

EDGERTON PLANNING COMMISSION AGENDA
SESSION
Edgerton City Hall
January 10, 2017
7:00 PM

1. Call meeting to order
2. Pledge of Allegiance
3. Roll Call
4. 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)

MINUTES

- A. Consideration of Regular Session Minutes of December 13, 2016

TEMPORARY CONSTRUCTION ACTIVITIES – INLAND PORT XV

- B. Consideration of a request from NorthPoint Development to place a temporary office trailer at 19321 Montrose to support staff needed to execute start up function relating to the permanent facility under construction at Inland Port XL, 31301 W. 181st Street.
5. New Business

UNIFIED DEVELOPMENT CODE – AMENDMENT

- A. Consideration of recommendation of amendment change pertaining to Article 5, Section 5.2 (P), Logistics Park, Signage of the Unified Development Code in regards to sign regulations. Applicant: City of Edgerton

Action requested: Consider motion to recommend approval of amendment change, deny, or table.

PUBLIC HEARING – REZONING 183RD AND WAVERLY, ZA2016-03

- B. Consideration of opening a public hearing in regards to application submitted for the rezoning of property from A-G to City of Edgerton L-P (Logistics Park) located at the northeast corner of 183rd and Waverly Road, containing approximately 81.989 acres. Applicant: ELHC, LLC. Engineer: Renaissance Infrastructure Consulting.

Action requested: Consider motion to close or continue the hearing. Consider motion to recommend approval or denial.

FINAL PLAT – MIDWEST GATEWAY, FP2016-04

- C. Consideration of Final Plat, FP2016-04, requesting recommendation of approval of a final plat for Lot 1 Midwest Gateway, Final Plat; located at 32180 W. 191st Street, on a tract of land consisting of one (1) lot, containing approximately 32.445 acres. Applicant: Midwest Gateway Venture, LLC. Engineer: Shafer, Kline & Warren.

Action requested: Consider motion to recommend approval, denial, or table.

FINAL SITE PLAN – MIDWEST GATEWAY, FS2016-010

- D. Consideration of Final Site Plan, FS2016-010, requesting approval of a final site plan for Lot 1 Midwest Gateway, Final Plat; located at 32180 W. 191st, on a tract of land consisting of one (1) lot, containing approximately 31.14 acres. Applicant: Midwest Gateway Venture, LLC. Engineer: Shafer, Kline & Warren.

Action requested: Consider motion to approve , deny, or table.

FINAL PLAT – LOGISTICS PARK KANSAS CITY – SOUTHEAST, FOURTH PLAT, FP2016-03

- E. Consideration of Final Plat, FP2016-03, requesting recommendation of approval of a final plat for Logistics Park Kansas City – Southeast, Fourth Plat located at 30700 W. 193rd Street, on a tract of land consisting of two (2) lots, containing approximately 56.21 acres. Applicant: ELHC XIII, LLC. Engineer: Renaissance Infrastructure Consulting.

Action requested: Consider motion to recommend approval, denial, or table.

6. Future Meeting – February 14, 2017
7. Adjournment

EDGERTON COMMUNITY BUILDING
PLANNING COMMISSION MEETING
December 13, 2016
Minutes

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

All present participated in the Pledge of Allegiance.

The Roll Call was answered, indicating those present were: Commissioners Chuck Davis, Ron Conus, Maria O'Neill, Bob O'Neill, Leslie Hardin, and Erik Erazo. Absent were: Commissioners Desiree' Goans, Juliann Hunter, and Joshua Lewis. Also present were Community Development Director Kenneth Cook, City Administrator Beth and Recording Officer Debra Gragg.

The Recording Officer announced a quorum was present.

MINUTES

Meeting Minutes of November 15, 2016 were considered.

Motion by M. O'Neill, seconded by Hardin, to approve the minutes as published. Motion was approved, 6-0.

GUESTS

No introductions were made.

COMMUNICATIONS

The status of the J. B. Hunt facility was addressed. Mr. Cook indicated the applicant noted that Water 7 has finalized the water line review and it was forwarded to the Fire District for further action. It was estimated the water lines would be installed in early 2017. Staff will continue to monitor.

