

**EDGERTON CITY HALL  
PLANNING COMMISSION MEETING  
July 13, 2021**

A regular session of the Edgerton Planning Commission (the Commission) was held in the Edgerton City Hall, 404 E. Nelson Edgerton, Kansas on July 13, 2021. The meeting convened when Chairperson John Daley called the meeting to order at 7:00 PM.

**1. ROLL CALL**

Jeremy Little	present
Charlie Crooks	present
Tim Berger	present
Deb Lebakken	present
John Daley	present

With a quorum present, the meeting commenced.

Staff in attendance:       Katy Crow, Development Services Director  
Chris Clinton, Planning and Zoning Coordinator  
Beth Linn, City Administrator

**2. WELCOME** Chairperson Daley welcomed all in attendance to the meeting.

**3. PLEDGE OF ALLEGIANCE** All present participated in the Pledge of Allegiance.

**CONSENT AGENDA**

4. Approve Minutes from the June 8, 2021 Planning Commission Meeting.

Commissioner Lebakken moved to approve the consent agenda. Commissioner Crooks seconded the motion. The consent agenda was approved, 5-0.

**REGULAR AGENDA**

**5. DECLARATION**

The Commissioners did not have anything to declare at this time.

**BUSINESS REQUIRING ACTION**

**NEW BUSINESS**

**6. HOLD A PUBLIC HEARING TO CONSIDER CONDITIONAL USE PERMIT APPLICATION CU2021-03 FOR ON THE GO TRAVEL CENTER LOCATED AT 32501 W 200<sup>TH</sup> STREET.**

Chairperson Daley introduced this application. He said City Staff will present their findings and if the applicant is present, they will be given the opportunity to speak in support of their application. At the conclusion of the applicant's presentation, Chairperson Daley will open the floor for public comments. During that time City Staff will keep a list of questions and concerns from the public and

Chairperson Daley will provide the applicant the opportunity to respond. He stated public comment is only allowed during the public hearing and once the hearing has been concluded, the time for comment and passed so no further comments from the audience will be taken. He explained each speaker will be limited to three (3) minutes. Chairperson Daley opened the public hearing.

Ms. Katy Crow, Development Services Director, stated this application is to replace Conditional Use Permit (CUP) CU2021-01. On March 9, 2021, the Commission held a public hearing and recommended approval of then Application CU2021-01 for a CUP for an Interstate Pole Sign at the On the Go travel plaza. The Governing Body approved the Commission's recommendation on April 8, 2021, with the approval of Ordinance No. 2068. On June 7, 2021, the applicant submitted a new CUP application which proposed a *new* location for the Interstate Pole Sign. The sign has been relocated out of the detention basin area and onto the paved surface adjacent to the parking lot. Ms. Crow stated the applicant has indicated the sign needs an access road so maintenance can be performed on the sign, and that is why it is being relocated. Due to the new location, the height of the sign has been lowered to seventy-seven (77) feet to be in compliance with the Unified Development Code (UDC). The pole sign will be supported by one telescoping pipe. The applicant has also indicated the sign display will remain the same and the only changes between Application CU2021-03 and CUP CU2021-01 is the height and location of the sign. The applicant has indicated that the flasher will be turned off. Ms. Crow explained all of the Golden Criteria are outlined in the Staff Report with twelve (12) criteria having positive staff determinations and two (2) neutral. All of the other review comments regarding Article 7 of the UDC and the stipulations are the same as outlined for CUP CU2021-01. Ms. Crow said if Application CU2021-03 is approved, CUP CU2021-01 (Ordinance 2068) will then become null and void so the applicant will not be able to erect two Interstate Pole Signs.

Mr. Judd Claussen, Applicant Representative, thanked the Commission for their considerations of the application and City Staff for their work on the report. He stated it is easier to construct and maintain the sign where the new proposed location is than where it was originally planned.

