



## PLANNING COMMISSION/BOARD OF ZONING APPEALS MEETING AGENDA

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Tuesday, February 10, 2026 at 5:30 PM – 118 W Central Ave, Arkansas City, KS

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GoToMeeting: <https://meet.goto.com/808646661> or call [+1 \(224\) 501-3412](tel:+12245013412) Access Code: 808-646-661

### Call to Order

### Roll Call

|                                          |                                        |                                          |                                        |
|------------------------------------------|----------------------------------------|------------------------------------------|----------------------------------------|
| <input type="checkbox"/> Mike Bergagnini | <input type="checkbox"/> Lloyd Colston | <input type="checkbox"/>                 | <input type="checkbox"/> Chris Johnson |
| <input type="checkbox"/> Travis Pearman  | <input type="checkbox"/> Duane Oestman | <input type="checkbox"/> Cody Richardson | <input type="checkbox"/> Dotty Smith   |

### Declaration

*At this time, Planning Commission members are asked to make a declaration of any conflict of interest or of any Ex parte or outside communication that might influence their ability to hear all sides on any item on the agenda so they might come to a fair decision.*

### Consent Agenda

1. Meeting Minutes, **December 9, 2025 meeting.**

### Board of Zoning Appeals

2. Recess the Planning Commission and convene the Board of Zoning Appeals
3. Hold a public hearing to consider the advisability of granting a variance to reduce the front yard setback from 25 feet to 5 feet for the construction of a carport at 1117 N 9<sup>th</sup> Street
4. Hold a public hearing to consider the advisability of granting a variance for a sign at 1110 E Kansas Ave that exceeds the maximum height by 25 feet and exceeds the maximum area by 146 square feet.
5. Adjourn the Board of Zoning Appeals Sine Die and reconvene the Planning Commission

Other Items

Adjournment



## PLANNING COMMISSION MEETING MINUTES

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Tuesday, December 09, 2025 at 5:30 PM – 400 W Madison Ave, Arkansas City, KS

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The meeting was called to order at 5:32 PM.

### Roll Call

|                                          |                                        |                                           |                                        |
|------------------------------------------|----------------------------------------|-------------------------------------------|----------------------------------------|
| <input type="checkbox"/> Mike Bergagnini | <input type="checkbox"/> Lloyd Colston | <input type="checkbox"/> Brandon Jellings | <input type="checkbox"/> Chris Johnson |
| <input type="checkbox"/> Travis Pearman  | <input type="checkbox"/> Duane Oestman | <input type="checkbox"/> Cody Richardson  | <input type="checkbox"/> Dotty Smith   |

### Consent Agenda

1. Meeting Minutes, **November 11, 2025 meeting.**  
Lloyd Colston made the motion to approve the minutes from November 11, 2025 and Mike Bergagnini made the second Voice vote carried the motion.

### Public Hearings

2. Hold a public hearing to consider the advisability of rezoning 706 E Madison Ave from an R-2 (Medium Density Residential District) to a C-3 (General Commercial District).

Lloyd Colston made the motion to go into a public hearing at 5:33 PM and Travis Pearman made the second motion. Voice vote carried the motion.

Josh explained the proposed rezone for 706 E Madison Ave. Brad and Deborah Kimmel were present. Josh said this would involve with a new structure for their business Weed Out. Josh stated that this does meet a goal from Chapter Four of the Comp Plan even though it isn't a new business; it is consistent with a commercial district itself. At the end of the presentation, it was Josh's recommendation to approve the re-zone. Lloyd asked the applicants what the next plan would be if this didn't pass. The applicants said there really isn't one, but they would make into a parking lot. Brad stated they currently have six trucks and trailers and they are trying to keep the vehicles safe. Travis Pearman mentioned the risk of theft. Travis made a motion to close the public hearing at 5:42 PM and Lloyd made the second.

Travis Pearman made the motion to approve the rezone and Lloyd Colston made the second. Roll Call vote carried the motion.

3. Hold a public hearing to consider the advisability of rezoning 2200 E Chestnut Ave from an R-1 (Low Density Residential District) to a P (Public Use District).  
Lloyd made a motion to open the public hearing at 5:44 PM and Travis made the second. Voice vote carried the motion. Josh went on to explain the proposed rezone. Lloyd Colston made the motion to Close the public hearing at 5:54 PM and Travis Pearman made the second. Travis Pearman made the motion to approve the rezone. Roll Call vote carried the motion.

### Other Items: No meeting in January

Lloyd Colston made the motion to adjourn the meeting at 5:56 PM and Mike Bergagnini made the second motion. Voice vote carried the motion.



# Planning Commission Agenda Item

**Meeting**

**Date:** 2/10/2026

**From:** Josh White, Community Development Director

**Item:** Recess Planning Commission and convene the BZA

**Purpose:** Recess the Planning Commission and convene the Board of Zoning Appeals

**Background:**

At this time it is necessary to recess the Planning Commission and convene the Board of Zoning Appeals. Growth Area members should excuse themselves.

**Action:**

Make a motion to recess the Planning Commission and convene the Board of Zoning Appeals



# Board of Zoning Appeals Agenda Item

**Meeting****Date:** 2/10/2026**From:** Josh White, Principal Planner**Item:** 1117 N 9<sup>th</sup> St front yard variance**Purpose:**

**Hold a public hearing to consider the advisability of granting a variance to reduce the front yard setback from 25 feet to 5 feet for the construction of a carport at 1117 N 9<sup>th</sup> Street**

**Background:**

Joe & Freda Brown and Jennifer Porter have requested a variance to allow the construction of a carport on the front yard setback at 1117 N 9th Street. The area surrounding the property is residential. The applicant wishes to construct a carport on their driveway on the front yard setback to protect their vehicle from inclement weather. To allow the placement of the carport in the front yard, a variance would have to be granted. There is alley access, so they do not qualify for the administrative exception. The applicant is requesting this variance based on a health issue. It is the recommendation of staff that a variance for an encroachment onto the front yard for the construction of a carport with a 5-foot front yard setback be denied:

Based on the following:

- There is alley access
- The proposal does not meet the newly amended regulations to build a carport in the front yard when alley access is not available
- The project could set a precedent for allowing carports in front yards throughout the city.

**Action:**

Hold a public hearing. After the public hearing is closed, make a motion to approve/disapprove a variance to reduce the front yard setback from 25 feet to 5 feet for the construction of a carport at 1117 N 9<sup>th</sup> Street based on any conditions discussed.

**Attachments:**

**Staff report Presentation Link** <https://arcg.is/1qaTOj3>

**CASE NUMBER**

BZA-2025-213

**PUBLIC HEARING DATE**

February 10, 2026

**APPLICANT/PROPERTY OWNER**

Joe and Freda S. (Bolf) Brown & Jennifer S. Porter

**PROPERTY ADDRESS/LOCATION**

1117 N 9<sup>th</sup> Street

**SUMMARY OF REQUEST**

Joe & Freda Brown and Jennifer Porter have requested a variance to allow the construction of a carport on the front yard setback at 1117 N 9<sup>th</sup> Street. The area surrounding the property is residential. The applicant wishes to construct a carport on their driveway on the front yard setback to protect their vehicle from inclement weather. To allow the placement of the carport in the front yard, a variance would have to be granted. There is alley access, so they do not qualify for the administrative exception. The applicant is requesting this variance based on a health issue. However, staff are unable to offer a recommendation of approval because there is a rear lot access.



