

EL DORADO

K A N S A S

PLANNING COMMISSION AGENDA

August 24, 2023

5:30 PM

1. CALL TO ORDER & ROLL CALL

Steve Fellers
Lawrence Fischetti
Scott Hackler
Scott Leason
Brad Long
Austin Letts
Gerald Watson

2. APPROVAL OF MINUTES

1 - APPROVAL OF 6/22/23 MINUTES

3. NEW BUSINESS

ITEM NO. 1 - CASE NO. 23-04 SUP: PUBLIC HEARING FOR THE CONSIDERATION OF A REQUEST FOR A SPECIAL USE PERMIT FOR A DISTILLERY AT 703 S MAIN

- A. Presentation of Request
- B. Public Hearing
- C. Discussion by Planning Commission
- D. Motion

ITEM NO. 2 - CASE NO. 23-02 PLATS MOORE ADDITION

- A. Presentation of Request
- B. Public Hearing
- C. Discussion by Planning Commission
- D. Motion

ITEM NO. 3 - CASE NO. 23-03 PLAT -REPLAT IN RIVERSIDE ADDITION

- A. Presentation of Request
- B. Public Hearing
- C. Discussion by Planning Commission
- D. Motion

4. OLD BUSINESS

ITEM NO. 1 - TEMPORARY SIGN REGULATIONS

- A. Presentation of Request
- B. Public Hearing
- C. Discussion by Planning Commission
- D. Motion

5. STAFF ITEMS

1 - CHAIRMAN ELECTION

6. ADJOURNMENT

EL DORADO

K A N S A S

PLANNING COMMISSION MINUTES - **DRAFT**

June 22, 2023

5:30p.m.

1. CALL TO ORDER & ROLL CALL

Chairman Hughes called the meeting to order at 5:30pm.

Members Present

Lawrence Fischetti

Scott Hackler

Frank Hughes

Scott Leason

Austin Letts

Brad Long

Others Present

Josh Potter

Amanda Stalnaker

Mike & Gigi Dudeck

David Stewart-Gravity Works

Tyler Norris-Branches

Julian Thomas-Branches

Brad Meyer

2. APPROVAL OF MINUTES

Commissioner Hackler moved to approve the minutes of the May 25, 2023, Planning Commission meeting, seconded by Commissioner Leason. The motion passed (6-0).

3. NEW BUSINESS

ITEM NO. 1 – CASE NO. 23-05-SUP: PUBLIC HEARING FOR THE CONSIDERATION OF A REQUEST FOR A SPECIAL USE PERMIT FOR A DAYCARE CENTER AT 107 N MAIN ST.

A. Presentation of Request

Josh Potter provided an overview of the request by Branches Pregnancy & Family Center for a day care center in a C-2 zoning district. David Stewart with Gravity Works gave a brief presentation of the information previously provided.

B. Public Hearing

Chairman Hughes opened the public hearing. There being no one to speak, the public hearing was closed.

C. Discussion by Planning Commission

Commissioner Hughes asked Mr. Stewart how many children. Mr. Stewart stated there will be 24 children ages 2 weeks to 2 1/2. Commissioner Hughes inquired on the drop off/pick up area. Mr. Stewart indicated that the child care entrance will be at the back of the building. Commissioner Hackler asked if access to Edward Jones would be impacted. Mr. Stewart said that issue will be addressed, currently they are exiting on to the Branches property. Commissioner Letts inquired if the playground shown will be large enough for the children and staff. Mr. Stewart indicated that it is. Commissioner Long is concerned about the West side entrance and asked if the alley way would become one way. Mr. Stewart addressed the concerns and noted the alley is not on the property and they would not determine the traffic flow of the alley.

Commissioner Hackler asked when the proposed construction start date is. Julian Thomas with Branches stated that the grant award is the next day. Construction would beginning July 1st and would be operational by September 2024. They would also have a staggered start with 6 infants for 90 days then a second room would open allowing six more infants for 3-4 months, etc. Commissioner Long asked how many staff members would be present. Ms. Thomas stated the administration team would be four employees, the nurture center would have 3 employees and KDHE volunteers (2 per room) until more staff would need to be hired. Commissioner Leason agrees with the need, but believes the location is not ideal. Ms. Thomas stated the building was donated & their goal is to have a positive culture in the heart of town. Ms. Thomas also noted that the parking lot is busiest at lunch and dinner time. Their pickup/drop off will be 7:30am and 4:00-6:00pm not during the busy restaurant time. Ms. Thomas stated their other cliental will enter from Main Street which will increase traffic. Mr. Stewart noted that other business in the area face the same parking concerns. Mr. Stewart also stated that the daycare will have separate access area if other people enter from the rear.

D. Motion

Commissioner Hackler moved to recommend approval of Case No. 23-05-SUP, an application special use permit for a daycare center at 107 N Main St. for the reasons stated in the staff recommendation and heard at this public hearing, seconded by Commissioner Letts.

Roll Call Vote:

Lawrence Fischetti	Y
Scott Hackler	Y
Frank Hughes	Y
Scott Leason	N
Austin Letts	Y
Brad Long	Y

The motion passed (5-1). Ms. Stalnaker stated the application would go to the July 17th City Commission meeting.

4. OLD BUSINESS

Commissioner Letts moved to accept the El Dorado Main Street Master Plan, seconded by Commissioner Leason.

Roll Call Vote:

Lawrence Fischetti	Y
Scott Hackler	Y
Frank Hughes	Y
Scott Leason	Y
Austin Letts	Y
Brad Long	Y

The motion passed (6-0).