Ms. Colleen Cole, 19911 Pepper Tree Lane, Edgerton, Kansas 66021, spoke before the Commission. She stated the first time this item went before the Commission she and her husband were unaware of the application. Ms. Cole and her husband spoke out against the sign at the City Council meeting. The City Council (the Council) tabled the vote on the item for the applicant to meet the Coles on site. She explained there were several agreements made at that time, but there were no changes when it went before the Council again. They have sent letters to the Council. Ms. Cole handed emails and photos to the Commission which are attached at the end of the minutes. She explained the first photo is from Homestead Lane looking at their property. The second photo is where the sign is to be placed on the parcel. The third photo provided shows the lights that can be seen while the Coles are sitting in their house. The fourth photo provided is from their upstairs windows. The fifth photo is showing the Interstate Pole Sign in Wellsville, Kansas. She provided emails to and from the applicant where a change in location was discussed. The Council tabled the item so a solution could be met and some agreement reached, but the Ms. Cole felt that the Coles' objection did not receive any consideration as they were not at the next Council meeting.

With there being no further public comment, Commissioner Lebakken moved to close the public hearing. The motion was seconded by Commissioner Little. The public hearing was closed, 5-0.

**7. CONSIDER CONDITIONAL USE PERMIT APPLICATION CU2021-03 FOR ON THE GO TRAVEL CENTER LOCATED AT 32501 W 200<sup>TH</sup> STREET.**

Chairperson Daley stated there is to be no blinking or flashing as it is not allowed per the UDC. Ms. Crow explained the sign can flash, but the image has to be shown for a minimum of eight (8) seconds. She stated the applicant has represented that the sign will not have any flashing components. Chairperson Daley inquired if the Commission could add that as a stipulation. Ms. Beth Linn, City Administrator, replied they can. Chairperson Daley asked if the photometric requirements still need to be met. Ms. Crow explained the requirements are still in place for the Interstate Pole Sign. There cannot be any light spillage onto a neighboring property.

Commissioner Crooks explained there have been a lot of complaints regarding the sign in Wellsville even though it is the same brightness. Ms. Linn stated the lumens rating has not been provided, so City Staff is unable to confirm that at this time if it is the same brightness. Commissioner Berger inquired what the lumens level is at. Mr. Claussen replied he does not have that information available at this time. Commissioner Berger asked if the sign will be backlit. Mr. Claussen stated it will be backlit. He explained the sign face is perpendicular to I-35 to increase visualization along the interstate. Ms. Crow explained the line-of-sight drawings provided in the packet. Mr. Claussen added there are line-of-sight drawings provided from the vantage point at the Coles' property. There are streetlights in the same view angle as the top of the sign is. He explained the sign is about 1,100 feet away from the house. Commissioner Crooks stated the light does go into the house per the photo provided by Ms. Cole. Mr. Claussen replied the sign will be seen when it is directly looked at. Chairperson Daley stated the sign is angled to where it does not face the neighborhood. Ms. Linn replied that is correct. She explained that the other houses in this neighborhood are not as close to the rear property line as the Cole's house is. Ms. Linn explained there is a difference between the spillage of light across a property line than being able to see a light far away in the dark. Chairperson Daley said the entire purpose of the sign is to be seen and there will be no flashing component. Mr. Claussen explained the flashing mechanism will be disabled at the factory so there is no way for it to be accidentally turned on.

Ms. Cole stated the whole reason the sign was not moved before being heard by the Council is because the applicant knew they would have to get the change in location reapproved by the Commission. The application is before the Commission anyway, so the location should change to the agreed upon location. Chairperson Daley replied that the sign does need to be seen along I-35. Ms. Linn stated the applicant and the Coles discussed relocating the sign to the southeast corner of the property, however, the line-of-sight would not be practical for travelers along I-35. Commissioner Crooks inquired if it would be possible to put up shields on the sides of the sign. Mr. Claussen said the engineering would be difficult and could make the structure unsafe due to catching wind. Commissioner Berger explained the sign in Wellsville is not backlit like this sign is. There may be small lights on the pole of this sign to make it visible, but light spillage will not be an issue. The backlight is to help highlight the text and images of the sign. Commissioner Lebakken stated the backlight will diffuse better and the sign will be skewed.

