

**EDGERTON PLANNING COMMISSION
MEETING AGENDA
EDGERTON CITY HALL - 404 EAST NELSON STREET
September 8, 2026
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 July 14, 2026 Planning Commission Meeting.
5. TCU2026-0001 Temporary Construction Use Application for Rock Crushing Operations for TSL Phase II.
6. FP2026-0002 Final Plat Application for Edgerton Project.

Regular Agenda

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

Business Requiring Action

8. **FSP2026-0005: REVISED FINAL SITE PLAN FOR EDGERTON PROJECT LOCATED AT 31800 W 196TH STREET – WITHDRAWN**

The applicant has withdrawn this application from consideration. No action is needed by the Planning Commission.

9. Future Meeting Reminders

- October 13, 2026 at 7:00 PM – Regular Session
- November 10, 2026 at 7:00 PM – Regular Session
- December 8, 2026 at 7:00 PM – Regular Session

10. Announcements

11. Adjourn

PLANNING COMMISSION
July 14, 2026 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 July 14, 2026. The meeting was convened when Chair Tina Mathos called the meeting to order at 7:00 PM.

1. ROLL CALL

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

With a quorum present, the meeting commenced.

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

Elected officials in attendance: Mayor Donald Roberts

2. **WELCOME** Chairperson Mathos welcomed all in attendance to the meeting.
3. **PLEDGE OF ALLEGIANCE** All present participated in the Pledge of Allegiance.

CONSENT AGENDA

4. Minutes from June 9, 2026, Planning Commission Meeting.

Commissioner Little moved to approve the Consent Agenda. The motion was seconded by Commissioner Draskovich. The motion carried with the following 4-0 vote:

Yes: Mathos, Little, Draskovich, Soemer

Regular Agenda

5. **Declaration.** Chairperson Mathos requested that the Commissioners declare any correspondence that they have received or any communication they have had regarding the matters on the agenda. She asked them to state if any correspondence or communication might influence their ability to impartially consider the items on the agenda.

Commissioner Draskovich said he works for a concrete company and inquired if that company ends up getting work from an applicant based on approval of an item presented before the Commission if he would need to recuse himself or not. Mr. Zachary Moore, Development Services Director, replied if there are no contracts in place at the time of the Commission considers the item and is therefore not officially doing business with the applicant, then he

does not see the need for Commissioner Draskovich to recuse himself, but Commissioner Draskovich could recuse himself if he so wishes.

Commissioner Draskovich stated he does not want to have a lawsuit filed because of that issue. Ms. Beth Linn, City Administrator, added that there would need to be a connection of direct financial benefit between the company Commissioner Draskovich works for and the applicant for the item prior to the item going before the Commission. It would be a decision that he, as a Commissioner, would need to make.

Commissioner Draskovich asked about City Councilmember Josh Lewis, who is employed by Burns and McDonnell, working on data centers and not making votes regarding data centers. Ms. Linn replied that she is not commenting on City Councilmembers and welcomed Commissioner Draskovich to contact the City Attorney. She stated recusal should be considered if there is a direct personal benefit based on contracts and financial gain. Commissioner Draskovich said that there should not be any foxes in the henhouse and that is not how the City should be doing business. Ms. Linn reiterated it is about direct financial benefit. She stated neither her nor Mr. Moore are attorneys, but they can provide the contact information for the City Attorney if needed. Commissioner Draskovich stated he wanted to ask because it seems like an odd situation.

Business Requiring Action

6. RZ2026-0001: REZONING FOR DELONG TRUCKING LOCATED AT 32612 W 191ST STREET

Chairperson Mathos requested the applicant to present their application.

Mr. Matt Eblen, McClure Engineering, addressed the Commission. He said working with City staff has been helpful to get through this process. He said the property is located at 32612 W. 191st Street and is currently zoned I-H (Heavy Industrial), which was done in 2012 or 2013. He explained the building on west portion of the site was opened in September of 2013. The zonings and uses of the surrounding properties are either agricultural, logistics park, or rural agricultural/residential. The logistics park is to the north and west of the property. Industrial uses to the east and south and rural residential/agricultural to the southeast.

Chairperson Mathos requested that City staff present the staff report and their review of the application.

Mr. Chris Clinton, Planning and Zoning Coordinator, spoke before the Commission. He stated that the applicant is requesting to rezone the subject property from the City of Edgerton I-H (Heavy Industrial) District and L-P (Logistics Park) District to the City of Edgerton L-P District to accommodate the potential use of a cargo container storage and maintenance facility on the east side of the property. The current zoning designation of I-H does not allow for that use, but the L-P District does allow that use as a conditional use. The applicant has also applied for a Conditional Use Permit (CUP), to be heard later during this meeting. The existing use of the grain silo on the west portion of the property would be a permitted use by right as the L-P District does allow agricultural uses. The property was annexed on March 25, 2010 and the western portion that houses the grain silo was rezoned to I-H on December 27, 2012.

The eastern portion of the site that is currently a parking lot was rezoned to the L-P District on March 28, 2013. The original DeLong facility on the western portion of the subject property was developed under Final Site Plan S-12-21-12 and was later revised with changes to the landscaping in 2020 by Final Site Plan FS2020-10. The parking area to the east is developed under Final Site Plan FS2020-04, which was later amended in 2021 by Final Site Plan FS2021-08 to include the gate that is currently onsite.

Mr. Clinton said that staff has reviewed the rezoning application with respect to the Edgerton Unified Development Code (UDC), the laws of Kansas, and the "Golden Criteria" as established by the Supreme Court of Kansas in 1978. He explained that all of the criteria are outlined in the Staff Report, but he will highlight only a select few during his presentation.

The first of the criteria Mr. Clinton highlighted is the character of the neighborhood, including but not limited to: zoning, existing and approved land use, platting, residential density, natural features, and open spaces. He explained the property to the southeast is zoned Johnson County Rural (RUR) and is used for tree farming and is not platted. The property to the north and west is the Burlington Northern-Santa Fe (BNSF) Intermodal facility which is currently zoned City of Edgerton Agricultural (A-G) and is not platted. The adjacent property to the east is developed with two (2) warehouses on two (2) separate lots and is zoned City of Edgerton Logistics Park (L-P). He said the property to the south across W. 191st Street is developed with a cargo container storage and maintenance facility is also zoned L-P and is platted. There are no residential units near the subject property, and the immediate area is industrial in nature. Mr. Clinton informed the Commission of the compatibility proposed zoning and uses permitted therein with the zoning and uses of nearby properties is the next criterion and the proposed zoning of L-P is compatible with the surrounding properties to the east and south, as well as the BNSF Intermodal facility.

