

**EDGERTON PLANNING COMMISSION
MEETING AGENDA
EDGERTON CITY HALL - 404 EAST NELSON STREET
August 12, 2025
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 8, 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

New Business

6. **CU2025-0002: CONDITIONAL USE PERMIT APPLICATION FOR EDGERTON CROSSING LOCATED ON THE NORTHWEST CORNER OF INTERSTATE 35 AND HOMESTEAD LANE**
 - a. Presentation from Nick Halfhill, representative for Conditional Use Permit Application CU2025-0002
 - b. Presentation from City Staff for Conditional Use Permit Application CU2025-0002

- c. Public Hearing for Conditional Use Permit Application CU2025-0002
- d. Discussion of Final Planned Unit Development Plan/Plat Application PUD2025-0002
- e. Consideration of Final Planned Unit Development Plan/Plat Application PUD2025-0002

7. Future Meeting Reminders

- September 9, 2025 at 7:00 PM – Regular Session
- October 14, 2025 at 7:00 PM – Regular Session
- November 12, 2025 at 7:00 PM – Regular Session

8. Announcements

9. Adjourn

**PLANNING COMMISSION
July 8, 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 July 8, 2025. The meeting was convened when Vice Chair Jeremy Little called the meeting to order at 7:00 PM.

1. ROLL CALL

Jeremy Little	present
Tina Mathos	absent
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

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

CONSENT AGENDA

4. Minutes from the June 10, 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.

Business Requiring Action

New Business

6. **PUD2025-0002: FINAL PLANNED UNIT DEVELOPMENT PLAN/PLAT FOR DWYER FARMS PHASE III LOCATED ON THE SOUTHWEST CORNER OF 8TH STREET/EDGERTON ROAD AND BRAUN STREET/ W. 207TH STREET.**

Vice Chair Little requested the applicant present their application to the Commission.

Mr. Lee Ryherd with SMH Consultants, project engineer, addressed the Commission. He stated they are requesting approval of the third and final phase of the subdivision. He stated the third phase is on the southern and western portion of the entire development. The phase will

be comprised of 82 lots and two (2) tracts. One (1) tract will be used for detention which is currently under construction with Phase II of the development but will be dedicated as part of this plat. He explained that the plat is solely comprised of residential lots, dedicated rights-of-way and utility easements.

Vice Chair Little asked City staff to present their findings and the Staff Report.

Mr. Chris Clinton, Planning and Zoning Coordinator, spoke before the Commission. He said that the applicant is requesting approval of a Final Planned Unit Development (PUD) Plan and Plat for the third and final phase of the Dwyer Farms subdivision. The proposal is comprised of 81 single-family residential lots and two (2) common tracts over 20.92± acres. There are no current developments on the area of land proposed for this phase.

The property was annexed into the City of Edgerton on April 14, 2022, and then later zoned to the Planned Unit Development (PUD) District on August 11, 2022 under the terms and conditions of Ordinance No. 2113. Also on that date, the Governing Body did approve the Conceptual Plan for the development. The Plan/Plat of the first phase was approved on June 13, 2023, and the second phase Plan/Plat was approved on July 9, 2024. Earlier in 2025, the Commission held a public hearing regarding the Revised Conceptual Plan for the subdivision. That Revised Conceptual Plan was later approved by the Governing Body on May 8, 2025. The proposed Phase III is consistent with the Revised Conceptual Plan.

Mr. Clinton explained that Section 6.1.C of the Unified Development Code (UDC) sets requirements for all PUDs. One of the requirements is that the proposal conforms with the objectives of the Comprehensive Plan. This application directly aligns with the Future Land Use Map designation of the property as Low-to-Medium Density Residential. The proposal also aligns with many goals, policies, and action items, which include but are not limited to Goal 2.4: coordinate land use planning with transportation and other public investments; Goal 4.1: increase housing diversity in Edgerton; and Goal 4.2: promote best practices for all proposed residential development. The UDC requires the net density to be reviewed for all PUDs. The density of the Revised Conceptual Plan is 3.47 dwelling units per acre (du/ac) and the proposed density of Phase III is 3.82 du/ac. While the proposed density is higher than the Conceptual Plan, the density is not as high as Phase II, 4.41 du/ac, and will bring the entire development in compliance of the Conceptual PUD. Mr. Clinton stated that the proposed yard setbacks meet the Revised Conceptual Plan. As stated in the Conceptual Plan, the five (5) foot side yard setback will be allowed, provided that of fire-rated materials are used in construction of those homes.

He stated that the applicant has shown one (1) tree per lot in the front yard, which is consistent with the previous phases of development. A sidewalk will be constructed on one (1) side of each public street, and the City and developer will work together to ensure proper connections are made to the existing infrastructure. All infrastructure plans will need to meet the City's requirements, and all comments and details must be approved by the City Engineer prior to the commencement of any construction of public infrastructure. Previously, the applicant provided possible floorplans for the phases of development. Currently, no floorplans have been provided for the third phase. The floorplans must be provided prior to the certification of the Zoning Administrator and recording of the plat.

Mr. Clinton informed the Commission that part of the application is a Final Plat. The Final Plat must meet the requirements in Section 6.4.A and Section 13.3.G of the UDC in addition to the Johnson County Subdivision Plat requirements. The City Engineer is reviewing all of the public infrastructure plans in conjunction with the Plat. It is possible that additional easements or rights-of-way will be needed for the public infrastructure, and if they are, they are to be shown on the Plat. The Zoning Administrator will not certify the plat until all public infrastructure plans have been approved by the City Engineer. The Parcel Area Table must also be corrected to include all of the proposed lots prior to the certification of the Zoning Administrator. The City Engineer is also requiring that all easements be either utility easements or drainage easement and no sewer easements be used on the Plat. This will require the Sanitary Sewer Easement language be removed from the Owner's Certificate. The proposed easement between Lots 248 and 249 must be corrected to meet the easement requirement. There are also easements to be vacated by this Plat, but it is not made clear that new easements are being dedicated replacing those vacated easements. Any new easement must be indicated by shading or hatching appropriately on the face of the Plat.

City staff does recommend approval of PUD Final Plan/Plat Application PUD2025-0002 for Dwyer Farms, Phase III with the following stipulations:

1. Prior to the plat being recorded, the following must occur:
 - a. Floorplans for the models of homes to be constructed during this Phase must be provided.
 - b. Public infrastructure plans must be approved by the City Engineer. Any necessary changes to the Plat based on the review of those plans must be made prior to the Plat being recorded.
 - c. The exterior corner of the boundary of a subdivision of land must be monumented prior to the recording of the Plat.
 - d. The Plat must be revised to reflect the proposed lots and tracts in the Parcel Area Table.
2. Fire-rated material must be used in construction of homes in lieu of the Planning Commission and Governing Body permitting a five (5) foot side yard setback and minimum 10-foot separation between buildings.

Vice Chair Little inquired as to what the language about the sanitary sewer easements involved and if that fell under the public infrastructure stipulation. Mr. Clinton replied that the requirement was made by the City Engineer to remove the language from the Owner's Certificate on the Plat. Removing the language would not allow the dedication of any sanitary sewer easements and require all sanitary sewer infrastructure be in utility easements. Mr. Zachary Moore, Development Services Director, added that a utility easement allows for different types of infrastructure to be placed within the easement and greater flexibility for City staff to do work on different infrastructure within said easement. A sanitary sewer easement only allows for sanitary sewer infrastructure and work in that area.

Commissioner Mueller moved to recommend approval of PUD2025-0002, Final Plan/Plat for Dwyer Farms Phase III with the stipulations outlined by City staff. The motion was seconded by Commissioner Soemer. PUD2025-0002 was recommended for approval with the stipulations, 3-0.

7. **PROPOSED UPDATE TO THE ENVISION EDGERTON 2050 COMPREHENSIVE PLAN**

Mr. Moore addressed the Commission. He stated as was discussed during the last work session, Kansas State law allows the Planning Commission to annually review and consider amendments to the City's adopted Comprehensive Plan. The Envision Edgerton 2050 Comprehensive Plan (the Comprehensive Plan) was adopted in April of 2024 and has been in place for little over a year. There are a couple of items that City staff saw opportunities for updates to the Future Land Use Map.

He said the first proposed update is regarding a parcel of land on the southwest corner of W 191st Street and Four Corners Road. When the Comprehensive Plan was originally adopted, the parcel was mistakenly identified as being owned by the Johnson County Parks and Recreation Department (JCPRD). This led to the designation on the Future Land Use Map as being Parks and Recreation. City staff later learned that the parcel is not owned by JCPRD and is privately owned. This leads to a higher chance for development to occur on the parcel. With the general location of the property near the Burlington Northern Santa Fe Intermodal Facility, City staff proposes to update the land use designation to Business/Logistics Park on the Future Land Use Map. Mr. Moore explained that updating the designation will be helpful for City staff should someone approach the City with a development proposal, the property would need to be rezoned, and one (1) of the Golden Criteria that is reviewed is conformity to the adopted Comprehensive Plan. If the land use designation of Business/Logistics Park is not used for the property, it could be argued that the property is prime for park and should not be developed. The updated land use designation adds flexibility should development be proposed for the parcel, which is just under 15 acres in size. Mr. Moore displayed the Future Land Use Map with the parcel pointed out. The map showed the adjacency to Business/Logistics Park designated land.

Vice Chair Little asked for the cross streets of the parcel. Mr. Moore replied it is W. 191st Street and Four Corners Road just north of the Big Bull Creek Park police office and near the old railway bed. Commissioner Mueller inquired if JCPRD could purchase the land. Mr. Moore answered that JCPRD could purchase the land. He added that if the update is approved and JCPRD does purchase the property, City staff could come back to the Commission to switch the land use designation back to Parks and Recreation. The property is not currently within the City limits, so if development is to occur under City regulations, the property would have to be annexed and rezoned.