Ms. Crow explained if this application is approved, then the prior CUP CU2021-01 will become null and void. Commissioner Berger stated there have been instances of applicants adding more landscaping to tree lines, but the tree line would be off the applicant's property. Ms. Linn explained there is a large property between the Coles and the subject parcel that also contains a C-2 zoning

designation that is vacant today. When it is developed, it would have the same landscaping requirements that the On the Go parcel has today. Additionally, when it was approved, the rezoning ordinance for the vacant parcel contained a stipulation for landscaping requirements. Commissioner Lebakken stated that lot will be development eventually. Commissioner Crooks explained he is worried about the brightness of the sign. Chairperson Daley said the light will be seen in the distance like a streetlight, but there will not be light spilling onto neighboring properties.

Ms. Linn reminded the Commission to include the rationale for the motion like a rezoning application.

Commissioner Lebakken moved to recommend approval of Application CU2021-03 based upon the following stipulations:

1. Blinking may not be utilized on this Interstate Pole Sign.
2. The location of the sign is to remain in the proposed location.
3. The angle is to be that to where the sign is perpendicular to I-35.
4. The staff recommendations and comments noted related to any requirements for the sign and all else discussed as included in this Staff Report are included as stipulations as part of approval of this Conditional Use Permit.
5. Installation of the Interstate Pole Sign must follow all City of Edgerton building code requirements including a building permit application, plans review and contractor licensing.
6. The Interstate Pole Sign must be kept in good condition and should repairs be required, repaired in accordance with the time frame of the City of Edgerton UDC in effect at the time the repair is needed. Failure to properly maintain the Interstate Pole Sign shall be cause for revocation of the Conditional Use Permit(s).
7. Any major modifications to the Interstate Pole Sign, as defined by City Staff, will render Conditional Use Permit CU2021-03 null and void. Should the Conditional Use Permit be determined to be null and void, the Interstate Pole Sign would then need to be removed within 60 days after notification to the property owner by the City.
8. This Conditional Use Permit shall be valid for ten (10) years from date of approval by the City of Edgerton Governing Body, regardless of ownership.
9. Should the Conditional Use Permit not be renewed and approved by the Governing Body prior to their expiration date, then the Interstate Pole Sign will be considered non-compliant with the UDC and will be required to be removed within 60 days of written notification to the property owner by the City.
10. Upon approval of application CU2021-03, permit CU2021-01 would be considered null and void.

Commissioner Lebakken stated shielding the sign is not practical or safe and there will be additional development between the Coles and this property that will include landscaping requirements.

Commissioner Little seconded the motion. Application CU2021-03 was recommended for approval with the stipulations, 5-0.

8. **CONSIDER EXTENSION REQUEST FOR TEMPORARY CONSTRUCTION USE APPLICATION TU2021-05 TEMPORARY CONSTRUCTION USE FOR ROCK CRUSHING AT THE SOUTHEAST CORNER OF 199<sup>TH</sup> STREET AND HOMESTEAD LANE.**

Chairperson Daley introduced the extension request. He asked City Staff to present their findings.

Ms. Crow explained that on April 13, 2021, the Commission approved Application TU2021-05 to allow the temporary construction activity of rock crushing and hauling to occur on the Arrowhead Phase III site, which is the southeast corner of 199<sup>th</sup> Street and Homestead Lane. The Commission approved the permit for a period ending on July 31, 2021. She said on June 10, 2021, Mr. Alex Bruggen of ARCO, the general contractor for the project, reached out to City Staff to request an extension of the permit to September 30, 2021. Mr. Bruggen indicated the start of the operation was delayed due to the sale of the property not taking place on the date when it was originally anticipated. The letter requesting the extension was provided in the packet.