5. STAFF ITEMS

The Planning Commission will hold a work session Wednesday, June 28th at noon to discuss sign regulations, an online Teams meeting will also be available to the commissioners if they are unable to attend in person.

6. ADJOURNMENT

The meeting was adjourned at 6:13pm.

PLANNING COMMISSION MEMORANDUM

TO: Planning Commission
CC:
FROM: Scott Rickard
RE: Special Use Permit 703 S Main

Joel Fox is requesting a special use permit to allow a distillery at 703 S Main.

The definition of a distillery is not defined in our zoning regulations, therefore we are comparing the usage to a microbrewery which is described as follows:

Microbrewery: An appropriately licensed brewery that produces no more than 5,000 barrels of beer per year and does so in a completely enclosed building. May also include restaurants and sales of alcoholic and cereal malt beverages as legally licensed.

A distillery will require a Special Use Permit (SUP) in C-1 General Business District.

Zoning Ordinance standards for review:

- A. *The location and size of the proposed use in relation to the site and to adjacent sites and uses of the property, and the nature and intensity of operations proposed thereon.* The property currently consists of a warehouse structure. Properties abutting the subject parcel to the south are commercial and light industrial to the west. Across the street to the north is light industrial and across to the east is commercial.
- B. *Accessibility of the property to police, fire, refuse collection and other municipal services; adequacy of ingress and egress to and within the site; traffic flow and control; and the adequacy of off-street parking and loading areas.* This property is accessible by emergency services with adequate ingress/egress and parking area.
- C. *Utilities and services, including water, sewer, drainage, gas, and electricity, with particular reference to location, availability, capacity and compatibility.* The City of El Dorado does provide utilities to the facility.
- D. *The location, nature, and height of structures, walls, fences, and other improvements; their relation to adjacent property and uses; and the need for buffering or screening.* No new structures are proposed at this time.
- E. *The adequacy of required yard and open space requirements and sign provisions.* There is an existing structure currently on the property.
- F. *The general compatibility with adjacent properties, other properties in the district, and the general safety, health, comfort and general welfare of the community.* The proposed land use is compatible with the neighborhood.

Approval of this Special Use Permit requires a majority vote of the Planning Commission members

present and voting.

Suggested Motion:

I move to recommend approval of Case No. 23-06-SUP, a request by Joel Fox, for a Special Use Permit to allow a distillery on the property located at 703 S Main St., for the reasons set forth in the staff recommendation and heard at this public hearing.

Legend

Zoning 2023

<all other values>

Zoning_Type

- A-R
- C-1
- C-2
- I-1
- I-2
- M-P
- O-I
- R-1
- R-2
- R-3
- R-S



W OLIVE AVE

S VINE ST

S STAR ST

S MAIN ST

SUBJECT PROPERTY

SW TRAFFICWAY

PLANNING COMMISSION MEMORANDUM

TO: Planning Commission
CC:
FROM:
RE: Moore Plats

Gerald Dixon of Goedecke Engineering has submitted the Moore Addition & Moore North Addition Final Plats. The Moore Addition creates four, 7 acre lots and the Moore North Addition creates two, 20 acre lots. These lots were rezoned to R-S Residential-Suburban District earlier this year. This property is located outside city limits but within the El Dorado Extraterritorial Jurisdiction (ETJ). The Butler County Commission will review the plats in September.

The applicant will present the plats and answer any questions at the meeting. The final plat meets the requirements found in the Zoning Ordinance and Subdivision Regulations. Staff recommends approval of the plats.

Recommended Motion:

I move to approve the final plat of the Moore Addition and the Moore North Addition as presented.

A Portion of the SE 1/4 of NE 1/4, Sec.18, Twp.26S, R6E of 6th P.M.



STATE OF KANSAS)
COUNTY OF BUTLER) ss:

We Goedecke Surveying, LLC Surveyors in aforesaid County and State do hereby certify the we have surveyed and that the accompanying plot was prepared and that all of the monuments shown hereon actually exist and their positions are correctly shown to the best of my knowledge and belief: The East 964.00 feet of South 1325.48 feet of the Southeast Quarter of the Northeast Quarter of Section 18, Township 26 South, Range 6 East of the 6th P.M., Butler County, Kansas. Subject to public road.

Day _____ of _____, 2023

STATE OF KANSAS)
COUNTY OF BUTLER) SS

This is to certify that the undersigned owners of the land described in the Certificate of Survey, have caused the same to be surveyed and subdivided, the accompanying plat into Lots, and Block, under the name of "MOORE ADDITION", an Addition to Butler County, Kansas, that all, easements as denoted on the plat are hereby dedicated to and for the use of the public for the purpose of constructing, operating, maintaining, and repairing public improvements and further that the land contained herein is held and shall be conveyed subject to any restrictions, reservations, and covenants on file or thereafter filed in the Office of the Register of Deeds of Butler County, Kansas.

Date: _____

Britt A. Moore

STATE OF KANSAS))ss:
COUNTY OF BUTLER)

This instrument was acknowledged before me on
day _____ of _____, 2023, by Britt A. Moore
_____, Notary Public
My appointment expires: _____

STATE OF KANSAS)
COUNTY OF BUTLER) ss:

This plat has been submitted to and accepted by the Butler County,
Kansas Planning Commission on this ____ day of _____, 2023

Attest:

David Alfaro Secretary

STATE OF KANSAS)
COUNTY OF BUTLER) ss:

This plat and all dedications shown hereon, if any, accepted by the Board of County Commissioner's, Butler County, Kansas, this ____ day of _____ 2023.