Map data ©2026 Esri World Topographic map

|                                                               |                                                |                                                                      |                                                                              |                                              |
|---------------------------------------------------------------|------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------------------------------|----------------------------------------------|
| EXISTING ZONING<br>R-2 Medium Density<br>Residential District | EXISTING LAND USE<br>Single Family Residential | SURROUNDING ZONING<br>North-R-2<br>South-R-2<br>West-R-2<br>East-R-2 | SITE IMPROVEMENTS<br>Single Family Dwelling and<br>small accessory structure | SIZE OF PROPERTY<br>55' X 130'<br>0.16 acres |
|---------------------------------------------------------------|------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------------------------------|----------------------------------------------|

**STAFF RECOMMENDATION**

☐ **APPROVE**

☐ **APPROVE WITH CONDITIONS**

☒ **DENY**

1.

**DOES STRICT ADHERANCE TO THE REGULATIONS REPRESENT AN UNNECESSARY HARSHIP ON THE APPLICANT?**

No, there is an alley access although this does present challenges for the applicant for health reasons as noted in a letter from her physician.

**PROPERTY HISTORY**

According to county records, the home was built in 1956, and the accessory building was added in 1980. No other land use records were found.

**RELIEF SOUGHT:**

- A variance to reduce the front yard setback to 5 feet for the construction of a carport at 1117 N 9<sup>th</sup> Street.

## Findings

In order to consider a request for a variance, the Board of Zoning Appeals must make written findings of facts that the following conditions apply to the property in question.

**1. Does the variance requested arise from a condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by action of the property owner or applicant?**

No, there is an alley access although this does present challenges for the applicant for health reasons as noted in a letter from her physician.

**2. Will the granting of the variance adversely affect the rights of adjacent property owners?**

No, the granting of the variance should not adversely affect the rights of adjacent property owners.

**3. Will the strict application of the provisions of the zoning regulations of which the variance is requested constitute unnecessary hardship upon the property owner represented in the application?**

Not specifically except the challenges noted for the applicant in #1

**4. Will the variance desired adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare?**

The variance desired will not affect public health, safety morals, order, convenience, prosperity or general welfare. It should not cause any visual obstructions along the street or for any neighboring properties.

**5. Will the granting of the variance be opposed to the general spirit and intent of the zoning regulations and Comprehensive Plan objectives?**

The granting of the variance will not be opposed to the general spirit and intent of the zoning regulations or Comprehensive Plan objectives. Granting variances to setbacks is a common occurrence when specific provisions create a hardship on the applicant. Whether or not the hardship exists is for the Board to determine.

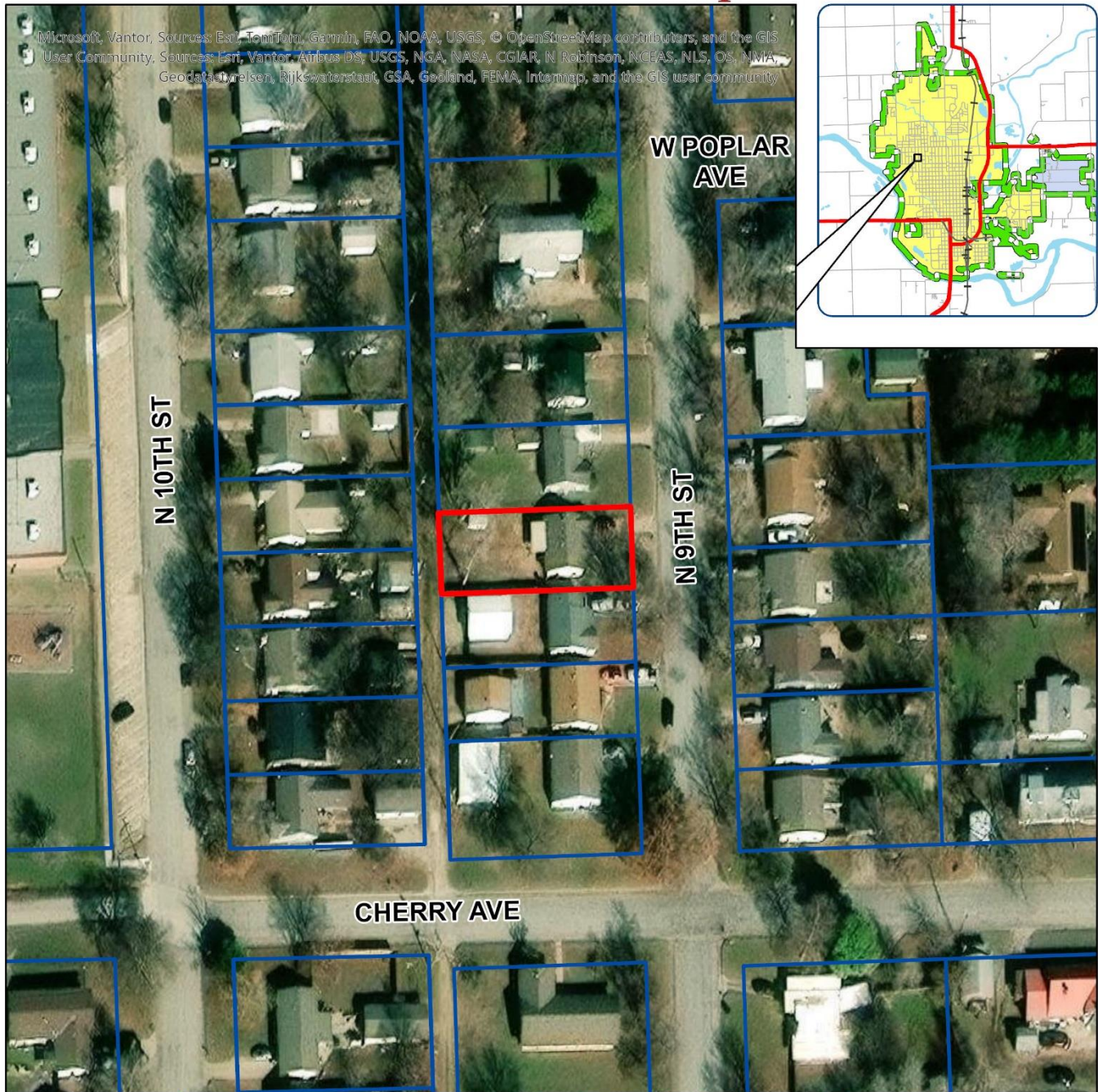
**6. The recommendations of professional staff.**

It is the recommendation of staff that a variance for an encroachment onto the front yard for the construction of a carport with a 5-foot front yard setback be denied:

Based on the following:

- There is alley access
- The proposal does not meet the newly amended regulations to build a carport in the front yard when alley access is not available
- The project could set a precedent for allowing carports in front yards throughout the city.