Mr. Bruggen stated there will be a second group brought in that has larger equipment and more experience with projects like this and will be able to remove the stockpile before the end date requested.

Chairperson Daley inquired if the dust control measures will be the same. Ms. Crow replied they will be. Commissioner Lebakken asked if the hours of operations will change. Ms. Crow answered the hours will not change and the only change requested was the expiration date of the operations.

Commissioner Crooks moved to approve the extension of Application TU2021-02 with the following stipulations:

1. Temporary living quarters are not permitted on-site unless prior authorization has been provided by the Commission.
2. All occupied buildings shall have access to potable water from an approved water source.
3. All signage shall be placed pursuant to applicable sign regulations in Article 12 of the UDC.
4. All buildings, outdoor storage, machinery yards, and similar uses shall be able to be fully secured when not in use.
5. All vertical structures shall require a building permit pursuant to the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton prior to being occupied.
6. Contractors shall obtain all required permits pursuant to the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton or other applicable chapters of City Code.
7. Off-site impacts from on-site construction related activities shall be minimized to the extent possible. This shall include compliance with City Regulations and Policies with regards to the tracking of debris onto public streets. Improvements for a construction entrance and the access road shall be required prior to operation and must be continually maintained in good condition.
8. On-site Stormwater Management Plan shall be approved by the City prior to the disturbance of land.
9. Land disturbance activities shall be done pursuant to Article 12 of the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton.
10. Contractors agree to address any issues that affect off-site properties or public rights-of-way or easement in a reasonable period of time.
11. All blasting shall be done according to Article 13 of the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton.
12. Hours of operation shall be limited to from 7:00 AM to 5:00 PM, Monday through Friday and 7:00 AM to 3:00 PM on Saturday.
13. Holding tanks shall be used in lieu of sanitary sewer service and shall be permitted and

- inspected pursuant to the Johnson County Environmental Sanitary Code.
14. Property owner and/or general contractors shall provide City and emergency response agencies a copy of a site-specific Safety Action Plan.
  15. Property owner and/or general contractors shall provide a Construction Management Plan to the City.
  16. Applicant shall maintain a valid City of Edgerton Business License.
  17. City Staff retains the ability to establish reasonable requirements for their operation.
  18. All activities will be performed in compliance with Kansas Department of Health and Environment (KDHE) and the requirements of the KDHE Bureau of Air.
  19. Permission for temporary construction activities is granted for a period ending September 30, 2021.

Commissioner Little seconded the motion. TU2021-05 was extended, 5-0.

9. **HOLD A PUBLIC HEARING TO CONSIDER UDC AMENDMENTS - APPLICATION UDCA2021-01 FOR AMENDMENTS TO ARTICLE 5 SECTION 5.2(P) – L-P LOGISTICS PARK DISTRICT – SIGNAGE OF THE EDGERTON UDC.**

Chairperson Daley introduced Application UDCA2021-01 as amendments to Article 5, Section 5.2(P) in the UDC. He reminded all in attendance of the public hearing procedure. Chairperson Daley opened the public hearing and requested City Staff make their presentation.

Ms. Crow said the UDC was adopted to encourage the most appropriate use of land and to ensure the logical and compatible growth of various districts with the City. The UDC is intended to implement the planning goals and policies contained in the Comprehensive Plan 2000-2020 and other planning documents and policies of the Commission and City Council. She stated it is important for the UDC to remain relevant as it relates to growth and development within the boundaries of the City.

Ms. Crow explained in August of 2019, City Staff worked with the Commission to revise and update Article 12 of the UDC which is titled *Sign Regulations*. Revisions made to that Article addressed many of the challenging aspects of sign regulations, which included, but is not limited to size, location, permits, and nonconformance. She said Article 12 does not contain signage regulations for parcels containing a L-P, Logistics Park District, zoning designation. That code regulating signage in that zoning district is in Article 5, Section 5.2(P). She explained City Staff recommends the first step to amending the code would be to remove the signage requirements from Article 5 and include them instead in Article 12. This would standardize the UDC for ease of use and applicability.

