



TONGANOXIE PLANNING COMMISSION

Agenda

December 6, 2018

7:00 p.m.

City Council Chambers

321 S. Delaware St.

*Note – This meeting may be transmitted via Facebook Live on the City of Tonganoxie page

CALL TO ORDER – Planning Commission Meeting

1. **APPROVAL OF PC MINUTES** – November 1, 2018
2. **OPEN AGENDA** – In order to speak during open agenda, you must sign in **before the meeting**. Please give your name and address to the City Clerk or designee. Comments will be limited to 3 minutes. Please wait to be recognized by the Chair and before speaking **state your name and address** for the record.
3. **NEW BUSINESS**
 - a) Public Hearing – Special Use Permit – Sign Permit – 500 West St – Submitted by Casey’s
 - b) Public Hearing – Preliminary Plat – Stone Creek #8 – Submitted by Stone Creek Development LLC
 - c) Review Final Plat–Stone Creek #8 – Submitted by Stone Creek Development LLC.
4. **OLD BUSINESS**
5. **GENERAL INFORMATION**
 - a) Home Builders Residential Statistics- October 2018
6. **ADJOURN**

PLANNING COMMISSION MEETING DRAFT MINUTES

November 1, 2018

7:00 p.m. Regular Meeting



CALL TO ORDER

- Chairman Morgan opened the meeting at 7:00 p.m.
- Roll Call: Planning Commissioners present were Chairman John Morgan, Monica Gee, Jacob Dale, Patti Gabel, and Kevin Harris. Crystal Henson and Zach Stoltenberg was absent. City Manager George Brajkovic, City Clerk Patty Hagg, City Administrative Assistant Melanie Tweedy, Planning Consultant Chris Brewster with Gould Evans, and City Attorney Shannon Marcano were also in attendance.

1. APPROVAL OF PC MINUTES – OCTOBER 4, 2018

- Ms. Gee made a motion to approve the minutes from the October 4, 2018 Planning Commission meeting.
- Ms. Gabel seconded.
- Vote of 5 ayes, motion carried.

Planning Commissioner Crystal Henson arrived at 7:03pm.

2. OPEN AGENDA

- No members of the public signed up for public comment.
- Chairman Morgan closed the open agenda portion of the agenda.

3. NEW BUSINESS

a) PUBLIC HEARING – SPECIAL USE PERMIT – PYLON SIGN – 231 NORTH MAIN– SUBMITTED BY LUMINOUS NEON INC AND COMMUNITY NATIONAL BANK

CHAIRMAN MORGAN OPENED THE PUBLIC HEARING.

- Mr. Brewster reviewed the planning staff report Case # 2018-101SUP dated October 26, 2018. He noted that with the additional information to be provided by the applicant, Luminous Neon, all of his potential concerns regarding size were addressed and his questions have been answered.
- Mr. Brewster noted that for the sake of the application, the sign was being considered as a pylon sign all though technically it is a monument sign with an “improved” design base.
- Mr. Brewster discussed and stated the project meets with all applicable Mandatory Zoning considerations as outlined in Section 22-020.a and 22-020.b of the Zoning Ordinances.
- Mr. Brewster presented staff recommendations:
 - Staff recommends that the sign permit/special use be approved subject to the following:
 - The sign design be interpreted under the more lenient pylon sign provisions, since the scale, base design and other components of the sign are generally appropriate for the site and

location, have a compatible material, and are scaled appropriately to the street frontages to the north and west.

- The overall area for the sign be reduced to 85 square feet or less, including both the electronic message center and the aluminum sign. (3.7 square feet reduced from current design).
- The electronic message center be limited to no more than 50% of the total sign area (42.5 s.f. maximum with an 85 square foot sign). The applicant should provide more information on the specific size of the display surface or borders which could be excluded from the dimension.
- The applicant shall provide manufacturer specifications at the time of construction permits demonstrating that the electronic message center will comply with all performance criteria in the ordinance. In particular:
 - 1) Automatic dimming which ensures the sign is no in excess of 1/3 foot candles above ambient light levels, and adjusting for the day and night conditions.
 - 2) Written certification from the manufacturer that the light intensity is factory preset to not exceed these levels, and cannot be manipulated with the end user.
 - 3) The minimum display time will be 8 seconds between changes, and no animation, rolling, fading or other changes that give the illusion of movement will be used.
- By virtue of section 25-020.F. and 25-025, no off-premise commercial signs are permitted. The electronic message center may only be used to display commercial messages related to this site and business, and any other message shall be for a non-commercial or public service nature.

- Tammy Moody with Luminous Sign Inc. presented and distributed modified specifications and measurements of the sign, as well as Manufacturer information in regards to the factory settings for the sign.
- Ms. Moody informed that the sign would dim as dusk and bright at dawn.
- Ms. Moody informed that the City Code requirements for sign usage would be addressed with all staff during their training
- Mr. Harris Inquired if the sign would dim based on a timer or a photo cell.
- Ms. Moody responded that the dimming and brightening were settings built in with a timer.

There were no additional questions from the commissioners or the public.

- Mr. Morgan closed the public forum.
 - **Ms. Gee made a motion to make a recommendation to the City Council to approve the special use permit subject to staff recommendations A-E and with revisions provided on 11/1/2018 by Luminous Neon. The motion also includes agreement with the Mandatory Zoning Considerations.**
 - **Ms. Gabel seconded the motion.**
 - **Roll Call Vote - 6 ayes, motion carried.**

The City Council will consider this item on November 19, 2018 at 7:00pm, in the City Council Chambers at 321 S. Delaware St., Tonganoxie KS.

4. OLD BUSINESS

- No items.

5. GENERAL INFORMATION

- No items.

6. ADJOURN

- **Ms. Henson made a motion to adjourn the meeting.**
- **Mr. Dale seconded the motion.**
- **Vote of all ayes, motion carried.**
- **Meeting adjourned at 7:20 p.m.**

Respectfully submitted,

Melanie Tweedy
Administrative Assistant

DRAFT



City of Tonganoxie, Kansas

PLANNING STAFF REPORT

Case: 2018-012SUP, Special Use Permit for Pylon Sign

Date of Report: November 30th, 2018

Subject Property Address: Highway 24/40 (West Side) between 5th Street & 6th Street

Legal Description: CASEY'S SUBDIVISION; LOT 1, JOHN EVANS SUBDIVISION NO. 1, CITY OF TONGANOXIE, LEAVENWORTH COUNTY, KANSAS AND A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 11 SOUTH, RANGE 21 EAST OF THE 6TH P.M., IN SAID LEAVENWORTH COUNTY, KANSAS.

Application:

Zoning District: GBD (General Business District)

Type of Approval Desired: Approval of pylon sign.

Date of Application: September 7, 2018

Date of Meeting: December 6th, 2018

Surrounding Property Zoning and Use:

West: RR-2.5 (unincorporated Leavenworth County); rural homes on large lots and undeveloped parcels (2 to 40 acres)

North: LBD (Limited Business District); Auto-shop and single-family house

East: LBD (Limited Business District); Undeveloped parcels

South: RR-2.5 (unincorporated Leavenworth County); Large lot single family homes fronting on Hatchell Road (1.1 to 1.16 acres)

Recommendation: Approval subject to conditions

I. PROJECT DESCRIPTION

- A. Subject Property. The property is planned to be a new Casey's General Store on the west side of Highway 24/40 between the current alignment of 5th and 6th street. The property was recently annexed and rezoned by the city to facilitate the proposed development project for which the preliminary and final plats and site plan were approved with conditions in March. The existing site is currently undeveloped land.
- B. Proposal. The Casey's General Store is proposing a sign for their business as follows:
- A pylon structure that is approximately 20' high x 10'-2" wide x 2.5' deep containing the following:
 - A 11' base consisting of a material that is consistent with some of the primary building materials and canopy.

