

**EDGERTON PLANNING COMMISSION
MEETING AGENDA
EDGERTON CITY HALL - 404 EAST NELSON STREET
January 13, 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 December 9, 2025 Planning Commission Meeting.

Regular Agenda

5. **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

Old Business

6. **UDCA2025-0002: AMENDMENTS TO ARTICLE 6, PLANNED UNIT DEVELOPMENT DISTRICT, OF THE CITY OF EDGERTON UNIFIED DEVELOPMENT CODE**
 - a. Presentation from City Staff for Unified Development Code Amendment Application UDCA2025-0002
 - b. Public Hearing for Unified Development Code Amendment Application UDCA2025-0002

- c. Discussion of Unified Development Code Amendment Application UDCA2025-0002
- d. Consideration of Unified Development Code Amendment Application UDCA2025 0002

7. Future Meeting Reminders

- February 10, 2026 at 7:00 PM – Regular Session
- March 10, 2026 at 7:00 PM – Regular Session
- April 14, 2026 at 7:00 PM – Regular Session

8. Announcements

9. Adjourn

**PLANNING COMMISSION
December 09, 2025 Minutes**

A regular session of the Edgerton Planning Commission (the Commission) was held in the Edgerton City Hall, 404 E. Nelson Street, Edgerton, Kansas on December 09, 2025. The meeting was convened when Chair Tina Mathos called the meeting to order at 7:03 PM.

1. ROLL CALL

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

With a quorum present, the meeting commenced.

Staff in attendance: Zachary Moore, Development Services Director
Chris Clinton, Planning and Zoning Coordinator
Hailey Vaughn, Customer Service Representative II

2. **WELCOME** Chair 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 November 18, 2025, Planning Commission Meeting.

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

Regular Agenda

5. **Declaration.** There were no declarations made.

New Business

6. **UDCA2025-0002 AMENDMENTS TO ARTICLE 6, PLANNED UNIT DEVELOPMENT DISTRICT, OF THE CITY OF EDGERTON UNIFIED DEVELOPMENT CODE**

Mr. Zachary Moore, Development Services Director, stated that City staff are working through the rough draft for this development code update. He explained that there is lot of material to consider before it is ready to be presented. City staff request the public hearing be moved to a new date. He stated that he will present more about the amendments to the Unified Development Code during the work session.

Commissioner Muller moved to continue the Application UDCA2025-0002 to January 13, 2026 meeting. Commissioner Soemer second the motion. Application UDCA2025-0002 was continued to January 13, 2026, 3-0.

7. Future Meeting Reminders

Chair Mathos stated that the next regular sessions are scheduled for January 13, 2026 at 7:00 PM; February 10, 2026 at 7:00 PM; and March 10, 2026 at 7:00 PM.

8. ANNOUNCEMENTS

No announcements were made.

9. ADJOURN

Commissioner Somer moved to adjourn the meeting. Commissioner Mueller seconded the motion. The meeting was adjourned at 7:07 PM, 3-0.

Submitted by Hailey Vaughn, Customer Service Representative II

MEMORANDUM

Date: January 13, 2026

To: City of Edgerton Planning Commission

From: Zachary Moore, Development Services Director

Re: Public Hearing for UDCA2025-0002 Regarding Amendments to Article 6 (Planned Unit Development) of the Edgerton Unified Development Code (UDC)

Article 6 of the Unified Development Code (UDC) includes regulations for a Planned Unit Development (PUD) District, which is a tool used in planning and development to allow for a more innovative and creative design of development than is typically achievable with standard zoning regulations. Planned Unit Developments are property-specific zoning districts that can include a mixture of uses that are typically not permitted-uses by right in the same district. Planned Unit Developments are intended to be negotiated between developers and staff to promote the highest and most efficient use of land while preserving natural conditions where appropriate. This tool is not intended to be used for a developer to deviate from adopted City standards, without an apparent higher quality development being provided.