## Front Yard Variance Request



A request for a variance to the front yard requirements for the placement of a carport

Required: 25 feet

Requested: 5 feet

 BZA-Variance

 Property Lines

Produced by the  
City of Arkansas City GIS  
using the best available  
data to date.  
Created: January 05, 2026

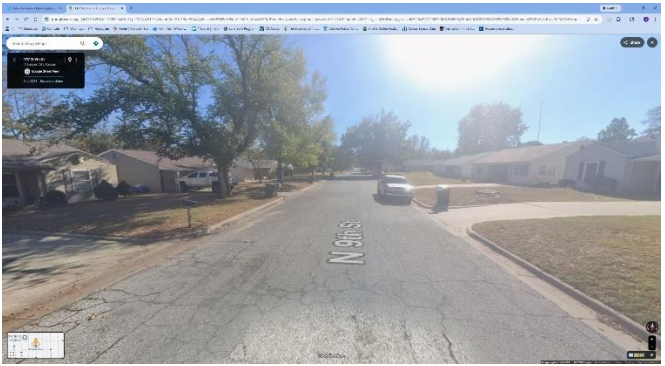
**Arkansas City**  
KANSAS



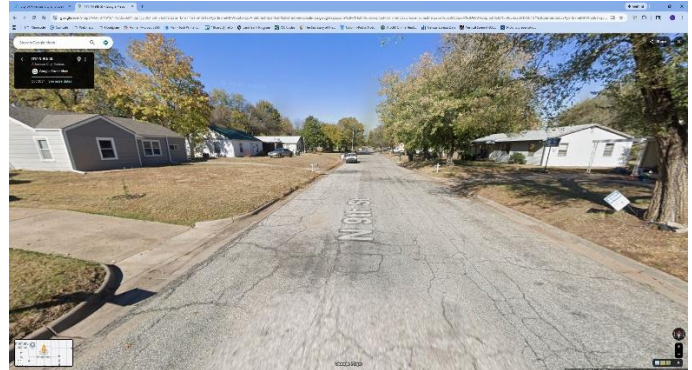
## Neighborhood Photos



The subject property-Google Streetview October 2024



Looking south along 9<sup>th</sup> Street-Google Streetview October 2024



Looking north along 9<sup>th</sup> Street-Google Streetview October 2024



# Board of Zoning Appeals Agenda Item

## Meeting

**Date:** 2/10/2026

**From:** Josh White, Principal Planner

**Item:** 1110 E Kansas Ave sign variance

### **Purpose:**

**Hold a public hearing to consider the advisability of granting a variance for a sign at 1110 E Kansas Ave that exceeds the maximum height by 25 feet and exceeds the maximum area by 146 square feet.**

### **Background:**

KLANDS Venture LLC has requested a variance to the sign regulations. The subject property is located at 1110 E Kansas Avenue. The property is being developed as a travel center. The area surrounding the property is commercial (mixed use). The applicants are planning to erect a sign at the southwest corner of the site that exceeds the height and size requirements. Regulations allow for a 25' pole sign with an area of no more than 100 square feet. The proposal is for a sign with a height of 50' and an area of 246 square feet (although 22 square feet is for a separate business). The property is approximately 13.68 acres. It is the recommendation of staff that a variance for an encroachment onto the front yard for the construction of a carport with a 5-foot front yard setback be denied:

It is the recommendation of staff that a sign variance to exceed the maximum height by 25 feet and exceed the maximum area by 146 square feet be approved based on the following factors:

- The proposed signage will not adversely affect the neighborhood
- The distance from the sign to the nearest house is approximately 500 feet.
- The height of the highway presents a visibility challenge for the sign and thus a hardship on the applicant.
- The signage will not interfere or be confused with traffic signals or road signs and lights.
- The variance is not opposed to the general spirit and intent of the zoning regulations and Comprehensive Plan objectives.

### **Action:**

Hold a public hearing. After the public hearing is closed, make a motion to approve/disapprove a variance for a sign at 1110 E Kansas Ave that exceeds the maximum height by 25 feet and exceeds the maximum area by 146 square feet.

### **Attachments:**

**Staff report Presentation Link** <https://arcg.is/OTqDzO0>



## STAFF REPORT

Community Development Division  
 Josh White, Community Development Director  
 118 W Central Ave, Arkansas City, KS 67005

Phone: 620-441-4420 Email: [jwhite@arkansascityks.gov](mailto:jwhite@arkansascityks.gov) Website: [www.arkcity.org](http://www.arkcity.org)

CASE NUMBER  
 BZA-2025-214

APPLICANT/PROPERTY OWNER  
 KLANDS Venture LLC

PUBLIC HEARING DATE  
 February 10, 2026

PROPERTY ADDRESS/LOCATION  
 1110 E Kansas Ave

### BRIEF SUMMARY OF REQUEST

KLANDS Venture LLC has requested a variance to the sign regulations. The subject property is located at 1110 E Kansas Avenue. The property is being developed as a travel center. The area surrounding the property is commercial (mixed use). The applicants are planning to erect a sign at the southwest corner of the site that exceeds the height and size requirements. Regulations allow for a 25' pole sign with an area of no more than 100 square feet. The proposal is for a sign with a height of 50' and an area of 246 square feet (although 22 square feet is for a separate business). The property is approximately 13.68 acres. Staff recommends approval of both variances.



Map data ©2026 Esri World Topographic map

|                                                                                          |                                                                 |                                                                                   |                                               |                                 |
|------------------------------------------------------------------------------------------|-----------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------|---------------------------------|
| EXISTING ZONING<br>C-3, General Commercial District<br>FP-O, Floodplain Overlay District | EXISTING LAND USE<br>Active construction site for travel center | SURROUNDING ZONING<br>North-MU<br>South-I-1, C-3, MU<br>West-MU<br>East-A, County | SITE IMPROVEMENTS<br>Active Construction site | SIZE OF PROPERTY<br>13.68 acres |
|------------------------------------------------------------------------------------------|-----------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------|---------------------------------|

### STAFF RECOMMENDATION

☒ **APPROVE**

☐ **APPROVE WITH CONDITIONS**

☐ **DENY**

### DOES STRICT ADHERANCE TO THE REGULATIONS REPRESENT AN UNNECESSARY HARSHIP ON THE APPLICANT?

The base of the sign is located well below the highway since the highway is atop the levee. This makes a sign at the maximum allowed height less visible to highway traffic which is the travel center's core customer source.

### PROPERTY HISTORY

The subject property is currently being developed as a truck stop. It was annexed into the City in 2007. It was brought in with residential zoning at the time. In 2014 when the city was rezoned, it was brought in as mixed use. In 2021, it was rezoned from Mixed Use to C-3.

### RELIEF SOUGHT:

- A variance to exceed the maximum height for a pole sign by 25 feet. Total height: 50'
- A variance to exceed the maximum area of the sign by 146 square feet. Total area: 246 square feet



Location of sign, approximately at the center of photo north of the tree line. Google Streetview November 2024.

## Findings

In order to consider a request for a variance, the Board of Zoning Appeals must make written findings of facts that the following conditions apply to the property in question.