_____, Chairman
Kelly Herzet

ATTEST: _____, County Clerk
Tatum Stafford

Reviewed in accordance with K.S.A. 58-2005 on this day _____
of _____, 2023

Michael A. Work, Butler County Surveyor

Entered on transfer record this ____ day of _____, 2023

_____, County Clerk
Tatum Stafford

STATE OF KANSAS)
COUNTY OF BUTLER) ss:

This is to certify that this instrument was filed for record in the Register of Deeds office at _____ on the _____ day of _____, 2023 and is duly recorded in Book _____ at Page _____.

_____, Register of Deeds
Jacque Roberts

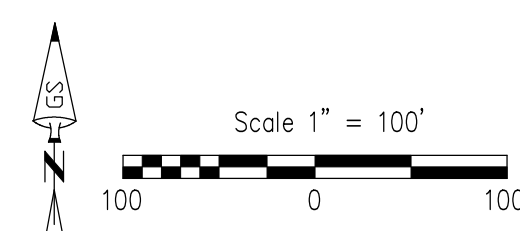
_____, Deputy Register of Deeds
Paula Stoskopf



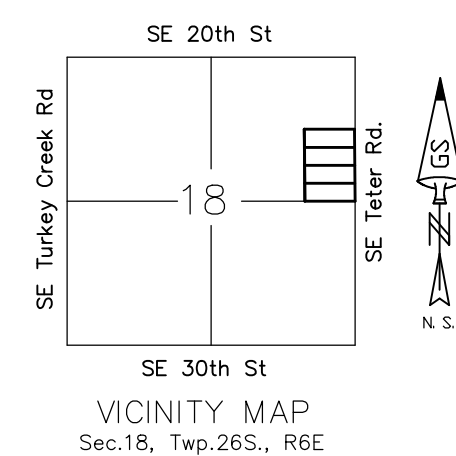
Legend

- Set 5/8"x24" Rebar & CLS 251 Cap
- ⊗ Found 5/8" Rebar & CLS 28 Cap
- ⊗ Found 1" Bar (Excepted by Brookher)

(M) Measured



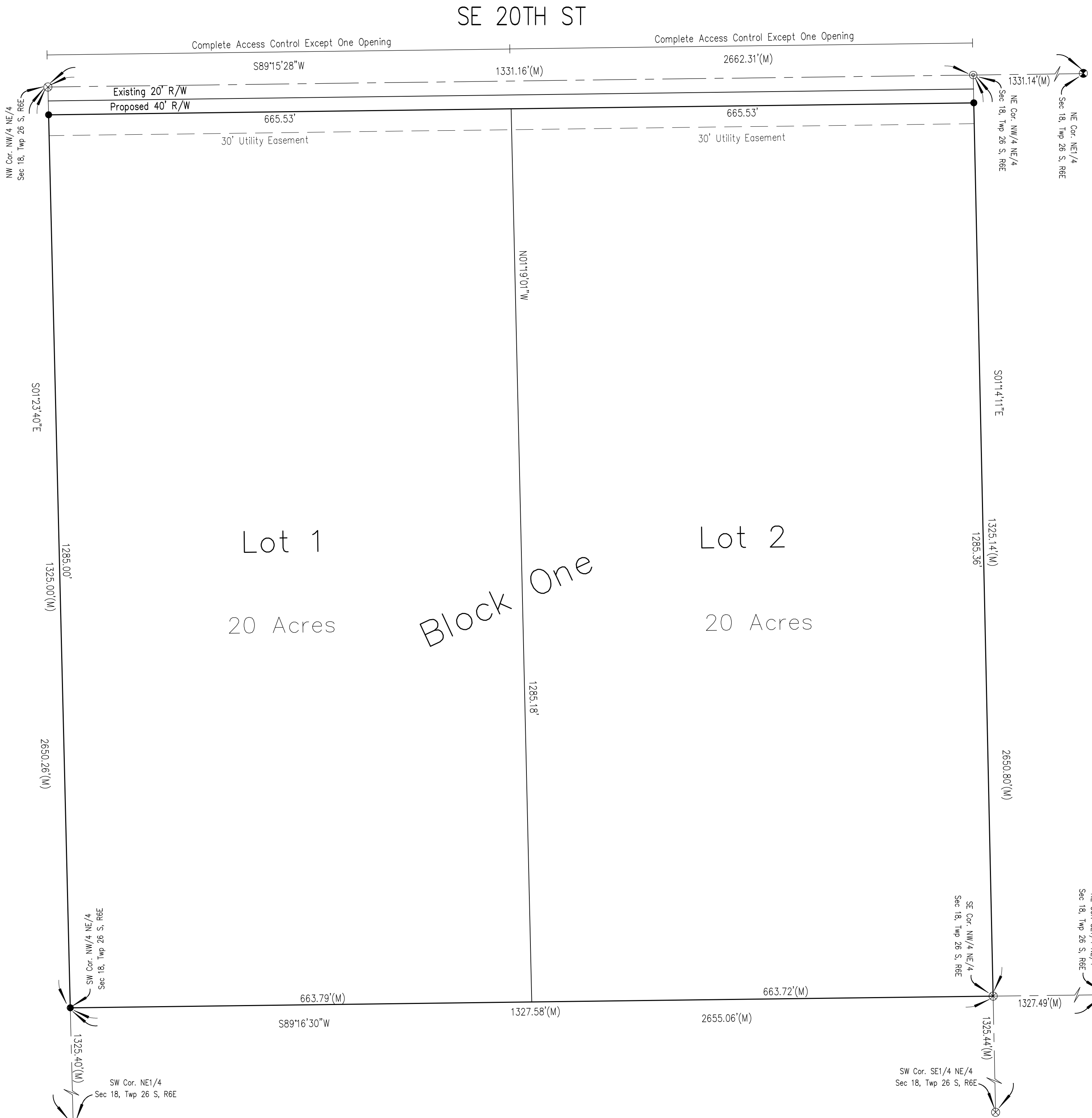
FEMA FIRM PANEL
20015C0395E
Zone X
eff. 6/02/2009
Contour Interval: One Foot