TRAINING

City Administrator Beth Linn thanked all the Commissioners for their service and commitment on the Commission. Ms. Linn indicated training will be focused around governing structure – Policy Governance and interactions with Council and staff, as well as duties of the Planning Commission through state statutes and city ordinances.

Ms. Linn suggested training be scheduled for approximately four or five months. The meetings will be led by outside trainers which will focus on legal and semi-judicial matters. She suggested beginning the training at 6:00 p.m. with a meal, then convene the Planning Commission session at 7:00 p.m. Ms. Linn talked about the Commission's role in setting the vision for the community.

The Commissioners were informed the agenda and items would be revamped to provide an Executive Report Summary for the cases and add a Consent Agenda. Ms. Linn indicated these actions should help streamline the meetings.

The consensus was to convene the training sessions at 6:00 p.m. before the regular meetings. It was noted the first training session would begin in January, 2017.

FINAL SITE PLAN – FS2016-009

Final Site Plan Application, FS2016-009, requesting approval of a final site plan for Logistics Park Kansas City, Fourth Plat Lot 3 (Inland Port XIII) located east of Montrose, south of 191st Street, containing one (1) lot within northwest quarter of Section 2, Township 15 South, Range 22 consisting of approximately 25 acres, more or less, was considered. Owner/Applicant: Edgerton Land Holding Company, LLC
Engineer: Renaissance Infrastructure Consulting

The Community Development Director overviewed the items noted on the Executive Summary in regards to sidewalk and buildings. Mr. Cook addressed the sidewalk and reviewed the updated plan provided by the developer. Mr. Cook overviewed the stainless steel silos for shelf-stable dairy products which are proposed for production at this site. He noted this material is not typically allowed, but spoke about the uniqueness of the project. He displayed some revised plans which allows for some screening for 193rd Street.

Mr. Conus asked about the maximum height of the silos. The response was 49.3 to the top with 53.3 to the rail on top. He also asked how this facility compares to DeLong. Staff noted the DeLong project is within heavy industrial zoning, not in the Logistics Park zoning district.

Mr. Cook spoke about the vertical articulation and discussed ways to break up the solid wall to avoid monotony. Staff indicated the Alternative Landscape Plan goes beyond previously approved.

The discussion continued in regards to Americans with Disability Act (ADA) proposed parking spaces, which provides for two vans. It was noted there is an ability to add additional ADA spaces in the future, if needed.

Aaron Burk, Edgerton Land Holding Company, LLC, spoke to the Commissioners in regards to this project. He indicated this site would be used in the manufacture of products using Grade A dairy ingredients, raw in form, and the functions of producing and delivering a product to the end process. He showed depictions of the silos and elevations. He informed the audience of the intent to keep and maintain as many trees as possible on the site.

Mr. O'Neill stated he had no problem with the stainless steel (for the silos), but questioned how this might impact cars or planes with the sun's reflection.

Mr. Burk stated the silos should be far enough away from I-35, adding the highway is lower than the site by approximately 30 feet.. He also noted that Inland Port XV would also provide some screening.

Mr. Conus asked if this could be approved with a stipulation that additional landscaping be required if a problem exists. Mr. Cook indicated that it is more difficult after the fact, adding that it should be addressed with the site plan.

The applicant agreed to work with staff to address concerns with the silos and landscaping. The applicant indicated he will check with the proposed tenant to determine if the silo structures could be shorter.

Mr. Cook indicated this could be considered as the first phase, with additional phases reviewed and considered.

Motion by Erazo, seconded by B. O'Neill, to approve the final site plan with the following stipulations: 1.) All Site Plan requirements of the City shall be met as noted, particularly including: a) Submittal of photometric lighting plan for Inland Port XIII in conformance with UDC especially with regard to maximum foot-candles at property line; b) Submittal of architectural plans depicting the proposed office spaces; c) Construction plans for future public infrastructure be submitted and approved by the City. Any necessary permits obtained; d) All landscaping shall be maintained in good condition and plants shall be replaced when dead; and e) The construction of a sidewalk along 193rd Street that will provide pedestrian access to this site from Montrose; 2.) All infrastructure requirements of the City shall be met; 3.) All building permit and sign permit requirements of the City shall be met; 4.) 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 Planning Commission shall create an enforceable obligation to build and develop in accordance with all specifications and notations 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 records shall indicate that the applicant perform all obligations and requirements contained therein; and 5.) Proposed tanks be approved, with additional silos/tanks considered in future phases, with review at each phase for the need of additional landscaping and screening. Motion was approved, 6-0.