- A 2'-6" x 10'-2" (25.42 sq. ft) internally-luminated tri-color LED price sign.
- A 5'-9 5/16" x 7'-4" (35.59 sq. ft) aluminum internally-luminated house logo sign

C. Surrounding Area. The surrounding property is zoned / used as follows:

- South and west – RR 2.5 by the County of Leavenworth, Kansas to accommodate low-density residential development. Land is currently agricultural and undeveloped.
- North and east – Limited Business, enabling neighborhood-oriented retail shopping and services. Property further east is designated for Limited Business and RMF-2 (Multifamily 2), accommodating two to sixteen dwelling units per site.

II. Analysis

The City of Tonganoxie Sign Ordinance was adopted in 2015. Two factors of the new sign ordinance require Planning Commission review for this application:

1. The ordinance requires pylon signs to be approved by a special use permit. (25-017.I)
2. The digital display of gas prices meets the definition of an electronic message board, which must be approved by a "special permit." (25-017.E)

The criteria for granting approval for all special use permits are the following:

- General Considerations: (Section 22-010.a)
 - The use will not seriously injure the appropriate use or safety of neighboring property;
 - The use conforms to the general intent and purpose of this ordinance;
 - The use complies with the height and area regulations of district.
- Additional Considerations: (Section 22-010.b)
 - Location and size of use in relation to site and adjacent sites and uses;
 - Accessibility of municipal services; adequacy of ingress and egress; and parking
 - Availability and capacity of utilities;
 - Location, nature and height of structures; buffering or screening;
 - Adequacy of yards and open space; signs;
 - General compatibility with adjacent properties and neighborhood.

The proposed pylon sign meets the standards in 25-017.I. The proposed location for the sign meets all applicable setbacks. At 20' high, it will be consistent with the allowed height of 20' for pylon signs. The overall proposed size for the sign is approximately 61.01 square feet, less than the allowed size limit for pylon signs (85 sq. ft) (Table 5 – Signs in Commercial Districts – Single Tenant).

The ordinance states that "pylon signs" be "supported by two structural supports located at the outermost extremities of the sign face." (25-017.I.5) It is unclear what this requirement would specifically achieve, and in this case, it would serve to increase the prominence of the overall sign structure without improving communication. The base of the sign meets the intent of the ordinance by eliminating a "pole" appearance in enclosing the supports in a structure. It uses primary and accent materials and colors used proposed for the primary building and gas canopy.

In addition, the electronic message portion of the sign meets the criteria in Section 25-017.E. Electronic message signs is that they are limited to one per lot no more than "50% of the permitted sign area" (20-017.E.1.b). This would effectively limit electronic message signs to 42.5

square feet, when associated with the largest allowed pylon sign. This electronic message center is proposed to be 25.42 square feet, which is well beneath the allowable size.

Section 25-017.E also includes performance and operational standards that the sign ordinance requires of all electronic message signs. These involve automatic dimming controls, and minimum display standards to protect adjacent property and the safety of traffic on the roadway.

III. Recommendation

Staff recommends that the sign permit / special use permit be approved subject to the following:

- a. The sign design be interpreted as a pylon sign, despite the base being a single support that is less than the outermost portions of the sign, and that the Planning Commission finds that it is otherwise a compatible material to the primary building and canopy.
- b. The applicant the electronic pricing portion of the sign shall be subject to all operational and performance criteria of Section 25-017.E of the sign ordinance, applicable to electronic message centers.

Respectfully Submitted

Abby Newsham Kinney
Contract City Planner



MEMO

To: George Brajkovic, City Manager
City of Tonganoxie

Cc: Dan Porter, Asst. City Manager
Kent Heskett, City Superintendent

From: Brian Kingsley, City Engineer

Date: December 5, 2018

Re: Stone Creek Subdivision
Phasing Plan, Preliminary Plat and Final Plat
18-1001L

The following are the City Engineer and staff review comments related to Engineering issues:

Stone Creek Phasing Plan:

- 1) Phase I – A temporary turn-around will need to be constructed at the South end of Oakwood Lane or the temporary turn-around can be eliminated by adjusting the limits of the Phase to the South property lines of Lot 17 and Lot 2.
- 2) Phase II – A temporary turn-around will need to be constructed at the South end of Oakwood Lane or the temporary turn-around can be eliminated by adjusting the limits of the Phase to the South property lines of Lot 24 and Lot 13.

Recommendation: The City should consider approval contingent upon the developer's acknowledgement of the Phase requirements listed in 1 and 2 above.

Preliminary Plat:

- 1) The building setback (10 feet) matches the width of the utility easement along the lot lines between lots 5 and 6 and between lots 13 and 14. An additional 5 feet of setback should be provided from the easement to the building setback at these locations.
 - a. The developer should consider adjusting the widths of lots 1-6 to accommodate the additional setback and minimize the impact to the width of lot 5.

- 2) The sanitary sewer alignment has been revised from the previously approved preliminary plat.
- a. Sanitary sewer service connections are not allowed under street pavement.
 - b. Service connections need to be made within the frontage of the lot being serviced.
 - c. A sanitary sewer manhole will likely need to be added at the South end of the Lot 12 and 13 lot line.

Recommendation: The City should consider approval contingent upon the addition of requested setbacks listed in 1 above.

Final Plat:

Recommendation: The City should consider approval contingent upon approval of construction plans for Stone Creek Addition No. 8.

--END

For questions or comments, please contact:

Brian Kingsley, PE

President

T: 785.749.4474 ext. 2105

E: brian.kingsley@bgcons.com

Melanie Tweedy

From: jacob.clark@caseys.com
Sent: Friday, November 30, 2018 4:49 PM
To: Melanie Tweedy; permits@infsign.com
Subject: RE: Staff Report Casey's Sign (Tonganoxie, KS)

Melanie,

Thank you. I want to point out an item that was mentioned in the letter, that had not previously been mentioned. The LEDs being automatically adjustable, etc.

The Sunshine brand LEDs proposed for this price sign are in fact automatically adjustable. They are also manually adjustable. The digits are brighter during the day due to ambient light conditions, and automatically dim at night as to not be overpowering. Both Day and Night maximum settings are adjustable. With this, I believe we are more than capable of meeting the requirements in Section 25-017.E of the sign ordinance.

Thank You

JACOB CLARK | CASEY'S GENERAL STORES, INC. | SIGNAGE PROJECT BUYER
3305 SE Delaware Ave | Ankeny, IA 50021
P: 515-963-3831 | F: 515-289-5606 | E: jacob.clark@caseys.com

From: Melanie Tweedy <mtweedy@tonganoxie.org>
Sent: Friday, November 30, 2018 4:33 PM
To: Jacob Clark <jacob.clark@caseys.com>; permits@infsign.com
Subject: Staff Report Casey's Sign

Attached is the agenda for the 12/6/18 Planning Commission Meeting and the Staff Report. Please let us know if you have any questions. Thank you!