Ms. Crow stated as new tenants have been onboarded at LPKC, they have requested signage to assist with many aspects of their business. These include, but are not limited to, deliveries and signs indicating that they are actively hiring new employees. This signage comes in the form of onsite directional signage. City Staff has found Section 5.2(P) contains some inconsistencies and deficiencies in the types of signage needed. City Staff brings these areas to the attention of the Commission so the Commission can provide feedback on how to amend the UDC most appropriately when Article 5, Section 5.2 is merged into Article 12.

Ms. Crow explained the following areas need clarification prior to merging the two Articles:

1. Exempted Signs

- a. Section 5.2(P)(3) *Exempted Signs* allows the following sign types to be exempted from regulation in L-P zoning designations and can be found on page 5-20 and 5-21 of the UDC:
  - i. *One temporary sign not exceeding twelve (12) square feet in area.*

Ms. Crow explained this exemption is in conflict with Section 5.2(P)(17e) as the latter section requires a permit for 'portable signs, temporary banners, flags or inflatable signs.' Additionally, signs installed under Section 5.2(P)(17e) contain a fourteen (14) day limit for installation and installs are allowed four (4) times a year. She said City Staff recommends temporary signs not be exempted and that permits be required. The definition for 'temporary sign' that is used in Article 12, Section 12.11, *Sign Terminology and Definitions*, should apply to temporary sign in L-P zoning designations. She said that definition is, *any sign that is not intended to remain on the premises on which it is located, on a permanent basis. A temporary sign may be displayed for no more than two, 14 day-periods within any calendar year.*

- ii. *On-site directional signs necessary for the movement and circulation of traffic which are three (3) square feet or less in size.*

Ms. Crow said this exemption has presented a challenge in that a better distinction is needed between 'on-site direction signage' and 'directional signage.' City Staff would request the following definitions be added to help clarify the distinction between the two sign types:

*Internal directional sign.* A sign located on-premises which helps direct traffic *within* the site.

*External directional sign.* A sign adjacent to the driveway of the site that is used to direct traffic *onto* the site.

Ms. Crow explained *Internal directional signs* should continue to be exempt from requiring a permit. City Staff does recommend these signs be allowed to be 6 square feet in size but limited to four per parcel. The signs would not be allowed to be placed in the right-of-way, in a sight triangle, or off premise. *External directional signs* should continue to follow the regulations outlined in the code today. Those regulations are that a permit is required, sizing is limited to 6 square feet, and there is a limit of one per street entrance. The signs cannot be placed in the right-of-way, sight triangle, or off premise.

Ms. Linn stated the external directional signs will differentiate which driveway access is for vehicles and which is to be used by trucks. Commissioner Crooks asked if these amendments would change the regulations for convenience stores. Ms. Crow answered the amendments will only effect L-P zoned parcels. Ms. Linn added the L-P section of the UDC was enacted in 2010 before any buildings were constructed. Commissioner Crooks inquired what the bases of the directional signs would need to be placed on. Ms. Crow explained the UDC states a pole sign is defined as one seen in Application CU2021-03 and a post sign is what the directional signs will be on and will have two (2) posts supporting the sign. Ms. Linn recommended the Commissioners drive to the UPS facility in LPKC to see an example of directional signage.

Commissioner Crooks inquired as to why the posts for the CAT Scale was required to be wrapped in brick at the travel center. Ms. Crow replied that on parcels zoned C-2, there is limit on pole signs – one per parcel. Per the definitions in the sign code, the CAT Scale sign would have been defined as a pole sign and the travel center would not have been allowed to erect the Interstate Pole Sign if the CAT Scale sign was installed as originally designed – with metal poles exposed. Wrapping the poles with brick allowed the CAT Scale sign to meet the sign code requirements.