PRELIMINARY PLAT, PP2015-02 (EDGERTON LOGISTICS PARK) - EXTENSION

A request to extend Preliminary Plat, PP2015-02, 32180 W. 10st Street, consisting of one (1) lot containing 31.14 acres more or less located on a portion of land located in the Southwest Quarter of Section 34, Township 14 South, Range 22 East as said tract is shown and described in the 1892 Re-Survey of said Section and Range (originally approved by the Planning Commission on January 12, 2016) was considered.

Applicant: Aaron Schlagel.

Mr. Cook reviewed the request for extension of the preliminary plat. He added this is the first request, which meets the Unified Development Code regulations.

Motion by M. O'Neill, seconded by Hardin, to approve the first extension for one year, with an expiration January 12, 2018. Motion was approved, 6-0.

PUBLIC HEARING – cont'd – UNIFIED DEVELOPMENT CODE AMENDMENT, UDCA2016-02

The re-opening of a public hearing in regards to UDCA2016-02, Unified Development Code Amendment 02, pertaining to Article 5 in regards to Section 2 pertaining to Logistics Park District was considered. Applicant: City of Edgerton.

Mr. Davis opened the hearing.

Mr. Cook noted this meeting is focusing on monument signage, and in particular – height, number, materials and placement.

The Mayor indicated that policy governance would dictate “what you do not want to see.”

Mr. Conus stated his support of one per building.

Mr. Davis indicated he does not want to see any at all - does not want ground clutter, adding wall signs would be acceptable.

Mr. Erazo questioned is it acceptable not to have any, but noted in reality would have to allow.

Mr. Cook stated it is the desire of the Planning Commission and the Council – he cited locations that would be limited with wall signage.

Ms. Linn stated that complete denial of monument signage would be unusual.

Mr. Davis asked if there is any type of percentage based upon size.

Mr. Cook stated that usually the percentage is based upon street frontage. It was noted the Planning Commission could recommend separation between signage, depending upon tenants.

Mr. Conus stated he does not want all the signage to be identical - but similar, with quality materials, and not placing impacts upon the travelling community/pedestrians.

Ms. Hardin stated she does not want electronic messaging centers, adding she would like aesthetically pleasing, no: flashing lights, ground lights, back lights or lights behind the sign. She also supports height restrictions and quality materials/finish.

Mr. O'Neill stated support with same consistency in the base of the monument.

Mr. Conus stated favor with bases with height-width restriction and material.

Mr. Davis indicated he does not want wood or metal, nor more than eight (8) feet in height.

Other conversations included whether or not illumination be eliminated, or added for aesthetic purposes, and use of water features.

The consensus focused on base, eight (8) foot maximum height; high quality material, and low numbers of signs.

Staff recommended continuing this matter.

Motion by M. O'Neill, seconded by Hardin, to close the hearing. Motion was approved, 6-0.

The Commissioners directed staff to draft regulations for consideration at future meeting.

**PUBLIC HEARING- Cont'd UNIFIED DEVELOPMENT CODE AMENDMENT
UDCA2015-02**

Re-opening of the public hearing in regards to UDCA2015-02, Unified Development Code Amendment 02, pertaining to fencing standards, setback, and bulk and yard requirements was considered. Applicant: City of Edgerton.

Chair Davis opened the hearing.

Motion by Conus, seconded by Erazo, to close the public hearing. Motion was approved, 6-0.

**PUBLIC HEARING- Cont'd UNIFIED DEVELOPMENT CODE AMENDMENT
UDCA2016-01**

Re-opening of the public hearing in regards to UDCA2016-01, Unified Development Code Amendment 01, pertaining to Article 9 regarding building permit requirements, accessory structures, fences, and short-term special uses and events was considered. Applicant: City of Edgerton.

Chair Davis opened the hearing.

Motion by Conus, seconded by Erazo, to close the public hearing. Motion was approved, 6-0.

FUTURE MEETING

The next meeting scheduled is January 10, 2017.

ADJOURNMENT

Motion by M. O'Neill, seconded by Hardin, to adjourn. The motion was approved, 6-0.