Sincerely,

Melanie

SPECIAL USE PERMIT APPLICATION

Filing Fee Required

In Accordance with Section 22-013, of the City of Tonganoxie's Zoning Ordinances, an application is hereby made for a Special Use Permit:

Date application filed: 10/8/18 Permit No.: _____

Applicant: Infinity Sign Systems

Address: 1 SE Convenience Blvd City: Ankeny State IA Zip 50021

Telephone #: _____ (Home) 515-963-3831 (Jacob Clark) (Work)

(Cell) permits@infsign.com E-mail Address

Property Owner(s): Casey's Retail Company (Contract Purchaser) Phone _____

Address: 1 SE Convenience Blvd City: Ankeny State IA Zip 50021

Name of business proposed: Casey's General Store

Address of business: 500 West Street

Description of business: Convenience Store - Gas Station

Hours of operation: _____ Days: Mon Tue Wed Thu Fri Sat Sun

of employee's _____ Family members? N/A Live on site? NO

If business is to be operated by someone other than the applicant or owner, give name and address:

Briefly describe the present use and character of the property: Agriculture Field

Briefly describe the requested/proposed use of the property Convenience Store - Gas Station

Briefly describe what effect the requested use will have on the property and the surrounding area:

Improve availability of gas and supplies
for motorists

[Signature]
Applicant Signature _____ Signature

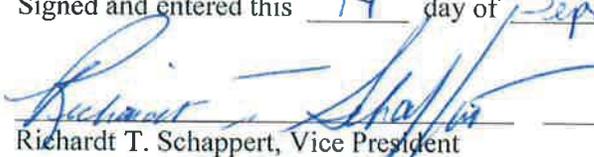
Property Owner Signature if different from applicant _____

AFFIDAVIT

CITY OF ANKENY
COUNTY OF POLK
STATE OF IOWA

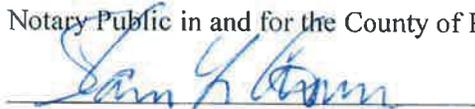
I, Richardt. T. Schappert, Vice President of Casey's Retail Company, being duly sworn, depose and say that Casey's Retail Company is the owner of said property involved in this petition and that the foregoing signatures, statements, and answers herein contained in the information herewith submitted are in all respects true and correct to the best of my knowledge and belief.

Signed and entered this 14 day of September, 2018.


Richardt T. Schappert, Vice President

Subscribed and sworn to before me on this 14 day of September, 2018.

Notary Public in and for the County of Polk, Iowa





My Commission Expires: 3/20/19

Special Use Permit Applicant Checklist

- Filing Fee _____
- Parcel ID # _____
- Parcel Size _____
- Current Zoning of Property _____
- Deed with legal description attached _____
- Completed affidavit attached _____
- Building Sketch with room layout _____
- Outdoor Play Areas and Lot Dimensions _____
- Location of Parking _____
- State and/or County License _____
- Number of Children Allowed _____
- Local Business License _____
- Fire Department Inspection _____
- Police Department Inspection _____
- City Building Inspection _____
- Site plan attached with location of business indicated _____
- Outdoor Sign Permit if applicable _____

City of Tonganoxie
Application for Sign Permit
Zoning & Subdivision Regulations Section 25

City Hall
321 S. Delaware
Tonganoxie, Kansas 66086
(913) 845-2620
www.tonganoxie.org
Open 8:00 AM to 4:30 PM

Application # Date September 07, 2018

Section 1

Applicant and Contractor Information

Owner <u>Casey's Retail Company (Contract Purchaser)</u>	Contractor (if applicable) <u>Infinity Sign</u>		
Mailing Address <u>1 SE Convenience Blvd</u>	Mailing Address <u>4900 Lister Ave</u>		
City <u>Ankeny</u>	State <u>IA</u>	City <u>Kansas City</u>	State <u>MO</u>
Zip <u>50021</u>	Phone <u>Jacob Clark Direct 515-963-3831</u>	Zip <u>64130</u>	Phone <u>816-252-3337</u>
E-Mail <u>jacob.clark@caseys.com</u>	E-Mail <u>permits@infsign.com</u>		

Section 2

Location & Graphical Representation of Sign

Sign Permits shall be accompanied by two (2) sets of plans drawn to scale indicating sign size, location, method of illumination, colors, materials of the sign and structure, and method of attachment. In addition, the applicant shall submit other information relating to the placement, construction, design, etc., of the sign as may be required.

Section 3

Sign Type and Specifics

~~Monument~~ Pylon Detached, Attached Wall Sign

Sign Height	<input type="text" value="24'-8"/>	Total Square Feet	<input type="text" value="104.07 Sq Ft"/>
Sign Width	<input type="text" value="11' 4-1/8"/>	Sign Value	<input type="text" value="\$15,000"/>

Does Sign Require Electrical Connection?
 Yes No

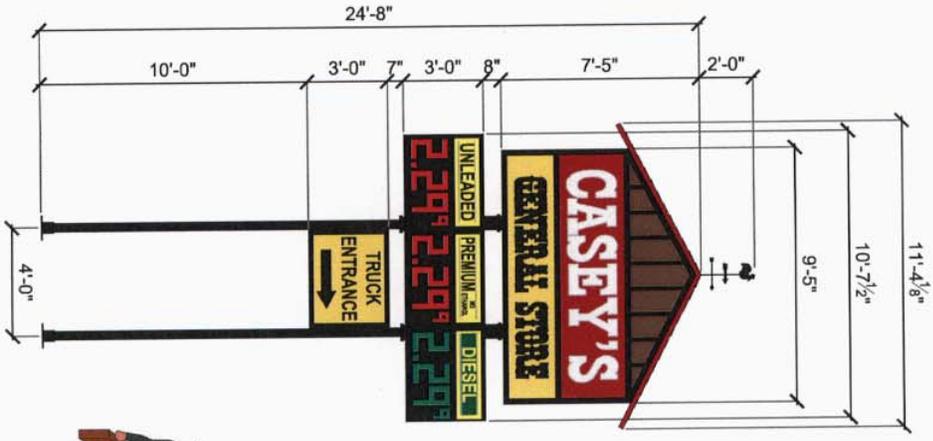
Sign Permit Fee →

The undersigned hereby certifies that the information given herein is correct and that the undersigned will comply with all zoning regulations for the City of Tonganoxie, KS.

