AGENDA
CITY OF BELTON
PLANNING COMMISSION
MEETING & PUBLIC HEARING
MONDAY, MARCH 7, 2016 - 6:00 P.M.
CITY HALL ANNEX, 520 MAIN STREET

I. CALL MEETING TO ORDER

II. ROLL CALL

III. APPROVAL OF THE MINUTES OF THE FEBRUARY 1, 2016 PLANNING COMMISSION MEETING

IV. PUBLIC HEARING

A. Consideration of a Special Use Permit to allow a one-sided digital billboard sign located east of I-49 and south of 162nd Street.

V. DIRECTOR'S REPORT -

VII. NEXT MEETING DATE: March 21, 2016

VIII. ADJOURNMENT

MEETING MINUTES

FEBRUARY 1, 2016

Minutes of Meeting
Belton Planning Commission
City Hall Annex, 520 Main Street
Belton, Missouri
February 1, 2016

CALL TO ORDER
Chairman Holly Girgin called the meeting to order at 6:00 p.m.

ATTENDANCE

Commission: Chairman Holly Girgin, Commissioners Tim McDonough, Chris Christensen, Ryan Finn, Chuck Crate, Larry Thompson, Councilman Chet Trutzel and Mayor Davis.

Staff: Jay Leipzig, Community & Economic Director, Robert Cooper, City Planner, Megan McGuire, City Attorney, Jeff Fisher, Public Works Director, Jennifer Dutcher, Community Development Secretary

Absent: Commissioner Sally Davila

MINUTES
Commissioner Crate moved to approve the minutes of the January 4, 2016 Planning Commission meeting. Seconded by Commissioner Christensen. All members present voted in favor and the motion carried.

DISCUSSION
Mr. Leipzig addressed the Commission concerning the zone change from R-1 (Single-Family Residential) District to Ag (Agricultural) District, for a 3.1-acre tract of land, described as Hardee Meadows, Second Plat, Lot 84, addressed as 7216 E. 157th Street. Mr. Leipzig indicated due to the surrounding land uses and in speaking with the land owner, the public hearing should be continued until March 7, 2016 to allow for additional time to explore a better solution.

Commissioner Finn moved to continue until March 7, 2016, the zone change from R-1 (Single-Family Residential) District to Ag (Agricultural) District, for a 3.1-acre tract of land, described as Hardee Meadows, Second Plat, Lot 84, addressed as 7216 E. 157th Street, seconded by Councilman Trutzel.

A vote was taken and the following vote recorded:
Ayes: 8 –Chairman Holly Girgin, Commissioners Chris Christensen, Tim McDonough, Ryan Finn, Larry Thompson, Chuck Crate, Councilman Chet Trutzel and Mayor Davis.
Noes: 0
Absent: 1 – Commissioner Sally Davila
Motion carried.

Mr. Cooper presented the staff report for the consideration of a Preliminary Plat approval for Autumn Ridge, a 46.78-acre(s), single-family residential development, located on the west side of Mullen Road, directly south of Orleans Place multi-family housing complex. The Planning Commission originally reviewed the Preliminary Plat for Autumn Ridge in 2004. The first plat was approved 3/1/2006; the

second plat was approved 5/9/2006; and the third plat was approved 5/9/2007. Partial development has taken place during the years up to this point. Currently, the Autumn Ridge subdivision contains sixty-four (64) single-family dwelling units and thirty-eight (38) two-family structures with seventy-six (76) two-family dwelling units with a combined total of one-hundred-forty (140) dwelling units. The original layout (plat) indicated a community swimming pool would be constructed at the northeast corner of Sycamore Drive and Fall Meadow Drive. The preliminary plat consists of five (5) phases of development, beginning with Phase 3 on the west side of the existing homes located along Hibiscus Drive and concluding with Phase 7 on the far western edge of the site with the completion of two minor arterial residential streets which will provide east to west connectivity of Fall Meadow Lane and Sycamore Drive. The build-out numbers will equate to ten (10) two-family residential lots along Fall Meadow Lane, with an additional one-hundred thirty-seven (137) single-family residential lots. The proposed preliminary plat shows there are several single-family corner lots with a fifteen foot non-addressed side, front yard setback and not the required 30'. This arrangement would provide additional buildable space. The Planning Commission would need to evaluate and approve this variance regarding non-addressed side front yard setback. Planning, Fire, and the Engineering staff support a recommendation to approve the Preliminary Plat for Autumn Ridge.

Commissioner Christensen questioned how the Homeowners Association (HOA) works for those families already living in the development. Robert Walquist, Quist Engineering, indicated the HOA is not currently functioning correctly. The developer has to get the HOA operational because we have to maintain the detention basin. We are not sure if this HOA will be the same as the first one, it could possibly be a joint ownership. If the first HOA is debunked; it will be best to start a new one then require the two to combine. Commissioner Christensen questioned if they can legally make the first development move into a new HOA. Mr. Walquist stated when they originally bought the lots there was an HOA requirement, so they are a part of an HOA but they are not collecting funds right now. Once you start collecting funds, people start getting involved.

Mr. Leipzig indicated staff would make sure the HOA articles are filed before the plat. Commissioner Christensen again cited concerns for existing property owners in regards to making them join an HOA. Councilman Trutzel questioned if a swimming pool would be built. Mr. Walquist stated the developer sent a letter to the City stating his intentions for the swimming pool, however if an HOA is not funded they will not have the means for upkeep.

Megan McGuire, City Attorney, requested clarification of the development agreement including what the triggers will be for the starting of improvements in additional phases. Does the developer plan to build the roads as they build out phase three and four. Have we evaluated what the triggers are for the next phase, how they will come about and if they are guaranteed? Mrs. McGuire stated she doesn't have a problem building them out in phases, however, if half of the roads are constructed will this meet the requirements for the fire department, are we going to have dead end streets that the fire trucks cannot turn around in. Is the public protected so everything is in place for detention and road access during the build out?

Mr. Walquist stated the city did the review; they looked at how it all ties in, there will not always be two access points, and staff took that into account. Mr. Leipzig stated staff has talked about the triggers and is to identify them in the Development Agreement.

Commissioner McDonough questioned if phase one and two are the same developer. Mr. Walquist indicated yes; however the previous managing partner is no longer with the developer, same company with management changes. Mayor Davis questioned the retention at tract A, will this be adding additional storm water runoff; will the water flow to the existing detention. Jeff Fisher, Public Works Director stated

the water will flow underneath Cambridge. Mr. Fisher continued to say he has a lot of experience working with Mr. Walquist and everyone will be working closely with the City Engineer. Mr. Walquist indicated the location is well below the 100 year flood zone. Mayor Davis questioned the status of the walking trails. Mr. Leipzig stated the plan is consistent with the Trails Master Plan; they will be noted on the Preliminary Plan and will be listed on the Final Plat. Mrs. McGuire stated it can also be a part of the Development Agreement as to who will have to maintain the bike and trail path; will it be the City or the Parks or part of the Homeowners Association? Mr. Leipzig stated we do have some trail planning along Mullen road; we want to make sure it stays consistent with that plan.
Mr. Walquist requested if the hiking trail can be a 6' to 8' striped trail along the side of the road instead of a dedicated 10' trail. Mr. Fisher stated we should be open to a shared bike lane.