Mr. Moore said the second proposed update is on the southeast corner of Waverly Road and 56 Highway and is just north of the railway bed. The property is just under 35 acres in size and when the Comprehensive Plan was adopted, the property did not receive a land use designation for some reason. All around the subject property is Mixed-Use. The size of the property lends it to be a prime target of significant development eventually. He explained City staff recommends the Mixed-Use land use designation, which would lend to uses such as multifamily residential above a commercial use.

Vice Chair Little asked if there was a field that abuts the property. Commissioner Mueller stated that the property is between Waverly Road and a church. Commissioner Soemer inquired if the property was near the Road Star. Commissioner Mueller answered that the property is on the other side of 56 Highway of Road Star.

Vice Chair Little opened the public hearing. There were no comments made.

Commissioner Soemer moved to close the public hearing, and Commissioner Mueller seconded the motion. The public hearing was closed, 3-0.

Commissioner Soemer moved to recommend approval of the proposed updates to the Comprehensive Plan to the Governing Body. Commissioner Mueller seconded the motion. The proposed updates of the Envision Edgerton 2050 Comprehensive Plan were recommended for approval, 3-0.

8. FUTURE MEETING REMINDERS

Vice Chair Little stated that the next regular sessions are scheduled for August 12, 2025 at 7:00 PM; September 9, 2025 at 7:00 PM and October 14, 2025 at 7:00 PM.

9. ANNOUNCEMENTS

There were no announcements made.

10. ADJOURN

Commissioner Mueller moved to adjourn the meeting. Commissioner Soemer seconded the motion. The meeting was adjourned at 7:26 PM, 3-0.

Submitted by Chris Clinton, Planning and Zoning Coordinator

EDGERTON CROSSING INTERSTATE POLE SIGN

Application CU2025-0002

Northwest Corner of the Interstate 35 and Homestead Lane Interchange

QUICK FACTS

PROJECT SUMMARY AND REQUESTED APPROVALS

The Applicant is requesting approval of a Conditional Use Permit for an interstate pole sign.

Owner and Applicant

Woodstone Properties, LLC

Existing Zoning and Land Use

The property is currently zoned C-2 (Heavy Service Commercial) District with no current development.

Parcel Size

0.23± acres

Staff Report Prepared by

Chris Clinton



BACKGROUND

1. *Proposal*

The applicant is requesting a Conditional Use Permit for a new 60-foot-tall interstate pole sign on the property located on the northwest corner of the Interstate 35 and Homestead Lane interchange. The proposed sign will serve the entire Edgerton Crossing development, which the Maverik convenience store is a part of. The development will have future commercial development which are to include restaurants and a hotel per a previously approved development agreement. Interstate pole signs require approval of a Conditional Use Permit, which requires a public hearing before the Planning Commission.

2. *Subject Site History*

The 0.23± acre subject property was annexed on February 24, 2011 (Ordinance 900) and later rezoned to the C-2 (Heavy Service Commercial) District on July 14, 2011 (Ordinance 905). A Preliminary Plat (PP2019-04) was approved for the subject property and the Edgerton Crossing development (then known as Lone Star) on October 8, 2019. Preliminary Plat PP2019-04 became null and void a year later as no Final Plat was approved for any portion of the Preliminary Plat as required by Unified Development Code (UDC) Section 13.3.E.3. Preliminary Plat PP2021-03 was approved on November 19, 2021 for Edgerton Crossing. A Final Plat was then approved on April 28, 2022 and later recorded with Johnson County. A revised Final Plat (FP2024-0003) was recommended for approval by the Planning Commission on October 8, 2024 and was then later recorded with Johnson County which created the subject parcel.

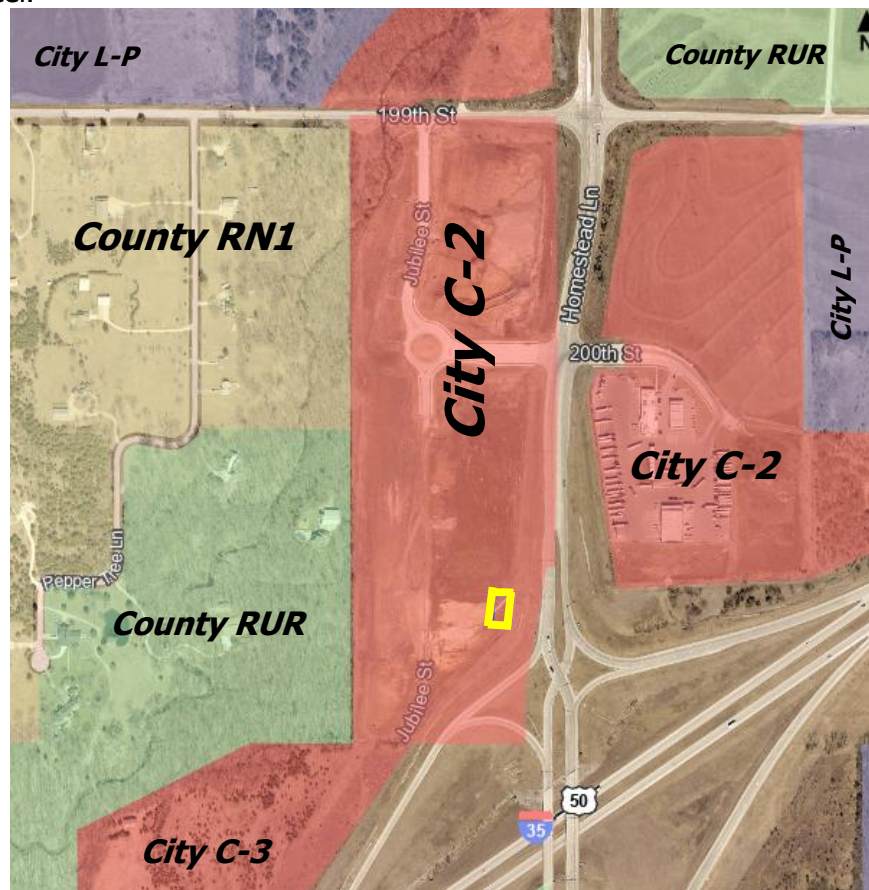


Figure 1 – Zoning Map. Subject Property Outlined in Yellow.

CONDITIONAL USE PERMIT REVIEW

Figure 2 below shows the future land use designation for the area, with the subject property outlined in black:

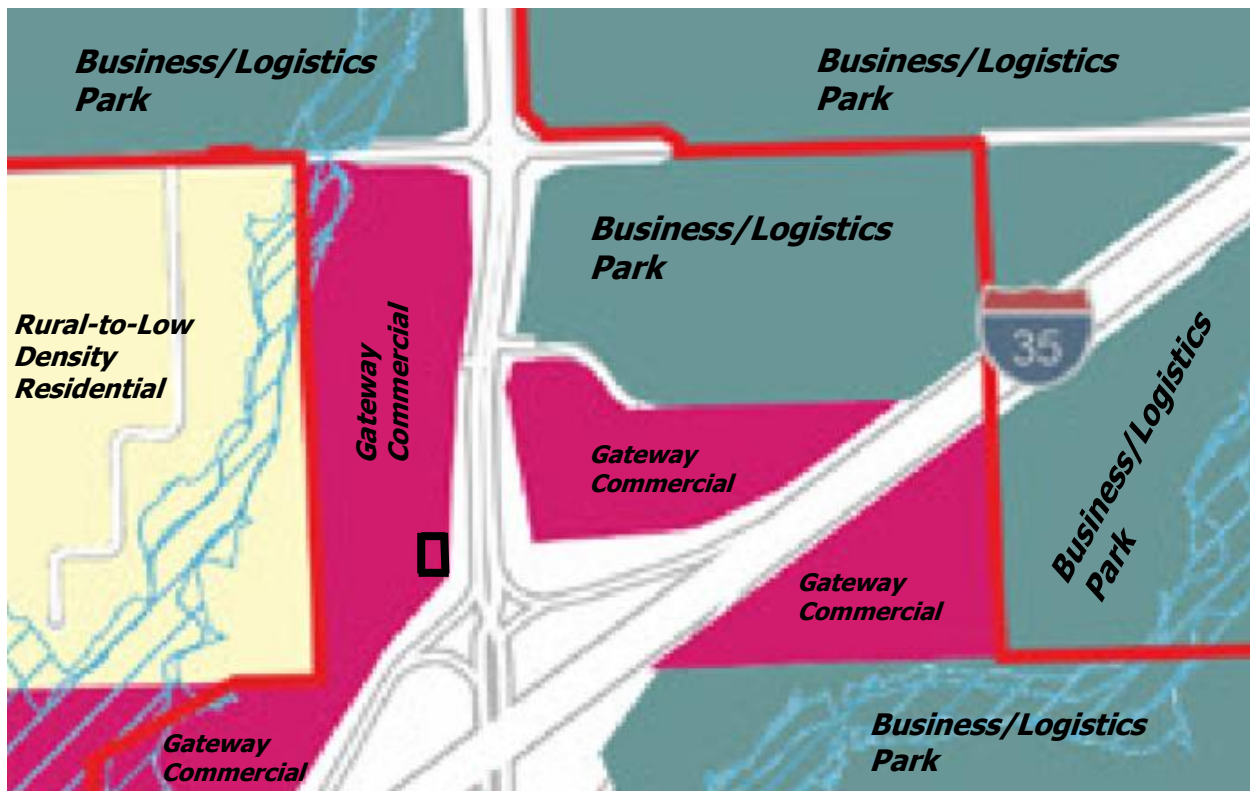


Figure 2

Section 7.2.G.3 Specific District Requirements – Interstate Pole Sign

The UDC, Section 7.2.G.3, outlines specific requirements that must be met and information that must be provided for the submittal be complete and code compliant. The following is a summary of those requirements:

- a. Use of the proposed development – The Edgerton Crossing area is developing currently with a convenience store with gasoline and diesel fuel sales, and the remainder of the Edgerton Crossing development is anticipated to develop with commercial uses.
- b. Principal building height – The height of the principal building (Maverik) in the Edgerton Crossing development is 29 feet and 1 inch tall.
- c. Surrounding land uses and zoning – Each property that is immediately adjacent to the subject property is C-2 (Heavy Service Commercial). Commercially zoned properties exist to the north, east, and south of the Edgerton Crossing, with unincorporated County residentially zoned land to the west.
- d. Relationship to the Interstate – The subject property is immediately adjacent to the Interstate right-of-way, compliant with the UDC's requirement of being within 500 feet of Interstate right-of-way.
- e. Elevation of site and adjacent roadway – The proposed grade of the site is approximately 1007 feet above sea level, and the elevation of the adjacent roadway at its nearest edge is 1014 feet above sea level.

