6. A man door is to be added to the trash dumpster enclosure.

Mr. Crooks seconded the motion to approve with the stipulations. The question of where the water would go from the truck wash station was raised. Mr. Clausen answered all of the water used in the facilities will go through a sand and oil separator then into the sanitary sewer. Mr. Cole inquired about the lighting that could spread to neighboring properties. Ms. Linn replied the UDC does have requirements to minimize the amount of light that can be shed upon neighboring properties and the applicant will have to take appropriate measures to ensure they are meeting the UDC requirements. Final Site Plan Application FS2019-04 was approved, 4-0.

PUBLIC HEARING – APPLICATION UDCA2019-02 – AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE (UDC)

Chairman Daley introduced Application UDCA2019-02 being brought forward by the City of Edgerton and consisting of amendments to Article 4 and 7 of the UDC. Ms. Crow stated this application is a continuation of the undertaking of revisions to the UDC. Application UDCA2019-02 consists of updates to all of Article 7 and a small section of Article 4.

Ms. Crow stated the updates to Article 4 are minor. On page 4-19, the list of conditional uses has been updated to include the correct language for Interstate pole signs now that the article on signage has been adopted. The same update was made to page 4-30. Page 4-41 has been updated to state the distinction of an awning and an extended awning. Ms. Crow explained an awning would be an apparatus which extends over one window or door, while an extended awning would extend over several windows or doors. This was clarification was necessary as there is a distinction between extended awnings and canopies, with different requirements for each. The allowed materials for

canopies have also been updated to include matte finish standing seam metal. Ms. Crow stated more updates may be needed as staff works with the UDC while reviewing plans.

Chairman Daley stated there are not many changes to Article 4. Mr. Berger requested information about drive through signage. Ms. Crow answered all the signage requirements are included in Article 12.

Chairman Daley opened the public hearing regarding Application UDCA2019-02.

Ms. Crow presented the updates to Article 7. She stated Article 7 addresses conditional uses. The updates to Article 4 – Commercial Districts, which was approved by the Governing Body, removed some conditional uses while adding others. Staff focused on updates in the section regarding conditional uses in commercial districts. Article 7 outlines what is required for each conditional use permit, and what is required to be submitted for consideration. The other changes in Article 7 are to increase the flow and readability of the article as a whole.

Ms. Crow stated the first major update to Article 7 occurs on page 7-4. The C-D, Downtown Commercial District needed to be added to the article. The only conditional use that is allowed in this district is a parking lot detached from principal use.

The C-1, General Commercial District needed to be included. As with the C-D District, only parking lots detached from the principal use is the only conditional use allowed in the C-1 District.

In the C-2, Heavy Service Commercial District, the 3 different uses needed to be added. There are also additional requirements added to adult entertainment and sex-oriented businesses that were not in the original Article 7. Interstate pole signs is a new conditional use for this district, so it was added with the requirements and stipulations. The requirements for wireless facility and wireless support structures are the same.

Conditional uses in the C-3, Highway Service Commercial District, are wireless facilities/wireless support structures, campgrounds, outdoor amusement establishments, interstate pole signs, motor vehicle repair, and outdoor display and sales of merchandise and equipment.

Ms. Crow informed the Commission to voice any additional requirements or changes to City Staff so Article 7 can be amended.

Mr. Berger inquired about the requirements for adult entertainment business and if there are any additional requirements for adult bookstore signage, specifically billboards. Ms. Linn stated that per the sign code billboards are no longer allowed, but that sign content related to obscene material is governed by state statute and the City Attorney has recommended that these types of businesses remain a conditional use in this district with the added requirements and stipulations so both the Planning Commission and Governing Body will have a chance to review.

Ms. Crow stated there are no major changes in any other section of Article 7. The signage in Article 12 and conditional uses in Article 7 will be updated after the articles for each zoning district is updated.

Mr. Crook inquired about existing homes with businesses located in them. Ms. Crow answered that a transitional use district will be brought forth as a zoning designation for these types of buildings. She

explained as the zoning level use intensity goes up, the requirements for landscaping and screening increases as well. She used the example of On the Go Travel Center and the change Staff saw from the initial plan to what was brought forth to the Commission.

Mayor Roberts came before the Commission and stated transitional zones used to be heavily sought after by communities, but it seems to be slowly drifting away. He explained there are other ways to ease the transition between in-home businesses from the surrounding residential or commercial buildings they neighbor through the use of berms and landscaping. Ms. Linn stated berms are used in LPKC to help screen the projects from residences nearby. Mayor Roberts stated every homeowner has rights and the Planning Commission gets to choose if a project will be a good use for the land and if it infringes on the rights of the neighboring homeowner. He used the example of a neighbor who does not want a garage built. It may be legal for a garage to be established, but the Planning Commission gets to decide if the location and use of the land is a good use and does not intrude on on the neighbor's rights as well as the homeowner's rights.

Mayor Roberts stated the same goes with zoning. The Planning Commission has to ask itself if it is a useful change. He understands these topics can become heated and personal, but the Commission has a massive responsibility to minimize the impact against neighboring residential properties. Mayor Roberts explained the Constitution allows others the rights to want things that we may personally disagree with - things like adult entertainment and adult bookstores, but the Planning Commission has to look at all property owners' rights, even those who want to develop land for a sex orientated business. He understands this part of the Planning Commission isn't necessarily the most exciting thing to consider but it is best to look at the community as a whole and not for their personal gain or their own personal beliefs. Mayor Roberts explained the City is unable to decide who or what company decides to purchase land in the City. The investor and property owner get to decide what they invest in.

Ms. Linn stated the hard work of the Planning Commission has come to fruition with the travel center project that was presented at this meeting. City Staff and the members of the Commission could see the difference the Commission was making. Mr. Berger commended Staff on how amazing of a job and the great work that has been put forth on the UDC updates and the plan reviews. Mayor Roberts agreed this allows the City to be a good neighbor to nearby communities. He stated it is difficult for people to spend their money in the City as there is little commercial space, but the City has come a long way, and this is what must be done so Edgerton can continue to grow and prosper. He feels the approval of a travel center is a monumental step forward. Mayor Roberts commented that the City Council has been impressed with the Planning Commission and Staff with the work everybody has put into the community.

Mr. Berger motioned to close the public hearing and Mr. Crooks seconded. The public hearing was closed, 4-0.

Mr. Berger motioned to recommended approval of Application UDCA2019-02 to the Governing Body, Mr. Little seconded. Application UDCA2019-02 was recommended for approval to the Governing Body, 4-0.

Ms. Crow stated a copy of the amended Articles will be provided to the Governing Body at the August 22, 2019 meeting and be voted at the September 12, 2019 meeting.

Ms. Crow informed the Commission that Article 12 regarding the sign code went to the Governing Body. There was one change the Governing Body requested. The minimum height of an interstate pole sign was changed to a minimum of 60 feet and the maximum stayed the same at 100 feet.

FUTURE MEETING

The next meeting is scheduled for September 10, 2019 at 7:00 p.m.

ADJOURNMENT

Motion by Mr. Berger, seconded by Mr. Little, to adjourn. Motion was approved, 4-0.

The meeting adjourned at 8:24 p.m.

Submitted by: Chris Clinton, Planning and Zoning Coordinator