Commissioner Christensen moved to approve with all of the included recommendations by staff, the Preliminary Plat for Autumn Ridge, seconded by Councilman Trutzel.

A vote was taken and the following vote recorded:
Ayes: 8 –Chairman Holly Girgin, Commissioners Chris Christensen, Tim McDonough, Ryan Finn, Larry Thompson, Chuck Crate, Councilman Chet Trutzel and Mayor Davis.
Noes: 0
Absent: 1 – Commissioner Sally Davila
Motion to carried.

Mr. Leipzig recognized the renovation and expansion plan for Budget Self-Storage; indicating staff has been working with Brian and Stacy Smith. This project is consistent with the North Scott Corridor Plan. Although no formal action is needed tonight, staff wished to present the Commission with the proposal.

Mr. Cooper presented the staff report for the renovation and expansion of Budget Self-Storage (aka: Belton Mini-Storage), located at 128 E. Hargis Avenue, Belton, MO. Mr. and Mrs. Smith plan to reinvest in the area and redevelop the 1.25-acre property to the north. Mr. Smith has purchased the property just to the north of his site, which was owned by David Schaffner, addressed as 209 N. Scott Avenue. Currently, that property contains a couple of structures, (built in 1948), one of which is a dilapidated building (verge of collapse) and the other is a building being used as an auto repair shop. For many years in the past, the property has been used as a junk car storage yard and auto repair shop. The redevelopment project will require the removal of the dilapidated building and the construction of a new 3000-sq. ft. building to be used as the main office for their Budget Self-Storage and U-Haul truck leasing office. Due to the complexity of the project, the limited revenue, the owners have requested a conceptual site plan presentation, in order to receive feed-back as to the quality of the project and if the Planning Commission would support the project. Staff has noted the following exemptions and or variances:

1. Construct new building in the original building footprint (zero lot line setback);
2. Allow 'Reasonable Auto', repair shop, to continue conducting business from the back of the newly constructed building for a period of 3-years;
3. Allow Budget Self-Storage to provide an on-site living quarters for a Property Manager;
4. Allow the owner of 'Reasonable Auto' to conduct business from a 40-foot cargo container located at the rear of Budget Self-storage during the construction phase, with an approved Temporary Use Permit;
5. Allow Budget Self-Storage to use gravel in lieu of asphalt or concrete for the storage area only.

Commissioner Christensen requested clarification of a start date; pertaining to the allowance of Reasonable Auto's request to conduct business from the rear of the newly constructed building for three years. Brian Smith, owner of Belton Budget Storage, replied the three years would start as soon as the new building is constructed. Mr. Smith stated that Reasonable Auto would like to operate from a temporary office during the 6 weeks of demolition and construction. Commissioner Christiansen questioned how tall the gate at the entrance will be, if RV's can be seen from North Scott. Mr. Smith stated the gate will be four feet and constructed of solid metal. Visibility will be very minimal from North Scott; the lot goes back roughly 60-80 yards.

Commissioner Crate questioned if all the gravel will be behind a tall privacy fence. Mr. Smith replied yes, we will be putting an 8' solid wooden fence to shield the property. Commissioner Trutzel stated he had concerns about the gravel, however, after a comparison with other sites, he has noticed some places are doing asphalt down the center with parking on gravel, as long as it is maintained and looks nice. He shared concerns of the owners request for the City to waive building fees, stating he doesn't think that will happen.

Mayor Davis questioned the use of a 40' cargo trailer for the temporary operation of Reasonable Auto. Mr. Smith stated it currently faces the rear of the property and is pretty well hidden; it would only be used for 6 weeks while construction is ongoing. Commissioner Crate questioned if the container will go away with the completion of construction. Mr. Smith stated no, we own the container and use it for equipment; it has been there for years.

Mayor Davis requested Mr. Leipzig to discuss the Brownfield Study and what impact it will have. Mr. Leipzig indicated staff has been working with the applicants to utilize some grant funds from the state of Missouri to do a phase one environmental assessment to look for contaminants. With almost a 99% certainty there are contaminants on that site. So we have grant money available to do a phase two assessment so if there is clean up that is required there are grant funds and credits that can be utilized to do so. It's a good partnership between the city and Department of Natural Resources as well as the applicants.

Mrs. McGuire stated a need to evaluate the overall site in relation to the neighbors and others, and a need to consider light pollution with the impact of lighting. You will have to consider how the impact of the lighting will be, possibly the use of some trees or landscaping to create some buffering. We will need to address the potential of oil spills due to the parking of vehicles on gravel. Mr. Smith stated they will mostly be parking fifth wheels, but we will have a process in place.

Mr. Cooper made the Commission aware that the applicants have submitted a formal site plan for review. Pending this evening's general acceptance from the Commission, we will go ahead and distribute out those plans to staff and will return with a formal presentation. Mr. Smith has also submitted an application for a zone change for the property to be zone to M1, which will be presented to the Commission.

Mr. Smith wished to ask the Commission to also consider a request to move the 30x100' building back an additional 15 feet to accommodate for future growth of North Scott. Mayor Davis questioned if 15' would be enough if they widen North Scott. Mr. Fisher stated, he would consider it, look into it and look at the Corridor plans.

Mr. Leipzig wished to clarify; staff is asking for a general approval of the concept plan with the 5 listed exemptions and pending any future staff review comments. A general consensus of the Planning Commission revealed all were in favor of the proposed concept plan.

Mr. Leipzig presented the Directors Report stating Economic Development has been working on the annual report, paper copies are available. The City is hosting the First Friday Coffee in the Annex Council Chambers on Friday, February 5th. Staff is currently working with a developer for the Traditions site located on the east side of Mullen Rd.

Next meeting is scheduled for March 7, 2016.

ADJOURNMENT

Commissioner Finn moved to adjourn the meeting. Seconded by Commissioner Christensen. All members present voted in favor and the meeting adjourned at 7:18 P.M.

Jennifer Dutcher
Community Development Secretary

SPECIAL USE PERMIT

DIGITAL SIGN

PLANNING COMMISSION REGULAR MEETING
CITY HALL ANNEX, CITY COUNCIL ROOM
520 MAIN STREET
MONDAY, MARCH 7, 2016 – 6:00 P.M.

STAFF: Robert G. Cooper, City Planner

CASE #SUP16-01

Request: Waitt Outdoor, has requested a Special Use Permit, to allow a one (1) sided digital billboard sign, to be located in a C-2 (General Commercial) district.

Location: Located on the east side of Interstate 49, just south of 162nd Street. The physical street address is 16241 E. Outer Road.

Property Description: South of Open Door Bible Church on Outer Road

Owner / Applicant: Waitt Outdoor, LLC / Waitt Outdoor, LLC

Size of Site: 16-acres / 696,960-sq. ft.
1,300-sq. ft. size of billboard area.