- f. Height and signable area of the sign – The sign is proposed to be 60 feet tall, which is compliant with the City’s UDC requirements. The sign is also proposed to have approximately 769 square feet of signable area per sign face, which is less than the maximum allowed 900 square feet of signable square footage per sign face.
- g. Line-of-sights – The UDC requires that line-of-sight drawings be provided from ½ mile and 1 mile vantage points from both directions. The applicant provided line-of-sight drawings from each of these required vantage points and provided additional line-of-sight drawings which are included in this packet.

Section 12.12 Permitted Signs – Table 12-3 – Interstate Pole Sign Requirements

Article 12 of the UDC requires a 30-foot setback from all property lines, which the proposed pole sign is compliant with. The proposed sign can be equipped with changeable copy , provided that there is no flashing, intermittent, or moving lights, and that LED signs must display an image for at least eight (8) seconds at a time, which has been noted in the applicant’s submittal.

City staff reviewed the Conditional Use Permit request under the requirements outlined in Article 7 – Conditional Uses of the Unified Development Code (UDC).

The purpose of this article is to provide for certain uses, which because of their unique characteristics cannot be distinctly listed as a permitted use in a particular zoning district. The Planning Commission may recommend approval of Conditional Uses to the Governing Body after consideration in each case of the impact of such uses upon neighboring uses, the surrounding area, and the public need for the particular use at the particular location. Limitations and standards are herein established to ensure the use’s consistency with the character, uses and activities in the zoning district. Before any Conditional Use may be approved, the Governing Body shall review the record of the public hearing held by the Planning Commission.

The Planning Commission, in accordance with the procedures and standards of the UDC, may recommend the Governing Body authorize buildings, structures, and uses as Conditional Uses in specific instances and in particular districts set forth provided that:

- a. the location is appropriate and consistent with the Comprehensive Plan;
- b. that the public health, safety, morals, and general welfare will not be adversely affected;
- c. the necessary safeguards will be provided to surrounding property, persons, and neighborhood values; and
- d. further provide that additional standards of this Article be specified as a condition of approval.

Article 7 Conditional Uses

City staff reviewed the Conditional Use Permit request under the requirements outlined in Article 7 – Conditional Uses of the Unified Development Code (UDC).

The purpose of this article is to provide for certain uses, which because of their unique characteristics cannot be distinctly listed as a permitted use in a particular zoning district. The Planning Commission may recommend approval of Conditional Uses to the Governing Body after consideration in each case of the impact of such uses upon neighboring uses, the surrounding area, and the public need for the particular use at the particular location. Limitations and standards are herein established to ensure the use’s consistency with the character, uses and activities in the zoning district. Before any Conditional Use may be approved, the Governing Body shall review the record of the public hearing held by the Planning Commission.

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- a. the location is appropriate and consistent with the Comprehensive Plan;
- b. that the public health, safety, morals, and general welfare will not be adversely affected;
- c. the necessary safeguards will be provided to surrounding property, persons, and neighborhood values; and
- d. further provide that additional standards of this Article be specified as a condition of approval.

Section 7.1.C – Issuance of Conditional Uses

Criteria. In order to recommend approval or disapproval of a proposed conditional use permit, both the Planning Commission and the Governing Body shall determine whether the proposed use is found to be generally compatible with surrounding development and is in the best interest of the City. In making such determination, the Planning Commission and Governing Body may consider all factors they deem relevant to the questions of compatibility and the best interest of the City, including the following:

1. The extent to which there is a need in the community for the proposed use.
 - a. *The proposed interstate pole sign will help inform travelers along Interstate 35 (I-35) about the development and will feature business that are located within the Edgerton Crossing development. This will include the Maverik convenience store along with future development to take place in the Edgerton Crossing development.*
2. The character of the neighborhood, including but not limited to: zoning, existing and approved land use, platting, density (residential), natural features, and open space.
 - a. *The subject parcel is zoned C-2 (Heavy Service Commercial) and is surrounded by other C-2 zoned properties. The property across Homestead Lane to the east consists of a developed truck stop with a gasoline and diesel fueling stations, two restaurants and a truck maintenance facility on a platted parcel. A low-density unplatted neighborhood is approximately 600' to the west of the proposed interstate pole sign. Between the proposed interstate pole sign and the low-density neighborhood is platted right-of-way for Jubilee Street and additional developable land. The neighborhood is currently lined with an existing tree line and all but one residential dwelling is separated by a creek from the Edgerton Crossing development.*
3. The nature and intensity of the proposed use and its compatibility with the zoning and uses of nearby properties. Such determination should include the location, nature, and height of structures, walls, fences, and other improvements connected with the proposed use, their relation to adjacent property and uses, and the need for buffering and screening.
 - a. *The immediately neighboring properties are all zoned C-2 and the subject property is located at the interchange of I-35 and Homestead Lane. The subject property is located within the distance requirements of the UDC for an interstate pole sign, which is a minimum of half of the site is within 800 feet of the centerline of 500 feet of the right-of-way (whichever is less) of an Interstate. The only vertical construction in Edgerton Crossing at this time is the Maverik building and gasoline canopy which is currently under construction. The tallest point of any structure on that site is 29 feet and 1 inch. The height of the proposed sign is 60 feet from grade.*

4. Suitability of the uses of the property without the proposed conditional use permit.
 - a. *The subject property is currently undeveloped and was platted with this specific use in mind. If this application is denied, the subject property would most likely need to be replatted prior to any possible development due to the small size of the parcel.*
5. Length of time the subject property has remained vacant without the proposed conditional use permit.
 - a. *Per Johnson County AIMS, the subject property has remained undeveloped since at least 2006. The property has been vacant during the time that it has been zoned C-2, which it was rezoned to in 2011.*
6. The extent to which the proposed use may detrimentally affect nearby property.
 - a. *Per the provided lighting study enclosed in this Staff Report, the nearest residential property is roughly a 70° angle from the sign, and greater than 500 feet away. The foot-candle readings at that angle and distance would 0.01 footcandles, with a lower reading with greater distance. There is not expected to be any excess lighting or other detrimental effects to nearby properties.*
7. The adequacy of ingress and egress to and within the site of the proposed use, traffic flow and control, the adequacy of off-street parking and loading areas, the adequacy of required yard and open space requirements and sign provisions.
 - a. *The developer is responsible for extending Jubilee Street to the southern property line of the Edgerton Crossing as development occurs. An additional access road will need to be constructed from Jubilee Street to provide access to the sign for construction and maintenance until development occurs and alternative access be provided to the site.*
8. The availability and adequacy of required utilities and services to serve the proposed use. These utilities and services include, but are not limited to, sanitary and storm sewers, water, electrical and gas service, police and fire protection, schools, parks and recreation facilities and services, and other similar public facilities and services.
 - a. *The only utility that would be required for the sign would be electricity which can be extended from the north.*
9. The extent to which the proposed use would adversely affect the capacity or safety of that portion of the road network influenced by the proposed use, or present parking problems in the vicinity of the property.
 - a. *The sign will not affect the capacity of safety of the road network or present any parking problems.*
10. The environmental impacts that the proposed use would create (if any) including, but not limited to, excessive storm water runoff, water pollution, air pollution, noise pollution, excessive nighttime lighting or other environmental harm.
 - a. *There will be no additional stormwater runoff, water, air, or noise pollution should the pole sign be approved and constructed. Nighttime lighting will occur, should the application be approved, though the footcandle measurement at the property line of the neighboring residential properties will be 0.*
11. The economic impact of the proposed use on the community.
 - a. *The new sign would alert travelers along I-35 of commercial amenities available in the Edgerton Crossing development. Those amenities will include, but are not limited to, the*

Maverik convenience store, a hotel, and restaurants per the previously approved Edgerton Crossing Development Agreement. Travelers that shop in the Edgerton Crossing development will provide a boost to City sales tax.

12. The relative gain (if any) to the public health, safety, and welfare from a denial of the application for conditional use permit as compared to the hardship imposed upon the conditional use applicant from such denial.
 - a. *There would be little to no gain to the public health, safety, and welfare of the City of Edgerton should this request be denied. If the request is denied, the subject parcel would most likely need to be replatted as the size of the parcel is too small to support many of the allowed uses in the C-2 District.*

13. Consistency with the Comprehensive Plan, Capital Improvement Plan, ordinances, policies, and applicable City Code of the City of Edgerton, and the general safety, health, comfort and general welfare of the community.
 - a. *The Future Land Use Map (FLUM) within the Comprehensive Plan designates the subject property as Commercial Gateway, and the proposed sign is consistent with the FLUM.*

14. In addition to the above criteria, the recommendation of professional staff is also required per Ordinance 798 (2005). Staff recommendations are addressed in the Recommendations Section of this Staff Report.