Mr. Clinton stated the next criterion is the length of time the subject property has remained vacant under the current zoning designation. The western portion of the subject property has been zoned Heavy Industrial (I-H) since late 2012 and the eastern portion of the property has been zoned L-P since 2013. He explained that the western portion of the property was developed in 2013 and the eastern portion of the property was developed in 2020. The next principle is the environmental impact that the uses allowed in the proposed zoning would create. He explained that the site is currently developed in accordance with the Unified Development Code (UDC) and the requirements listed to prevent any environmental harm have been met.

Mr. Clinton stated that the next criterion is the consistency with the Comprehensive Plan, Capital Improvement Plan, ordinances, policies, and applicable City Code. The subject property is designated Business/Logistics Park on the future land use map of the City's Comprehensive Plan, which the L-P District aligns with. The proposed zoning is also consistent with several goals of the Comprehensive Plan. Mr. Clinton stated that City staff does recommend approval of application RZ2026-0001 with no stipulations.

Chairperson Mathos explained the application requires a public hearing and opened the public hearing.

Ms. Carrie Schmidt, 30125 W 187th Street, Gardner, KS, addressed the Commission. She said she is there to put on the record and urge Mayor Roberts and the City Council to address a severe potential conflict of interest before any vote on the appeal of the denied Final Site Plan for the proposed DAMAC data center at 31800 W. 196th Street. She said City Councilmember Joshua Lewis is a Senior Government Audit and Contract Analysis for Burns and McDonnell.

Ms. Linn informed Ms. Schmidt that this isn't public comment like during City Council meetings as it is a public hearing related to this certain application. She said Chairperson Mathos has a statement from the City Attorney with information about what can be brought up during the public hearing.

Chairperson Mathos read the statement prepared by the City Attorney:

"The public is reminded that this is a meeting for the City business of zoning approvals which requires that the Commission focus on the issues presented to give a fair hearing to the applicant and those who may oppose the application. Please be fair and respectful to either of these parties by not addressing matters outside the application or the issues raised by it or matters currently before the Commission."

Ms. Schmidt countered that by stating that Commissioner Draskovich did speak about this and it is City business. Chairperson Mathos replied that it is not regarding the application before the Commission at this time. Commissioner Draskovich stated the comments do not fall in line with this application.

Mr. James Oltman, President of ElevateEdgerton!, 30750 W. 193rd Street, Edgerton, KS, spoke before the Commission. He stated he will be speaking about the business matter at hand. He is in support of the application. As the Staff Report mentions, when the Commission considers the neighboring uses as well as the current use and proposed use of the facility, the proposed rezoning does fit the nature of the area and the nature of Logistics Park Kansas City (LPKC) itself. The property was one (1) of the first tenants of LPKC and has been in operation for over a decade. He requested that the Commission take that into consideration and find that it fits with what is going on in LPKC.

Chairperson Mathos closed the public hearing.

Commissioner Draskovich said he believes it fits LPKC very well and moved to recommend approval of Rezoning Application RZ2026-0001. The motion was seconded by Commissioner Little. The motion carried with the following 4-0 vote:

Yes: Mathos, Little, Draskovich, Soemer
No: None

7. **CU2026-0001: CONDITIONAL USE PERMIT FOR DELONG TRUCKING LOCATED AT 32612 W 191ST STREET**

Chairperson Mathos requested the applicant present their application.

Mr. Eblen addressed the Commission. He explained that this request is the same property as RZ2026-0001 located at 32612 W 191st Street. The existing zoning of I-H was established in late 2012. The zoning and uses in the area are agricultural, logistics, and rural residential. The development in the immediate area is the same as well. The reason for the request is to add the ability to stack cargo containers and construct a machine shed on the property. He said the property owner will adhere to any stipulations and agrees to the stipulations outlined in the staff report.

Chairperson Mathos requested that City staff present the staff report and their review of the application.

Mr. Clinton addressed the Commission. He stated that the applicant is requesting a Conditional Use Permit (CUP) for a cargo container storage and maintenance facility at 32612 W. 191st Street. The current zoning, I-H, does not allow for the use of a cargo container storage and maintenance facility, however, the Commission just recommended approval to rezone the property to L-P. The L-P District does allow for that use with a CUP. He explained that the applicant is also proposing a machine shed on the southwest corner of the parking facility on the eastern portion of the site. Stacking of the containers is proposed to take place in the parking area and meet the required setbacks.

Mr. Clinton informed the Commission that Section 7.2.J.8 of the UDC outlines specific requirements that must be met and information that must be provided for the submittal to be complete and code compliant.

The first item is access to the parcel. He explained the subject property has an access point strictly for the parking area on the east and an access point from the northwest off Intermodal Parkway. There is an exit onto W. 191st Street that is right-out only. There is adequate access that prevents stacking on the roadway and no alterations to the access points are proposed.

Mr. Clinton said the applicant needed to provide information on the exterior lighting. A photometric plan was submitted that is compliant with the UDC. There is a gate system that lights up when a vehicle drives through but will turn off shortly thereafter.

The minimum lot size of 20 acres has been met as the property is 20.951± acres.

He stated the applicant has acknowledged the requirements for the noise of the operations to remain below 60 adjusted decibels dB(A) when adjacent to a residentially zoned parcel and 70 dB(A) when adjacent to a non-residentially zoned parcel.

The paving of the parcel is currently asphalt and will remain as such, which meets the requirements of the UDC.

Mr. Clinton said the next item is parking. The addition of the machine shed will result in a net loss of 13 parking spaces. No loading areas or parking areas are to be used for the storage or stacking of containers or chassis. The application does meet the requirements outlined in the UDC.

The applicant has acknowledged the requirements that the stacking of cargo containers or chassis is not to exceed five (5) in number. In conjunction with the stacking, the setbacks will be greater than or equal to the height of the stacked containers or chassis.

A landscape plan that was previously approved was provided with the application. The plan meets the standards outlined in the UDC.

No new signage is proposed currently. Mr. Clinton told the Commission that should signage be added to the site, proper applications will need to be submitted, and the signs will need to meet Article 12 of the UDC.