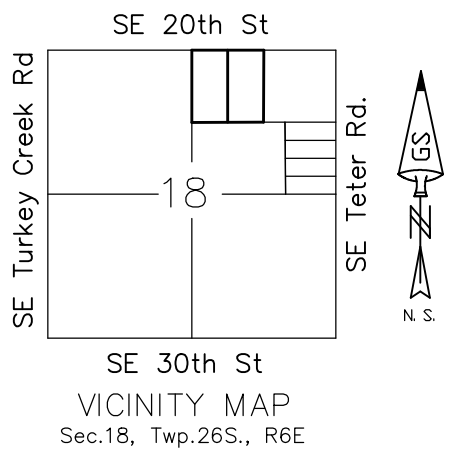
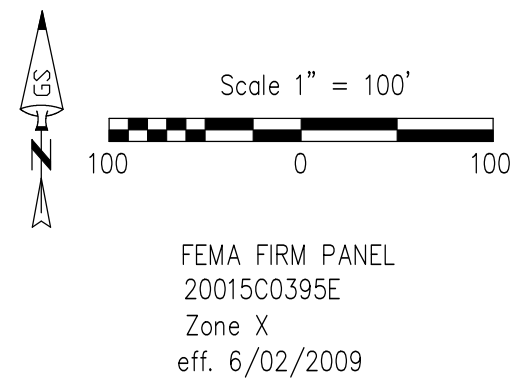
File: 7288_MOORE ADDITION .DWG

Final Plat
MOORE NORTH ADDITION
Butler County, Kansas

NW 1/4 of NE 1/4, Sec.18, Twp.26S, R6E of 6th P.M.



- Legend
- Set 5/8"x24" Rebar & CLS 251 Cap
 - ⊗ Found 5/8" Rebar & CLS 28 Cap
 - ⊕ Found 1" Bar (Excepted by Brookher)
 - ⊙ Found 1/2 Pipe
 - ⊘ Found 1/2 Rebar
 - (M) Measured



LAND SURVEYOR'S CERTIFICATE

STATE OF KANSAS)
COUNTY OF BUTLER)SS:

We Goedecke Surveying, LLC Surveyors in aforesaid County and State do hereby certify the we have surveyed and that the accompanying plat was prepared and that all of the monuments shown hereon actually exist and their positions are correctly shown to the best of my knowledge and belief: The Northwest Quarter of the Northeast Quarter, Section 18, Township 26 South, Range 6 East of the 6th P.M. Butler County, Kansas.

Day _____ of _____, 2023 Gerald E. Dixon P.L.S. 1516

OWNER'S CERTIFICATE

STATE OF KANSAS)
COUNTY OF BUTLER) SS

This is to certify that the undersigned owners of the land described in the Certificate of Survey, have caused the same to be surveyed and subdivided, the accompanying plat into Lots, and Block, under the name of "MOORE NORTH ADDITION", an Addition to Butler County, Kansas, that all, easements as denoted on the plat are hereby dedicated to and for the use of the public for the purpose of constructing, operating, maintaining, and repairing public improvements and further that the land contained herein is held and shall be conveyed subject to any restrictions, reservations, and covenants on file or thereafter filed in the Office of the Register of Deeds of Butler County, Kansas.

Date: _____ Britt A. Moore

NOTARY CERTIFICATE

STATE OF KANSAS)
COUNTY OF BUTLER)SS:

This instrument was acknowledged before me on
day _____ of _____, 2023, by _____ Britt A. Moore

_____, Notary Public

My appointment expires: _____

PLANNING AGENCY CERTIFICATE

STATE OF KANSAS)
COUNTY OF BUTLER)SS:

This plat has been submitted to and accepted by the Butler County, Kansas Planning Commission on this _____ day of _____, 2023.

Jeff Varner Chairman

Attest: _____
David Alfaro Secretary

COUNTY COMMISSIONERS

STATE OF KANSAS)
COUNTY OF BUTLER)SS:

This plat and all dedications shown hereon, if any, accepted by the Board of County Commissioner's, Butler County, Kansas, this _____ day of _____, 2023.

Kelly Herzet, Chairman

ATTEST: _____
Tatum Stafford, County Clerk

CERTIFICATION

Reviewed in accordance with K.S.A. 58-2005 on this day _____
of _____, 2023

Michael A. Work, Butler County Surveyor R.L.S. 1160

TRANSFER RECORD

Entered on transfer record this _____ day of _____, 2023

Tatum Stafford, County Clerk

REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS)
COUNTY OF BUTLER)SS:

This is to certify that this instrument was filed for record in the Register of Deeds office at _____ on the _____ day of _____, 2023 and is duly recorded in Book _____ at Page _____.