DOCUMENTS INCLUDED IN PACKET

Sheet #	Title	Date on Document
1	ART 1.0 Pole Sign Cut Sheet	03/28/2025
2	LOC 0.2 Site Plan	03/28/2025
3	Plot Plan	08/05/2025
4	Line of Sight Vantage Points	
5	LOC 0.5 West to East Vantage Points	07/01/2025
6	LOC 0.6 East to West Vantage Points	07/01/2025
7	LOC 0.3 West to East Line of Sight	03/28/2025
8	LOC 0.4 East to West Line of Sight	03/28/2025
9	Zoning Map	
10	Location of Sign	
11	Platted Lot	
12	Maverik Site	
13-15	Lighting Study	07/21/2025
16	Signage Cross Section	07/09/2025

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit **Application CU2025-0002**, *Edgerton Crossing Interstate Pole Sign* with the following stipulations:

1. This Conditional Use Permit will be valid for ten (10) years from the date of approval by the City of Edgerton Governing Body.

2. Plans for an access and maintenance road to the proposed sign must be submitted by the applicant, reviewed and approved by City staff, and constructed by the developer prior to issuance of a building permit for the Interstate Pole Sign.

Note: For Application CU2025-0002 the Planning Commission is the recommending body for the application to the Governing Body. This application will be presented to the Governing Body on September 11, 2025.

SCOPE OF WORK

REFURBISH **ONE (1)** EXISTING HIGH RISE POLE SIGN.

PERMITTING INFO

AREA: 768.72 FT² (Rounded to the nearest 0.1 ft²)
 TENANT CABINET: 168.33 FT²
 MAVERIK/PRICE CHANGERS: 319.83 FT²
 EMC: 280.56 FT²

COLOR KEY

P1	SW Std. Black
V1	3M 3630-33 "Red"
V2	3M 3630-26 "Green"
V3	3M 3630-22 "Black"

Note: Unless otherwise noted, the colors depicted on this rendering may not match actual colors on finished display. Please refer to color-callouts and their appropriate vendor specified samples for approved color specifications.

ELECTRICAL

POWER AT DISPLAY LOCATION TO BE PROVIDED BY CLIENT. YESCO TO CONNECT POWER TO SIGN.

DESIGN

1605 South Gramercy Rd.
 Salt Lake City, UT 84104
 801.487.8481

www.yesco.com
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This drawing was created to assist you in visualizing our proposal. The original ideas herein are the property of YESCO LLC. Permission to copy or revise this drawing can only be obtained through a written agreement with YESCO. The colors shown are only approximated on any computer monitor, inkjet or laser print. The final product may vary slightly in color from your computer monitor or print.

This sign is installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.



Revisions

No.	Date / Description
	Org. 02.23.2024
R1	04.04.2024 No Changes (MS)
R11	02.28.2025 SP
R12	03.03.2025 SP
R13	03.18.2025 (MS)
R14	03.21.2025 (MS)
R15	03.28.2025 SP
R16	---
R17	---
R18	---

JO #

Approval

 A/E Sign / Date

 Client Sign / Date

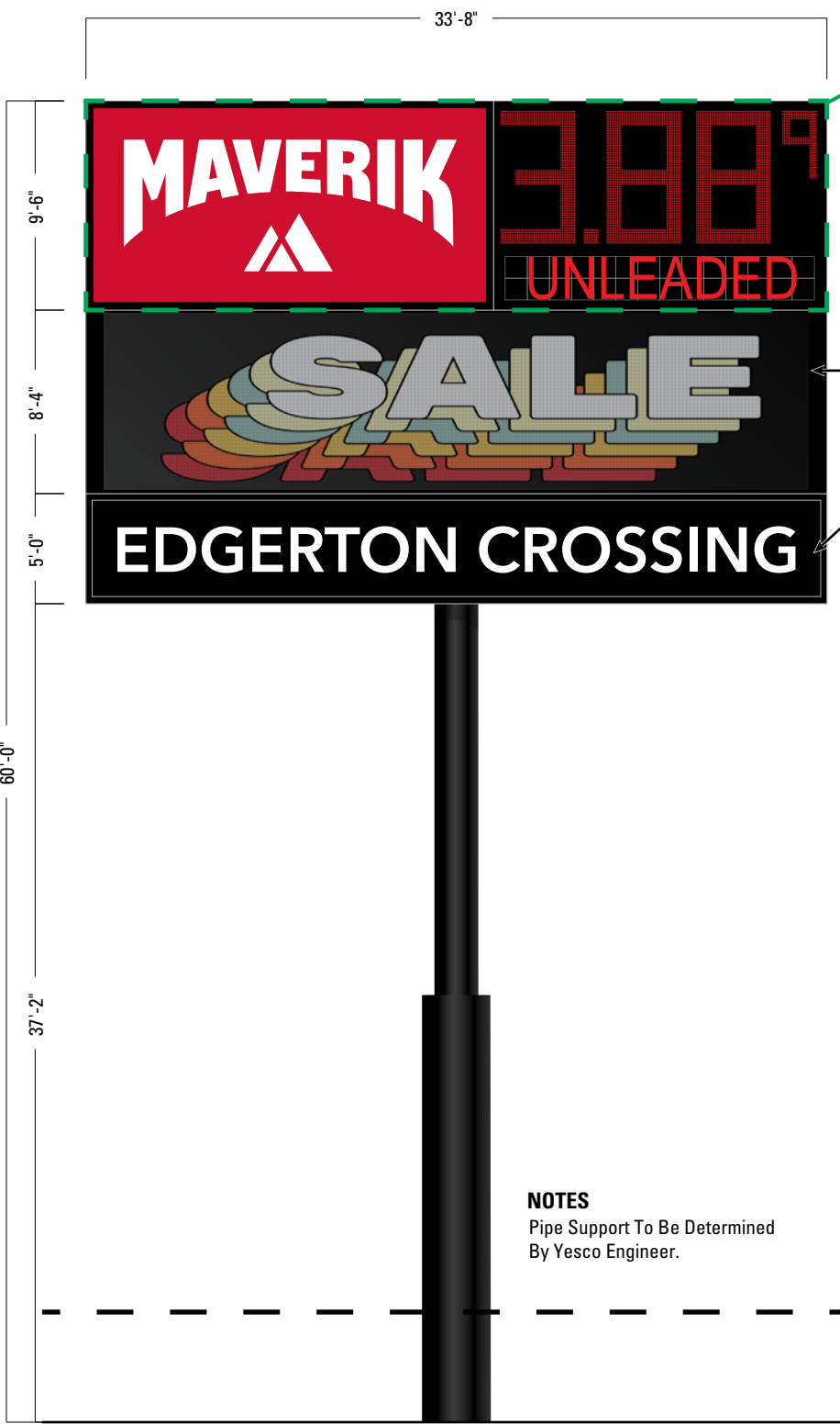
Maverik #TBD

200th Street & Homestead Lane
 Edgerton, Kansas
 Acct. Exec: Matthew R Wren
 Designer: Mitchell E Stapley

OPY-59212 R15

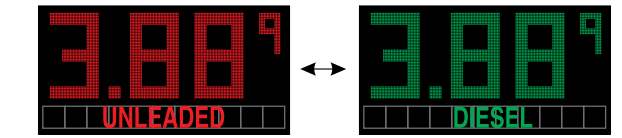
ART 1.0

ATTENTION:
 UNLEADED PRICE CHANGER DIGITS
 TO BE ON STREET SIDE. →



Sunshine Provided Price Changer Cabinet

Price Changer Digit Size: 76"
 RED/GREEN digits and programmable labels alternate every 8 seconds.



Yesco Provided Watchfire EMC

Pixel Pitch: 16mm
 Pixel Matrix: 144h x 576w
 Ventilation Style: Rear Ventilation

Yesco Provided Tenant Cabinet

Aluminum Cabinet
 Retainers: 2"
 Face: White Translucent Polycarbonate
 Internal Lighting: White L.E.D.
 Graphics: 1st Surface Applied 3M Translucent Vinyl Graphics.

NOTES
 Pipe Support To Be Determined
 By Yesco Engineer.

1 SIGN 01 - HIGH RISE STACKED LAYOUT (FRONT VIEW)
 SCALE: 1/16" = 1'-0" [1:192]

DESIGN

1605 South Gramercy Rd.
Salt Lake City, UT 84104
801.487.8481

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Revisions

No.	Date / Description
Org.	02.23.2024
R1	04.04.2024
R11	02.28.2025 SP
R12	03.03.2025 SP
R13	03.18.2025 (MS)
R14	03.21.2025 (MS)
R15	03.28.2025 SP
R16	---
R17	---
R18	---