Mr. Clinton explained that a CUP has similar criteria to a rezoning application that must be reviewed. The first of the criteria is the extent to which there is a need in the community for the proposed use. He said the demand for business to store and maintain cargo containers and chassis, such as the facility proposed here, is a by-product of the activity in and around the intermodal facility and LPKC. The primary function of LPKC is to transport and redistribute containers and the products they contain. The ability for the existing business on the subject property to add cargo container stacking will support existing business operations.

Mr. Clinton said the second criterion is the character of the neighborhood. The subject parcel is currently zoned I-H, however, the Commission recently recommended approval to rezone it to L-P. There are L-P zoned properties abutting the subject property to the east and south. There is a property to the southeast that is zoned Johnson County RUR that is used for tree farming. The intermodal facility is to the north and west and is zoned Agricultural.

The third criterion is the nature and intensity of the proposed use and its compatibility with the zoning and uses of nearby properties. The proposed use is an ancillary use to the overall LPKC operations. The only proposed change to the site is the addition of the cargo container stacking and the machine shed to the current parking area.

Mr. Clinton stated the next item is the extent to which the proposed use may detrimentally affect nearby property. The applicant has indicated that they will meet all the required setbacks so if any containers were to fall, they would remain on the applicant's property. This is a requirement that all facilities, like the one to the south, must always adhere to.

The adequacy of ingress and egress. Mr. Clinton said there are no changes to the access points proposed. He explained that all utilities are onsite and there would be no new effect to the capacity or safety of the road network.

The next criterion Mr. Clinton highlighted was the environmental impact that the proposed use would create. He said the applicant has acknowledged the requirement and ensures that it will be met at all times. City staff has not received any noise complaints from any of the existing facilities in LPKC. A photometric plan has been submitted and meets the UDC requirements. The applicant is not proposing any changes to the stormwater management plan. The City Engineer has reviewed the Site Plan and did not have any comments regarding the stormwater.

The final criterion Mr. Clinton brought to the attention of the Commission is the consistency with the Comprehensive Plan, Capital Improvement Plan, ordinances, policies, and applicable City Code. The Future Land Use Map within the Comprehensive Plan designates the subject property Business/Logistics Park. The proposed cargo container storage facility is a support use for the surrounding LPKC and aligns with the Future Land Use Map designation.

Mr. Clinton informed the Commission that City staff recommends approval of CUP Application CU2026-0001 with the following stipulations:

1. The noise level of the operations must not exceed 60 dB(A) in any adjacent residential district or 70 dB(A) in any adjacent commercial or industrial district or property.
2. Cargo container and chassis stacking may not exceed five (5) in number at all times.
3. The setback of all stacked cargo containers or chassis must always be equal to or greater than the height of the stacked cargo containers or chassis.
4. All facilities must abide by any and all governmental rules, regulations, codes and specifications now in effect or hereafter adopted that would be applicable to this permit or the use of the property by the applicant/landowner.

Chairperson Mathos explained the application requires a public hearing and opened the public hearing. She reminded all in attendance that comments are to be made regarding this application only.

Ms. Schmidt addressed the Commission. She said she wants to address some City business. She said that the Board of Zoning Appeals (BZA) is supposed to be made up of the Planning Commissioners per the City's website. One of those people on that Board on City Council has a conflict of interest and that is Joshua Lewis and he needs to recuse himself. Since the City is not allowing public comment at a different meeting, she wanted to get that on public record tonight. She demanded it be addressed. Chairperson Mathos stated her comments are not regarding the application before the Commission at this time. Ms. Schmidt stated her comments are addressing City business. Ms. Linn stated the public hearing is about the zoning applications before the Commission. Ms. Schmidt stated the BZA is to be made up of the members of the Planning Commission per the City's website. Chairperson Mathos informed her that the comments need to address this application. Ms. Schmidt stated she wanted to read a statement and hopefully it would be reflected in the minutes. Chairperson Mathos thanked Ms. Schmidt for her comments. Ms. Schmidt inquired if she was under the threat of arrest if she refused to leave. Ms. Linn replied she is not. Ms. Linn said that, per state statute, public comment is more narrow during a public hearing to a certain application. Ms. Schmidt said the state statute does have stuff about Josh Lewis as well.

Mr. Clinton read the next name as Ms. Kimberly Twente. Ms. Twente declined to speak.

Mr. Oltman approached the Commission. He said he will be addressing the application that is before the Commission, which he is in support of. The property is being rezoned to L-P. There is the same type of use to the south and down the road to the east. Those facilities had to go through the same process and must meet the same criteria as this applicant. He urged the Commission to apply everything fairly and consistently as they have in the past and requested that the Commission approve the application.

Chairperson Mathos closed the public hearing.

Mr. Moore informed the Commission that City staff does have one additional stipulation to add. A CUP typically does have an expiration date listed as a stipulation. City staff proposes a ten (10) year expiration date from the date of City Council approval.

Commissioner Draskovich moved to recommend approval of CUP Application CU2026-0001 with the stipulations outlined by City staff, including the expiration date. The motion was seconded by Commissioner Soemer. Application CU2026-0001 was recommended for approval with the following vote:

Yes: Mathos, Little, Draskovich, Soemer

No: None

8. **FSP2026-0004: FINAL SITE PLAN FOR DELONG TRUCKING LOCATED AT 32612 W 191ST STREET**

Chairperson Mathos requested the applicant to present their application.

Mr. Eblen addressed the Commission. He said the facility was originally built in 2013 with an accessory parking lot added approximately five (5) to six (6) years ago. The only major change to the Site Plan will be the addition of the machine shed. It is proposed as a 2,400 square foot machine shed. The existing buildings on the west side of the property will not be altered. The current use or access to the site will not be changing. The circulation throughout the site will not be changing as shown in the truck turning templates submitted. He explained there are no changes proposed to the property line. There will be no changes to the drainage of the site and there is a detention basin on the east side of the property. No proposed changes to the landscape plan either. The proposed machine shed will have a rock veneer in the first eight (8) feet above grade then stucco above that to the roof eaves. He said there are no proposed changes to the photometrics of the site as well.

Chairperson Mathos requested that City staff present the staff report and their review of the application.

Mr. Clinton addressed the Commission. He stated that the applicant is requesting a Revised Final Site Plan approval for a proposed building on the southwest corner of the existing parking facility and the proposed introduction of cargo container stacking and storage to the property in accordance with CUP application CU2026-0001, which was recommended for approval earlier this meeting. The proposed building is 2,400 square feet in size and will be used as a machine shop. The shop will reduce the number of parking stalls by 13 for the entire property, but the site will still have the minimum required number of lot and will remain compliant with the UDC. He explained there are no changes to the grading, except immediately adjacent to the proposed machine shop, nor are any changes to the existing structures or property lines proposed as well.