### 1. Is the proposed sign variance a design, location or size which adversely impacts the neighborhood?

The sign is a significant distance from any residence and most likely will not have an adverse impact on them. The closest residence is also on the other side of the highway and levee but would be able to see the sign.

### 2. Will the granting of the sign variance adversely affect the rights of adjacent property owners?

The variance would not adversely affect adjacent property owners.

### 3. Will the strict application of the provisions of the zoning regulations of which the variance is requested constitute unnecessary hardship upon the property owner represented in the application?

The base of the sign is located well below the highway since the highway is atop the levee. This makes a sign at the maximum allowed height less visible to highway traffic which is the travel center's core customer source.

### 4. Will the granting of the sign variance interfere with or be confused with any traffic signal, sign or light?

There are no traffic signals near the proposed sign. The sign is set well back from the road and should not be confused as a highway sign.

### 5. Will the granting of the sign variance be contrary to the general spirit and intent of the zoning regulations and Comprehensive Plan objectives?

Due to the distance from adjacent homes, staff believes granting the variance will not be contrary to the

general spirit and intent of the zoning regulations and Comprehensive Plan objectives.

Item 4.

**6. The recommendations of professional staff;**

It is the recommendation of staff that a sign variance to exceed the maximum height by 25 feet and exceed the maximum area by 146 square feet be approved based on the following factors:

- The proposed signage will not adversely affect the neighborhood
- The distance from the sign to the nearest house is approximately 500 feet.
- The height of the highway presents a visibility challenge for the sign and thus a hardship on the applicant.
- The signage will not interfere or be confused with traffic signals or road signs and lights.
- The variance is not opposed to the general spirit and intent of the zoning regulations and Comprehensive Plan objectives.

**APPLICATION FOR CONSTRUCTION PERMIT  
CITY OF ARKANSAS CITY, KANSAS**

Sign: A

Item 4.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                        |                                                                                                        |                               |                   |                                                                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|-------------------------------|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Date:<br><b>11/17/2025</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Permit Number:                                                                                                                                                                                                                                                                         | KS State Roofing #:                                                                                    | Permit Fee:                   | Plan Review Fee:  | Total Fee:                                                                                                                             |
| TYPE OF PERMIT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <input type="checkbox"/> BUILDING <input type="checkbox"/> CURB CUT <input type="checkbox"/> ELECTRICAL <input type="checkbox"/> FENCE <input type="checkbox"/> MECHANICAL <input type="checkbox"/> PLUMBING <input type="checkbox"/> ROOFING <input checked="" type="checkbox"/> SIGN |                                                                                                        |                               |                   |                                                                                                                                        |
| JOB ADDRESS:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 1110 E Kansas Ave, Arkansas City, KS 67005                                                                                                                                                                                                                                             |                                                                                                        |                               |                   | Zone: <b>C-3</b>                                                                                                                       |
| Owner:<br><b>Muhammad Asif Niazi</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                        | Address: 1110 E Kansas Ave,<br>Arkansas City, KS 67005                                                 |                               | Phone: <b>N/A</b> |                                                                                                                                        |
| Contractor: Imaging Contractors<br>of USA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                        | Electrician:                                                                                           | HVAC:                         |                   | Plumber:                                                                                                                               |
| Phone Number: 281-312-0783                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                        | USE OF BUILDING<br>RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> |                               |                   |                                                                                                                                        |
| CLASS OF WORK                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> MOVE <input type="checkbox"/> REMOVE <input type="checkbox"/> REPAIR <input type="checkbox"/> REPLACE                                           |                                                                                                        |                               |                   |                                                                                                                                        |
| Construction Type: Illuminated signs                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Occupancy Class: <b>N/A</b>                                                                                                                                                                                                                                                            | Occupant Load: <b>N/A</b>                                                                              | Number of Stories: <b>N/A</b> | Project Size:     | Lot Size: <b>52,2720 FT<sup>2</sup><br/>(12 AC)</b><br>Floodplain: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| Floodplain Zone & Elevation:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                        |                                                                                                        |                               |                   |                                                                                                                                        |
| <b>WORK DESCRIPTION:</b> Installing Hi-rise sign with Phillips Logo at the very top. Sign will have a combo cabinet to display 'Regular E-10' and 'Diesel' along with prices. Underneath there will be an additional small cabinet displaying 'Charleys Philly Steaks'.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                        |                                                                                                        |                               |                   |                                                                                                                                        |
| <b>SPECIAL CONDITIONS:</b><br><br>IF A PERMIT IS APPLIED FOR, AND INSPECTION MUST BE SCHEDULE AT LEAST 24 HOURS IN ADVANCE TO SCHEDULE INSPECTIONS: 620-441-4420                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                        |                                                                                                        |                               |                   |                                                                                                                                        |
| <b>VALUATION (INCLUDE ALL LABOR AND MATERIALS):</b> <b>\$3,000.00</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                        |                                                                                                        |                               |                   |                                                                                                                                        |
| <b>NOTE:</b><br>That the said building shall be demolished, constructed, remodeled, or repaired in accordance with all the requirements of the laws of the state of Kansas and the ordinances of the City of Arkansas City relative to fire regulations, subdivision regulations, zoning and all other regulations controlling such work, in a substantial and workmanlike manner and according to the recognized standard methods of construction employed for the type and class of building adopted for the building; that the City of Arkansas City shall be held harmless from any and all loss and expense or liability of any kind whatsoever which the city may suffer, including all costs incurred in the defense of any suit or action resulting from the issuance of this permit, or because of the demolition of the said building or construction, thereof, or by any reason of any act or thing done by virtue of this permit.<br><br>Before starting any excavation, Kansas One Call must be contacted at 1-800-344-7233. An Asbestos Inspection may be required. Contact the Kansas Department of Health and Environment, Asbestos Control Section, 1-785-296-1550 for information. If required, a copy of the Asbestos Inspection Report shall be submitted to the Building Official prior to any work being performed.<br><br>Work may be stopped or permit canceled by building official for just cause.<br><br>I hereby certify that I have read and examined this application and know the same to be true and correct. |                                                                                                                                                                                                                                                                                        |                                                                                                        |                               |                   |                                                                                                                                        |
| <b>X</b> <u>Samantha Zepeda</u><br>(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                        |                                                                                                        | <u>11/17/2025</u><br>DATE     |                   |                                                                                                                                        |
| _____<br>(ICC PERMIT TECHNICIAN SIGNATURE)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                        |                                                                                                        | _____<br>DATE                 |                   |                                                                                                                                        |