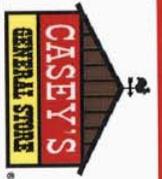
Applicant Signature Date _____
Best Phone Number _____

Approved / Denied Building Official _____ Date _____

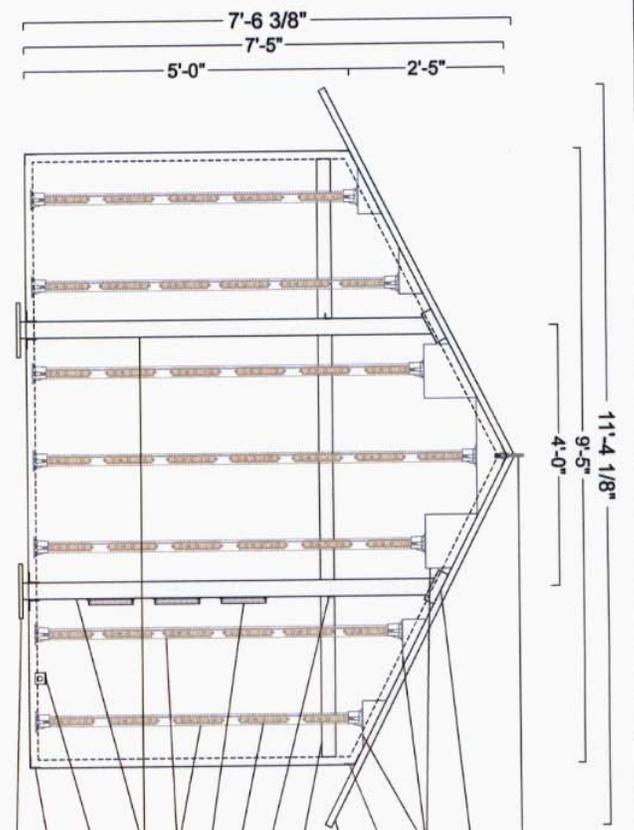
SIGN	TYPE	HEIGHT	WIDTH	TOP	BOTTOM	BOX FT ²	TRUE FT ²
WEATHERVANE	FREESTANDING	2'-0"	1'-5"	26'-8"	24'-8"	2.83 FT ²	1.50 FT ²
HOUSE LOGO	FREESTANDING	7'-5"	11'-4.125"	24'-8"	17'-3"	69.84 FT ²	59.87 FT ²
PRICER	FREESTANDING	3'-0"	10'-7.5"	16'-7"	13'-7"	31.86 FT ²	31.86 FT ²
TRUCK ENT.	FREESTANDING	3'-0"	3'-7.375"	13'-0"	10'-0"	10.84 FT ²	10.84 FT ²
TOTAL AREA						104.07 FT²	



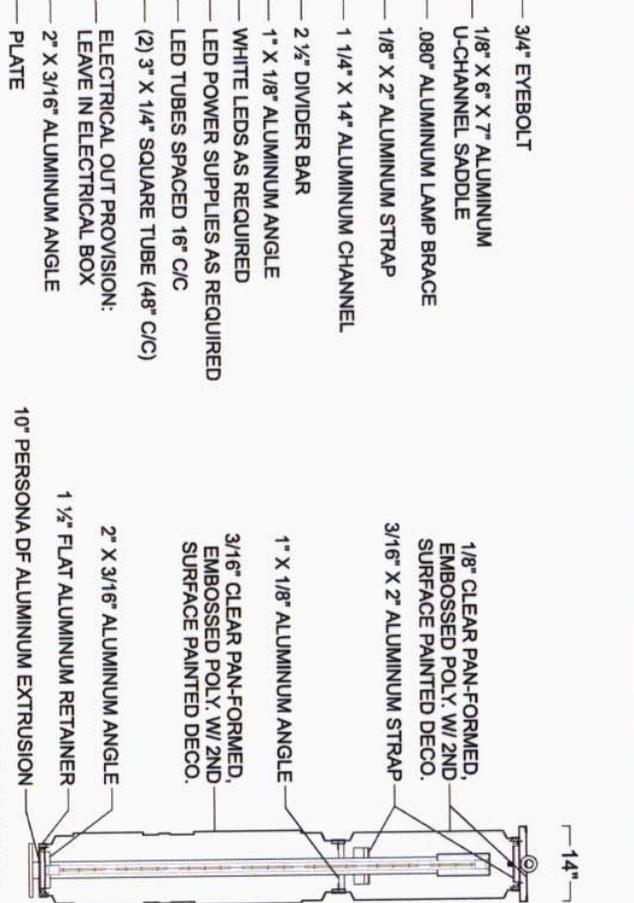
- PRICER NOTES:**
- 16" RED AND GREEN LED
 - ZIP TRACK DIESEL, GREEN LABEL - CLEAR COPY, LABEL INTERCHANGEABLE
 - DIESEL ON THE RIGHT, BOTH SIDES
 - ZIP TRACK OTHER, YELLOW LABEL - BLACK COPY, LABEL INTERCHANGEABLE
- OTHER NOTES**
- CABINET IS BLACK IN COLOR
 - 300' WIRELESS KEYPAD RANGE



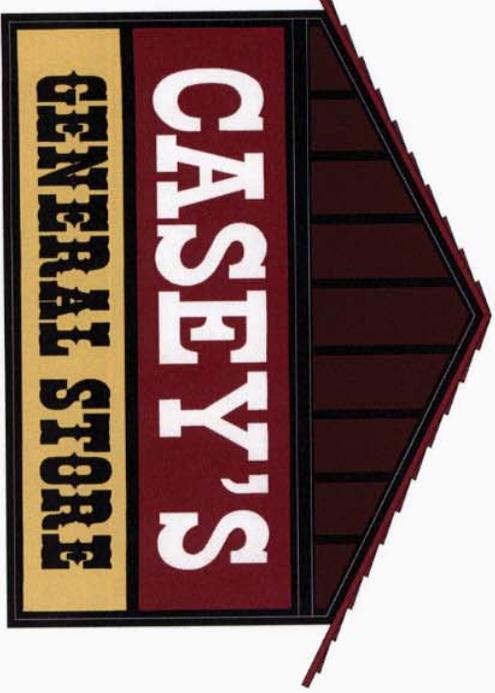
PYLON PRICE SIGN
3 PRODUCT w/ TRUCK ENTRANCE
 DRAWN BY: J. CLARK
 DATE: 01-19-18



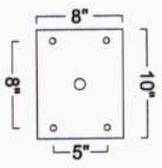
FRAME & LAMP DETAIL
SCALE: 3/8" = 1'-0"



CROSS SECTION
SCALE: 3/8" = 1'-0"



GRAPHIC DETAIL
SCALE: 3/8" = 1'-0"



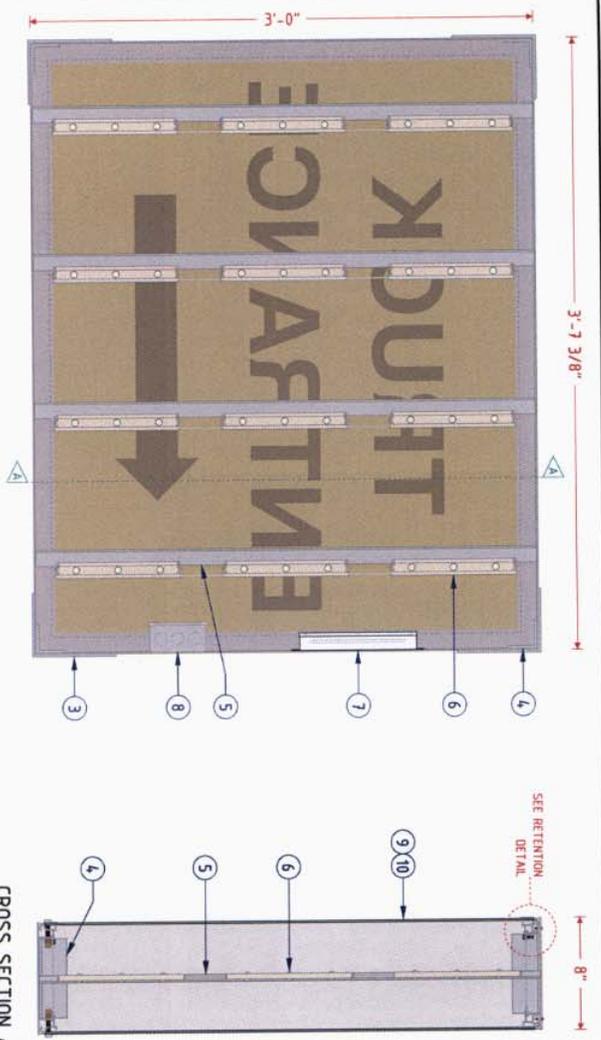
ROOF FACE DETAIL:
1/2" X 10" X 8" PLATES
9/16" HOLES
1/2" BOLTS
SCALE: 3/4" = 1'-0"