Existing Zoning / Land Use: C-2 / Undeveloped Land

Proposed Use: Billboard

Surrounding Zoning / Land Use:

North: C-2 & R3 / undeveloped land and a church
East: C-2 /undeveloped land
South: M-1 / self-storage
West: M-1 / Quick & Tasty facility

Comprehensive Plan: Commercial

Aerial view of surrounding area

Nature of Current Request

The applicant is asking the Planning Commission to allow the conversion of one (1) side of an existing billboard sign from vinyl to digital.

Only the north facing side will be converted to digital technology. The existing billboard structure is 35-feet in height, with a proposed 14-foot by 48-foot / 672-square foot digital sign face.

CODE CITATION

Pursuant to Section 30-9 of the Unified Development Code, 'digital signs are permitted subject to review by Special Use Permit.

1. Electronic message center signs are not allowed as part of a temporary sign;

2. Any portion of the message or image must have a minimum duration on screen of eight (8) seconds. An exception to this requirement is made for a sign that displays time and temperature;

3. The change from one message to the next shall not take more than one (1) second and shall not involve flashing or movement of text or image;

4. In case of malfunction, the sign shall be defaulted to a blank screen;

5. Prior to the issuance of a sign permit, the applicant shall provide written certification from the sign manufacturer that the light intensity has been factory pre-set not to exceed 7,000 NITS during daylight hours and 2,500 NITS between dusk and dawn and that the intensity level is protected from end-user manipulation.; and

6. The sign shall not display light of such intensity or brilliance to cause glare or otherwise impair the vision of the driver, or result in a nuisance to the driver.

HISTORY

Waitt Outdoor, LLC, headquartered in Omaha Nebraska, has over 1,500 displays in the Midwest. They have locations in southern Minnesota along key interstate corridors, Iowa, eastern Nebraska, Missouri and the Greater Kansas City area.

Waitt Outdoor currently has three (3) sign locations in Belton. All located along Interstate 49 and Cambridge (179th Street) and the Outer Road.

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SPECIAL USE PROVISION – Some uses of land are not appropriate in all locations within a district or under circumstances where the use imposes an inappropriate impact on the public or neighboring properties and are therefore designated as "special uses". These uses may be approved at a particular location through the receipt of a special use permit where the impact of those users does not inappropriately affect or impair the use and enjoyment of neighboring properties.

STAFF REPORT

Welfare and Convenience of the Public

The existing billboard sign currently sits on private property, adjacent to Interstate 49 right-of-way. The face of the digital billboard sign will be on the north facing side only and will benefit those motorists heading south. It could potentially benefit the local businesses that are located within the Markey Parkway/163rd Street commercial corridor.

Injury to Surrounding Property

The surrounding area is zoned for commercial and industrial use, with the exception of a pocket of R-3 (Multi-Family Residential) zoning, located just to the north. Currently, there is a community church located nearby in the R-3 zoning area. The church property is approximately 260-lineal feet north of the sign. The potential increase in illumination from the digital sign may affect the surrounding area.

Domination of the Neighborhood

This property has frontage on the Outer Road, with commercial users and commercially zoned properties. Directly south is a self-storage facility, and immediately west, across the interstate is the Quik & Tasty distribution facility as well as the Markey Parkway retail center.

Belton Regional Hospital has a 40-foot digital pole sign at their facility, which was approved by the planning commission on 4/15/13 as well as Transwest Truck and Trailer, Co. has an approved 40-foot digital pole sign...8/3/15.

Proposed Use will not detract or encroach upon the welfare or convenience of the public

It appears the proposed digital use may detract or encroach upon the welfare or convenience of the public by contributing to the ever-increasing light pollution, in particular, along the section of interstate between 163rd Street / Markey Parkway and 155th Street.

NOTE: The applicant has all the necessary written approvals from the Missouri Department of Transportation (MoDOT) and all the necessary easements to allow access and maintenance of the sign. Upon acceptance of the special use permit, the applicant will be required to obtain a city sign and electrical permit, which is part of the standard review process.

STAFF RECOMMENDATION

Staff recommends approval of Special Use Permit16-01, to allow a one (1) sided digital billboard sign, located on the east side of Interstate 49, just south of 162nd Street, addressed as 16241 E. Outer Road.

PLANNING COMMISSION ALTERNATIVES

The Planning Commission has the following options available in the consideration of this application:

1. Approve the application as submitted upon finding that the requirements of Chapter 40, Special Use Permits, of the Unified Development Code have been satisfied.

2. Approve the application subject to specified conditions.

3. Table the application if additional information is needed, such as time of use or other related factors.

4. Deny the application if the required findings cannot be made or if the proposed use is found to be incompatible with the neighborhood.

Attachments:

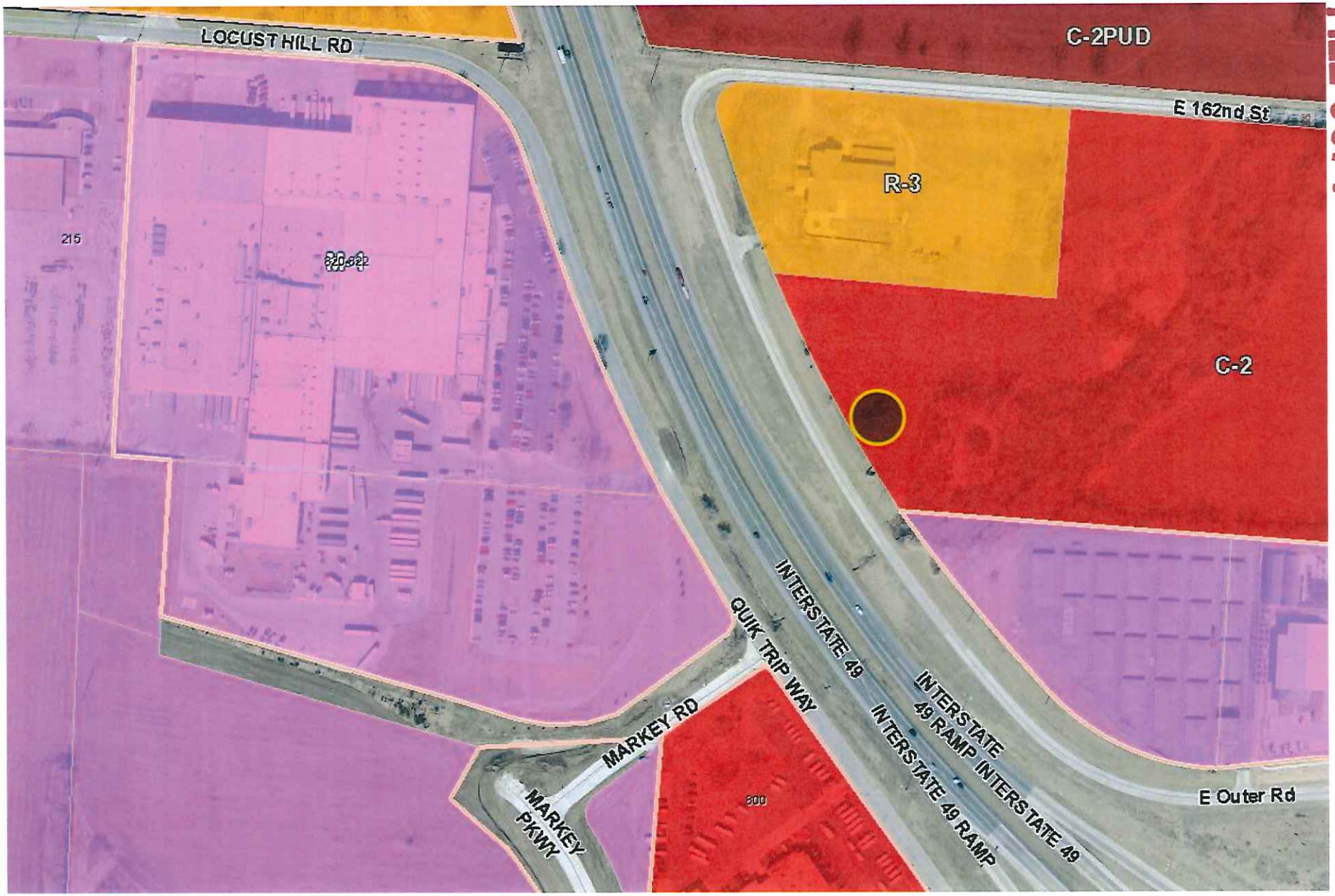
1) Area Map
2) Zoning Map
3) Sign Design & Specifications
4) MoDOT approval documents
5) Easement Exhibits
6) Photo's provided by the applicant