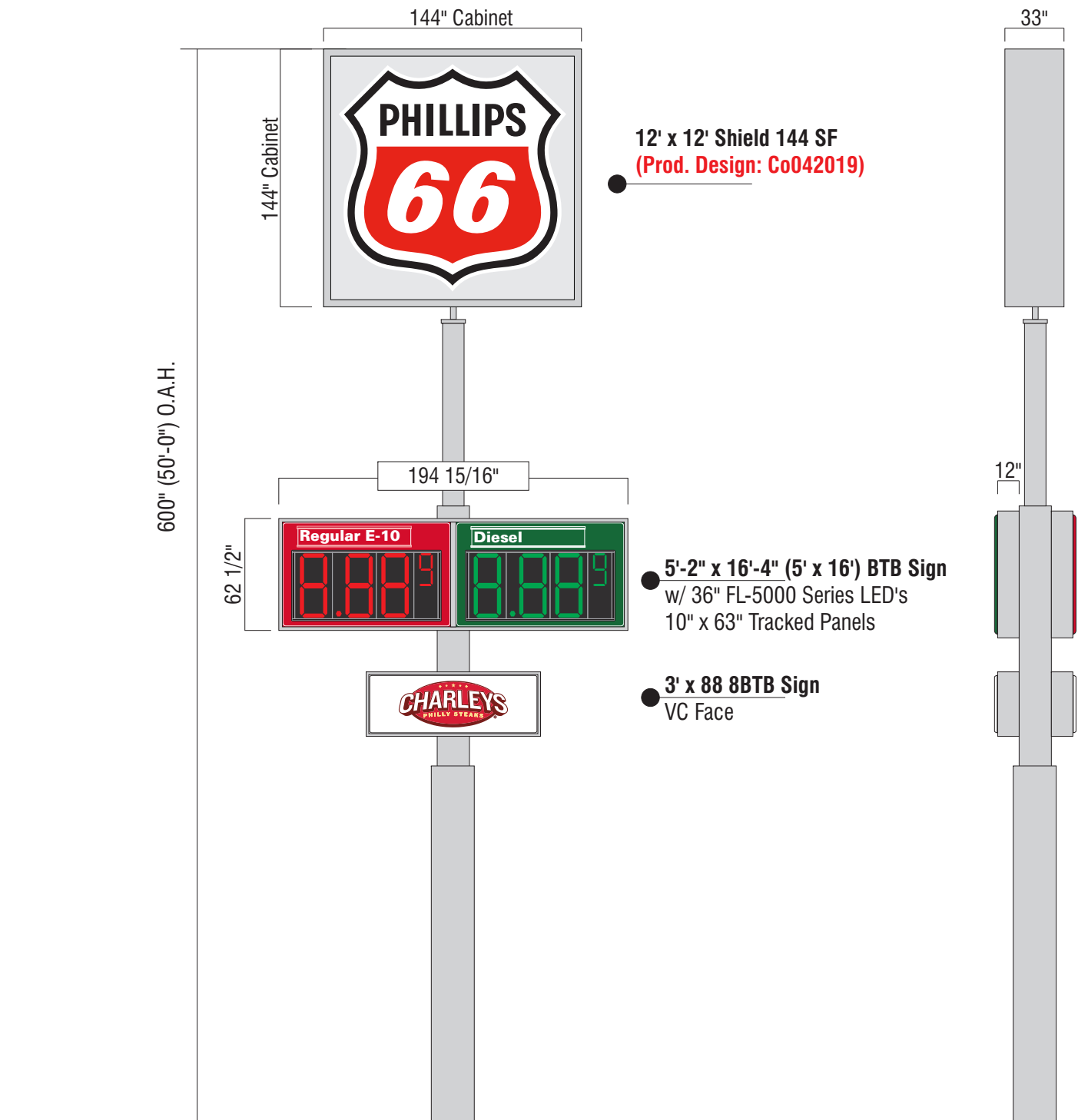
[illegible]

**ARK  
TRAVEL CENTER**  
1110 E. KANSAS AVENUE  
ARKANSAS CITY  
KANSAS. 67005

## REVISIONS

ARCHITECTURAL SITE PLAN

|                              |                           |
|------------------------------|---------------------------|
| DATE:<br><b>01/10/2024</b>   | SCALE:<br><b>AS NOTED</b> |
| DRAWN:<br><b>RKT</b>         | CHECKED:<br><b>MHD</b>    |
| PROJECT #<br><b>01A-2023</b> |                           |
| SHEET NO:<br><b>A-1.01</b>   |                           |



**Proposed**

Revisions:

R1: Changed from CTS...10.01.25

R2: Added pricer...10.01.25

R3: Changed pricer from 1 prod. to 2;  
Added 3 x 8 VC...10.22.25

Account Rep:

Project Manager: **diamond SAMMONS**

Drawn By: **m C**

Project / Location:

**Hi-Rise**  
**12 x 12 CTS Shield**  
Site # 917081  
1106 E Kansas Ave  
Arkansas City, KS 67005

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Heath Sign Company LLC or its authorized agent.