ROOF FACE DETAIL:
1/8" CLEAR POLYCARBONATE W/
2ND SURFACE PAINTED DECO:
437 RED - SHINGLES
TRIANGLE FACE DETAIL:
1/8" CLEAR POLYCARBONATE W/
2ND SURFACE PAINTED DECO:
453 BROWN - PLANKS
480 BLACK - BORDERS

FRAME DETAIL:
DESIGN FACTOR: TBD
10" PERSONA DF ALUMINUM EXTRUSION
1 1/2" FLAT ALUMINUM RETAINER
EXTERIOR FINISH: MATTE BLACK - FRAME
437 RED - ROOF
RETAINERS REMOVABLE FOR SERVICE
U.L. APPROVED
ELECTRICAL: 3,000 AMPS, 120 VOLTS,
360 WATTS
SQUARE FEET: BOXED - 85.43
ACTUAL - 59.87

LD. FACE DETAIL:
3/16" CLEAR POLYCARBONATE W/
2ND SURFACE PAINTED DECO.:
480 BLACK - BORDERS &
"GENERAL STORE" COPY
437 RED - CASEY'S B/G
109 YELLOW - GENERAL
STORE BACKGROUND
403 WHITE - "CASEY'S" COPY

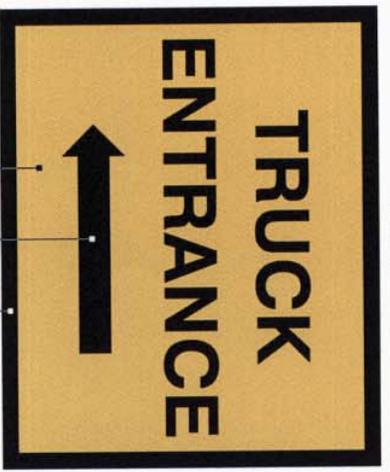
Customer:	CASEY'S	Date:	3-12-12	Prepared By:	LA/MR/CM	Note: Color output may not be exact when printing this drawing. All colors used are PMS or the closest CMYK equivalent. If there colors are incorrect, please provide the correct PMS number and swatch in this drawing with the swatch.
Location:	VARIOUS	File Name:	7X9 DF LED PYLON - R1	Eng:	JK	
PERSONA SIGN MAKERS / IMAGE BUILDERS DISTRIBUTED BY SIGN UP COMPANY 700 21st Street South West PO Box 210 Watertown, SD 57201-0210 1 (800) 843-9888 • www.persona-the.com						



CASEY'S 3 X 3 EXPRESS WASH	
NO.	PART/DESCRIPTION
1	8" ALUMINUM FLUSH HINGE EXTRUSION
2	1 1/2" ALUMINUM FLUSH HINGE RETAINER
3	1 1/2" X 3/16" ALUMINUM STRAP
4	2" X 2" X 3/16" ALUMINUM ANGLE
5	ALUMINUM TENSION BAR
6	GE 7100K WHITE LED'S AS REQUIRED
7	LED POWER SUPPLIES AS REQUIRED
8	ELECTRICAL OUT PROVISION: LEAVE IN ELECTRICAL BOX
9	1/8" CLEAR SOLAR GRADE POLYCARBONATE FACE
10	PAINTED (SECOND SURFACE)
11	PAINT TO MATCH PMS BLACK C
12	PAINT TO MATCH PMS 109 C YELLOW

NOTES:

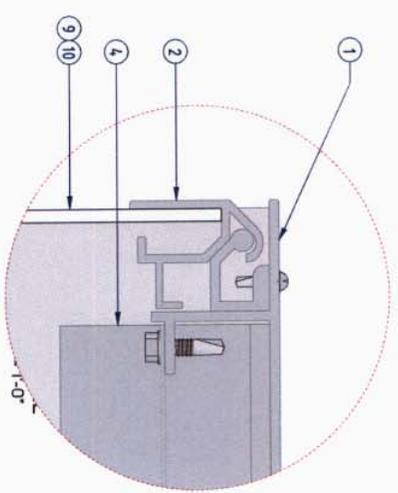
- DESIGN FACTOR: TBD
- 8" ALUMINUM FLUSH HINGE EXTRUSION
- 1 1/2" ALUMINUM FLUSH HINGE RETAINER
- EXTERIOR FINISH: PAINT TO MATCH PMS BLACK C
- INTERIOR FINISH: PAINTED REFLECTIVE WHITE
- FACE HINGED FOR SERVICE ACCESS
- U.L. LISTED
- ELECTRICAL: 1.1 AMPS/120 VOLTS
- SQUARE FOOTAGE: 10.84



GRAPHIC DETAIL
SCALE: 3/4" = 1'-0"

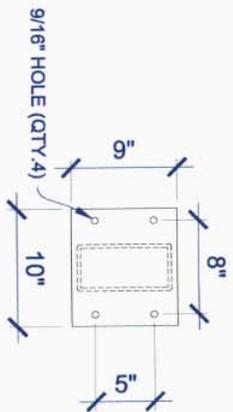
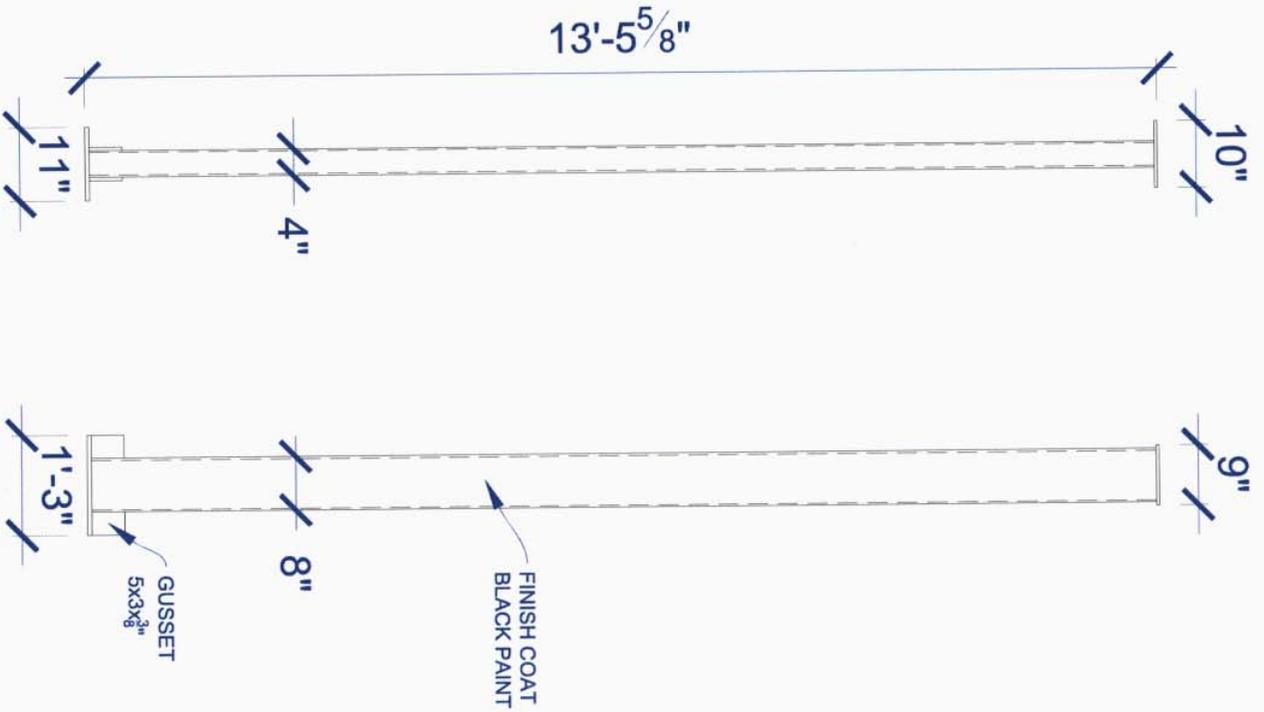