Google earth

feet 800

meters 200

FILE COPY


LOCUST HILL RD
C-2PUD
E 162nd St
R-3
C-2
215
QUIK TRIP WAY
INTERSTATE 49
INTERSTATE 49 RAMP
INTERSTATE 49 RAMP INTERSTATE 49
MARKEY RD
MARKEY PKWY
E Outer Rd

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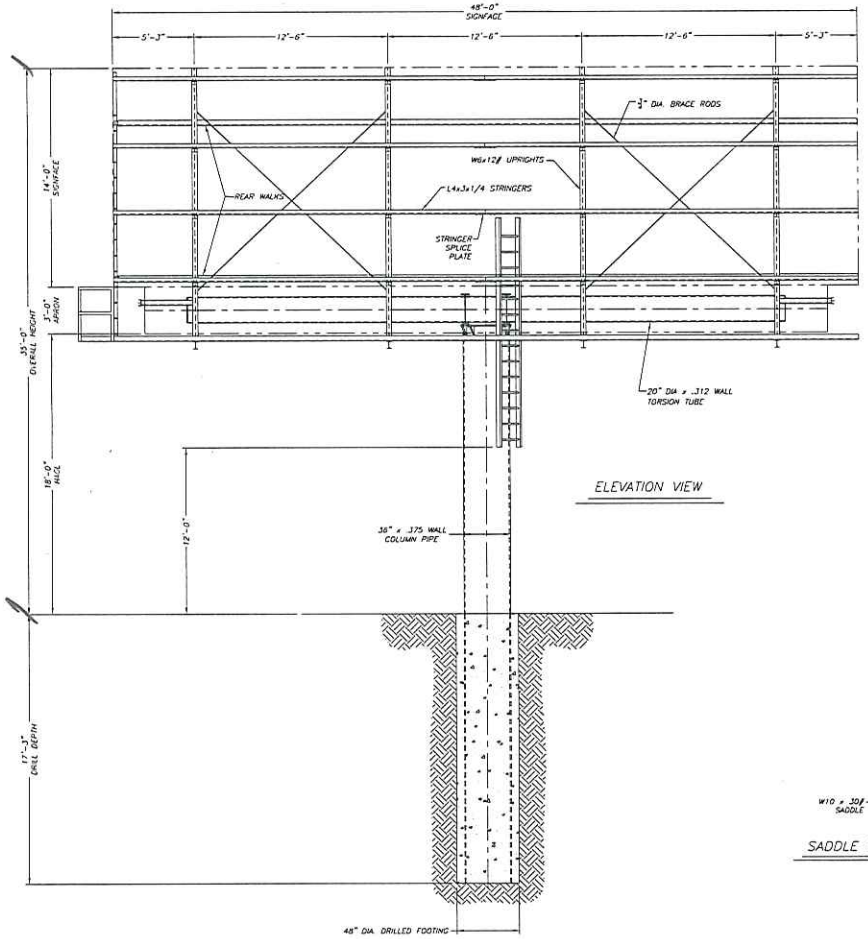
62-9592

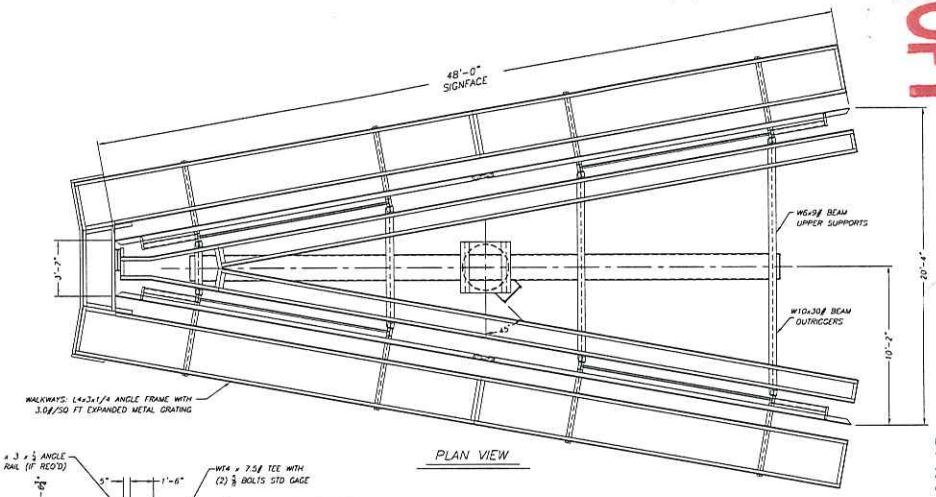
JAN 12 2016

35

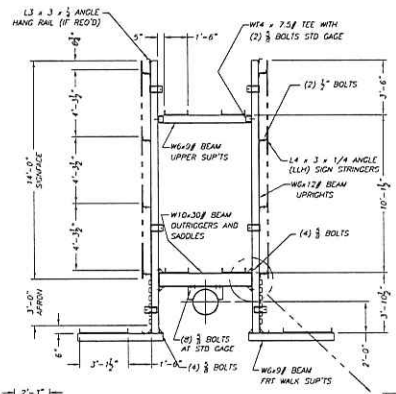
REV.	CHANGE	BY	DATE



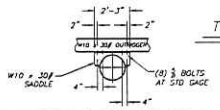
ELEVATION VIEW



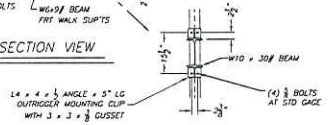
PLAN VIEW

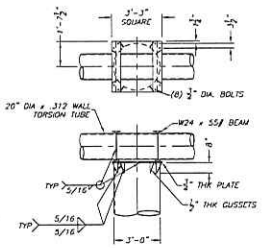


TYP CROSS SECTION VIEW



SADDLE TO OUTRIGGER CONN.