JO #

Approval

A/E Sign / Date

Client Sign / Date

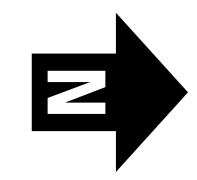
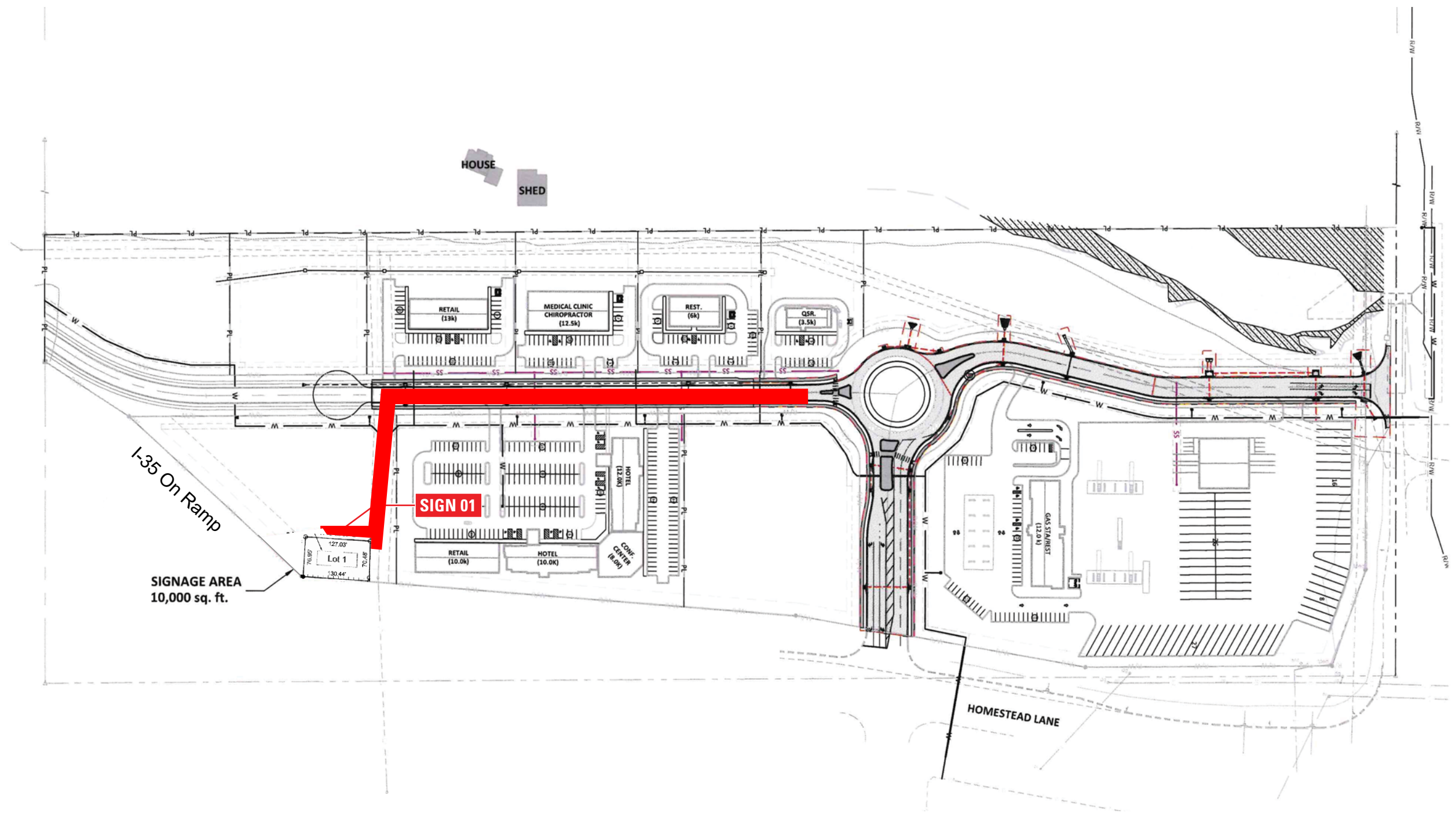
Maverik #TBD

200th Street & Homestead Lane
Edgerton, Kansas

Acct. Exec: Matthew R Wren
Designer: Mitchell E Stapley

OPY-59212 R15

LOC 0.2



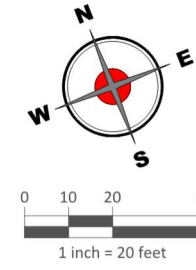
Cesar 8/5/2025 (E2021-05) Edgerton_Development\Engineering_Design\Technical_Plan_Sheets\EC2021-05\Site_Design_Plans\Site_Layout



C2 - Heavy Service Commercial

C2 - Heavy Service Commercial

C2 - Heavy Service Commercial



SITE INFORMATION

1. Site Area: = 0.227 Acres
2. Setbacks
 - 2.1. Front - 30'
 - 2.2. Rear - 30'
 - 2.3. Side - 30'

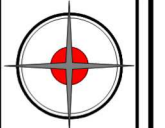
SITE LEGEND

- PL — Property Line
- - - - - Setback
- R/W — Right of Way
- Sign Lot

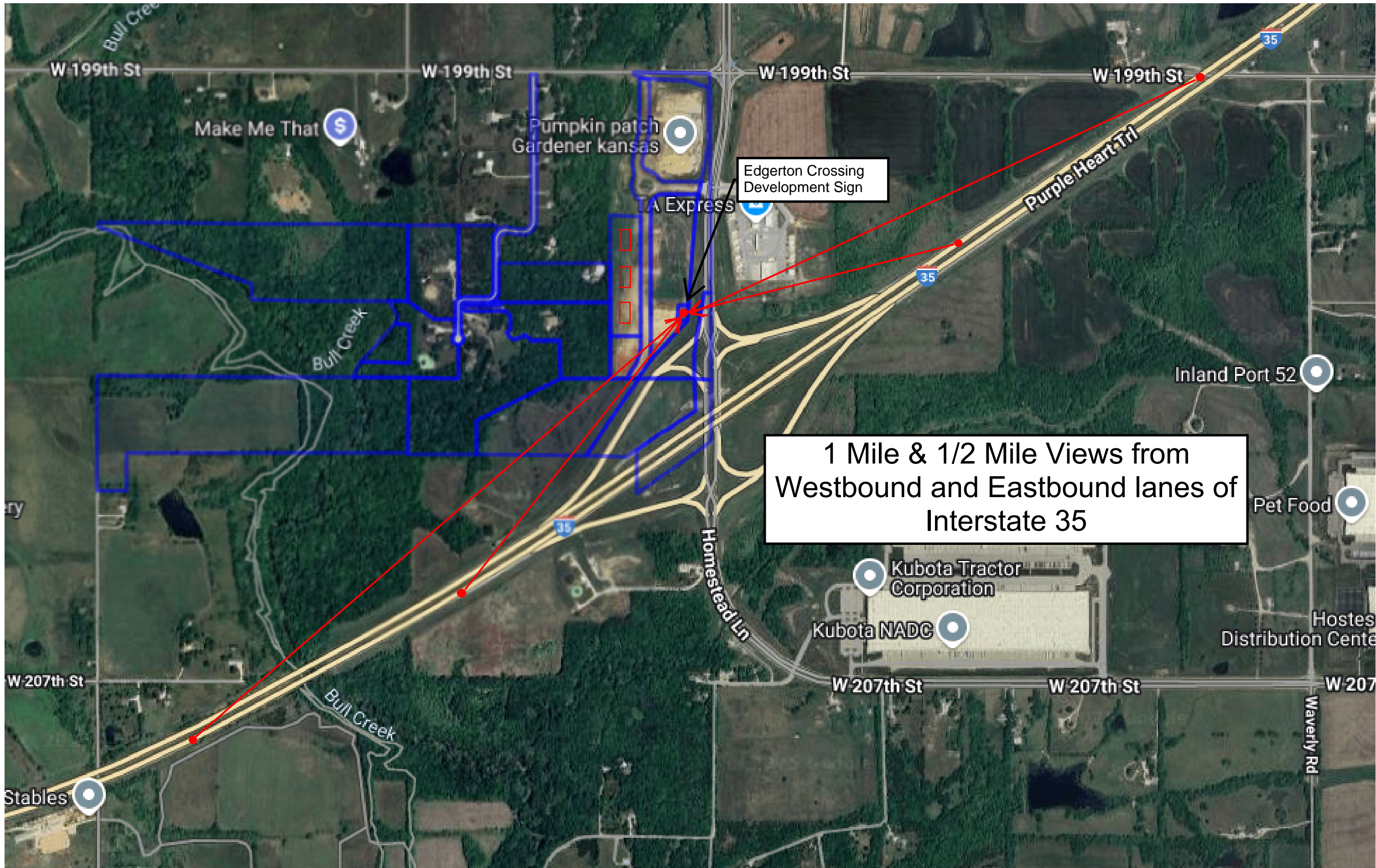
No.	Revision	Date

CITY OF EDGERTON, KANSAS
EDGERTON CROSSING
SITE PLAN

DRIGGS DESIGN GROUP, PA
 Surveying Engineering Planning
 MANHATTAN - HAYS - EMPORIA - TOPEKA - GOODLAND



Project No.:
EC2023-34
 Date:
8/5/2025
 Sheet No.:
1 OF 2



1 Mile & 1/2 Mile Views from Westbound and Eastbound lanes of Interstate 35



DESIGN

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R14	03.21.2025 (MS)
R15	03.28.2025 SP
R16	04.09.2025 SP
R17	05.05.2025 SP
R18	07.01.2025 SP