SIDE B

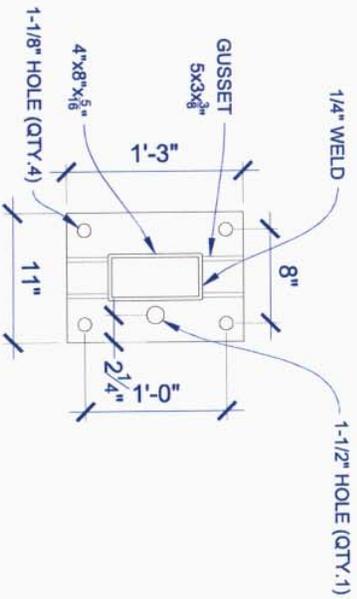


RETENTION DETAIL
NOT TO SCALE

Customer: CASEY'S	Date: 01/23/18	Prepared By: KH	Eng.:
Location:	File Name:	<p><small>Note: Color output may not be exact when viewing or printing the drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS number and a reference to the drawing will be made.</small></p>	
<p>persona SIGNS LIGHTING IMAGE</p>		<p>DISTRIBUTED BY SIGN UP COMPANY 700 26th Street, SouthWest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personasigns.com</p>	



1/2" TOP PLATE DETAIL



5/8" BOTTOM PLATE DETAIL

- NOTES:**
- FINISH: MATTE BLACK
 - PART NUMBER IS FOR QUANTITY 1 LEG

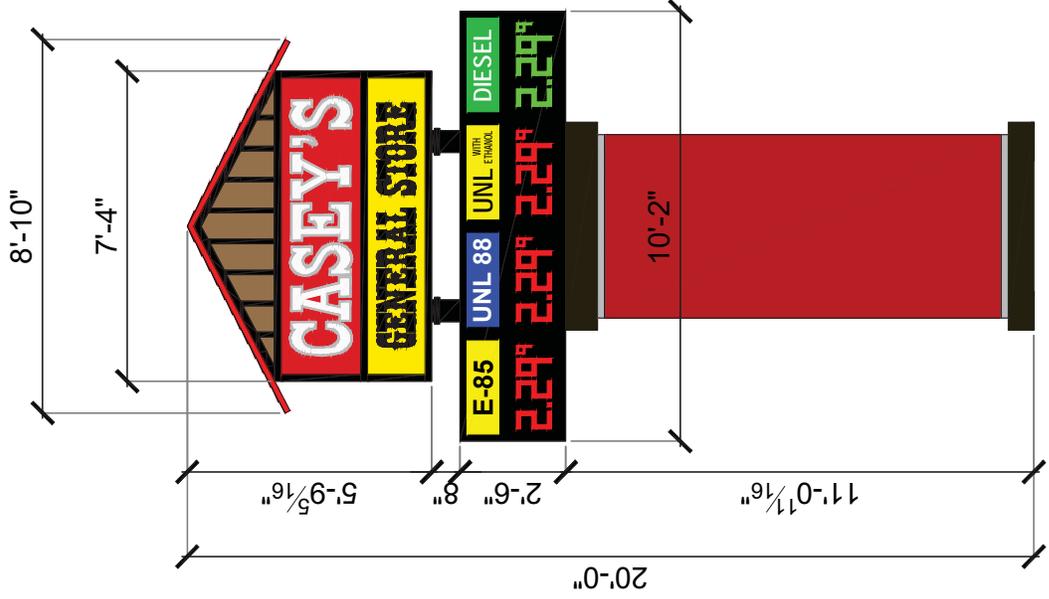


620180
 Casey's Pylon ID Leg 4x8x⁵/₈"
 DRAWN BY: J. CLARK
 DATE: 07-26-18

Pylon Sign (Custom 4 Product)

Sign #	Sign	Type	Location	Illumination	Dimensions			Area Ft ²
					Bottom	Top	Width	
6	House Logo	Freestanding	Street	Internal	16' 9"	22' 6-5/16"	7' 4"	35.59
7	Price Sign	Freestanding	Street	Internal	13' 7"	16' 1"	10' 2"	25.42
Total							61.01	

NOT TO EXCEED 20' OAH @ 85 FT²



PRICER NOTES:

- 10" RED AND GREEN LED
- STATIC DIESEL, GREEN LABEL - YELLOW COPY, LABEL NON-INTERCHANGEABLE
- DIESEL ON THE RIGHT, BOTH SIDES
- STATIC OTHER, YELLOW LABEL - BLACK COPY, LABEL NON-INTERCHANGEABLE

OTHER NOTES

- CABINET IS BLACK IN COLOR
- 300' WIRELESS KEYPAD RANGE



TONGANOXIE, KS
500 WEST STREET

DRAWN BY:
J. CLARK

DATE:
11-19-18



City of Tonganoxie, Kansas

PLANNING STAFF REPORT

Case#: 2018-011P, Preliminary/Final Plat, Stone Creek No. 8

Date of Report: November 29, 2018

Applicant Name: MHS, Inc.

Property Owner Name: Stone Creek Development LLC.

Subject Property Address: State Avenue (west of Stone Creek Avenue), Tonganoxie KS

Application:

Zoning District: Single Family Residential

Type of Approval Desired: Preliminary Plat renewal / Final Plat approval

Date of Application: November 1, 2018

Date of Meeting: December 6, 2018

Surrounding Property Zoning and Use:

West: R-SF; singled family (previously platted and constructed prior phases)

North: R-SF; Unplatted portions of the preliminary plat, platted for single family

East: R-R; undeveloped/unplanned, recently annexed in association with RV Resort)

South: R-SF; Unplatted portions of the preliminary plat, platted for single family

Recommendation: Approval subject to conditions

Summary:

This application is the final plat for 18 lots designated as ""Stone Creek Addition No. 8." subdivision. This creates 19 new lots ("Lots 1 – 8") The final plat is a continuation of a development subject to an existing preliminary plat. The last final plat for this development ("No. 7") included property immediately to the west on Shady Bend Dr. This was approved by the Planning Commission in August 2015. The City of Tonganoxie Subdivision Regulations have an effective date on preliminary plats of 1 year, with an option for a 1-year extension. All other situations require a re-approval of the preliminary plat. This provision is to ensure that any development meets the most current context, conditions and standards, and to guard against changed circumstances surrounding a project. This project is beyond the allowed 1-year and 1-year extension permitted by the regulations, and therefore requires re-

approval of the preliminary plat. No changes to the context or the current development regulations have occurred since the previous approval of the preliminary plat. Additionally, the proposed Final Plat for Addition No. 8 is consistent with the preliminary plat.