Planned Unit Development regulations have existed in Edgerton's Unified Development Code since at least 2012 and have not been updated since then. The existing Planned Unit Development regulations have been utilized with one (1) development to date, the Dwyer Farms subdivision that is currently under construction at the southwest corner of W. 8th Street and Braun Street. While processing Final PUD applications for this development, staff identified several areas where additional clarity would be beneficial to both staff and the developer, which staff has addressed with the proposed updates included in this packet.

Submittal Requirements

The current PUD regulations require a Conceptual Plan and Plat with information regarding the development, uses, access, utilities, traffic analysis, tax and school impact, and more details of the land and proposed development to be reflected on the document. The proposed new draft regulations will require a PUD Map, including much of the same information as is required under the current regulations, as well as a PUD Text, which will list specific requirements and details of the proposed PUD. If these recommendations are adopted as proposed, the PUD Text and PUD Map would be recorded as the zoning ordinance for the subject property following approval by the Governing Body. Requirements for the contents of both the PUD Text and PUD Map are included in the proposed draft regulations in Section 6.2.

Procedures

The current PUD regulations include a Conceptual PUD Plan and Preliminary Plat to first go through the approval process, which includes a public hearing before the Planning Commission and then subsequently approval by the Governing Body prior to moving onto the Final PUD Plan/Plat stage. The new draft regulations proposed include a similar initial process for the initial entitlement stage, including the Public Hearing before the Planning Commission.



Final PUD Plans are proposed to be processed as a Final Site Plan, following the requirements of Article 10 as currently adopted in the UDC. Any required Final Plat prior to development is proposed to follow the requirements currently outlined in Article 13 of the UDC.

The proposed draft regulations also include updated procedures for changes to a previously approved PUD, with three (3) different levels of change depending on the intensity of the proposed change: 1) a Major Modification, which would require a public hearing before the Planning Commission before consideration by City Council; 2) a Minor Modification, which would require a public hearing before the Planning Commission, who would be the Approving Authority for this level of change; and 3) a Small Adjustment, which would be the least intense changes to a PUD, that would be able to be reviewed and considered administratively.

Conclusion

Staff requests that the Commissioners provide any additional feedback regarding the proposed amendments, which have been included in this packet, to **Article 6 for Planned Unit Development** standards. Staff will collect comments and feedback and incorporate them into an updated version of Article 6, which will be presented to the City Council for review, consideration, and adoption. Additional changes may be forthcoming based on feedback provided by the City Council. Prior to presentation to the City Council, staff will provide a revised copy of the UDC to the City Attorney for review.

ARTICLE 6

PLANNED UNIT DEVELOPMENT

6.1 – Planned Unit Development (PUD)

A. Purpose and Objectives

a. Purpose

The purpose of the Planned Unit Development is to provide a flexible development tool that allows for more innovative and creative design of development than is possible with standard zoning district regulations. Utilization of this tool will allow applicants to create a property-specific zoning district with development standards negotiated between the developer and the City. This tool is intended to provide flexibility to developers and landowners to allow a more imaginative approach to site design, to promote the highest efficiency of the use of land. In no case is this tool intended to allow a proposal to deviate from adopted development standards, without an apparent higher quality development being provided.

b. Objectives:

- i. Ensure that all proposed developments utilizing the Planned Unit Development tool are consistent with the adopted Envision Edgerton 2050 Comprehensive Plan, including, but not limited to, its adopted Goals, Policies, and Action Items.
- ii. Provide a development tool to allow for efficient development timelines to help attract quality development.
- iii. To encourage land development that preserves natural vegetation and existing topographic and geologic conditions to the greatest extent possible to refrain from flooding and other adverse ecologic conditions.
- iv. To combine and coordinate architectural styles, building forms, and structural/visual relationships within an environment that allows mixing of different land uses in an innovative and functionally efficient manner.

B. Master Development Plan

- a. Each application for Planned Unit Development must include a PUD Text and Map. The language included in the PUD Text and the information provided in the PUD Map and Supporting Documents must align with one another. These

items will be reviewed against the Approval Criteria as provided in Section 6. of this Code.

- b. If the Planned Unit Development is approved by the Governing Body, following review as outlined in this Section, the PUD Text and PUD Map and Supporting Information will be recorded in an ordinance for the property described.