JO #

Approval

A/E Sign / Date

Client Sign / Date

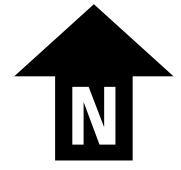
Maverik #TBD

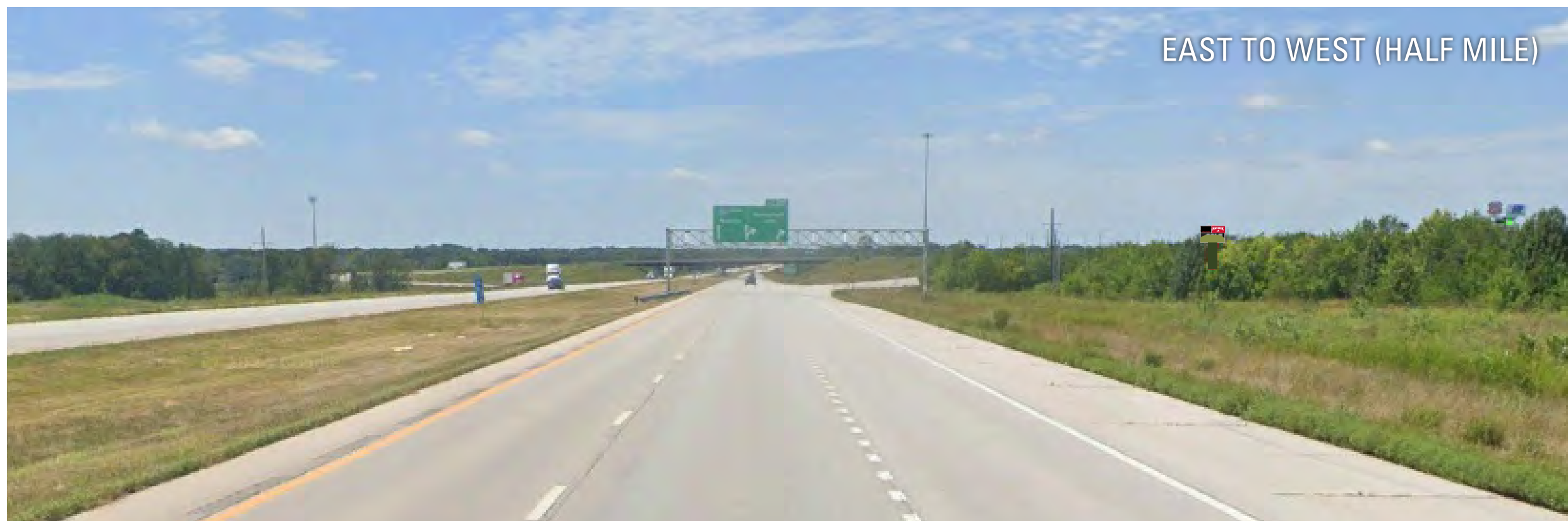
200th Street & Homestaed Lane
Edgerton, Kansas

Acct. Exec: Matthew R Wren
Designer: Mitchell E Stapley

OPY-59212 R18

LOC 0.5





EAST TO WEST (HALF MILE)



EAST TO WEST (MILE)

SIGN NOT VISIBLE
THROUGH TREES



DESIGN

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R15	03.28.2025 SP
R16	04.09.2025 SP
R17	05.05.2025 SP
R18	07.01.2025 SP

JO #

Approval

A/E Sign / Date

Client Sign / Date

Maverik #TBD

200th Street & Homestead Lane
Edgerton, Kansas

Acct. Exec: Matthew R Wren
Designer: Mitchell E Stapley

OPY-59212 R18

LOC 0.6



DESIGN

1605 South Gramercy Rd.
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R15	03.28.2025 SP
R16	---
R17	---
R18	---

JO #

Approval

A/E Sign / Date

Client Sign / Date

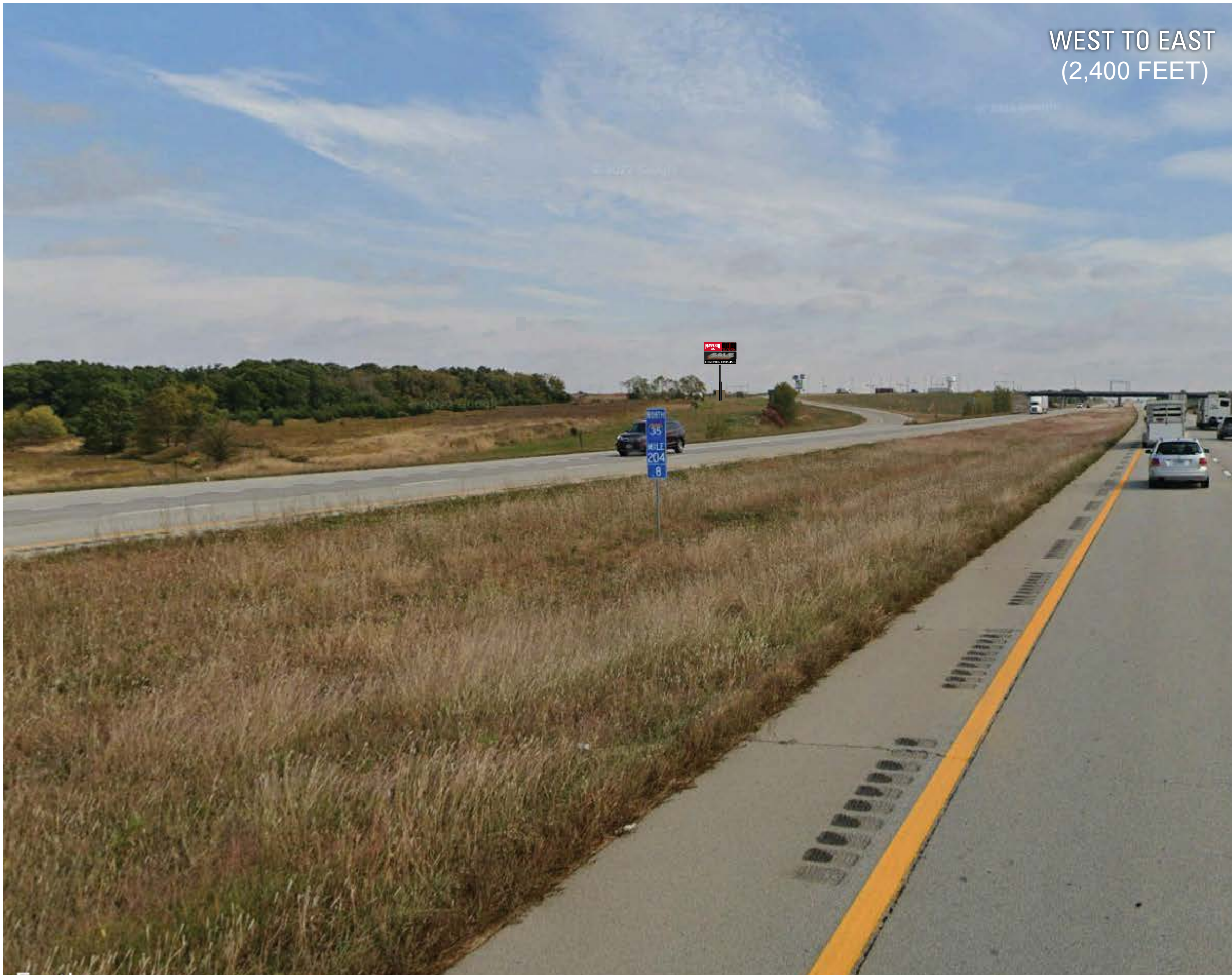
Maverik #TBD

200th Street & Homestaed Lane
Edgerton, Kansas

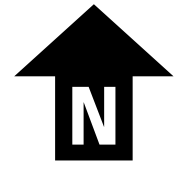
Acct. Exec: Matthew R Wren
Designer: Mitchell E Stapley

OPY-59212 **R15**

LOC **0.3**



WEST TO EAST
(2,400 FEET)



EAST TO WEST (OFF RAMP)
(1,800 FEET)



DESIGN

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R15	03.28.2025 SP
R16	---
R17	---
R18	---

JO #

Approval

A/E Sign / Date

Client Sign / Date

Maverik #TBD


200th Street & Homestead Lane
Edgerton, Kansas
Acct. Exec: Matthew R Wren
Designer: Mitchell E Stapley

OPY-59212 R15

LOC 0.4



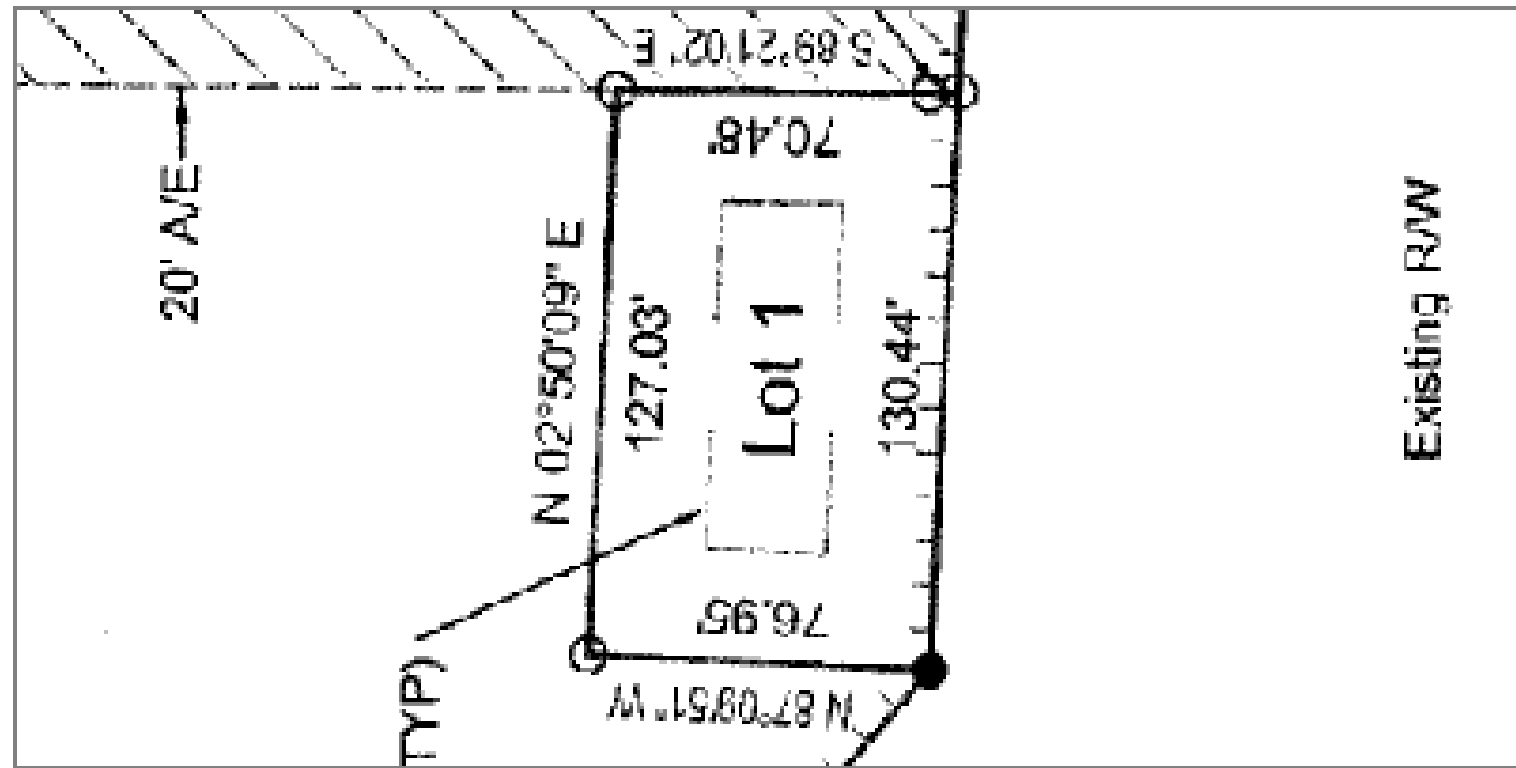
Edgerton Crossing
Development Sign

Name: 