Mr. Clinton informed the Commission that review of the submitted Revised Final Site Plan, the standards for the L-P District were used based on the recommendation of City staff to approve Rezoning application RZ2026-0001. Should that application not be approved, CUP application

CU2026-0001 would become null, and void and this application would be required to be re-reviewed under the existing I-H standards.

He said for the L-P District, a maximum of 50% of a property can be covered by structures and parking garage over one (1) story. The subject property is approximately 98.42% open at this time. The proposal would decrease the open space to 98.16%, which is compliant with the UDC.

Mr. Clinton explained the maximum building height in the L-P District is 110 feet. The existing building height is not proposed to change with the application. The current site has a 95-foot-tall grain storage structure with a grain conveyor and piping system that is 115 feet tall. The L-P District does have a height exemption for conveyors; thus the existing structures meets the requirements of the UDC. The new proposed machine shop is shown at 18 feet and eight (8) inches in height. The submittal meets the requirements of the UDC. He explained the maximum Floor Area Ratio (FAR) of any property in the L-P District is 3:1. The proposed development has a FAR of 0.02:1, well below the maximum outlined in the UDC.

Mr. Clinton informed the Commission that the front setback minimum is 50 feet. The proposed machine shop will be setback from the front property line by approximately 51 feet. The existing building is approximately 278 feet from the front property line and is not proposed to change. Each building on the site meets the front setback. The side yard setback for the L-P District is 25 feet when it is not adjacent to a residentially zoned property. The nearest structure to the western property line is 130 feet and the nearest structure to the eastern property line is 146 feet. The property is compliant with the side yard setbacks. The rear property line setback is a minimum of 25 feet when not adjacent to a residentially zoned property. The nearest structure to the northern property line is 140 feet, meeting this requirement. The L-P District does have a minimum building separation requirement of 20 feet. The proposed machine shop is approximately 250 feet from the existing building, exceeding the minimum UDC requirements.

Mr. Clinton stated that the existing structures on the subject property were part of a previously approved Final Site Plan S-12-21-12 and there are no proposed changes to those structures. The façades of those structures were approved as part as that Final Site Plan and will be preexisting, nonconforming structures and are allowed to remain as they are. The L-P District does require buildings to be clad in materials, including, but not limited to, stone, brick, glass block, tile, cast metal, cast or cultured stone, concrete tilt-up walls, glass, or a combination of those materials. Accessory structures must be clad with materials similar to those used on the main building. The proposed machine shop must comply with this requirement. The applicant is proposing a stone veneer in the first eight (8) feet above grade on the building, then stucco above the wainscot. The proposed building materials are compliant with the UDC requirements. The proposed colors match the color palette requirements of the UDC. Both those requirements will be reviewed during building permit application to ensure the requirements are met.

Mr. Clinton said the UDC requires one (1) off-street parking space for each 250 square feet of service floor area in office and research buildings. The existing vehicle count is 676 and the proposal shows a reduction to 663 parking stalls. The UDC requires 67 parking stalls for the facility. The proposal is compliant with the parking requirements. The UDC also requires

all maneuvering to take place on the site. The applicant has provided a truck maneuvering plan showing how all maneuvering can take place on site, meeting this requirement. One (1) loading space is required as the building exceeds 10,000 square feet. Five (5) loading space exists on the north side of the existing building. All of the access points are to remain and will not be changed. There is one shared access point with the warehouses to the east on that property line; a right-turn, exit only in the center of the site; and one (1) access point off Intermodal Parkway, a private street, to the west.

Mr. Clinton stated the landscape plan was previously approved and included with the submittal. No changes are proposed to that landscape plan and it meets the UDC requirements. There are no changes to the stormwater infrastructure with this proposal and the amount of impervious surface does not change. The City Engineer did not have any comments regarding the proposal and stormwater. A photometric plan that meets the UDC requirements was provided as well. There is a gate that will scan vehicles as they enter the east side of the property, but the lights will turn off approximately 30 seconds after the vehicle passes through the gate.

Mr. Clinton informed the Commission that City staff does recommend approval of Final Site Plan Application FSP2026-0004 with the following stipulations:

1. This Revised Final Site Plan is subject to the approval of the rezoning (RZ2026-0001) and CUP (CU2026-0001) by the Governing Body. Should the Governing Body deny either application, this Final Site Plan must be revised in accordance with the applicable regulations for the property. Revisions may be made to this Final Site Plan under this existing application.
2. Applicant/Owner Obligation. The site plan, a scale map of proposed buildings, structures, parking areas, easements, roads, and other city requirements (landscaping/berm plan, lighting plan) used in physical development, when approved by the Commission shall create an enforceable obligation to building and develop in accordance with all specifications and motions 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.
3. The stucco used on the new shop building must be genuine three-layer stucco and may not be located less than eight (8) feet from the adjacent grade.

Chairperson Mathos explained the application requires a public hearing and opened the public hearing. She reread the statement prepared by the City Attorney.

Mr. Oltman approached the Commission. He said he is there to speak in support of the application. The Commission just heard the staff report that other than the few stipulations, it does meet the requirements of the UDC. The zoning fits the area, and the CUP does have additional stipulations in place. This proposal fits well in the nature of the neighborhood and serves genuine business purpose in that facility. He urged the Commission to approve the application.

Chairperson Mathos closed the public hearing.

Commissioner Little moved to approve Final Site Plan Application FSP2026-0004 with the stipulations outlined by City staff. The motion was seconded by Commissioner Draskovich. The motion was approved with the following vote:

Yes: Mathos, Little, Draskovich, Soemer

No: None

9. Future Meeting Reminders

Chairperson Mathos stated that the next regular sessions are scheduled for August 11, 2026, at 7:00 PM; September 8, 2026 at 7:00 PM; and October 13, 2026 at 7:00 PM.

10. ANNOUNCEMENTS

Mr. Clinton informed the Commission that this will be his final Commission meeting with the City of Edgerton as he has accepted a position with the City of Overland Park, KS. Mr. Moore and the Commission wished him luck in his new role and thanked him for his service.

11. ADJOURN

Commissioner Little moved to adjourn the meeting. Commissioner Soemer seconded the motion. The meeting was adjourned at 7:49 PM, with the following vote:

Yes: Mathos, Little, Draskovich, Soemer

No: None

Submitted by Zachary Moore, Development Services Director

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

Application TCU2026-0001
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 George
Behney, 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
Zachary Moore



BACKGROUND

Article 9, Section 9.6E of the Unified Development Code (UDC) 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 was extended in March of 2025 via Application TCU2025-0001. That application expired on March 31, 2026 and the applicant is requesting to restart rock crushing operations.