6.2 – Components of a PUD

A. PUD Text

The PUD Text must be provided in a format consistent with the following requirements and consistent with the accompanying PUD Map (Section 6.2.B). The Text must be written in a clear and concise manner, fully addressing each subsection, with any extraneous information being discouraged. The Text must include a written narrative description of each component of the proposed development, including the following, as appropriate. Additional criteria may be requested based upon the character, scope, and location of the proposed development.

1. A description of the proposed development related to the design, character, and architectural style or theme of the development. This description must demonstrate an innovative, unified, cohesive and compatible plan of development for each use proposed in the development. Proposed developments that contain multiple uses or multiple housing types within the same proposed development must demonstrate consistency in development character and design within the Planned Unit Development.
2. The total number of acres included within the Planned Unit Development.
3. A list of permitted uses within the Planned Unit Development.
4. The total number of acres included within the Planned Unit Development for each specific proposed land use.
5. The proposed amount of total proposed dwelling units, with a specific amount provided for each housing type, and the proposed total gross square footage of building space for all proposed non-residential uses.
6. The proposed bulk, height, and area regulations of the proposed development, including, but not limited to height, setbacks, lot coverage, Floor-Area-Ratio (if non-residential), impervious surface ratio (ISR), and required open space.
7. The type, size, and amount of infrastructure required and proposed to serve the development, including, but not limited to, drainage facilities, vehicular and pedestrian access to and within the development, interconnectivity to and within the development, any required dedicated right-of-way to accommodate the development, any proposed private or public parkland

(note: public parking must be explicitly approved and accepted by the Governing Body), adequate water and sewer infrastructure to accommodate the property, anticipated demand for fire protection, and anticipated demand for solid waste collection.

- a. Additional information pertaining to infrastructure requirements may be requested based upon the type, character, or location of the proposed development.
8. The underlying soils and their suitability for the proposed development of the subject property for the proposed uses at their size and scale.
9. Identification and description of any historic artifacts or resources found on the subject property.
10. The type and extent of proposed landscaping on site, including, but not limited to, perimeter buffering, land cover on any properties otherwise unfinished with buildings, paving, sidewalks, walkways, alternative landscaping, natural resources, or similar as determined by the Zoning Administrator.
11. Description of any proposed use, location and duration of any temporary uses, such as construction trailers, sales units, model homes, temporary signage related to the construction of the project, as defined by Article 12. For non-residential projects, this may also include temporary construction activities, including but not limited to rock crushing, concrete/asphalt batch plants, temporary sanitary facilities, job trailers, machinery yards, and similar uses.
12. Permitted uses and locations of accessory uses for residential and non-residential structures, including but not limited to Accessory Dwelling Units, HVAC units, swimming pools (both above and below ground), fencing, clubhouses, swimming pools, playgrounds, or similar uses.
13. If signage is proposed with the development, description of permitted signs within the Planned Unit Development including but not limited to, number of signs, permitted sign type size, height, materials, illumination, setbacks, If specific sign details are unknown at the time of PUD submittal, then a Unified Sign Package may be submitted following the initial Planned Unit Development approval as a Major Modification
14. The architectural requirements for the development, including, but not limited to permitted building and roofing materials, percentage of building material requirements on each façade type, proposed color schemes of buildings, required horizontal and vertical articulation, and any additional design elements.
15. A proposed phasing schedule, which must include the number or percentage of residential (in units) or non-residential (in square feet by use type)

development to be completed within a specific phase of a proposed development, with a specific definition of a date of commencement, a specific date of completion, with a specific term of completion defined within the Text. Phasing may of the PUD may be defined by either of the two following methods:

- a. The provision of the estimate of uses to be developed on a yearly basis within phases. The estimated phases may overlap during construction; however, a phase must be at least eighty percent (80%) complete, before the next phase may proceed; or
- b. The provision of number of residential units or non-residential square footage that comprises a phase and the provision of specific development conditions related to the specific phase (e.g. prior to the platting of one hundred dwelling units, an amenity tract must be provided.)