The meeting adjourned at 9:24 p.m.

Submitted by:

Debra S. Gragg
Recording Officer

Date: January 4, 2017
To: Edgerton Planning Commission
From: Kenneth Cook, AICP, CFM, Community Development Director
Re: Consider Approval of Temporary Construction Activities at 18661 Waverly Road., property located to the Southeast of 185th Street and Waverly Road.

BACKGROUND INFORMATION

Chapter I, Article 9, Section 6.E of the Unified Development Code 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 the BNSF Intermodal Facility and LPKC developments subject to the approval of staff and the following conditions:

1. Temporary living quarters are not permitted on-site unless prior authorization has been provided by the Planning Commission;
2. All occupied buildings shall have access to potable water from an approved water source;
3. All signage shall be placed pursuant to applicable sign regulations in Chapter 1, Article 12 of the Unified Development Code of the City of Edgerton;
4. All buildings, outdoor storage, machinery yards, and similar uses shall be able to be fully secured when not in use;
5. All vertical structures shall require a building permit pursuant to the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton prior to being occupied;
6. Contractors shall obtain all required permits pursuant to the Code of Regulations for Buildings and Construction, 2010 Edition or other applicable chapter of City Code;
7. Off-site impacts from on-site construction-related activities shall be minimized to the extent possible;
8. On-site Stormwater Management Plan shall be approved by City prior to the disturbance of land;
9. Land disturbance activities shall be done pursuant to Article 12 of the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton;
10. Contractors agree to address any issues that affect off-site properties or public rights-of-way or easements in a reasonable time period;
11. All blasting shall be done according to Article 13 of the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton;
12. Hours of operation shall be limited to from 7:00 am to 7:00 pm unless otherwise approved by staff;
13. Holding tanks shall be used in lieu of sanitary sewer service, and shall be permitted and inspected pursuant to the Johnson County Environmental Sanitary Code;
14. Portable concrete and asphalt plants shall be approved by staff prior to use on-site, and staff shall have the ability to establish reasonable requirements for their operation;
15. Property owner and/or general contractors shall provide City and emergency response agencies a copy of a site-specific Safety Action Plan; and

16. Property owner and/or general contractors shall provide a Construction Management Plan to the City.
17. Maintain a valid City of Edgerton Business License
18. Permission for temporary construction activities is granted for a period of three (3) years from date of approval by Edgerton Planning Commission

MATTERS TO BE CONSIDERED

On May 12, 2015 the Planning Commission considered a request for the construction of two temporary concrete batch plans located to the Southeast of 185th and Waverly Road and also a Lime Plant to the Northwest of 196th Street and Waverly Road. These requests were all approved with conditions. The property that is part of this current request is the same property that was approved for the Temporary Concrete Plants. The previous temporary construction activity was approved through June 1, 2016 and has already been removed from the site. The new concrete batch plant is being requested by the contractor that will be responsible for the construction Inland Port VIII and Inland Port XIII. The temporary concrete batch plant is being requested for the period in which they anticipate for the construction of the adjacent buildings and which would need approval through November 1, 2017.

The property located at the Southeast corner of 185th Street and Waverly Road is owned by Edgerton Land Holding Company, LLC. This is part of the property is considered part of the first phase of Logistics Park Kansas City. Because this property is privately owned, staff required the property owner to make the official request to use the property for temporary construction activities as allowed in Chapter I, Article 9, Section 6.E of the Unified Development Code of the City of Edgerton, Kansas. A copy of this request is included. While the attached request letter is from Clayco, ELHC has submitted an e-mail that specifies that the letter should serve as their official request as the property owner. The City of Edgerton Planning Commission has previously granted authority for the use of this property for similar temporary construction activities.