Latitude:

Longitude:

Description Style, Color View Altitude



[mouse wheel over image to zoom / drag to recenter]

Maverik Site

Maverik Building

Finished Floor: 998'

Height of Side Wall: 1,017'

Height of Entry Peak: 1,027' - 1"

Edgerton Crossing Development Sign
-Lot 1

← 200.00 ft →



Interstate 35 Alignment (off map)

7/21/2025

LIGHTING STUDY

Watchfire Signs has been manufacturing outdoor electric signs since 1932 and LED signs since 1996. Currently, we have more than 70,000 LED signs in operation worldwide.

History of Optical Measurements and Calculations

Outdoor signs using incandescent light bulbs commonly measure illuminance using meters that report brightness in foot-candles. This unit is the standard measurement partly because a light bulb is a source of light that illuminates equally in all directions. LED signs are measured with the same meter, even though their light does not illuminate equally in all directions. LED signs are designed to be highly directional, which is an advantage. LEDs allow light to be directed toward an intended audience, rather than dispersed in the broader arc out from the face of the sign.

In the LED industry, luminance, or the intensity of visible light, is measured by nits, where one candela per square meter equals one nit. However, luminance meters are expensive, difficult to use in the field, and not ideal for lighting studies commonly used to meet local permitting requirements. As a result, LED signs are often evaluated using foot-candle measurements.

A foot-candle is the amount of light produced by a single candle when measured from one foot away. For reference, a 100-watt light bulb produces 137 foot-candles from 1 foot away, .0548 foot-candles from 50 feet away, and .0137 foot-candles from 100 feet away.

Watchfire Signs are Compliant with National Lighting Requirements

Watchfire displays have adopted brightness standards endorsed by the International Sign Association (ISA) and the Outdoor Advertising Association of America (OAAA). Watchfire Signs' products meet the requirements set forth by both associations of no more than 0.3 foot-candles above existing ambient light levels. Total foot-candles depend on size and distance and can be adjusted as needed.

Automatic Brightness Adjustment:

All Watchfire displays automatically adjust brightness levels using either a 100-step hardware photocell or what is referred to as a software photocell (hardware photocells are optional on OP Signs). Using the software photocell, the sign will automatically adjust brightness based on the longitude and latitude location of the sign. The sign is appropriately dimmed or brightened based on daily sunrise and sunset. A hardware photocell will automatically adjust a sign's brightness relative to changes in ambient light levels. A sign operator can manually decrease the brightness from standard settings for both options. Still, for safety reasons and in conformance to industry codes, Watchfire cannot allow signs to operate brighter than standard settings.

Equipment utilized by Watchfire Signs to measure luminance

Foot-candles/lux: Minolta Illuminance Meter T-10

NITs/candela/sq.m: Minolta Luminance Meter LS-100.

Sign calibration: Minolta CS-1000 Spectra Radiometer is used.

The preceding study uses the illuminance meter's actual lab measurements on modules. These measurements and extrapolations were then scaled up to the size of the sign, and distance corrections were made using the inverse square law.

SIGN LIGHTING STUDY

Sign Details

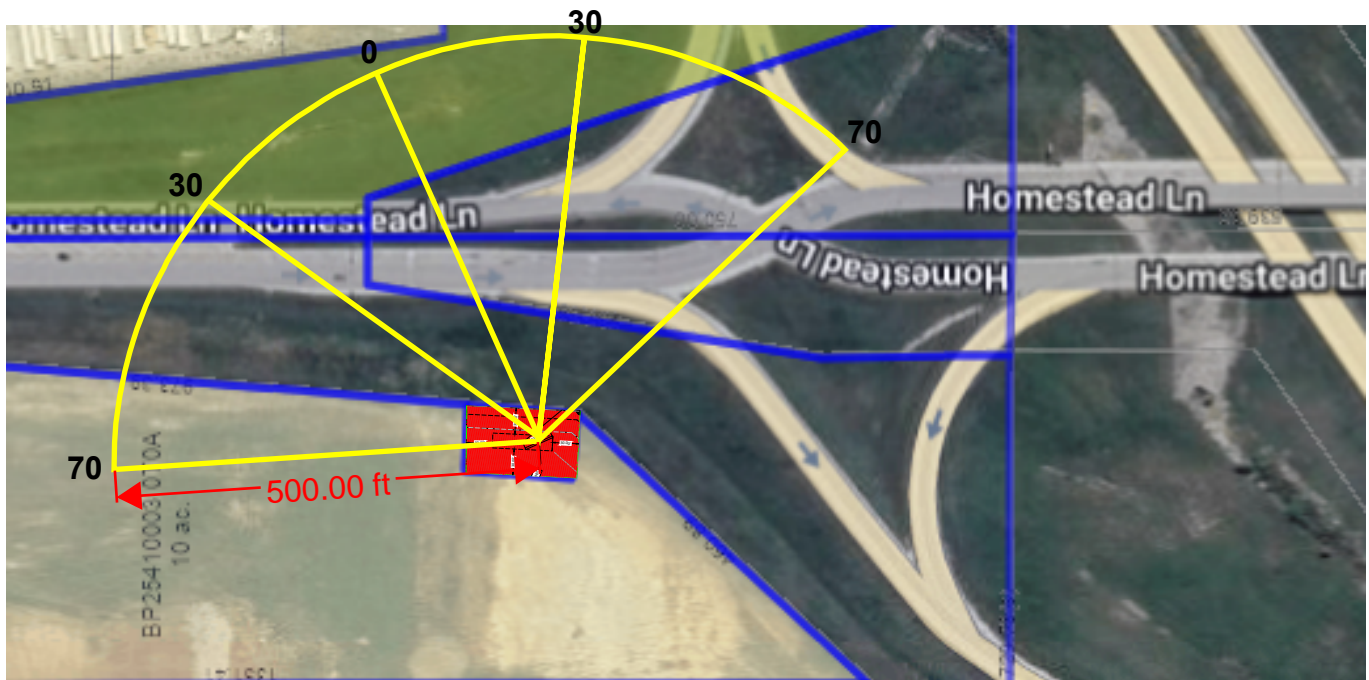
Size: 8' x32' Digital Display

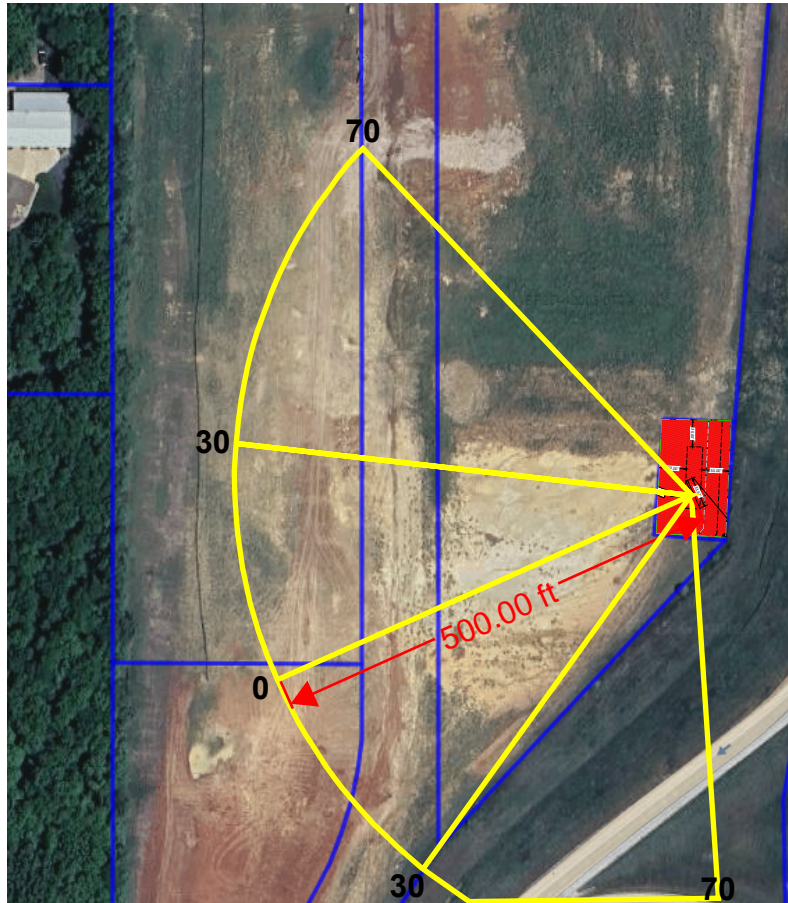
Location: Maverick, 200th Street and Homestead Lane, Edgerton, KS

The table below represents a large LED display, demonstrating the sign's increased illuminance during regular night operation.