B. PUD Map and Supporting Images

The PUD Map must be a detailed site plan, as appropriate, that depicts the proposed development within the PUD, which must be drawn to a legible scale. The Map may require more than one page, based upon scale and scope of the project. Additional information may be required, based on the character, scope, and location of the PUD. For phased projects, incremental Final Site Plans or Final Plats (depending on development type as determined in) may be submitted depicting in detail the initial phase of development and a general depiction of the proposed uses for the remaining portions of the project. Incremental Final Site Plans or Final Plats must be submitted that provide detailed construction/site plans for each subsequent phase of a PUD. The PUD Map and Supporting Images must include the following, as appropriate. Additional criteria may be requested based upon the character, scope, and location of the proposed development.

1. The general location of all land uses described in the PUD Text, including the location of all residential lots and all non-residential structures. The general layout of the internal street system in relation to the land uses must also be depicted.
2. The general location, width, extent, and type of buffers and additional landscaping proposed.
3. The general location of any infrastructure requirements, including but not limited to any public infrastructure internal to the PUD, any exterior public infrastructure extensions required to serve the development, any required lift

- stations, substations, or treatment plants required to serve the proposed development.
4. The general location of parking areas other than residential driveways. Parking calculations must also be noted.
 5. The general location of all vehicle and pedestrian access to the proposed development, the internal vehicle and pedestrian access within the proposed development including all sidewalks, and the general location of internal and pedestrian connections between uses.
 6. The general location of retention, detention, and other drainage facilities that will be used in the proposed development; however, final engineering may be approved upon review of final construction plans and in accordance with this development code and adopted Technical Specifications.
 7. The general location of all signage proposed and identified in Section 6.2.A.13.
 8. A general location map of the subject property in relation to the vicinity.
 9. The general location of future access points providing interconnectivity to adjacent properties.
 10. A map showing the location of the 100-year floodplain in relation to the proposed development.
 11. The general location of any proposed preservation areas, open space areas, and public or private parkland.
 12. Existing and proposed topography including contours at two (2) foot intervals.

6.3 – PUD Procedures

A. Applicability

This section applies to any application to amend the Zoning Map to a Planned Unit Development.

B. Pre-Application

The intent of the Pre-Application process is for staff to provide a courtesy review of the development proposal and for the applicant to understand the City's adopted development standards, regulations, and procedures.

- a. A Pre-Application meeting must be held between City staff and the applicant prior to formal submittal of the Planned Unit Development application. At this time, the Zoning Administrator and their designee(s) will provide an informal courtesy review that will address high-level topics and provide the applicant with an understanding of the City's review procedures and the current Future Land Use designation of the property as determined by the Envision Edgerton 2050 Comprehensive Plan.

C. Initiation

A Planned Unit Development application may be submitted by the property owner, an agent authorized by the property owners, or may be initiated by the Governing Body.

- a. When an application is submitted by any entity other than the Governing Body, a Preapplication is required in accordance with Section 6.3.B of this Code.

D. Application Completeness Check

Upon receipt of an application for a Planned Unit Development, staff will conduct an Application Completeness Check to ensure all required documents have been included with the application. The following are required documents for a Planned Unit Development application:

- a. Application signed by property owner, authorized agent of property owner, or the Mayor of the City of Edgerton.
- b. Authorization of Agent form (if applicable).
- c. Ownership Affidavit.
- d. Master Development Plan Text, as described in Section 6.2.A of this Code.
- e. Master Development Plan Map, as described in Section 6.2.B of this Code.
- f. Legal description in word document format.
- g. Assurance of adequate facilities.
- h. Planned Unit Development application fee, as established in the City's Fee Resolution.
- i. A Tax and School Impact Study which indicates the sources and amounts of revenue to various governmental jurisdictions as a result of the development, expected school-age children generation, and estimated cost of providing service to the development that will be absorbed by the City and the affected school districts.
- j. A Traffic Analysis providing information on the existing road network, adjunct vehicle volumes, and the effect the proposed PUD will have on the existing and improved road network.
- k. Additional information may be required by the Zoning Administrator or Planning Commission on a case-by-case basis dependent upon the type of development proposed.