Jacque Roberts, Register of Deeds

Paula Stoskopf, Deputy Register of Deeds



File: 7288_MOORE NORTH ADDITION .DWG

PLANNING COMMISSION MEMORANDUM

TO: Planning Commission
CC:
FROM: Scott Rickard
RE: Replat in Riverside Addition

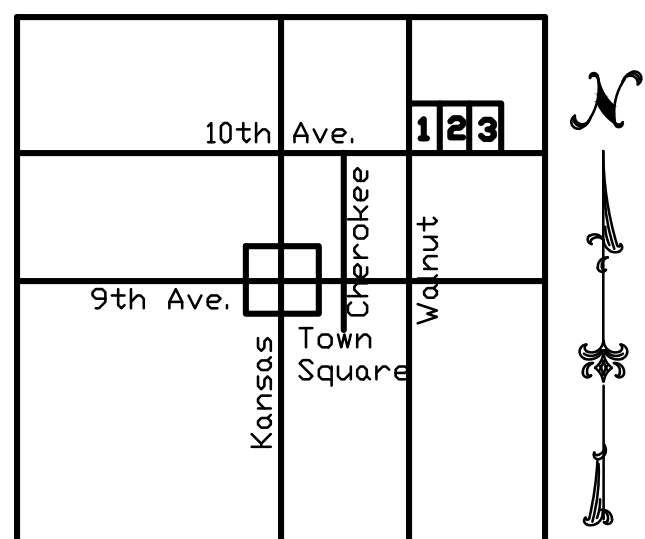
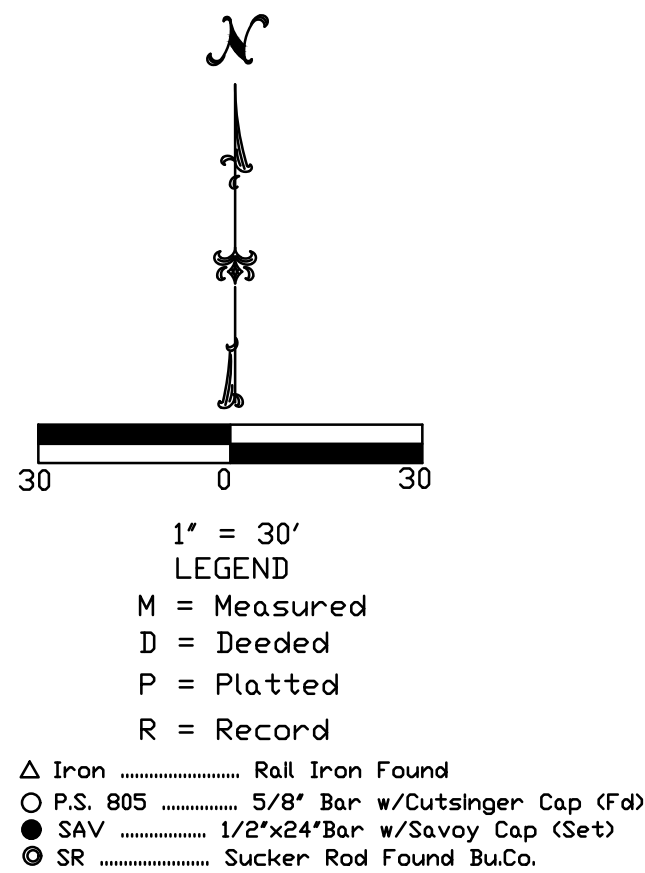
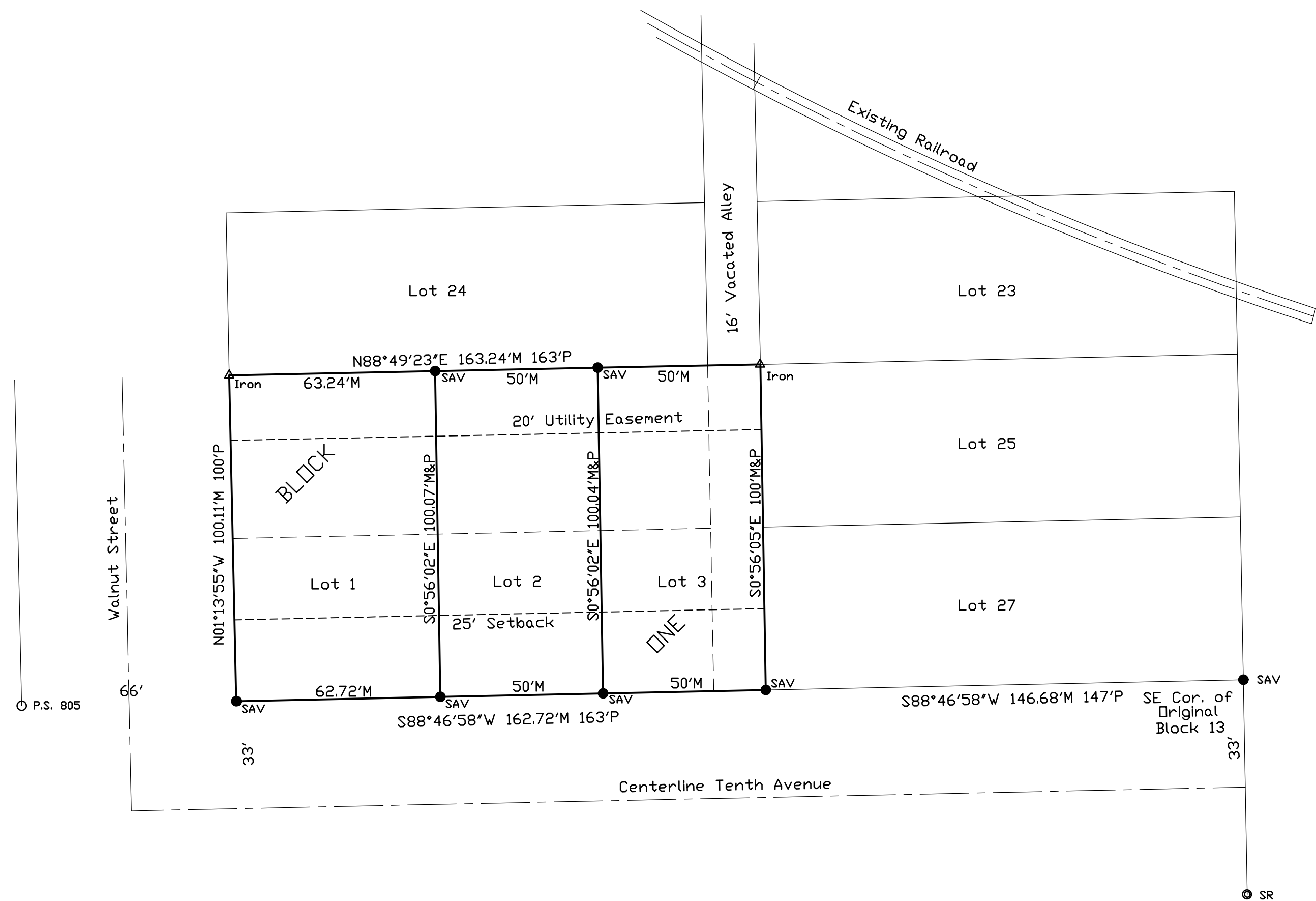
Roger Custinger of BHC has submitted a replat of Lots 26 & 28, Block 13 in Riverside Addition. Currently this is one parcel and the replat would create three lots. These lots are zoned R-2 Residential-Medium District.