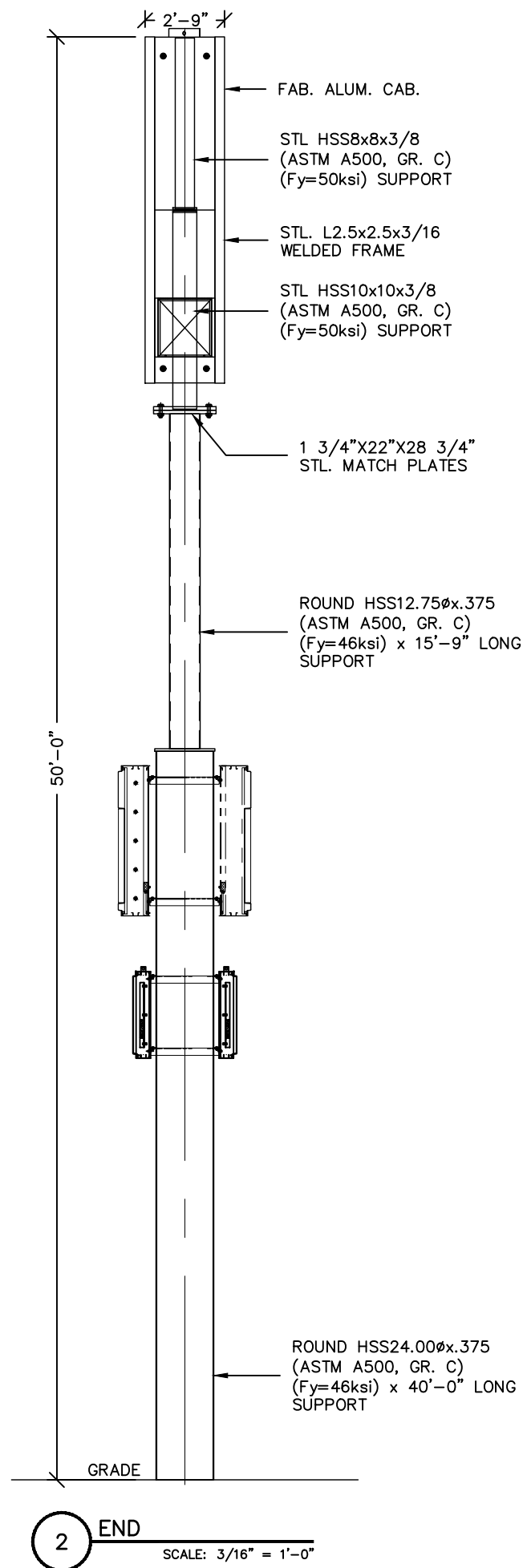
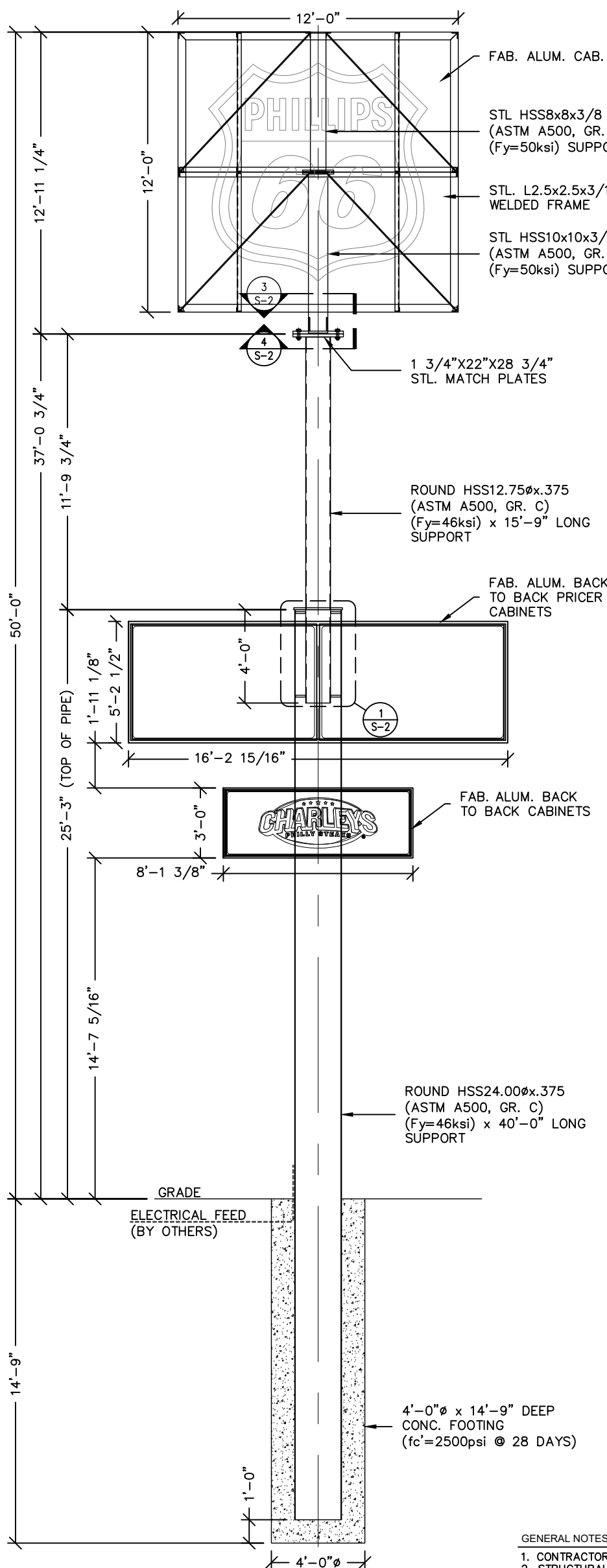
**boss#: Co20255488.E**

**date: 09.22.25**

Sheet Number:

1

15



- GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON JOB SITE.
2. STRUCTURAL STEEL RECTANGULAR AND ROUND TUBE SHALL CONFORM TO ASTM A500, GR. C.
3. STRUCTURAL STEEL ANGLE SHALL CONFORM TO ASTM A36.
4. STRUCTURAL STEEL PLATES SHALL CONFORM TO ASTM A36.
5. WELDING SHALL CONFORM TO AWS D 1.1 & AISC SPECS.
6. ALL WELDING TO BE PERFORMED BY CERTIFIED WELDER.
7. ISOLATE ALUMINUM FROM STEEL.
8. ALL BOLT HOLES TO BE DRILLED OR PUNCHED.
9. ALL ELECTRICAL WORK TO CONFORM TO THE REQUIREMENTS OF UL48 AND SECTION 600 OF NEC.
10. THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6 OF THE NEC.
11. UL AND DATA LABELS REQUIRED.
12. SIGNS TO BE 6-FT HORIZONTAL & 12-FT VERTICAL FROM HIGH VOLTAGE WIRES.
13. CONCRETE TO HAVE  $f'_c=2500$  PSI MIN. @ 28 DAYS.
14. DESIGN IS BASED ON 110 MPH WIND, 3-SEC GUST, EXPOSURE C.
15. FOUNDATION DESIGN IS BASED ON PRESUMPTIVE SOIL BEARING CAPACITY PER IBC TABLE 1806-2 ASSUMING SOIL TYPE CLASS 4. IF FIELD CONDITIONS ARE DIFFERENT, PLEASE CONTACT THE ENGINEER FOR GUIDANCE.

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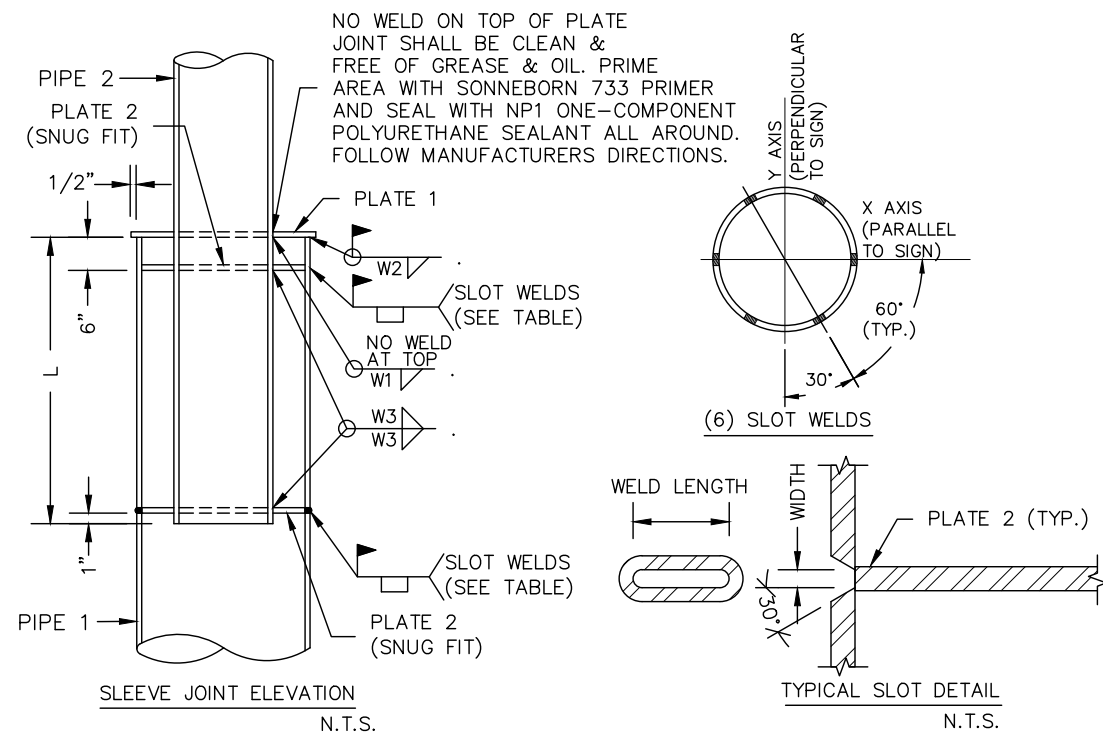
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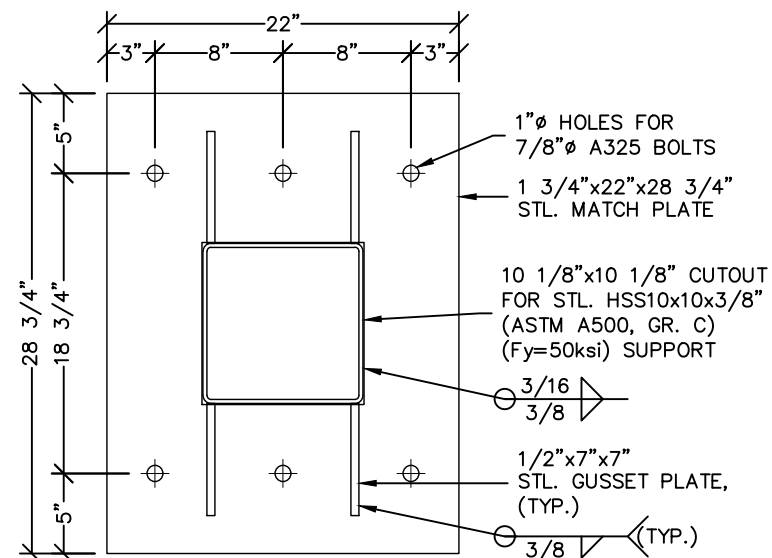
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| DRAWN BY:<br>PAT HODGKINS | DATE:<br>28OCT25            |
| JOB NO: 22-81228-20       |                             |