TEMPORARY CONSTRUCTION USE REVIEW

Applicant Request

Hastings Family Holdings, LLC, property owner, has submitted an application to renew the rock crushing operations on site. In the application, Mr. George Behney, the owner's representative, states that the rock crushing operations are proposed 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 July 1, 2027 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 July 1, 2027, 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 TCU2026-0001	07/08/2026
1	Request Letter	06/29/2026
3	Equipment Specification	

STAFF RECOMMENDATION

Staff recommends **approval** of Temporary Construction Use Application **TCU2026-0001** 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 July 1, 2027. 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 TerminalsLocation or Address of Subject Property: 31115 W 191st Street Edgerton, KS
(please attach legal description)Current Zoning on Subject Property: Logistics park Current Land Use: VacantTotal Area: 44.3 AcresApplicant Name(s): George Behney Phone: (402) 968-1104Company: Transpec Leasing Email: George.Behney@4TSL.comMailing Address: 10001 S. 152nd Street Omaha, NE 68138-3801
Street City State ZipProperty Owner Name(s): David Hastings Phone: 402-895-6692Company: Hastings Family Holdings LLC Email: _____Mailing Address: 10001 S. 152nd Street Omaha, NE 68138-3801
Street City State ZipExplain construction activities: Application for the use of an on-site rock crusher
for the breaking of concrete and asphalt that will ultimately be used for
the base material for additional pavement and build out of the additional
phase(s).*NOTE: Application must be submitted 28 days prior to regularly scheduled Planning Commission meeting*

Signature of owner or agent: _____ Date: _____

FOR OFFICE USE ONLY

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

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

Received By: _____ Date: _____



June 29, 2026

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

RE: Application for Temporary Construction Permit – Rock Crushing Operations

Dear Mr. Moore:

TranSpec Leasing, Inc. (the “Applicant”) hereby submits this request to reapply for a Temporary Construction Permit to continue rock crushing operations at 3115 W 191st Street, Edgerton, Kansas, in support of Phase II construction of TSL Edgerton. The previous permit has expired, and this request is submitted to maintain continuity of operations.

Outlined below are the parameters of the proposed rock crushing activities:

- Crushing will utilize one (1) Kleemann Mobirex MR 130i EVO2 unit.
- Rock crushing operations are ongoing and are anticipated to continue through July 1, 2027.
- Operations will occur Monday through Saturday.
- Hours of operation will be:
 - 7:00 AM – 6:00 PM (Monday through Friday)
 - 8:00 AM – 6:00 PM (Saturday)
- Crushing equipment is mobile and will be relocated periodically throughout the site to maintain operational efficiency.
- Crushed material will be reused onsite as base material for hard surfacing.
- Dust control measures will be implemented, including water application during crushing operations.
- Approval of this reapplication will allow continued onsite processing of materials and reduce reliance on imported aggregate, minimizing additional truck traffic on City-maintained roadways.

Please feel free to contact me directly with any questions or if additional information is required to support this application.

Sincerely,

George Behney

George Behney
TranSpec Leasing, Inc.
George.Behney@4TSL.com

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		

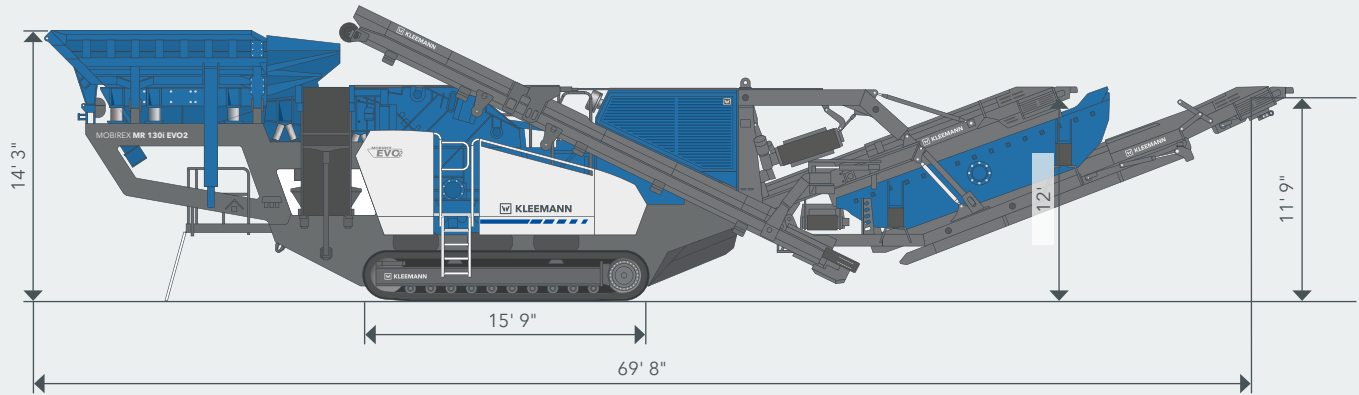
¹⁾ Depending on type and composition of feed material, feed size, prescreening as well as target final grain size

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

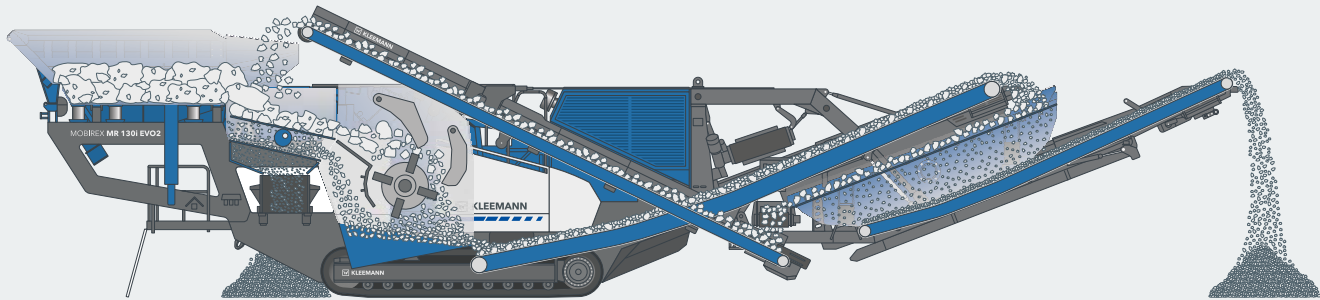
³⁾ Wth final grain size 0" - 1.3" with approx. 10 - 15 % oversize grain

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

FINAL PLAT FOR EDGERTON PROJECT

Application FP2026-0002
31800 W. 196th Street

QUICK FACTS

PROJECT SUMMARY AND REQUESTED APPROVALS

The Applicant is requesting approval of a Final Plat for 31800 W. 196th Street.