The applicant will present the plat and answer any questions at the meeting. The replat meets the requirements found in the Zoning Ordinance and Subdivision Regulations. Staff recommends approval of the replat.

Recommended Motion:

I move to approve the Replat of Lots 26 & 28, Block 13 Riverside Addition as presented.

REPLAT
LOTS 26 AND 28 BLOCK 13
RIVERSIDE ADDITION
EL DORADO, KS



VICINITY MAP
N.T.S.

CERTIFICATE OF SURVEY

I, the undersigned, licensed professional Surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on July 21, 2023 and the accompanying Final Plat prepared and shown to the best of my knowledge and belief:

Date Signed: _____
Roger L. Cutsinger P.S. #805

LAND SURVEYORS REVIEW

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 20____.

Michael A. Work PS#1160
Butler County Surveyor, Butler Co., Kansas

OWNER'S CERTIFICATE

State of Kansas) SS
County of Butler)

This is to certify that the undersigned owner(s) of the land described in the Surveyor's Certificate, have caused the same to be surveyed and subdivided on the accompanying plat into lots, blocks, streets and other public ways under the name of Replat of Lots 26 and 28 Block 13, Riverside Addition in El Dorado, Butler County, Kansas; that all highways, streets, alleys, easements and public grounds as denoted on the plat are hereby dedicated to and for the use of the public for the purposes of constructing, operating, maintaining and repairing public improvements. The land contained herein is held and shall be conveyed subject to any restrictions, reservations, and covenants on file or hereafter filed in the Office of the Register of Deeds of Butler County, Kansas.

Date Signed: _____
OWNER

NOTARY CERTIFICATE

State of Kansas)
County of Butler) SS

The foregoing instrument was acknowledged before me this _____ day of _____, 20____.

_____, Notary Public
My appointment expires: _____

PLANNING COMMISSION CERTIFICATE

State of Kansas) SS
County of Butler)

This plat of submitted to and approved by the El Dorado Planning Commission on this _____ day of _____, 20____.

_____, Chairman
ATTEST: _____, Secretary

CITY COMMISSIONER'S CERTIFICATE

State of Kansas) SS
County of Butler)

These easements and right-of-way accepted by the City Commission of El Dorado, Kansas, this _____ day of _____, 20____.

_____, Mayor
ATTEST: _____, City Clerk

CITY ATTORNEY'S CERTIFICATE

State of Kansas) SS
County of Butler)

This plat is approved as an addition to the City of El Dorado, Kansas pursuant to the provisions of K.S.A. 12-401.

Date Signed: _____
Ashlyn Lindskog, City Attorney

~ BUTLER COUNTY REGISTER OF DEEDS ~

STATE OF KANSAS)
COUNTY OF BUTLER) SS

This is to certify that this instrument was filed for record in the Register of Deeds office at _____ M. on the _____ day of _____, 2023 and was duly recorded in Book _____ at Page _____.

Jacque Roberts, Register of Deeds

~TRANSFER RECORD ~
Entered on transfer record this _____ day of _____, 2023

Tatum Stafford, Butler County Clerk

PLANNING COMMISSION MEMORANDUM

TO: Planning Commission
CC:
FROM: Scott Rickard
RE: Discussion of Temporary Sign Regulations

Conceptual Temporary Sign Regulations:

ARTICLE 8 – TEMPORARY SIGN REGULATIONS

Intent and Purpose: The purpose of these temporary sign regulations is to establish guidelines for temporary signs within the City of El Dorado, allowing for clearer definitions and extending the permissible duration of temporary sign placement to 90 calendar days. Temporary signs are used for advertising special events and businesses, and such signs are to be placed on the property where the event is taking place or on the business's property.