E. Notice and Public Hearing

- a. The Planning Commission must hold a public hearing on the application for a Planned Unit Development in accordance with the noticing and hearing requirements established in Section 9.2 of this Code.

- b. The public hearing at the Planning Commission will occur in accordance with the City's published Development Calendar.
- c. Following the Public Hearing, the Planning Commission submits a formal recommendation for review to the Governing Body.

F. Protest Petition

- a. Upon conclusion of the Public Hearing, a fourteen (14)-day Protest Petition period begins. Members of the public may submit a Protest Petition to the City Clerk's Office within fourteen (14) days following the date of the conclusion of the Planning Commission's Public Hearing held pursuant to publication notice.
- a. For the purposes of calculating the fourteen (14) day period, weekends and holidays are counted. However, if the last day of the protest petition period is a nonbusiness day for City offices, then the filing deadline is 4:30 PM on the next regular business day.
- b. A Protest Petition must be timely filed and duly signed and verified by the owners of record of 20% of the total area required to be notified by State Statutes (K.S.A. 12-757), except public streets and ways, located inside or outside the City's corporate limits.
- c. The Zoning Administrator must verify the accuracy of ownership and validity of the signatures on the protest petition.
- d. Once a valid protest petition is filed with the City, it may not be withdrawn unless every individual that signed the original petition signs a verified affidavit which states and fully explains the rights being waived by the withdrawal of the protest petition. Affidavits for withdrawal must be filed with the City Clerk on or before the last regular business day preceding the Governing Body meeting for which the application is to be considered.

G. Governing Body

Following completion of the Protest Petition period defined in Section 6.3.E, the Governing Body will consider the Planned Unit Development application.

- a. The Governing Body may approve the Planned Unit Development application as presented, with stipulations, or may amend the Planning Commission's recommendation.
- b. The Governing Body may deny the Planned Unit Development application.
- c. The Governing Body may remand the Planned Unit Development application back to the Planning Commission for further consideration, with a statement specifying the Governing Body's inability to approve or deny.

H. Review Criteria

Planned Unit Developments are a zoning action and must be reviewed against the City's adopted zoning review and approval criteria, as listed in Section 8.1.F.4 of the UDC.

I. Recordkeeping

- a. Should the Governing Body approve the Planned Unit Development application, an Ordinance will be executed and recorded with the County that the Planned Unit Development is located in.
- b. In addition to standard ordinance language, the Master Development Plan Map and Master Development Plan Text included in the Planned Unit Development application and presented to the Planning Commission and Governing Body will be recorded as exhibits with the ordinance.
- c. The City Clerk maintains a record of all ordinances that change the zoning district to Planned Unit Development.
- d. The Zoning Administrator will notify the appropriate authorities to revise any applicable Zoning Maps.

J. Subsequent Applications

- a. When a Planned Unit Development application is withdrawn by the applicant or denied by the Governing Body, the same application for the same property may not be resubmitted for a period of one (1) year from the date of withdrawal or denial.
- b. An application for a different development proposal may be submitted at any time. This includes a new Planned Unit Development application showing significant changes or revisions to the withdrawn or denied application.

K. Appeals of Final Decisions

Any person, official, or agency aggrieved by a final decision on a Planned Unit Development application may file an appeal in the District Court of Johnson County within thirty (30) days of the final decision.

6.4 – Final PUD Plans and Final PUD Plats

A. Applicability

This Section applies to any application for a Final Planned Unit Development Plan following the approval of a Planned Unit Development by the Governing Body.

B. Purpose

A Final Planned Unit Development Plan must provide the specific location of each component of a development and the exact specifications to which the development will be built.