Analysis

Section 3.3 of the Tonganoxie Subdivision Regulation require the Planning Commission to review all Final Plats for conformance with the regulations. In general this involves substantial compliance with the approved preliminary plat, any conditions of that approval, and the following additional items required for the final plat.

1. Letter from the City Engineer stating the final plat is substantially in accordance with the preliminary plat.
2. Completed and approved plans, reviewed by the City Engineer, for streets, storm sewers and sanitary sewers.
3. Proper format and content of the plat for recording with the county.
4. An Address Plat conforming to the Tonganoxie Street Naming and Addressing Policy.

The preliminary plat is consistent with the previous preliminary plat and should be re-approved for up to 2 years.

Final Plat for Addition No. 8 of Stone Creek is in substantial compliance with the layout, block and lot patterns of the previous and proposed preliminary plat, (previously approved and to be renewed with this application). It meets the conditions of approval, and meets all applicable planning criteria. Pending comments and a report from the City Engineer on infrastructure and technical specifications, the application should be approved.

Effect of Decision

The Planning Commission may approve, conditionally approve/modify or deny a plat application. Any denial or conditional approval/modification must specifically state the reasons for the decision and requirements to meet the Commission's approval.

Approval or conditional approval/modification is transmitted to the City Council with a letter from the Secretary of the Planning Commission stating the Commission's determination.

Approval of a plat by the Council accepts the dedication of land for public purposes and authorizes recording of the plat with the county, and receipt of a certified and recorded final plat by the City, with a performance bond or irrevocable letter of credit authorizes installation and construction of required improvements. Upon installation of improvements the applicant may apply for building permits.

Recommendation

Staff recommends re-approval of the preliminary plat of Stone Creek for another 1-year period, with a 1-year extension.

Staff recommends approval of the final plat for Addition No. 8, subject to the following conditions:

1. Compliance with any recommendations of the City Engineer review.
2. An address plat must be submitted meeting the Tonganoxie Street Naming and Addressing Policy be submitted to the City prior to recording of the final plat.

3. All proposed improvements shall include a performance bond or irrevocable letter of credit from the applicant, approved by the City Attorney, prior to installation.
4. The Planning Commission's recommendation shall be forward to the City Council, and the City Council approve and accept all public improvements prior to recording the final plat.
5. No building permits shall be issued and no lots shall be sold until the Final Plat is recorded with the Register of Deeds of Leavenworth County.
6. No occupancy permits shall be issued prior to acceptance of public improvements by the City.



Chris Brewster
Contract City Planner



MEMO

To: George Brajkovic, City Manager
City of Tonganoxie

Cc: Dan Porter, Asst. City Manager
Kent Heskett, City Superintendent

From: Brian Kingsley, City Engineer

Date: December 5, 2018

Re: Stone Creek Subdivision
Phasing Plan, Preliminary Plat and Final Plat
18-1001L

The following are the City Engineer and staff review comments related to Engineering issues: _____

Stone Creek Phasing Plan:

- 1) Phase I – A temporary turn-around will need to be constructed at the South end of Oakwood Lane or the temporary turn-around can be eliminated by adjusting the limits of the Phase to the South property lines of Lot 17 and Lot 2.
- 2) Phase II – A temporary turn-around will need to be constructed at the South end of Oakwood Lane or the temporary turn-around can be eliminated by adjusting the limits of the Phase to the South property lines of Lot 24 and Lot 13.

Recommendation: The City should consider approval contingent upon the developer's acknowledgement of the Phase requirements listed in 1 and 2 above.

Preliminary Plat:

- 1) The building setback (10 feet) matches the width of the utility easement along the lot lines between lots 5 and 6 and between lots 13 and 14. An additional 5 feet of setback should be provided from the easement to the building setback at these locations.
 - a. The developer should consider adjusting the widths of lots 1-6 to accommodate the additional setback and minimize the impact to the width of lot 5.

- 2) The sanitary sewer alignment has been revised from the previously approved preliminary plat.
- a. Sanitary sewer service connections are not allowed under street pavement.
 - b. Service connections need to be made within the frontage of the lot being serviced.
 - c. A sanitary sewer manhole will likely need to be added at the South end of the Lot 12 and 13 lot line.

Recommendation: The City should consider approval contingent upon the addition of requested setbacks listed in 1 above.

Final Plat:

Recommendation: The City should consider approval contingent upon approval of construction plans for Stone Creek Addition No. 8.

--END

For questions or comments, please contact:

Brian Kingsley, PE

President

T: 785.749.4474 ext. 2105

E: brian.kingsley@bgcons.com

CITY OF TONGANOXIE, KANSAS

APPLICATION FOR PRELIMINARY PLAT AND FINAL PLAN APPROVAL

Requested Action	Fee Paid	Date Rec'd	Date Published	Hearing Date
<input checked="" type="checkbox"/> Preliminary Plat	_____	_____	_____	_____
<input type="checkbox"/> Street & Storm Sewer Plan	_____	_____	_____	_____
<input type="checkbox"/> Sanitary Sewer Plan	_____	_____	_____	_____
<input type="checkbox"/> Waterline Plan	_____	_____	_____	_____
<input type="checkbox"/> Final Plat	_____	_____	_____	_____
<input type="checkbox"/> Site Plan	_____	_____	_____	_____
<input type="checkbox"/> Landscaping Plan	_____	_____	_____	_____

Name of Development Stone Creek

General Location SE Corner of E. Clear Creek Place & E. Oakwood Lane

Applicant:

Name: Stone Creek Development, LLC Contact: Chris Donnelly

Address: 648 Shady Bend Drive, Tonganoxie, KS 66086

Phone/Fax: _____

E-mail address _____

Owner Developer:

Name: Same as Applicant Contact: _____

Address: _____

Phone/Fax: _____

E-mail Address _____

Engineer:

Name: MHS Contact: Matt Henderson

Address: 15700 College Blvd., Ste. 202 Lenexa, KS 66219

Phone/Fax: 913-888-4647 / 913-390-9865

E-Mail Address matt.henderson@mhs-eng.com

SUBDIVISION INFORMATION:

- Gross acreage of plat: 52.3
- Total number of lots: 88
 Residential 82 Business 6 Industrial _____ Other _____
- Existing zoning Single Family Proposed zoning R-SF, R-MF2, GBD

THE owner herein agrees to comply with the subdivision regulations for Tonganoxie, as amended, and all other pertinent ordinances or resolutions of Tonganoxie, and statutes of the State of Kansas. The undersigned further states that he is the owner of the proposed for platting.