TORSION TUBE CONNECTION

SPECIFICATIONS:

1. STEEL ROLLED "W" BEAM SECTIONS: ASTM A992
   ALL OTHER STEEL ROLLED SECTIONS: ASTM A36
2. PIPE SECTIONS: A.P.I. 5L X42
3. BOLTS: MINIMUM 1/2" DIAMETER UNC
   1/2"DIAMETER: GRADE A307
   5/8"DIAMETER & LARGER: GRADE A325
4. CONCRETE: 3000P.S.I. @ 28 DAYS.
5. HORIZONTAL SOIL PRESSURE: 300#/SQ FT/FT.
6. DESIGN WIND LOAD: 30 P.S.F.
7. ALL WELDING SHALL BE IN ACCORDANCE WITH AWS STANDARDS USING E-70 ELECTRODES.
8. ALL WALKWAYS TO HAVE SAFETY CABLES
9. REINFORCING BAR: ASTM A-615 GRADE 60
10. FOOTING AND COLUMN DESIGNED FOR 60' OVERALL

PRODUCTIVITY FABRICATORS

SCALE: NONE	DRAWN BY: R. SCOTT
DATE: 11/10/05	
14' x 48' CM, 20'V, 35' OVERALL SIGN	
~~GALAXY OUTDOOR~~	DRAWING NUMBER 62-9592

1/7/2016 10:32:10 AM

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watchfire Time-O-Matic DIGITAL OUTDOOR

CUSTOMER CONTACT INFORMATION

Glenn Hills, VP of Operations
Waitt Outdoor
4717 F Street
Omaha, NE 68117
402-330-2520
ghills@waittoutdoor.com

DESIGNED TO STAND OUT

LEDs per Pixel:	Three (one red, one green, one blue)
Pixel/LED Density:	256/768 per square foot
Single-Bin LEDs:	For color accuracy
Color Calibration:	Whole sign at factory - color and brightness
Brightness:	7,500 nits; 5,000 nits at year 10
Contrast:	Matte louver
Color Capability:	Min. 18.0 Quadrillion colors

ENGINEERED TO STAND UP

Moisture Protection:	Complete silicone encapsulation
Connections:	Two per module
Construction:	All aluminum, mitered corners
Weight:	9lbs per square foot (see eng. drawing for more detail)
Signal:	Patent-pending multi-channel data

PROVEN TO PERFORM

Software:	Ignite® OA - Includes advertiser access
Personalized Service:	Includes project management & sales training
Diagnostics:	Included for life - To individual LED Level
POP Reports:	Included for life
Help Desk:	Included for life
Operator Tool Kit:	Included

Buyer acknowledges that prior to executing this Agreement Buyer has read or has had the opportunity and means to review the TERMS OF SALE and Seller's LIMITED WARRANTY, SOFTWARE LICENSE, AND LIMITATION OF LIABILITIES AND REMEDIES at http://watchfiresigns.com/terms-and-conditions-of-sale or in the alternative,a hard copy has been provided to Buyer and its receipt is acknowledged. This quote/offer is expressly limitedto the acceptance by the buyer of its exact terms, including the terms of the sales and seller's limited warranty,software license, and limitation of liabilities and remedies, all of which are a part of agreement. Any purchase order or related documents buyer issues to seller (even if it contains terms in addition to or inconsistent with the terms of this agreement) for this transaction shall constitute buyer's unconditional agreement to be bound exclusively by the seller's terms and conditions of this agreement, and buyer hereby agrees that such additional or inconsistent terms shall not apply nor become a part of this agreement.

ORDER ACCEPTANCE | Please Sign and Return

Job Site

Belton, MO - 14' x 46' 19mm

,

Shipping Address

Waitt Outdoor
4717 F Street
Omaha, NE 68117

a. Sign Price:	$153,500.00
b. Shipping:	Included
c. Sales Tax:	$0.00 (0.00%)

WATCHFIRE DIGITAL BILLBOARD SALES AGREEMENT

Quote Number:	1600353
Model Number:	OA19i.M
Sign ID:	897764
Quote Date:	01/07/2016
Quote Valid:	90 days
Customer Number:	9009733

PRODUCT SPECIFICATIONS - M Class

Cabinet Size | Style:	14ft H x 46ft L x 8in D | Front/Rear Access
Pixel Pitch | Matrix:	True 19mm| 208 X 720
Compliance Information:	IBC 2006/2009, IP65, UL48, CUL48, UL Energy Efficiency Verified
Wind Load Capacity:	up to 150 mph
Sign Mounting Kit:	Mini Stringers
Electrical Service:	240 Volts 4 Wire, Single Phase, 48 Amps (Max)
Communications:	Internal Broadband Wireless
Warranty:	57241 - 5 year Parts Warranty w/1 year Monitor, Diag, Disp, Labor (378-780 T sq ft)
Mfg. Lead Time:	6-8 Weeks
Technician On Site:	During Installation
Webcam:	Sign View BBW
Temp Sensor & Photocell:	w/100-Step Photocell w/50 ft Cable
Software:	Ignite® OA
Included Options	Power Requirements(Standard As Quoted), Spare Parts Kit (Standard Spares Kit), Spare Parts Storage Box (Included),

PROMOTIONS

The Best Digital Billboard Software We've Ever Built

Ignite OA is more than a scheduler, it's the first business tool built specifically for digital billboards. Ask for free demonstration.

NOTES

Customer Name/Title: _____

Customer PO#: _____

Signature: _____

Date: _____

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JAN 1 2 2016

Missouri
Department
of Transportation

MoDOT

Northwest District
3602 North Belt Hwy
St. Joseph, MO 64506-1399
(816) 387-2350
Fax (816) 387-2770
Toll free 1-888 ASK MODOT
www.modot.org

November 23, 2015

approved by State of Missouri

WAITT OUTDOOR
4717 F ST
OMAHA, NE 68117

RE: Permit 1539
CASS County, IS 49 N

Dear GLENN HILLS:

On 11/23/2015, the digital upgrade request for permit 1539 was approved. You have twelve (12) months to upgrade this sign with digital technology pursuant to Section 226.541, RSMo and 7 CSR 10-6.040 (4)(I). MoDOT will consider the upgrade complete once the digital panel(s) has been installed on the structure. If the digital panel(s) is not installed, the approval to upgrade will expire twelve (12) months from the date issued pursuant to Section 226.541, RSMo and 7 CSR 10-6.040 (4) (I).

For additional information regarding outdoor advertising rules and regulations, please log onto http://www.modot.org/business/Outdoor_Advertising. If you have questions, please contact me at 816-387-2504.