C. Procedures

- a. All Planned Unit Development Final Plans that include mixed-use development, non-residential development, and/or multi-family residential development must follow the development procedures and submittal requirements for a Final Site Plan as provided in Article 10 prior to issuance of a Building Permit.
 - i. Provided that the Final Plan is consistent with the approved Planned Unit Development, a Public Hearing is not required for the Final Plan.
- b. All Planned Unit Development Final Plans that only include single-family detached, single-family attached, or duplex development must submit a Final Plat and subdivision construction plans as provided in Article 13.3.F prior to commencement of construction.

6.5 – Changes to a Planned Unit Development

A. Applicability

This Section applies to any proposed change to a Planned Unit Development that has previously been approved by the Governing Body.

B. Types of Changes

1. Major Changes

Major Changes to a previously approved Planned Unit Development must be approved by the Governing Body, following a public hearing before the Planning Commission, as outlined in Section 9.2. Major Changes will be processed in the same manner as an initial PUD, with a revised PUD Text and Map, as defined in Section 6.2.

Previously approved Planned Unit Developments that are proposed to be changed in the following ways must follow the Major Change procedure.

- a. Any change to the list of permitted uses, whether it be an addition or deletion.
- b. Changes in the acreage of land within the Planned Unit Development for any dedicated land use by greater than five percent (5%).
- c. Increases in density for residential projects by greater than five percent (5%).

- d. Increases in intensity for non-residential projects by greater than five percent (5%).
- e. An Increase in ground coverage or height of a minimum of any one (1) proposed building by greater than five percent (5%).
- f. A decrease in the required Yard of an approved Planned Unit Development by ten percent (10%), or greater.
- g. Any changes to the type, location, or number of vehicular or pedestrian access points to the exterior of the PUD.
- h. An increase in traffic generation by more than five percent (5%).
- i. An extension of 180 days or more for the commencement and/or completion date of the PUD.
- j. A newly introduced Unified Sign Package.

2. Minor Changes

Minor Changes to a previously approved Planned Unit Development may be approved by the Planning Commission, following a public hearing in accordance with UDC, Section 9.2. Unless otherwise determined to be a Small Adjustment, the Planning Commission may approve Minor Changes to a PUD, upon finding that the following are met:

- a. The proposed change is in keeping with the Goals, Policies, and Action items of the Envision Edgerton 2050 Comprehensive Plan and adopted Technical Specifications.
- b. The proposed change does not modify the type of permitted uses within the PUD.
- c. The change in acreage of land or location of use within the Planned Unit Development for any land use is less than five percent (5%).
- d. The increase in residential density of the Planned Unit Development is less than five percent (5%).
- e. The increase in non-residential intensity of the Planned Unit Development is less than five percent (5%).
- f. The increase in ground coverage or height of any one (1) building in the PUD does not exceed five percent (5%).
- g. The decrease in the required Yard of any lot within the Planned Unit Development does not exceed ten percent (10%).
- h. The change does not include the type, location, or number of vehicular or pedestrian access points to the PUD.
- i. The traffic generation of the PUD is increased by less than five percent (5%).

- j. The extension of the commencement and/or completion date of the PUD is for less than 180 days.
- k. The changes do not modify a previously approved Unified Sign Package in a substantial matter (i.e. sign height or area is not increased, number of signs is not increased, etc.).

3. Small Adjustments

Small Adjustments to approved Planned Unit Developments may be allowed by the Zoning Administrator following application and review, upon finding that the following are met:

- a. The proposed change is in keeping with the Goals, Policies, and Action items of the Envision Edgerton 2050 Comprehensive Plan and adopted Technical Specifications.
- b. The proposed change does not modify the location or type of permitted uses within the Planned Unit Development.
- c. The change does not modify acreage of land or location of use within the PUD.
- d. There is no increase in residential density within the Planned Unit Development.
- e. There is no increase in the non-residential intensity of the Planned Unit Development.
- f. There is no increase in the ground coverage or height of any building within the PUD.
- g. There is no decrease in the required Yard of any lot within the PUD.
- h. There is no increase in the traffic generated by the PUD.
- i. The extension of the commencement and/or completion date of the PUD is for 30 days or less.
- j. The changes do not modify a previously approved Unified Sign Package in a substantial matter (i.e. sign height or area is not increased, number of signs is not increased, etc.).