Commissioner Crooks asked if the directional signs would be temporary or permanent signs. Ms. Crow answered these signs are permanent and that the Kubota facility uses these signs for each of their access points. Ms. Linn explained there are some cities that only allow monument signs for directional signs. There is a balance of aesthetics and being cost effective. Ms. Crow said part of the requirements for all of the signs is that the property owner is to maintain the signs. Commissioner Crooks stated when he thinks of post signs, he pictures wooden states being used. Ms. Crow replied the tenants want the signs and properties to look presentable to attract business. She added City Staff can provide photos when this is brought back to the Commission in Article 12.

iii. Signs which display "help wanted," and do not exceed six (6) square feet.

Ms. Crow stated when Article 12 was revised in 2019, it was learned that the sign code should not refer to sign content when determining naming conventions and should instead refer to the physical type of sign. In this instance, the code should be amended to categorize these types of signs as 'temporary yard signs.' She explained recognizing that the ability to staff businesses is important, there is also a need to balance the number of signs with the aesthetics of LPKC. City Staff would recommend that temporary yard signs require a permit, be limited to 4 per parcel for a time limit of 14 days, up to 4 times a year. These signs should continue to be limited to 6 square feet in size and would also not be allowed in the right-of-way, in a sight triangle, or off premise.

Ms. Crow added the tenants of LPKC have put many yard signs up and it becomes extremely overbearing. It also becomes a challenge for Code Enforcement. Chairperson Daley asked if it was enough to only allow help wanted signs 4 times a year. Ms. Linn stated the time would total to a couple months every year. Commissioner Crooks asked if a special use permit can be obtained if the sign needs to be up for longer than the 14 days. Ms. Crow said it becomes difficult to enforce and if the signs are up for too long, they lose their effect. Chairperson Daley inquired if this would change for all yard signs. Ms. Linn replied it is only for L-P zoned parcels. She added the help wanted yard signs are not the most effective way to find employees. It is important for the City to work with the tenants of LPKC to allow them to advertise in some way but it becomes detrimental when there are signs for one company every three feet along a roadway. Commissioner Berger stated that this regulation would not hinder the company from putting signs up in their lobby. Ms. Linn agreed and limiting the number of signs is congruent with the City's long-term goal of a first-class logistics park.

Mayor Don Roberts spoke before the Commission. He asked if there is a specific location where the signs can be placed or who can place them. Chairperson Daley requested City Staff answer the question posed by Mayor Roberts. Ms. Crow answered that signage cannot be placed in the right-of-way or in a sight triangle and must be placed on the premises of the business the sign is promoting. She added if the signs are in the right-of-way, Code Enforcement can and has removed

the signs. Chairperson Daley inquired if a citation could be mailed to the company of the sign. Ms. Crow replied City Staff does not always see who places the sign and does not always know who the citation needs to be made out to. Ms. Linn added the signs do cost and the company does not want to always pick them up. Ms. Crow said it is a better business practice to educate the tenants on where the signs can be placed. Chairperson Daley inquired about the election signs that stay up weeks after the elections. Ms. Linn stated there is a state statute stating the City cannot regulate election signs. Mayor Roberts recommend people contact the campaigns if a sign is up well past an election.

Ms. Crow said City Staff is requesting the Commission and public review and discuss the proposed amendments to the UDC related to signage in L-P zoning designations. City Staff is requesting input, direction, and guidance from the Commission in moving forward with any revisions. City Staff will then work the content of Section 5.2(P) into Article 12 and bring it back to the Commission for final review. Once the Commission has reviewed and recommended it for approval, the final draft of the Articles will go the City Attorney for review, then onto the Governing Body for approval and adoption.

Commissioner Crooks moved to close the public hearing. Commissioner Lebakken seconded the motion. The public hearing was closed, 5-0.