Sincerely,

Melissa D Schmitz

Melissa Schmitz
Outdoor Advertising Permit Specialist

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JAN 1 2 2016

MISSOURI DEPARTMENT OF TRANSPORTATION

OUTDOOR ADVERTISING PERMIT

MoDOT Permit Number: 1539

Expiration Date: April 30, 2017

☐ Conforming Permit ☑ Conforming Out of Standard ☐ Nonconforming Permit

☐ Biennial Permit ☐ Transfer Permit

In accordance with Section 226.550 RSMo and 7 CSR 10-6.070, this BILLBOARD permit is being issued to WAITT OUTDOOR, 4717 F ST, OMAHA, NE 68117 for a CONFORM OUT OF STANDARD sign in a(n) COMMERCIAL area located along IS 49 N at county log mile 28.69 on the RIGHT side of the road in CASS County on property owned by ZAP HALES, MIKE, 4701 W 114TH ST, LEAWOOD, KS 66211.

This permit is conditioned upon the continued existence of material facts as represented by the applicant in the application for permit and on complete compliance with Sections 226.500 to 226.600 RSMo, as amended and 7 CSR 10-6. The State of Missouri reserves the right to remove the sign at the owner's expense if compliance is not met. If at any time, this sign is completely destroyed, this permit becomes void and the sign cannot be rebuilt until a new permit is issued.

Ed Hassinger
Chief Engineer

Date Printed: 8/5/2015

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Our mission is to provide a world-class transportation experience that delights our customers and promotes a prosperous Missouri.

Revised 04/2015

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EXHIBIT "B"

ACCESS EASEMENT AREA

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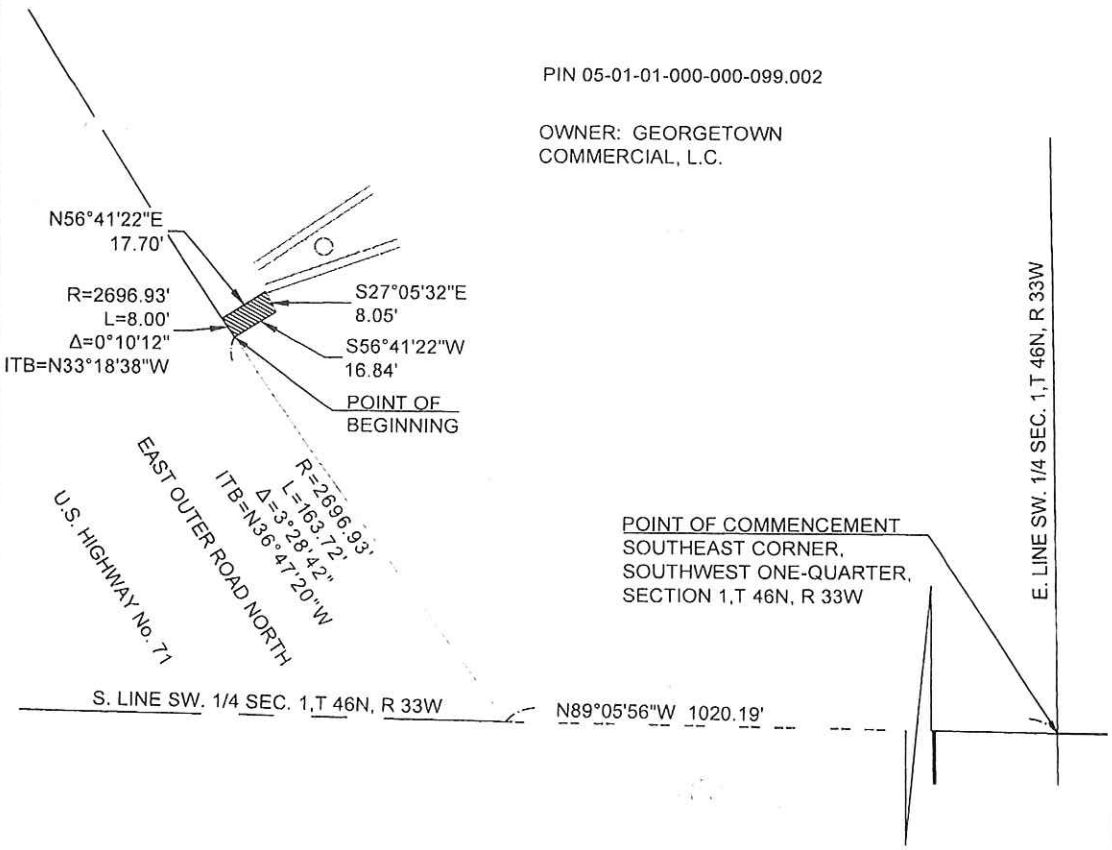
JAN 12 2016

EXHIBIT B



EASEMENT DESCRIPTION:

A tract of land in the Southwest One-Quarter of Section 1, Township 46 North, Range 33 West, in the City of Belton, Cass County, Missouri, said tract being more particularly described as follows;

Commencing at the Southeast corner of the Southwest One-Quarter of said Section 1; thence North 89 degrees 05 minutes 56 seconds West along the South line of said Southwest One-Quarter a distance of 1020.19 feet to a point on the Easterly right of way line of the East outer roadway of U.S. Highway 71 as now established; thence Northwesterly, along the Easterly right of way line of the East outer roadway of U.S. Highway 71 and along a curve to the right having a radius of 2696.93 feet, a central angle of 03 degrees 28 minutes 42 seconds, an initial tangent bearing of North 36 degrees 47 minutes 20 seconds West and an arc length of 163.72 feet to the Point of Beginning; thence continuing along said Easterly right of way line and said curve to the right having a radius of 2696.93 feet, a central angle of 00 degrees 10 minutes 12 seconds and an arc length of 8.00 feet to a point; thence North 56 degrees 41 minutes 22 seconds East a distance of 17.70 feet to a point; thence South 27 degrees 05 minutes 32 seconds East a distance of 8.05 feet to a point; thence South 56 degrees 41 minutes 22 seconds West a distance of 16.84 feet to the Point of Beginning, subject to that part if any, in streets, roadways or other public right of ways and containing 138.00 square feet more or less.