Owner and Applicant

DAMAC Digital Solutions
Kansas, LLC,
property
owner,
represented by
Jeff Skidmore,
Schlagel &
Associates

Zoning and Land Use

L-P (Logistics
Park) and is
currently
developed
with a
warehouse.

Parcel Size

53.79± acres

Staff Report Prepared by

Zachary Moore



1. Proposal

The Applicant is requesting a Final Plat application to combine three (3) existing parcels into one (1) lot. There are two (2) unplatted parcels (Parcel 1 and 2 in Map 1) to the north that are proposed to be combined with a platted lot (Parcel 3 in Map 1). Parcel 3 is currently developed with a warehouse. Parcels 1 and 2 contain floodway and floodplain. The existing property line between Parcels 1 and 2 is proposed to be abandoned, as well as the lot line along the north of the Parcel 3.

**Map 1**

2. Subject Site History

Parcels 1 and 2 were annexed into the City on August 9, 2018 (Ordinance No. 1087) and later rezoned to *L-P, Logistics Park* District on October 25, 2018 (Ordinance No. 1091). There have not been any further planning or zoning applications submitted for Parcels 1 and 2.

Parcel 3 was annexed into the City on March 27, 2014 (Ordinance No. 969) and later rezoned to *L-P, Logistics Park* District on December 11, 2017 (Ordinance No. 986). Additionally, the following applications have been approved for Parcel 3:

- Preliminary Plat PP-10-08-14
 - Approved by the Planning Commission on November 4, 2014
- Preliminary Site Plan PS-10-08-14
 - Approved by the Planning Commission on March 10, 2015
- Final Plat FP2016-01
 - Approved by the Governing Body on April 14, 2016
 - Showed three (3) lots and one (1) tract. Each lot developed with a warehouse.
- Final Site Plan FS2016-04
 - Approved by the Planning Commission on April 19, 2016.
 - Final Site Plan FS2016-04 outlines the requirements that the parcel is currently developed under.
- Preliminary Plat PP2026-0001
 - Approved by the Planning Commission on May 12, 2026
- Final Site Plan FS2026-0004
 - Approved by the Governing Body on July 16, 2026

3. Dedications

The final plat includes dedication of right-of-way along 191st Street where the lot is adjacent to the street. The plat also includes dedication of a Drainage Easement (D/E) and Utility Easements (U/E). The Drainage Easement will encompass the area of the property where the floodway is located and a proposed detention area. Any previously dedicated easements on the existing recorded plat that are no longer shown on this plat will be vacated upon recording.

FINAL PLAT REVIEW

The Final Plat has been reviewed in accordance to Unified Development Code (UDC) Section 13.3.G by City staff and the City Engineer. The document shows the three (3) lots becoming one (1) large lot. The lot would have 30 feet of frontage along 191st Street and 795.66 feet of frontage along 196th Street. If approved, this document would replace Lot 1 of Logistics Park Kansas City Phase IV, Second Plat. The plat must meet the Johnson County Subdivision Plat requirements in order to be recorded.

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
1	Final Plat	03.25.2026

STAFF RECOMMENDATION

City Staff recommends approval of Preliminary Plat **Application FP2026-0002** *Final Plat for Edgerton Data Center*, subject to the following stipulation:

1. The applicant must meet all requirements of Recording a Final Plat as defined in Section 13.5 of the Edgerton UDC, and all requirements of Financial Assurances as defined in Section 13.7 of the Edgerton UDC.
2. Prior to recording the final plat, a drainage easement dedicated to the City must be shown on the face of the plat for the proposed detention area.

Note: For application FP2026-0002 the Planning Commission will be the deciding body for the application. However, the Governing Body must accept all dedication of land for public use, and the Final Plat will be presented to the Governing Body on September 24, 2026.

FINAL PLAT OF
"EDGERTON PROJECT"
A SUBDIVISION IN THE CITY OF EDGERTON, JOHNSON COUNTY, KANSAS
REPLAT OF LOT 1, LOGISTICS PARK KANSAS CITY PHASE IV, SECOND PLAT, AND
PART OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 22 EAST

POINT OF BEGINNING

NORTHWEST CORNER OF THE
NORTHEAST 1/4 OF SECTION
3, TOWNSHIP 15 SOUTH,
RANGE 22 EAST FOUND
3.25" BRASS DISK WITH "+"
IN MONUMENT BOX

FOUND BENT 1/2" STEEL ROD
(ORIGIN UNKNOWN) 0.12' NORTH &
0.48' EAST OF PROPERTY CORNER
END OF FENCE IS 4.2' SOUTH & 0.1' WEST

RIGHT-OF-WAY FOR WEST 191ST
STREET TO BE DEDICATED TO
THE CITY OF EDGERTON,
KANSAS BY THIS PLAT

NORTH LINE NORTHEAST 1/4 SECTION 3,
TOWNSHIP 15 SOUTH, RANGE 22 EAST

WEST 191ST STREET N 88°08'50" E 2633.80'

FOUND 1/2" STEEL ROD WITH
CAP STAMPED "SKW KSL5776"
ON LOT CORNER

NORTHEAST CORNER OF THE
NORTHEAST 1/4 OF SECTION 3,
TOWNSHIP 15 SOUTH, RANGE 22 EAST
FOUND 2" ALUMINUM MONUMENT
WITH PUNCH FLUSH WITH CONCRETE
ROADWAY

FOUND 1/2" STEEL ROD WITH
CAP STAMPED "RIC KSCLS234" 0.18'
NORTH & 0.01' WEST OF
PROPERTY CORNER

FOUND 1/2" STEEL ROD WITH
CAP STAMPED "RIC KSCLS234" 0.15'
NORTH & 0.14' WEST OF
PROPERTY CORNER

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FOUND 1/2" STEEL ROD WITH
CAP STAMPED "RIC KSCLS234" 0.15'
NORTH & 0.14' WEST OF
PROPERTY CORNER