STAFF RECOMMENDATION

Staff recommends approval of the use of property located in the vicinity of the Southeast corner of 185th Street and Waverly Road for construction-related activities pursuant to Chapter I, Article 9, Section 6.E of the Unified Development Code of the City of Edgerton, Kansas, by Clayco, Inc. and Concrete Strategies, Inc. for construction-related activities associated with the LPKC projects subject to the approval of staff and the following conditions:

1. Temporary living quarters are not permitted on-site unless prior authorization has been provided by the Planning Commission;
2. All occupied buildings shall have access to potable water from an approved water source;
3. All signage shall be placed pursuant to applicable sign regulations in Chapter 1, Article 12 of the Unified Development Code of the City of Edgerton;
4. All buildings, outdoor storage, machinery yards, and similar uses shall be able to be fully secured when not in use;
5. All vertical structures shall require a building permit pursuant to the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton prior to being occupied;
6. Contractors shall obtain all required permits pursuant to the Code of Regulations for Buildings and Construction, 2010 Edition or other applicable chapter of City Code;
7. Off-site impacts from on-site construction-related activities shall be minimized to the extent possible. This shall include compliance with City Regulations and Policies in

regards to the tracking of debris onto public streets. Improvements for a construction entrance and the access road shall be required prior to operation and must be continually maintained in good condition;

8. On-site Stormwater Management Plan shall be approved by City prior to the disturbance of land;
9. Land disturbance activities shall be done pursuant to Article 12 of the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton;
10. Contractors agree to address any issues that affect off-site properties or public rights-of-way or easements in a reasonable time period;
11. All blasting shall be done according to Article 13 of the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton;
12. Hours of operation shall be limited to from 7:00 am to 7:00 pm unless otherwise approved by staff;
13. Holding tanks shall be used in lieu of sanitary sewer service, and shall be permitted and inspected pursuant to the Johnson County Environmental Sanitary Code;
14. Portable concrete and asphalt plants shall be approved by staff prior to use on-site, and staff shall have the ability to establish reasonable requirements for their operation;
15. Property owner and/or general contractors shall provide City and emergency response agencies a copy of a site-specific Safety Action Plan; and
16. Property owner and/or general contractors shall provide a Construction Management Plan to the City.
17. Maintain a valid City of Edgerton Business License
18. Permission for temporary construction activities is granted for a period ending November 1, 2017.

December 27, 2016

Ms. Beth Linn
City Administrator
City of Edgerton
404 East Nelson
Edgerton, KS 66021

RE: Inland Port Temporary Batch Plants Request

Dear Ms. Linn,

This letter serves as request for the City's approval of Clayco Inc. and Concrete Strategies Inc. to set up a temporary concrete batch plant operation at the gravel lot on the South East corner of 185th and Waverly Rd. Please see the attached site plan for the exact location. This batch plan will be utilized during the construction of Inland Port VIII and Inland Port XIII. The state license is pending and was submitted on 12.2.16. It is expected to be returned within the next week.

Clayco and Concrete Strategies respectfully request the City add this item to the Tuesday, January 10th 2017 Planning Commission session, and that the City recommend the approval of the referenced plants for temporary use through November 1, 2017. The site will be prepared and restored as stated below.

- Install silt fence around the perimeter of the batch plant site.
- Strip and stockpile topsoil if required.
- Prepare base of the site using 6" of 3" minus material capped with 3" of AB-3 material as required.
- Construct a concrete washout pit.
- Erect 1 concrete batch plant
- Upon completion of the project the area will be re-worked to match the existing conditions.

We appreciate your consideration of this request and if we can be of further assistance, please contact us.

Respectfully,

Clayco, Inc.



Nick Crawford
Project Manager

Attachments:

Proposed Site Plan, Batch Plant Layout Drawing, Clydesdale batch Plant Specification

CC: John Thomas, NorthPoint Development
Joe Vitale, Concrete Strategies, Inc.

Inland Port VIII Project Site

30 LF of 3" Clean gravel will be placed at the beginning of the access road to help clean any material on tires.

185TH STREET

Access Road

Batch Plant

Raw Material Stock Pile Area

Access road will be graveled and maintained to avoid material or debris from being transferred to the roadway.