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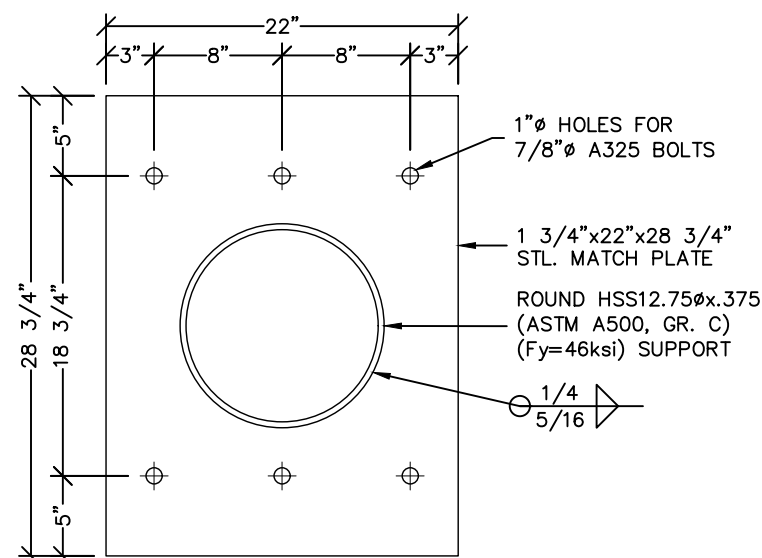


| PIPE 1                  | PIPE 2                  | "L"   | PLATE 1 | PLATE 2 | W1   | W2   | W3   | SLOT WELD   |
|-------------------------|-------------------------|-------|---------|---------|------|------|------|-------------|
| ROUND<br>HSS24.00Øx.375 | ROUND<br>HSS12.75Øx.375 | 4'-0" | 1"      | 1"      | 5/16 | 5/16 | 5/16 | 6 @ 3/4"x2" |

1 SUPPORT SPLICE DETAIL  
SCALE: 1/4" = 1'-0"



3 CABINET MATCH PLATE DETAIL  
SCALE: 1" = 1'-0"



4 SUPPORT MATCH PLATE DETAIL  
SCALE: 1" = 1'-0"



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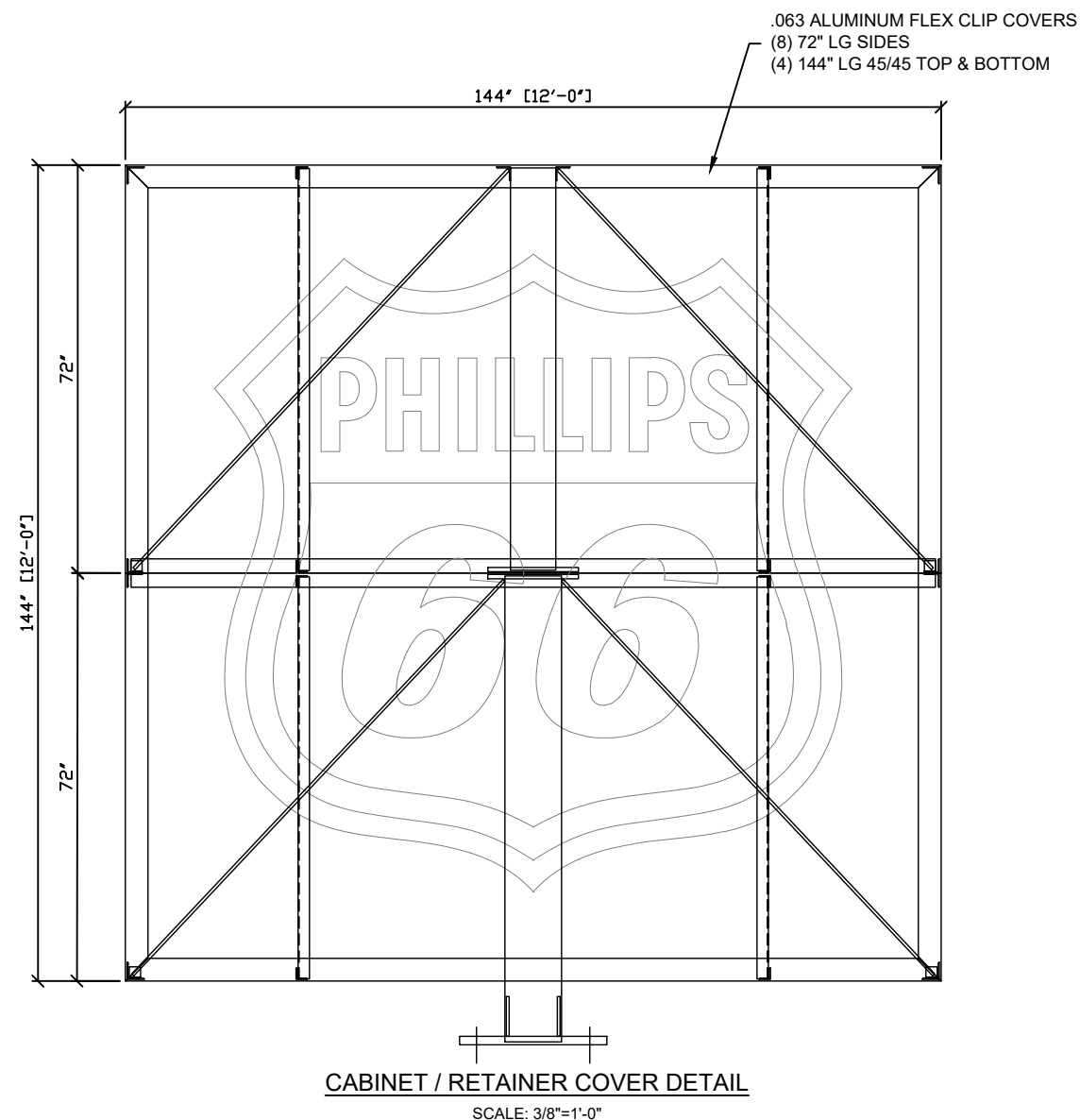
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| SHEET NO:<br>S-2 |
| OF:<br>17        |