DESCRIPTION:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 22 EAST, AND ALL OF LOT 1, LOGISTICS PARK KANSAS CITY PHASE IV, SECOND PLAT, ALL IN THE CITY OF EDGERTON, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE SOUTH 1°-31'-09" EAST ALONG THE WEST LINE THEREOF, A DISTANCE OF 2661.92 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 1°-31'-34" EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 1234.75 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 88°-22'-19" EAST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 795.66 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 1°-31'-10" WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 198.89 FEET; THENCE SOUTH 88°-09'-00" WEST CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 20.72 FEET; THENCE NORTH 1°-32'-07" WEST CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 1036.46 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT BEING ON THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 3; THENCE SOUTH 88°-20'-09" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 6.40 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF SAID LOGISTICS PARK KANSAS CITY PHASE IV, SECOND PLAT; THENCE NORTH 1°-31'-09" WEST ALONG THE WEST LINE, AND NORTHERLY PROLONGATION THEREOF, OF LOT 2 AND TRACTS "A" AND "B" OF SAID LOGISTICS PARK KANSAS CITY PHASE IV, SECOND PLAT, A DISTANCE OF 1737.07 FEET; THENCE SOUTH 88°-12'-48" WEST, A DISTANCE OF 388.40 FEET; THENCE NORTH 72°-10'-23" WEST, A DISTANCE OF 370.98 FEET; THENCE NORTH 1°-31'-02" WEST, A DISTANCE OF 802.00 FEET TO THE NORTH LINE OF SAID NORTHEAST 1/4; THENCE SOUTH 88°-08'-50" WEST ALONG SAID NORTH LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2,344,212 SQUARE FEET OR 53.816 ACRES, MORE OR LESS.

EXCEPT ANY PART USED OR DEDICATED FOR STREETS, ROADS OR PUBLIC RIGHT OF WAY.

THE ABOVE DESCRIPTION HAS BEEN PREPARED BY ANDERSON SURVEY COMPANY.

DEDICATION:

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "EDGERTON PROJECT".

THE UNDERSIGNED PROPRIETOR OF SAID PROPERTY SHOWN ON THIS PLAT DOES HEREBY DEDICATE FOR PUBLIC USE AND PUBLIC WAYS AND THROUGHFARES, ALL PARCELS AND PARTS OF LAND INDICATED ON SAID PLAT AS STREETS, TERRACES, PLACES, ROADS, DRIVES, LANES, PARKWAYS, AVENUES AND ALLEYS NOT HERETOFORE DEDICATED. WHERE PRIOR EASEMENT RIGHTS HAVE BEEN GRANTED TO ANY PERSON, UTILITY OR CORPORATION ON SAID PARTS OF THE LAND SO DEDICATED, AND ANY PIPES, LINES, POLES AND WIRES, CONDUITS, DUCTS OR CABLE HEREOF INSTALLED THEREUPON AND THEREIN ARE REQUIRED TO BE RELOCATED, IN ACCORDANCE WITH PROPOSED IMPROVEMENTS AS NOW SET FORTH, THE UNDERSIGNED PROPRIETOR HERBY ABSOLVES AND AGREES TO INDEMNIFY THE CITY OF EDGERTON, KANSAS, FROM ANY EXPENSE INCIDENT TO THE RELOCATION OF ANY SUCH EXISTING UTILITY INSTALLATIONS WITHIN SAID PRIOR EASEMENT.

AN EASEMENT OR LICENSE TO ENTER UPON, LOCATE, CONSTRUCT, USE AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION OR MAINTENANCE AND USE OF CONDUITS, WATER, GAS, SEWER PIPES, POLES, WIRES, DRAINAGE FACILITIES, IRRIGATION SYSTEMS, DUCTS AND CABLES, AND SIMILAR FACILITIES, UPON, OVER AND UNDER THESE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" OR "U/E" IS HEREBY GRANTED TO THE CITY OF EDGERTON, KANSAS WITH SUBORDINATE USE OF THE SAME BY OTHER GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES AS MAY BE AUTHORIZED BY STATE LAW TO USE SUCH EASEMENT FOR SAID PURPOSES. UTILITY EASEMENTS SHALL BE KEPT CLEAR OF OBSTRUCTIONS THAT IMPAIR THE STRENGTH OR INTERFERE WITH THE USE AND/OR MAINTENANCE OF PUBLIC UTILITIES LOCATED WITHIN THE EASEMENT.

AN EASEMENT OR LICENSE TO ENTER UPON, LOCATE, CONSTRUCT, USE AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION, MAINTENANCE OR USE OF CONDUITS, SURFACE DRAINAGE FACILITIES, SUBSURFACE DRAINAGE FACILITIES, AND SIMILAR FACILITIES, UPON, OVER AND THROUGH THOSE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "DRAINAGE EASEMENT" OR "D/E" IS HEREBY GRANTED TO THE CITY OF EDGERTON, KANSAS. DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF OBSTRUCTIONS THAT IMPAIR THE STRENGTH OR INTERFERE WITH THE USE AND/OR MAINTENANCE OF STORM DRAINAGE FACILITIES.

IN ACCORDANCE WITH KSA 12-512B, ALL RIGHTS OBLIGATIONS, RESERVATIONS, EASEMENTS, OR INTERESTS NOT SHOWN ON THIS PLAT SHALL BE VACATED AS TO USE AND AS TO TITLE UPON FILING OR RECORDING OF THIS PLAT.

CONSENT TO LEVY:

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACTS OF LAND HEREBY CONSENT AND AGREE THAT THE BOARD OF COUNTY COMMISSIONERS AND THE CITY OF EDGERTON, KANSAS, SHALL HAVE THE POWER TO RELEASE SUCH LAND PROPOSED TO BE DEDICATED FOR PUBLIC USE FROM LIEN AND EFFECT OF ANY SPECIAL ASSESSMENTS, AND THAT THE AMOUNT OF UNPAID SPECIAL ASSESSMENTS ON SUCH LAND DEDICATED, SHALL BECOME AND REMAIN A LIEN ON THIS LAND FRONTING AND ABUTTING ON SUCH DEDICATED PUBLIC WAY OR THOROUGHFARE.

FLOOD INFORMATION:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 20091C01196 AND 20091C0134G, DATED AUGUST 3, 2009, THIS PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ZONE "X" (FUTURE BASE FLOOD), AREAS OF 1% ANNUAL CHANCE FLOOD BASED ON FUTURE CONDITIONS HYDROLOGY, AND ZONE "AE" (BASE FLOOD ELEVATIONS DETERMINED), A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR, CONTAINING A FLOODWAY AREA WITHIN SAID ZONE "AE", THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS, AS SHOWN THEREON.