I HEREBY CERTIFY THAT THIS EXHIBIT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THE DETAILS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

STATE OF MISSOURI
DAVID ALLEN RINNE
NUMBER PLS-2014000198
PROFESSIONAL LAND SURVEYOR
PRELIMINARY

David Allen Rinne, P.L.S.
MO# PLS-2014000198

DRAWN BY:	AR
CHECKED BY:	SCH
DATE:	7-14-2015
PROJECT NO:	15-121
SCALE:	1" = 50'
SHEET	1 OF 1

SCHLAGEL & ASSOCIATES, P.A.
Engineers • Planners • Surveyors • Landscape Architects
14920 West 107th Street • Lenexa, Kansas 66215
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Missouri State Certificates of Authority
#E2002003800-F #LAC2001005237 #LS2002008859-F

ACCESS EASEMENT

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EXHIBIT "C"
SIGN MAINTENANCE EASEMENT

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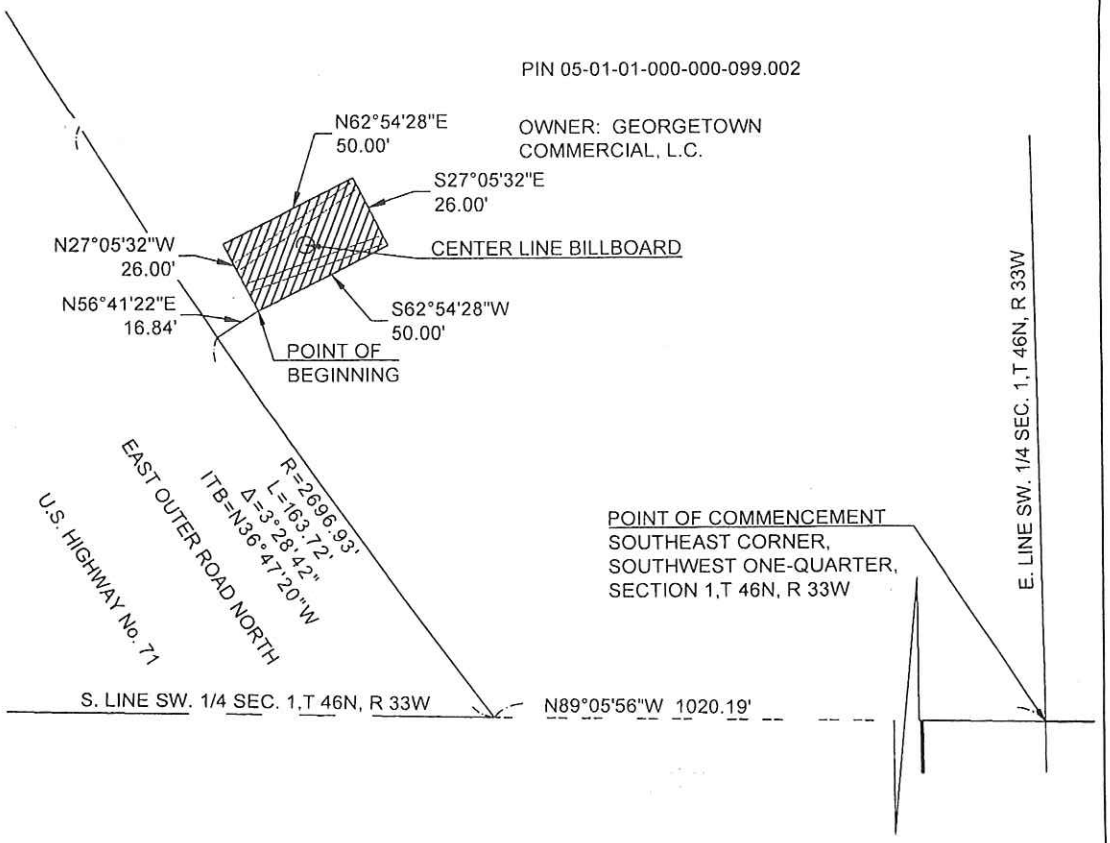
JAN 1 2 2016

EXHIBIT C



EASEMENT DESCRIPTION:

A tract of land in the Southwest One-Quarter of Section 1, Township 46 North, Range 33 West, in the City of Belton, Cass County, Missouri, said tract being more particularly described as follows;

Commencing at the Southeast corner of the Southwest One-Quarter of said Section 1; thence North 89 degrees 05 minutes 56 seconds West along the South line of said Southwest One-Quarter a distance of 1020.19 feet to a point on the Easterly right of way line of the East outer roadway of U.S. Highway 71 as now established; thence Northwesterly, along the Easterly right of way line of the East outer roadway of U.S. Highway 71 and along a curve to the right having a radius of 2696.93 feet, a central angle of 03 degrees 28 minutes 42 seconds, an initial tangent bearing of North 36 degrees 47 minutes 20 seconds West and an arc length of 163.72 feet to a point; thence North 56 degrees 41 minutes 22 seconds East a distance of 16.84 feet to the Point of Beginning; thence North 27 degrees 05 minutes 32 seconds West a distance of 26.00 feet to a point: thence North 62 degrees 54 minutes 28 seconds East a distance of 50.00 feet to a point; thence South 27 degrees 05 minutes 32 seconds East a distance of 26.00 feet to a point; thence South 62 degrees 54 minutes 28 seconds West a distance of 50.00 feet the Point of Beginning, subject to that part if any, in streets, roadways or other public right of ways and containing 1,300.00 square feet more or less.

I HEREBY CERTIFY THAT THIS EXHIBIT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THE DETAILS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

STATE OF MISSOURI
DAVID ALLEN RINNE
NUMBER PLS-2014000198
PROFESSIONAL LAND SURVEYOR
PRELIMINARY

David Allen Rinne, P.L.S.
MO# PLS-2014000198

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SIGN MAINTENANCE EASEMENT

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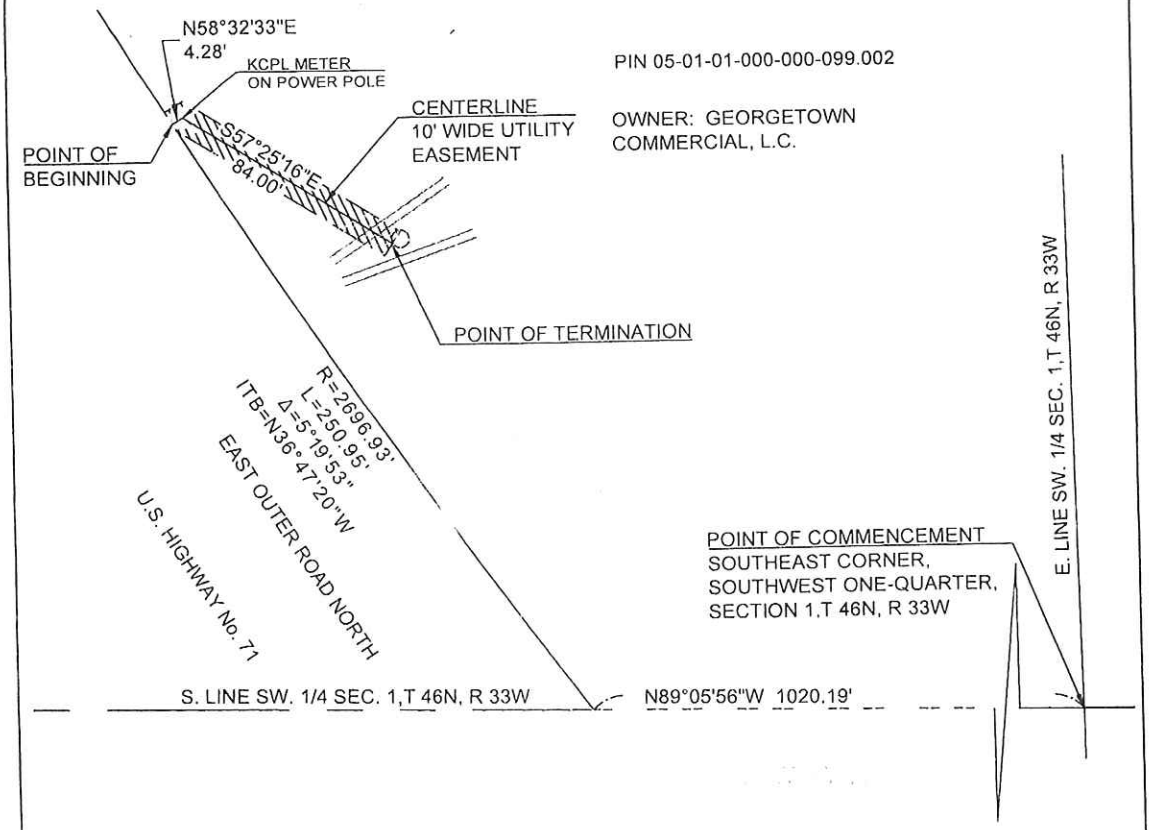
EXHIBIT "D"
UTILITY EASEMENT