**10. CONSIDER UNIFIED DEVELOPMENT CODE AMENDMENTS APPLICATION UDCA2021-01 FOR AMENDMENTS TO ARTICLE 5, SECTION 5.2(P) – L-P LOGISTICS PARK DISTRICT – SIGNAGE OF THE EDGERTON UDC.**

Commissioner Lebakken moved to continue Application UDCA2021-01 to the next scheduled Commission meeting on August 10, 2021. The motion was seconded by Commissioner Crooks. Application UDCA2021-01 was continued, 5-0.

**11. FUTURE MEETING**

The next Planning Commission meetings are scheduled for August 10, 2021 and September 14, 2021 at 7:00 PM.

**12. ADJOURNMENT**

Ms. Crow provided the Commissioners with a book to read that explains the duties of the Planning Commission. She explained it is a good overview of what the Commission does and requested the Commissioners read the book in preparation for the upcoming Comprehensive Plan update.

Commissioner Little moved to adjourn the meeting. Commissioner Lebakken seconded the motion. The motion was approved, 5-0. The meeting was adjourned at 7:58 PM.

Submitted by Chris Clinton, Planning and Zoning Coordinator

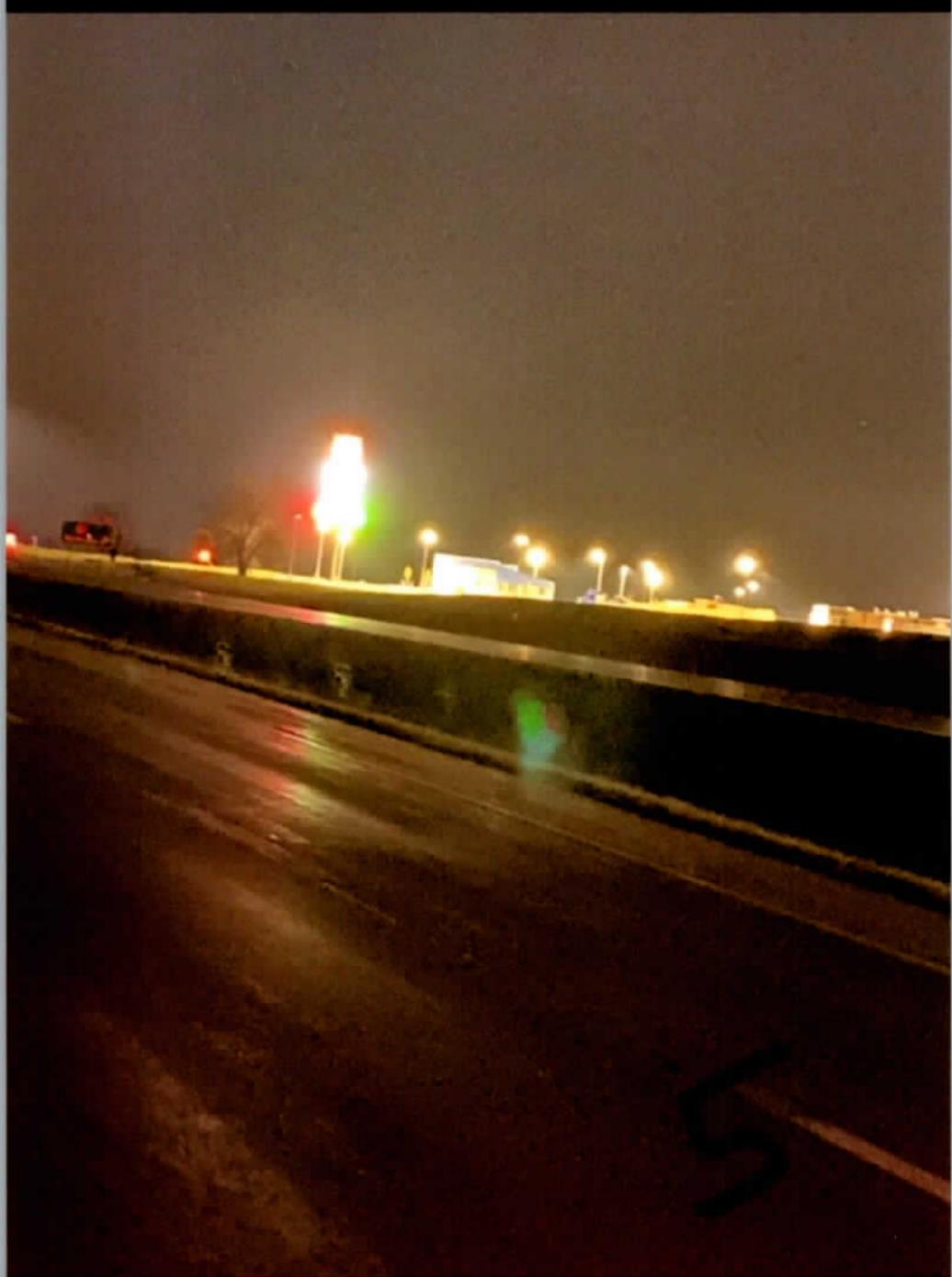




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LIPASS



## Cliff Cole

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**From:** Colleen Cole <colleencole222@gmail.com>  
**Sent:** Sunday, July 11, 2021 3:07 PM  
**To:** Cliff Cole; Colleen Cole  
**Subject:** Fwd: Pole sign

Sent from my iPhone

Begin forwarded message:

**From:** Robin D'Angelo <rdangelo@kcsignexpress.com>  
**Date:** April 22, 2021 at 3:17:40 PM CDT  
**To:** moussa sobaiti <moussasobaiti@hotmail.com>, Cliff Cole <cc@morefloods.com>  
**Cc:** mayor@edgertonks.org, clonganecker@edgertonks.org, rconus@edgertonks.org, ksmith@edgertonks.org, jlewis@edgertonks.org, jbeem@edgertonks.org, Colleen Cole <colleencole222@gmail.com>  
**Subject:** RE: Pole sign

Moussa, the Planning Commission recommended approval – the City Council has the final say, which is tonight. They recommended us speak and try to come up with a resolution.

Thanks