ZONING INFORMATION:

ACCORDING TO THE AUTOMATED INFORMATION MAPPING SYSTEM (AIMS) FOR JOHNSON COUNTY, KS, AT [HTTPS://AIMS.JOCOGOV.ORG/](https://aims.jocogov.org/), THE SUBJECT PROPERTY IS ZONED L-P (LOGISTICS PARK DISTRICT).

OWNERS:

DAMAC DIGITAL SOLUTIONS KANSAS LLC

AGENT: DAVID VARGHESE - VP, DEVELOPMENT

NOTARY CERTIFICATION:

STATE OF _____)
COUNTY OF _____) S.S.

ON THIS _____ DAY OF _____, 2026, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC,

PERSONALLY APPEARED _____, VP, DEVELOPMENT OF DAMAC DIGITAL SOLUTIONS KANSAS LLC, WHOM HAS ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED.

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN MY OFFICE, THE DAY AND YEAR LAST WRITTEN ABOVE.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____ PRINTED NAME _____

PLANNING COMMISSION APPROVALS:

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF EDGERTON, JOHNSON COUNTY, KANSAS ON THE _____ DAY OF _____ 2026.

CHAIR: TINA MATHOS _____ DATE _____

SECRETARY: JORDYN MUELLER _____ DATE _____

GOVERNING BODY APPROVALS:

APPROVED BY THE GOVERNING BODY OF THE CITY OF EDGERTON, JOHNSON COUNTY, KANSAS ON THE _____ DAY OF _____ 2026.

MAYOR: DONALD ROBERTS _____ DATE _____

CITY CLERK: DUSTI CALLAHAN _____ DATE _____

ZONING ADMINISTRATOR:

APPROVED BY THE ZONING ADMINISTRATOR OF THE CITY OF EDGERTON, JOHNSON COUNTY, KANSAS ON THE _____ DAY OF _____ 2026.

ZONING ADMINISTRATOR: ZACHARY MOORE _____ DATE _____

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE FINAL PLAT OF "EDGERTON PROJECT" IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE KANSAS BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS, AND I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS, TO THE BEST OF MY PROFESSIONAL INFORMATION, KNOWLEDGE AND BELIEF.

DATE OF PREPARATION: MARCH 25, 2026

F I N A L P L A T

THIS IS TO CERTIFY THAT THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS DEFINED BY THE KANSAS STATE BOARD OF TECHNICAL PROFESSIONS.



ROBERT J. ANDERSON,
PLS #1648

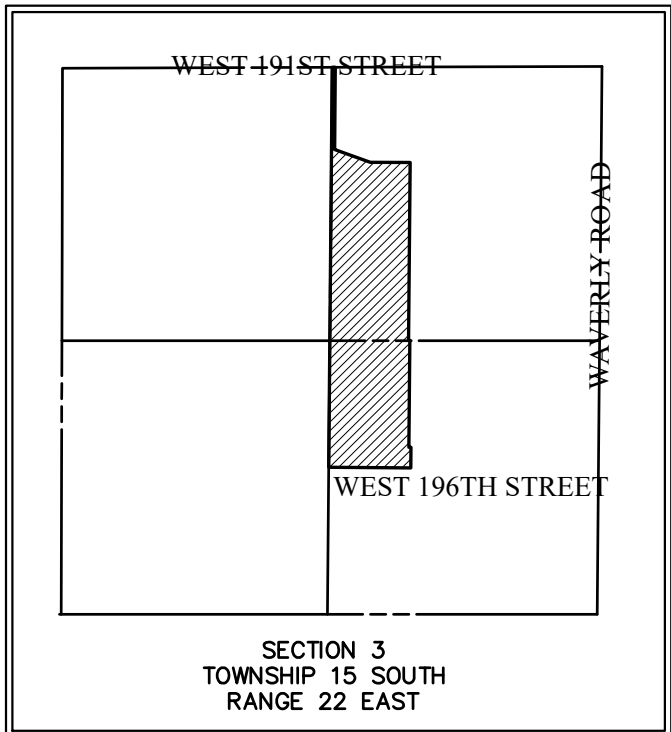
OWNER
DAMAC DIGITAL SOLUTIONS KANSAS LLC
ATTENTION: DAVID VARGHESE
317 71ST STREET
MIAMI BEACH, FLORIDA 33141
PHONE: (864)634-1888
E-MAIL: David.Varghese@damacdigital.com

SURVEYOR
ANDERSON SURVEY COMPANY
ATTENTION: ROBERT J. ANDERSON, PLS
1270 N.E. DELTA SCHOOL ROAD
LEE'S SUMMIT, MISSOURI 64064
PHONE: (816)246-5050
E-MAIL: bob@andersonsurvey.com

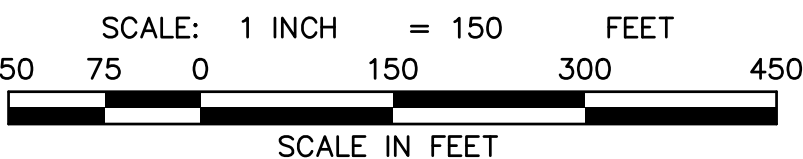
LEGEND		
---	EASEMENT CENTERLINE	
---	EASEMENT/SETBACK LINE	
---	EXISTING DEED LINE	
---	LOT/PARCEL LINE	
---	PROPERTY LINE	
---	RIGHT OF WAY LINE	
---	SECTION LINE	
---	STREET CENTERLINE	

• = SET 1/2" STEEL ROD
WITH CAP STAMPED
"ASC KLS 3 MLS 76D"
ON PROPERTY CORNER

VICINITY MAP
(NOT TO SCALE)



THE BEARING SYSTEM SHOWN HEREON IS
BASED ON THE KANSAS COORDINATE
SYSTEM OF 1983, NORTH ZONE.



ERROR CLOSURE TABLE		
NORTH	EAST	PRECISION
0.03409	-0.00525	1:269,157.73

LOT INFORMATION					
LOT NO.	BUILDING ENVELOPE	LOT AREA	FRONT SETBACK	SIDE SETBACK	REAR SETBACK
1	2,112,642 SQ. FT 48.500 ACRES	2,344,212 SQ. FT 53.816 ACRES	50 FEET	25 FEET	25 FEET

DRN. MWW | P.C. MWW | CHK. RJA | P.M. RJA