OWNER'S SIGNATURE Stonecreek Development, LLC
By Chris Jany manager

OFFICE USE:

RECEIVED BY _____

Date _____ Fee Submitted _____

CITY OF TONGANOXIE, KANSAS

APPLICATION FOR PRELIMINARY PLAT AND FINAL PLAN APPROVAL

Requested Action	Fee Paid	Date Rec'd	Date Published	Hearing Date
<input type="checkbox"/> Preliminary Plat	_____	_____	_____	_____
<input type="checkbox"/> Street & Storm Sewer Plan	_____	_____	_____	_____
<input type="checkbox"/> Sanitary Sewer Plan	_____	_____	_____	_____
<input type="checkbox"/> Waterline Plan	_____	_____	_____	_____
<input checked="" type="checkbox"/> Final Plat	_____	_____	_____	_____
<input type="checkbox"/> Site Plan	_____	_____	_____	_____
<input type="checkbox"/> Landscaping Plan	_____	_____	_____	_____

Name of Development Stone Creek

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Phone/Fax: _____

E-mail address _____

Owner Developer:

Name: Same as Applicant Contact: _____

Address: _____

Phone/Fax: _____

E-mail Address _____

Engineer:

Name: MHS Contact: Matt Henderson

Address: 15700 College Blvd., Ste. 202 Lenexa, KS 66219

Phone/Fax: 913-888-4647 / 913-390-9865

E-Mail Address matt.henderson@mhs-eng.com

SUBDIVISION INFORMATION:

- Gross acreage of plat: 6.95
- Total number of lots: 19
 Residential 19 Business _____ Industrial _____ Other _____
- Existing zoning R-SF Proposed zoning R-SF

THE owner herein agrees to comply with the subdivision regulations for Tonganoxie, as amended, and all other pertinent ordinances or resolutions of Tonganoxie, and statutes of the State of Kansas. The undersigned further states that he is the owner of the proposed for platting.

OWNER'S SIGNATURE Stonecreek Development, LLC
By Chris J. Jany manager

OFFICE USE:

RECEIVED BY _____

Date _____ Fee Submitted _____



OCTOBER 2018

	Single Family Units [^]	Multi-Family Units [%]	Total Units	S-F Units YTD	M-F Units YTD	Total Units YTD
CASS COUNTY						
Archie	0	0	0	0	0	0
Belton	2	0	2	56	0	56
Cass County	10	0	10	68	0	68
Cleveland	0	0	0	0	0	0
Garden City	0	0	0	1	0	1
Harrisonville	0	0	0	8	0	8
Lake Winnebago	3	0	3	13	0	13
Lee's Summit	1	0	1	34	0	34
Peculiar	7	0	7	58	0	58
Pleasant Hill	1	0	1	16	0	16
Raymore	10	0	10	167	12	179
Village of Loch Lloyd	3	0	3	13	0	13
	37	0	37	434	12	446
CLAY COUNTY						
Clay County	7	0	7	38	0	38
Excelsior Springs	1	0	1	13	0	13
Gladstone	2	0	2	14	0	14
Kansas City	16	0	16	433	0	433
Kearney	9	0	9	103	0	103
Lawson	0	0	0	0	0	0
Liberty	1	0	1	37	0	37
North Kansas City	0	0	0	1	0	1
Pleasant Valley	0	0	0	0	0	0
Smithville	46	0	46	179	0	179
	82	0	82	818	0	818
JACKSON COUNTY						
Blue Springs	24	0	24	351	15	366
Buckner	0	0	0	0	0	0
Grain Valley	6	0	6	110	0	110
Grandview	1	0	1	13	156	169
Greenwood	0	0	0	0	0	0
Independence	5	0	5	119	0	119
Jackson County	13	0	13	79	0	79
Kansas City	8	57	65	78	1028	1106
Lake Lotawana	0	0	0	16	0	16
Lee's Summit	18	0	18	305	180	485
Oak Grove	0	0	0	17	0	17
Raytown	0	0	0	0	0	0
Sugar Creek	0	0	0	0	0	0
	75	57	132	1088	1379	2467
PLATTE COUNTY						
Kansas City	12	0	12	172	0	172
Parkville	11	0	11	81	0	81
Platte City	0	0	0	1	0	1
Platte County	19	0	19	158	0	158
Riverside	4	0	4	28	0	28
Weatherby Lake	1	0	1	12	0	12
Weston	0	0	0	0	0	0
	47	0	47	452	0	452
JOHNSON COUNTY						
De Soto	5	0	5	34	0	34
Edgerton	0	0	0	0	0	0
Fairway	1	0	1	8	0	8
Gardner	8	0	8	110	0	110
Johnson County	6	0	6	46	0	46
Leawood	5	0	5	51	0	51
Lenexa	38	0	38	312	0	312
Merriam	0	0	0	1	0	1
Mission Hills	0	0	0	4	0	4
Olathe	41	240	281	447	274	721
Overland Park	26	370	396	322	1564	1886
Prairie Village	8	0	8	55	0	55
Roeland Park	0	0	0	0	0	0
Shawnee	9	0	9	114	0	114
Spring Hill	7	0	7	127	0	127
Westwood	0	0	0	4	0	4
	154	610	764	1635	1838	3473

	Single Family Units [^]	Multi-Family Units [%]	Total Units	S-F Units YTD	M-F Units YTD	Total Units YTD
LEAVENWORTH COUNTY						
Basehor	26	0	26	121	0	121
Lansing	0	0	0	1	0	1
Leav. County	0	0	0	65	0	65
Leavenworth	2	0	2	27	0	27
Tonganoxie	4	0	4	29	0	29
	32	0	32	243	0	243
WYANDOTTE COUNTY						
Bonner Springs	0	0	0	7	0	7
Edwardsville	0	0	0	1	0	1
KCK/Wyandotte Co	15	0	15	167	0	167
	15	0	15	175	0	175
MIAMI COUNTY						
Louisburg	0	0	0	13	0	13
Miami County	4	0	4	49	0	49
Osawatomie	0	0	0	0	0	0
Paola	1	0	1	6	0	6
Spring Hill	0	0	0	19	0	19
	5	0	5	87	0	87
Totals	447	667	1114	4932	3229	8161

Comparison of Single Family Building Units for Greater Kansas City
(Cass, Clay, Jackson, Platte, Johnson, Leavenworth, Miami, Wyandotte Counties)

Month/Year	2011	2012	2013	2014	2015	2016	2017	2018
January	90	188	273	287	240	274	457	425
February	121	182	224	216	260	408	477	461
March	180	270	335	362	393	542	571	550
April	210	277	444	439	437	523	562	542
May	230	294	337	385	395	503	504	594
June	262	268	333	364	438	578	567	577
July	204	288	409	375	399	494	512	485
August	205	260	354	352	425	536	480	514
September	202	379	384	383	462	424	514	337
October	205	331	369	468	459	466	583	447
November	185	283	340	312	360	417	502	
December	207	279	288	328	432	352	468	
Annual Total	2,301	3,299	4,090	4,271	4,700	5,517	6,197	4,932

Comparison of Permits By Units Issued Year to Date

	2011 - 2018		
	S-F Units	M-F Units	Total Units
2011	1909	600	2509
2012	2737	1417	4154
2013	3462	2493	5955
2014	3631	3246	6877
2015	3908	2970	6878
2016	4748	3543	8291
2017	5227	1903	7130
2018	4932	3229	8161

[^]The Single Family number is units and includes both attached and detached units.
[%]Multi-Family units are in buildings with 5 or more units.
 # Not available at time of report

Permit information reflects the most recent data at time of publication. In order to ensure accurate recording of residential building permit statistics, the HBA may revise monthly and year-to-date figures when updated data is made available. Copyright 2018 Home Builders Assoc of Greater Kansas City. All rights reserved.