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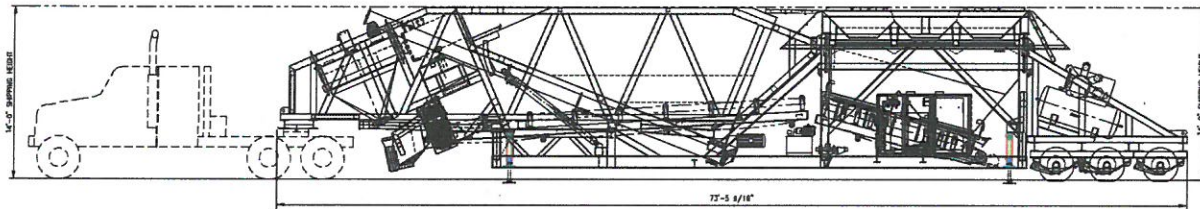
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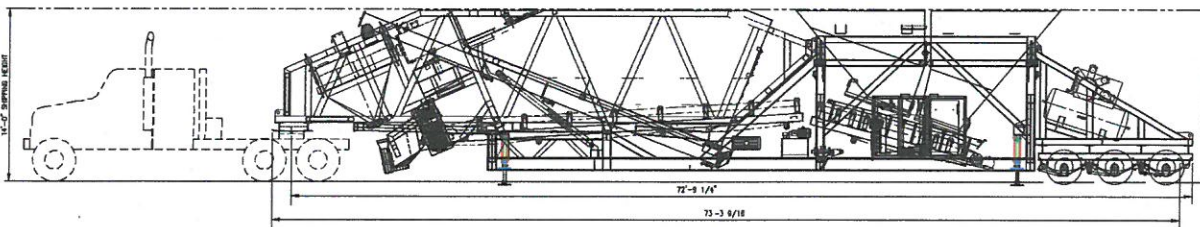
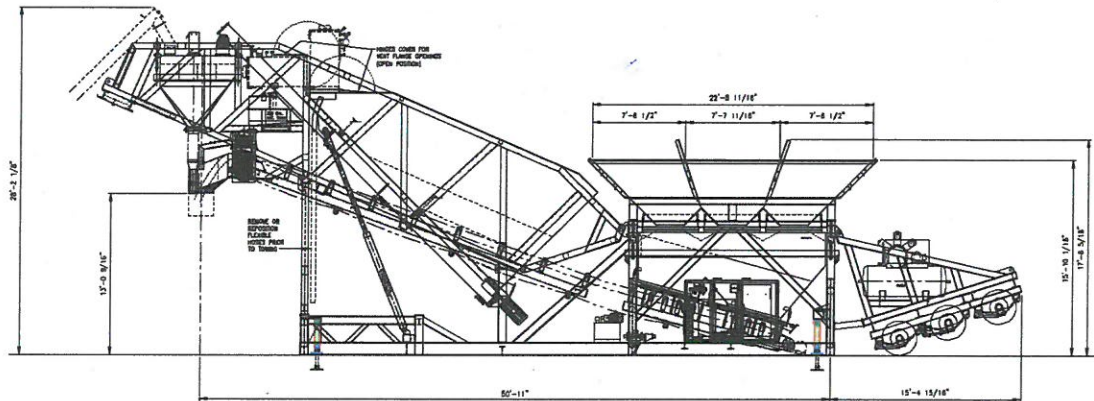
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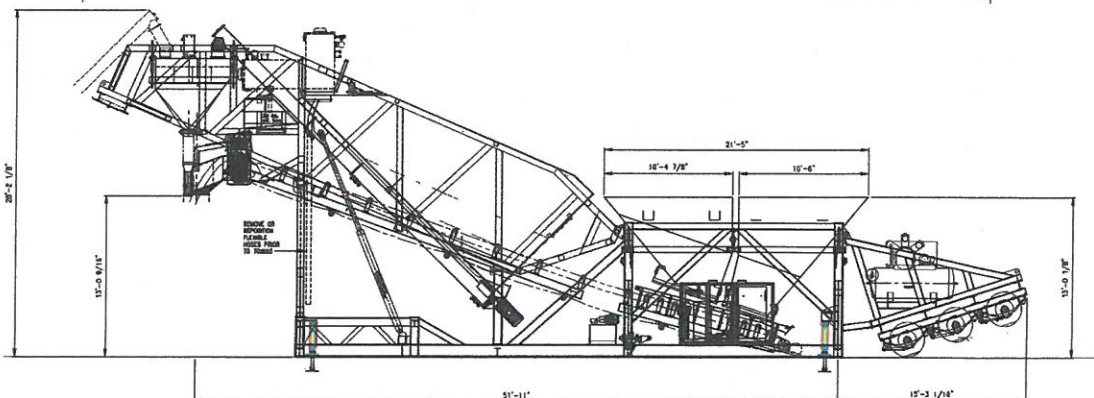
Clydesdale Portable Batch Plant Specifications