Applicability: Temporary signs are subject to the regulations outlined in this article. Temporary signs, as defined below, shall be erected and maintained in compliance with these guidelines.

Temporary Sign Definition: Temporary signs are defined as display signs that are intended for short-term placement and are not of a permanent nature. Such signs include event signs, temporary advertising signs and signs or advertising for special events.

Permitted Temporary Sign Types and Specifications:

A. Temporary Event Signs:

(1) **Event Signs:** Temporary signs advertising special events, community activities, or promotions. The following specifications apply:

- **Maximum Area:** Event signs shall not exceed thirty-two (32) square feet in area.
- **Permitted Duration:** Event signs may be displayed on the property of the event for a period of up to 7 calendar days prior to the event.
- **Removal:** Event signs shall be removed within 48 hours after the event concludes.

B. Business Advertising Signs:

(1) **Banners and Flags:** Temporary banners and flags used for event promotion or advertising. The following specifications apply:

- **Maximum Signs:** Banners and flags shall not exceed 2 per property.
- **Permitted Duration:** Banners and flags may be displayed for a period of up to 90 calendar days per year from the date of installation.
- **Height restriction** is 15 foot

(2) Inflatable Advertising: Inflatable signs or figures used for advertising or to draw attention. The following specifications apply:

- Maximum 1 per property and it shall not affect any required parking or specific zoning requirement of the lots.
- Permitted Duration: Inflatable advertising may be displayed for a period of up to 14 calendar days per year from the date of installation.
- Height restriction is 20 foot

(3) Small Signs: Small signs used for advertising an event or to customers

- Maximum Area: Small signs shall not exceed three (3) square feet in area
- Maximum Signs: Small signs shall not exceed 2 per property
- Permitted Duration: Small signs may be displayed for a period of up to 90 calendar days per year from the date of installation.

(4) Vinyl Signs: Vinyl signs or similar type material with printed advertising mounted on T-posts or lumber. The following specifications apply:

- Maximum Quantity: 1 Vinyl Sign per property.
- Maximum Area: Vinyl signs shall not exceed thirty-two (32) square feet in area.
- Permitted Duration: Vinyl Type signs on non-permanent surfaces may be displayed for a period of up to 90 calendar days per year from the date of installation.

(5) Temporary Portable Display Signs:

- Maximum Quantity: 1 Temporary Portable Display Sign per property
- Maximum Area: Portable Display signs shall not exceed thirty-two (32) square feet in area.
- Permitted Duration: Portable display signs may be placed for up to 90 calendar days per year from the date of installation.
- Portable displays signs not exceeding 10 square foot of advertising per side shall be allowed on the sidewalk in C-2 zoning district up to 90 calendar days per year.

Temporary Sign Location: Temporary signs shall be located in a manner that does not obstruct access ways, sidewalks, windows, sight triangles, or traffic visibility. Signs shall only be placed on the property where the service, business, or event is taking place. Signs shall not be placed on public property, trees, utility poles, or public right-of-way. Signs shall not be placed in required parking or impact specific zoning requirements of the lots.

Temporary Sign Illumination: Temporary signs shall not be illuminated, except for portable display signs.

Removal of Temporary Signs: Temporary signs shall be removed by the owner or permittee within the

specified timeframes outlined in the regulations. Failure to remove the sign within these periods may result in its removal and enforcement.

Exemptions and Exclusions: Construction, Political, Real Estate, and City of El Dorado uses.

Permit Required for Temporary Advertising Signs: A permit is required for the installation of temporary advertising signs. The permit fee is \$10 for each 90 calendar-day period.

Enforcement and Maintenance: Temporary signs shall be maintained in compliance with the regulations and design standards in this article. If a temporary sign is found to be unsafe, insecure, tattered, torn, in disrepair or in violation of these guidelines, Code Enforcement may take necessary actions for removal or alteration, as specified in the general sign regulations.

Recommended Motion:

I move to set a public hearing on September 28, 2023 to consider amendments to Article 8 of the City of El Dorado Zoning Regulations (temporary signs).

For businesses on the main drags - Central or Main streets, signage is natural, but for businesses on side streets, allowing temporary signage to let passing traffic know you are open can make or brake a business!

I own building at 112 W. 4th - by the railroad tracks. My renters have opened a second hand/ used thrift shop and need to attract potential customers by putting out a sandwich board type sign pointing the way on North Main, by the tracks. The limitations in the ordinance seem to allow only a short usage of this ability.

Is there ay remedy or suggestions?

Several food truck vendors have also contacted me about possibly creating a food truck court, allowing rotating types of food trucks to set up in a semicircle in the area on the West side of that building to give the residents of El Dorado a central location to find food trucks in town instead of having them scattered through the city on a parking lot here or there? Being able to have a sandwich sign pointing that out on N. Main & 4th would be needed, should that idea move forward?

I own that whole triangular area on 4th from N. Main to N. Gordy with the RR tracks on the north of me.

Thank you,

David J Powell, CLU, ChFC, CFP, RHU
OFFICE: 316-320-2091
CELL: 316-641-2151

To provide more security for our clients, please upload sensitive files via this link:

<https://www.sendsafely.com/u/PapaDJP1946@gmail.com>

Disclaimer: These plans are subject to underwriting for final rates.