**From:** moussa sobaiti <moussasobaiti@hotmail.com>  
**Sent:** Thursday, April 22, 2021 2:31 PM  
**To:** Cliff Cole <cc@morefloods.com>  
**Cc:** rdangelo@kcsignexpress.com; mayor@edgertonks.org; clonganecker@edgertonks.org; rconus@edgertonks.org; ksmith@edgertonks.org; jlewis@edgertonks.org; jbeem@edgertonks.org; Colleen Cole <colleencole222@gmail.com>  
**Subject:** Re: Pole sign

Mr cliff, I thought from Robin's conversation that the city requested us to meet you and talk. I later found out that was not the case. Our sign was approved by the planning commission and is now at the city council. We will abide by their actions. In addition we have asked our civil engineer to review the line of site. I believe it will be presented by staff.  
Thank you.

Sent from my iPhone

On Apr 22, 2021, at 1:48 PM, Cliff Cole <[cc@morefloods.com](mailto:cc@morefloods.com)> wrote:

Dear Moussa and Robin,

When we looked at the current agenda for tonight's city council meeting, the only changes you made were "line of sight" maps. No other changes seem to be made. When we all met at the location on Tuesday April 15<sup>th</sup>, we all agreed on the following changes to make us happy which you said was your priority:

- Move sign to Southeast portion of water detention
- Turn the sign so it is perpendicular to the interstate to help turn it away from our home, better visibility to the interstate
- Have no blinking lights
- Put some sort of shield on the Southwest part of the sign to block light from our home

If any of these items are not on the approval I will move to have an injunction on this sign which could take months or a year to resolve. I have already secured council and we will be ready to file immediately. My hope is that we are missing something and you are not just promising something then trying to sneak through something different. Since there are no public comments tonight, we have copied all of the city council members so they know where we all stand and what was agreed on. They tabled this approval for us to work out a solution.

Cliff and Colleen Cole