*Accumulative plant
(tri-axle truck may be required
in some locations)*



*Decumulative plant
(tri-axle truck may be required
in some locations)*

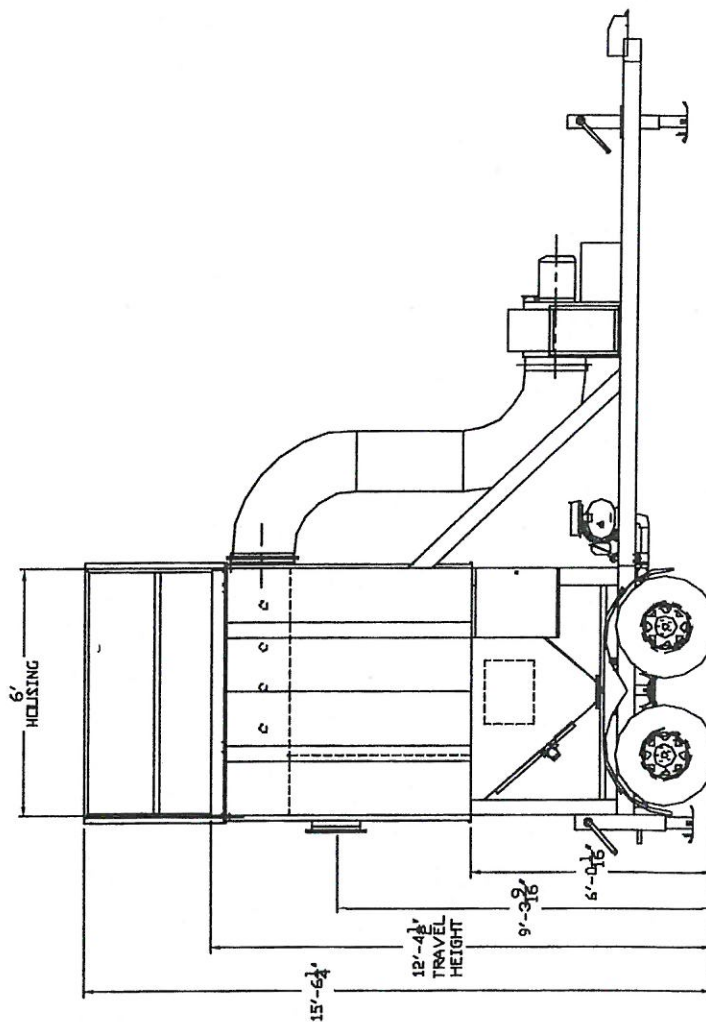
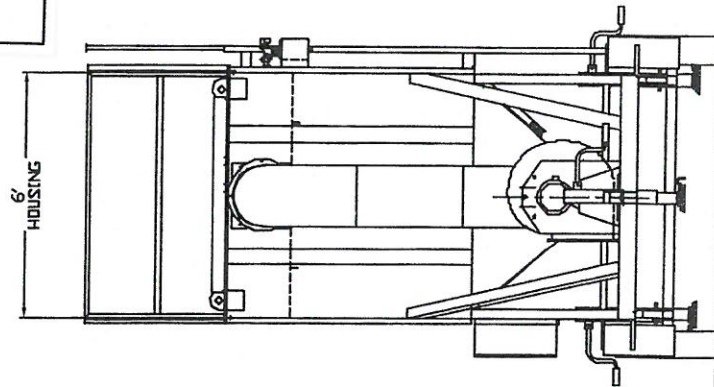
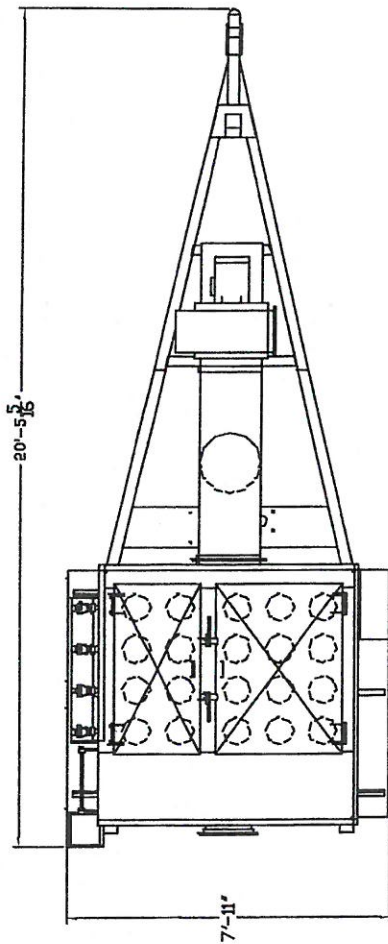