Three outcomes could happen:

- 1. Approved as quoted.*
- 2. Rated up due to health conditions and/or medications.*
- 3. Declined.*

*To those communicating about Advantage Plans and/or Prescription Part D plans:***Disclaimer:**

"We may not offer every plan available in your area. Currently we represent 6 Medicare Advantage organizations which offer 17 (varies by county) different plan options in your area. Please contact Medicare.gov, 1-800-MEDICARE, or your local State

This is Steve LaRue with Professional Plumbing. I think their should be yard signs allowed when it comes to advertising your business. Only on the jobs that a company is doing work on. I believe a fee of \$5 to \$10 would be appropriate.

Thank you

Steve LaRue

- **Pamela Mcnown**

I don't believe there should be any implementation of fees for signs at all! How has the city survived all these years without fees for signs? What policing is there involved in the application of signs? It's just one more fee after an already over feed and taxed community.

Brad Cool

I think the 30 day limit is ridiculous. It's an affordable way to have signage and as long as it's not in the traffic view, why would they care?

Syndee Scribner

New proposed ordinance: If it isn't a traffic/safety hazard or in the right of way don't worry about it.

Andrew Barrett

We as business and local business that bring in business and also keep locals using local business should be able to put up signage and or temporarily signs. I as a business should be able to put signs up In a yard to shows who's doing the work. As your detail shop should be allowed to put your your flags showing you do tint and details etc. Not everyone can afford a nice big billboard sign to put up at business's.

Britt Moore

Local business owner

Britt Moore

I fully support allowing local businesses with a brick and mortar location to use temporary and portable signage for up to 60 days per calendar year at offsite locations. This will allow these businesses to effectively promote their products and services to potential customers outside of their brick and mortar location, increasing their visibility and ultimately driving more sales.

Furthermore, I believe that allowing temporary signs to be displayed year-round on the business owner's location will also benefit local businesses by providing them with a cost-effective and efficient means of advertising. This will allow them to stay competitive in a constantly changing market, attract new customers, and ultimately increase revenue.

However, in order to prevent clutter and maintain the aesthetics of our community, I do believe that it is important to place restrictions on out-of-town businesses using temporary signs. Specifically, I recommend that out-of-town businesses be limited to using temporary signs for a maximum of 14 days

In addition, I support the implementation of a \$5.00 per sign permit fee to help cover the costs of policing and enforcing sign regulations. This fee will not only help ensure that temporary signs are used in compliance with local regulations, but it will also help generate revenue for the local government to use towards other important community initiatives.

Overall, I believe that implementing these measures will help support local businesses while also ensuring that our community remains attractive and aesthetically pleasing for residents and visitors alike.

Michael Dorrell

Changes do need to be made to support your local businesses. I am traveling the next couple days and will email suggestions to the email above next week. I would hope you have allowed a couple weeks at least for suggestions to come in. Thank you for reaching out to the public and local businesses!

City of El Dorado, Kansas Municipal Government - Michael Dorrell Yes, you have some time to reply. The Planning Commission will likely review the regulations and discuss a potential draft of any changes at their May meeting, then they will hold a public hearing at their June meeting.

Michael Dorrell - City of El Dorado, Kansas Municipal Government Thank you!

Brad Meyer

Will the planning commission be seeking public input at the public meeting tomorrow or at a later date?

City of El Dorado, Kansas Municipal Government - Brad Meyer The Planning Commission will just be updated tonight that this is something they will be working on. As the process continues, the plan currently is for their May meeting to be a review and potential draft of any proposed changes, then their June meeting will be a public hearing. The earliest this could return to the City Commission would be the second City meeting in July, at which time they would consider any recommended changes and if there are any changes, there would be a 20-day protest period.

Thank you for taking this topic up and considering possible changes. I was informed in November 2022 that signs I had purchased and placed outside my business, On the Edge Auto Detailing at 623 State St. were only allowed with a permit and then only allowed for 30 days in a calendar year. I found this odd because I had seen this type of signage up in many locations throughout the city at various sizes of businesses. I requested information from the city that shows not very many of these permits are issued in a year's time (less than 3 per year and one of them each year is the municipal band) so is education an issue? We are a small family owned business and during the short amount of time that the flags were up we got several new customers into our business. My family has invested over \$250K in the property where an old dilapidated home once stood and we now provide services to other local businesses in the general area that enhance their operations. We have a very limited advertising budget and these "wiggly flags" seemed like an inexpensive means of letting people passing by know what services we offer. Not all commercial locations where businesses are located have the space or can afford a large sign. In my case it would take up valuable parking space to meet the requirements as is the same with one of my neighbors as well. We purchased the lot where we constructed a brand new building in part because of the traffic count along 6th Ave.. I am aware that staff says these "temporary signs" are only to advertise a special or a sale of something but why would the city care what the business is advertising? Wouldn't the city want the business to bring in more customers that would include additional sales tax, new people to town and other things?

I will end this with these thoughts:

1. Remove the once a year option to have these types of flags or signs out (1/12th of the year doesn't seem business friendly).
2. Have these types of signs be permitted in order to know where they are located and ensure their condition does not become worn or tattered.
3. Work towards a business friendly attitude of rules, ordinances, codes and enforcement and find ways to help all businesses especially small businesses in our community be successful.
4. Should you not choose to recommend any changes i believe that it is imperative that you make available adequate resources to educate businesses on all forms of advertising and what is allowed and not allowed.

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Brad Meyer

Owner

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