FILE COPY
JAN 1 2 2016

EXHIBIT D



EASEMENT DESCRIPTION:

A tract of land 10.00 feet in width, in the Southwest One-Quarter of Section 1, Township 46 North, Range 33 West, in the City of Belton, Cass County, Missouri, the centerline of said tract being more particularly described as follows;

Commencing at the Southeast corner of the Southwest One-Quarter of said Section 1; thence North 89 degrees 05 minutes 56 seconds West along the South line of said Southwest One-Quarter a distance of 1020.19 feet to a point on the Easterly right of way line of the East outer roadway of U.S. Highway 71 as now established; thence Northwesterly, along the Easterly right of way line of the East outer roadway of U.S. Highway 71 and along a curve to the right having a radius of 2696.93 feet, a central angle of 05 degrees 19 minutes 53 seconds, an initial tangent bearing of North 36 degrees 47 minutes 20 seconds West and an arc length of 250.95 feet to the Point of Beginning of said centerline; thence North 58 degrees 32 minutes 33 seconds East a distance of 4.28 feet to a point; thence South 57 degrees 25 minutes 16 seconds East a distance of 84.00 feet to the Point of Termination of said centerline, subject to that part if any, in streets, roadways or other public right of ways and containing 882.7 square feet more or less, the extents of said easement shall be lengthened or shortened as to terminate on grantors property.

I HEREBY CERTIFY THAT THIS EXHIBIT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THE DETAILS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

STATE OF MISSOURI
DAVID ALLEN RINNE
NUMBER
PLS-2014000198
PROFESSIONAL LAND SURVEYOR
PRELIMINARY

David Allen Rinne, P.L.S
MO# PLS-2014000198

DRAWN BY:	AR
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UTILITY EASEMENT

Provided by applicant.

14'X48' South face vinyl face
That is what this face is as of now

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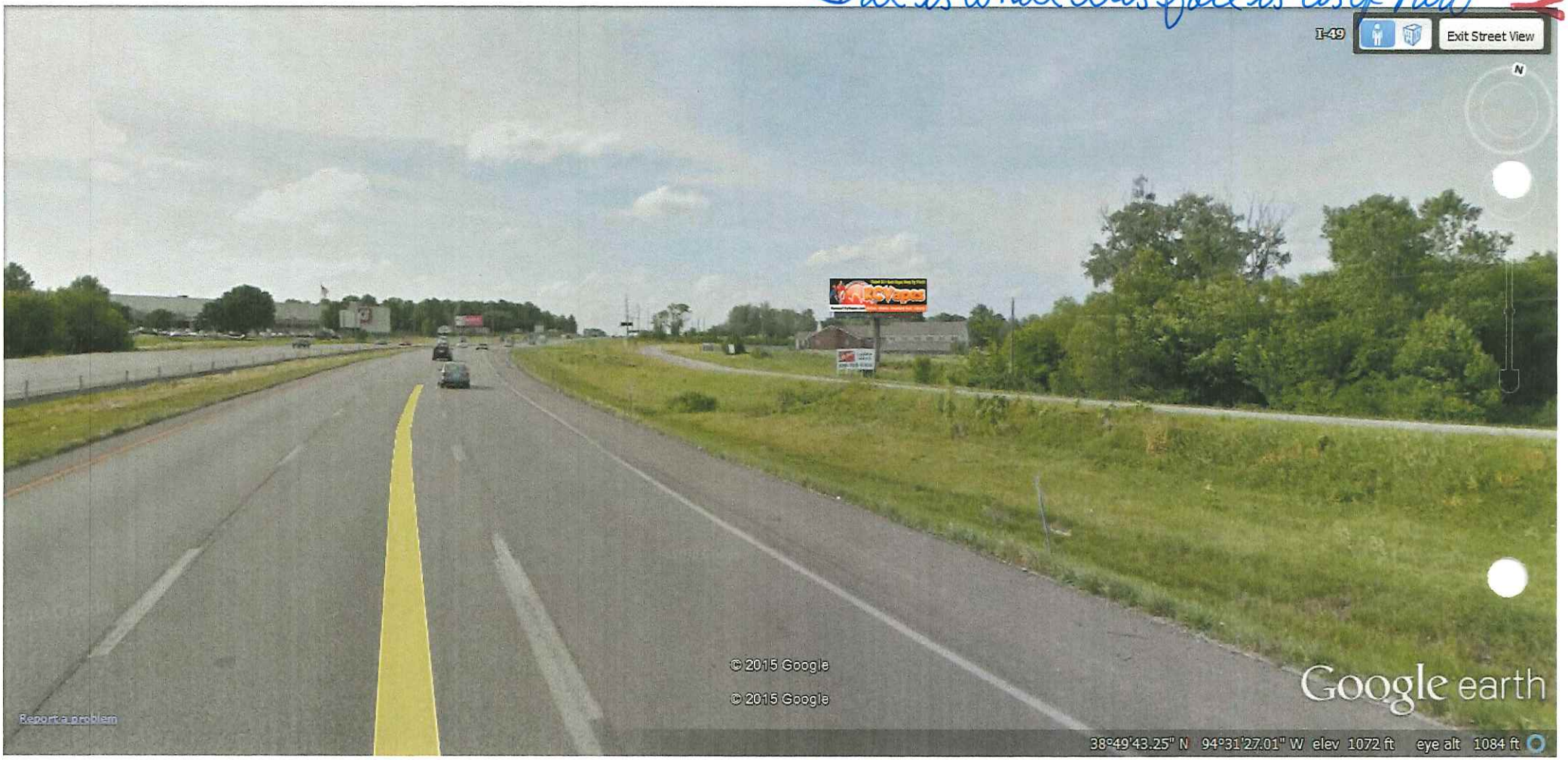
JAN 12 2016



Provided by applicant.

I49/HWY71 N/O EXIT 163RD NORTH FACE.

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JAN 12 2016