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STAFF MEMO

January 6, 2017

To: Edgerton Planning Commission
Fr: Kenneth Cook, AICP, CFM, Community Development Director
Re: L-P District Regulation Update –Sign Regulations

Regulation Update

At the December meeting of the Planning Commission we took some time to discuss specific items that the Planning Commission felt were important considerations when considering monument signs in order to give staff direction in preparing updates to the sign requirements of the L-P District. Following is a list of items that hopefully encompasses the general consensus of the Planning Commission and which staff has worked to incorporate into the draft regulations:

1. Needs to be esthetically pleasing and matching the character and materials used in the construction of the principle structure and include landscaping around the base of the sign.
2. The number of monument signs should be kept to a minimum and spacing requirements should also be placed on how close signs can be located to each other.
3. Signs should not obstruct the vision of traffic or pedestrians or overwhelm the site.
4. No electronic message boards, digital or dynamic display signs.
5. Illumination of sign shall not include flashing lights, light scatter or light beyond the sign area.
6. Cabinet-type signs with translucent panels should not be permitted.

a. Monument Signs

Table 5.1P-1 – Monument Signs		
Attribute		Requirement
Number		<ul style="list-style-type: none"> – One (1) monument sign is permitted for each property. – On property of more than thirty (30) acres in size and with more than one (1) street frontage, a second monument sign is permitted on the additional street frontage. – Platted private roads may be considered a second street frontage.
Location		<ul style="list-style-type: none"> – 15 feet from all property lines. – Outside of site triangles and easements. – No closer than 400 feet to another freestanding sign located on the same property.
Size	Sign Face	<ul style="list-style-type: none"> – No element of a sign shall not exceed eight (8) feet above natural or average grade (including base, support structure or other architectural elements). – The sign face area shall not exceed one square foot per ten (10) lineal feet of street frontage up to a maximum of 60 square feet per sign.
	Base & Support Structure	<ul style="list-style-type: none"> – Base must be a minimum of two feet in height. – The base shall extend a minimum of $\frac{3}{4}$ the entire length of the sign. – The total area of the base and support structure shall be at least 75% of the sign face area. – The base and support structure shall not exceed the sign face area by more than 10 percent.
Material & Design	Sign face	<ul style="list-style-type: none"> – Cabinet-type signs with translucent panels or panels with reflective surfaces, including but not limited to acrylic fiberglass, plastic, or metal or channel letter signs with translucent backlit panels are prohibited. Artistic elements to the sign may include small areas of translucent, backlit surfaces that exceed no more than 5% of the total sign face. – Sign face shall provide individually cut letters including channel letter signs (may be Halo lit); stenciled panels with three-dimensional push-through graphics; cast letters and logos; cast metal; or engraved. – Background of Sign face is encouraged to be comprised of natural design materials that are compatible with the building façade. – Electrical transformer boxes and raceways shall be concealed from public view.
	Base & Support Structure	<ul style="list-style-type: none"> – Natural flagstone, rock, stone, river rock, brick, limited areas of cementitious stucco, concrete and similar materials designed to match the look of the building in texture and color are considered appropriate materials. – Architectural elements should be provided on the top and/or sides of the sign
Illumination		<ul style="list-style-type: none"> – The use of backlit (halo), individually cut reverse channel letter signs, or stenciled panels with three-dimensional push-through graphics is strongly encouraged. – The use of external lighting sources is permitted. External lighting shall be designed so that the light source is directed away or shielded from passersby, adjacent properties and motorists.
Landscaping		<ul style="list-style-type: none"> – The base of a monument sign shall be softened with landscaping sufficient to cover an area extending not less than 2½ feet around the base of the sign. – The applicant shall designate the area and type of plantings in the sign permit application. Said landscape area shall be landscaped appropriately. – Landscaping shall not obstruct the sign face.