Foot-candles at night under normal operation					
	Horizontal Viewing Angle				
Viewing Distance (ft)	0°	20°	40°	60°	70°
100	0.67	0.62	0.54	0.37	0.23
200	0.17	0.15	0.13	0.09	0.06
300	0.07	0.07	0.06	0.04	0.03
400	0.04	0.04	0.03	0.02	0.01
500	0.03	0.02	0.02	0.01	0.01

Example Broadcast of Light at Distances and Angles

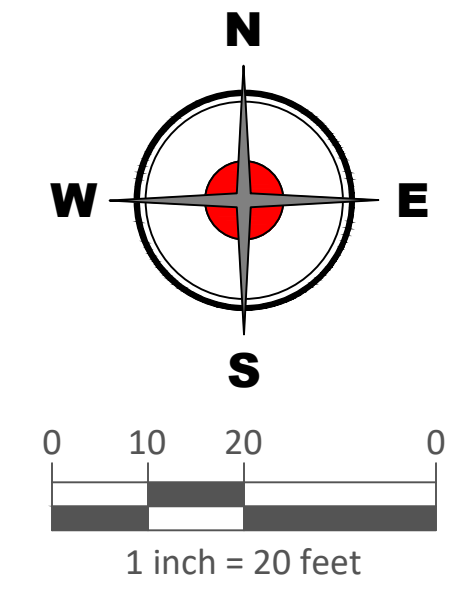
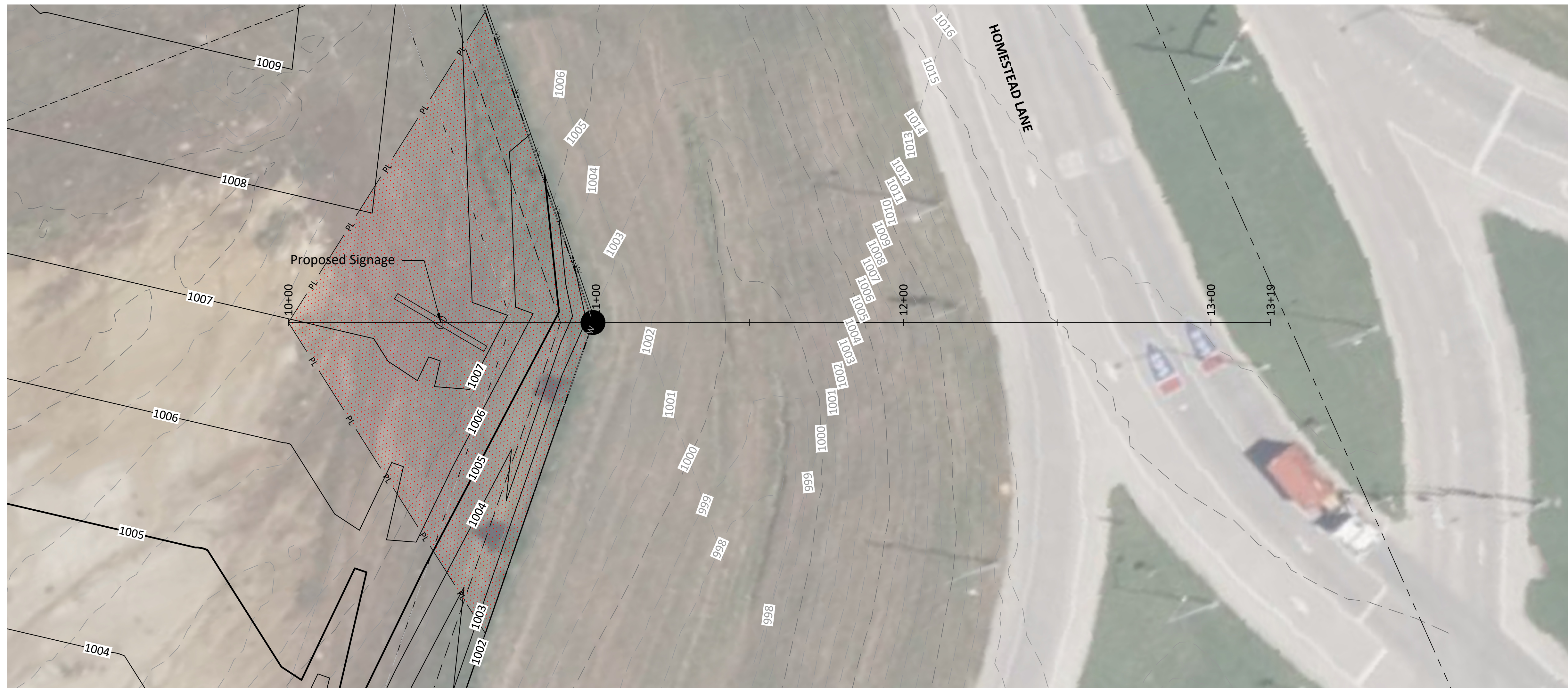




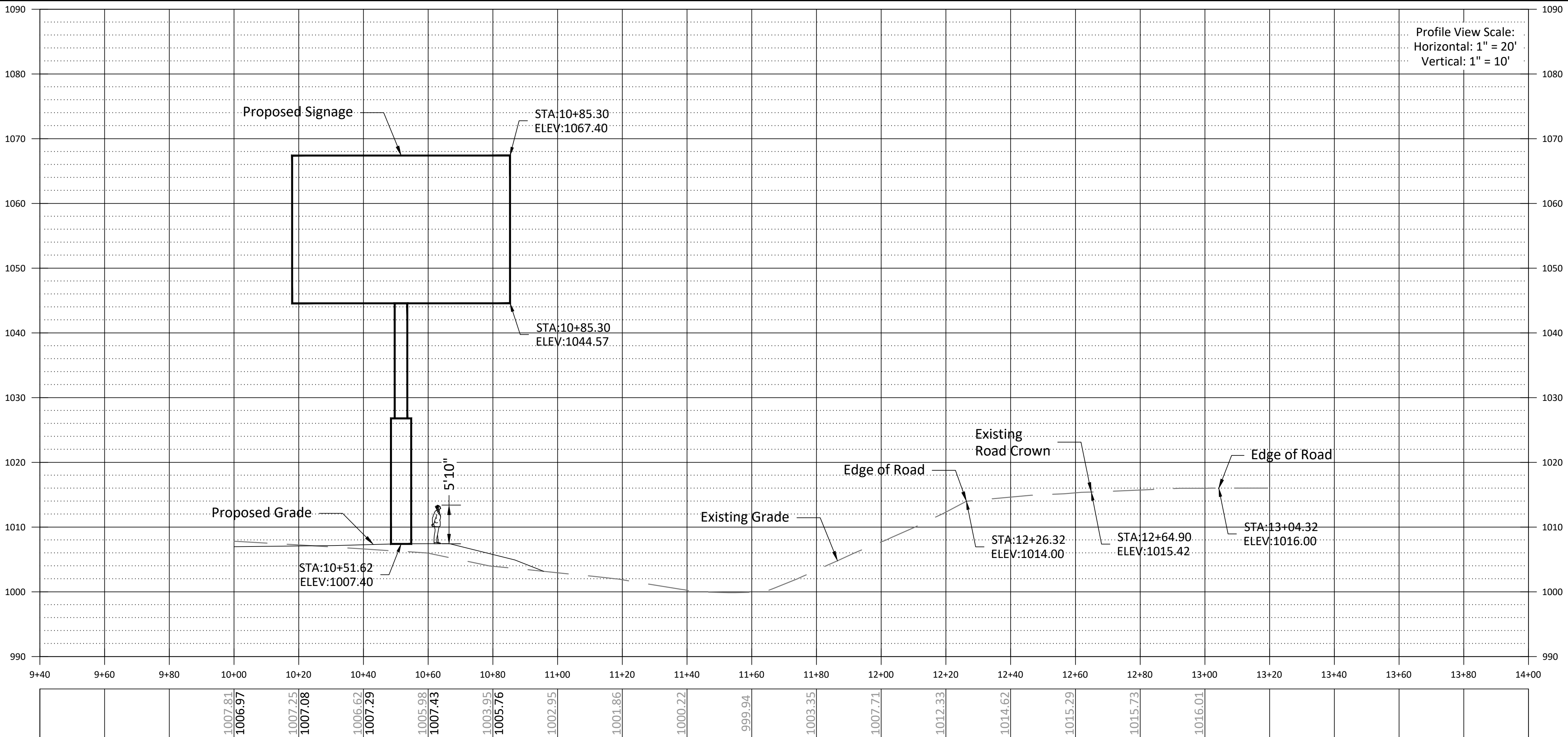
Conclusion

Given the above comparisons and measurements, the area will experience an almost undetectable difference in ambient light after installing the Digital LED display.

Ray Digby
Office 800-637-2645, ext 3006
email ray.digby@watchfiresigns.com



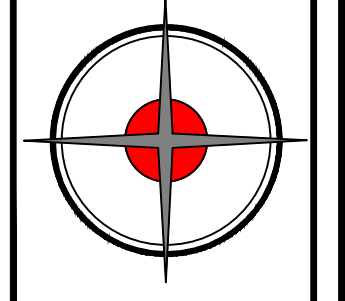
- NOTE:**
- Existing Road Topographic Information was obtained from Johnson County LIDAR website



No.	Revision	Date

CITY OF EDGERTON, KANSAS
EDGERTON CROSSING
SIGNAGE CROSS SECTION

DRIGGS DESIGN GROUP, PA
Surveying Engineering Planning
MANHATTAN - HAYS - EMPORIA - TOPEKA - GOODLAND



Project No.:
EC2023-34
Date:
7/9/2025
Sheet No.:
1 OF 1