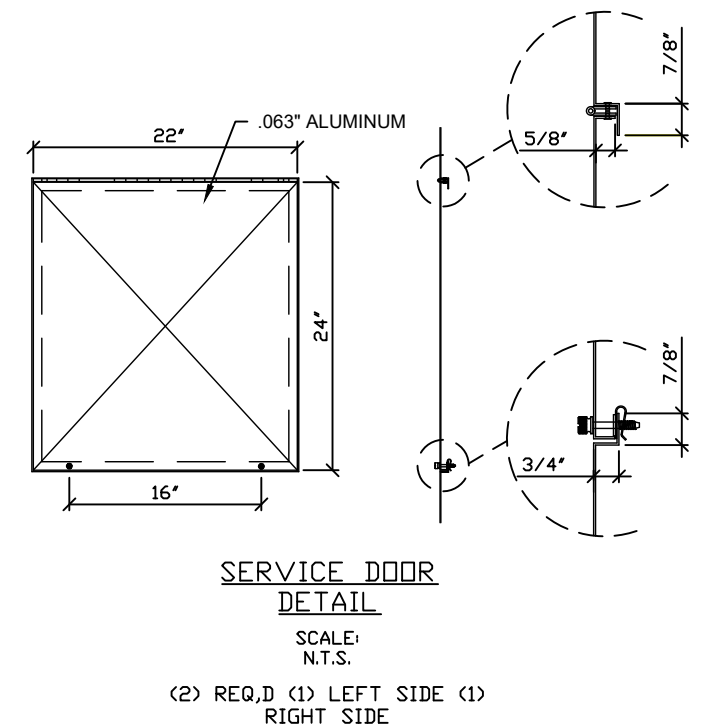
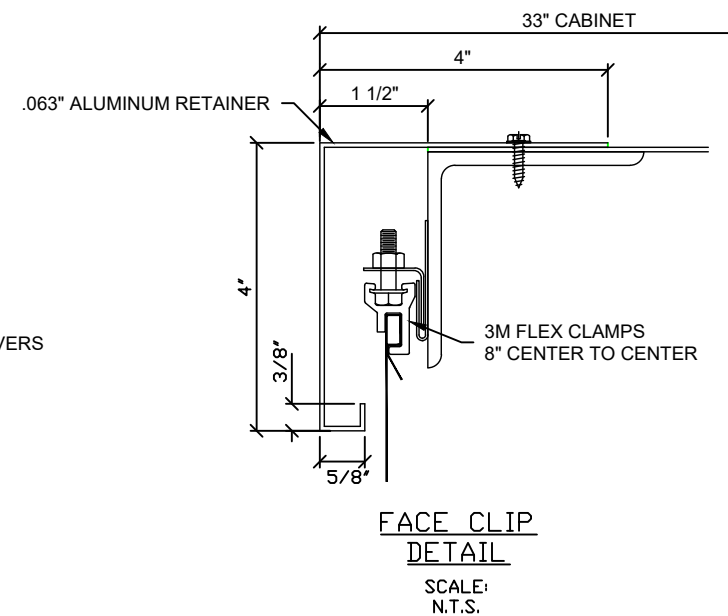
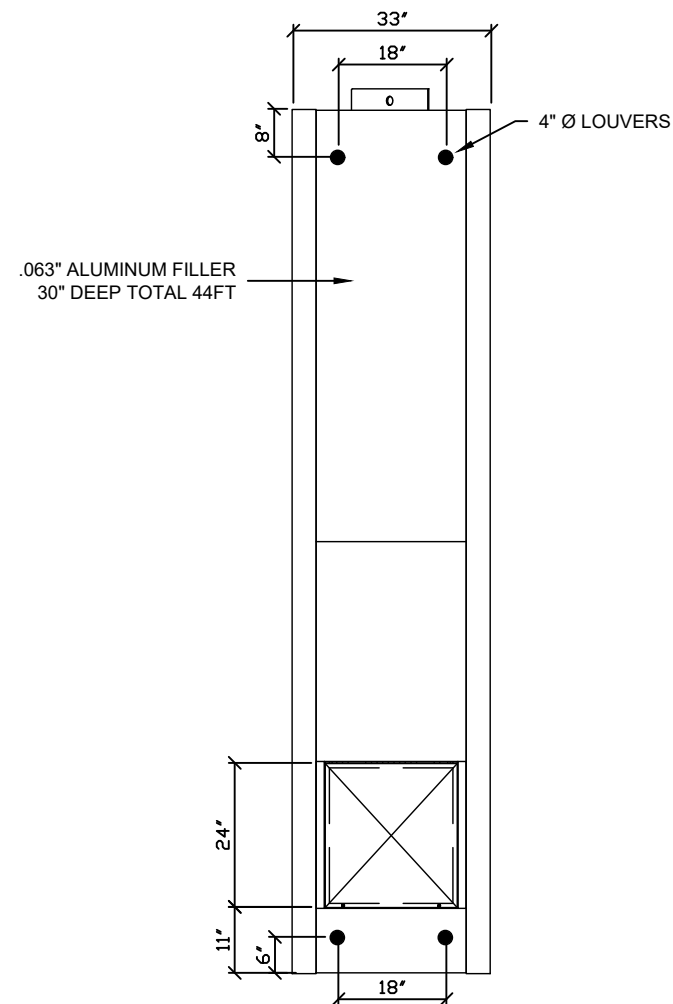


**SIGN SPECIFICATIONS:**

**SIGN SIZE:**  
COPY BOX AREA ... 144 SQ FT  
ACTUAL SIZE ... 144" H x 144" L  
APPROXIMATE WEIGHT ... 1200LBS

**ELECTRICAL:**  
AMPS ... CABINET 8.18 TOTAL AMPS  
AMPS ... LED'S 2.5 TOTAL AMPS  
CIRCUITS ... (2) 20  
VOLTS ...120v

**COLORS:**  
CABINET AND RETAINERS METALLIC SILVER FACE - PLEASE REFER TO  
COLOR RENDERING FOR COLOR NUMBERS, VINYL NUMBERS AND  
GRAPHIC SPECS



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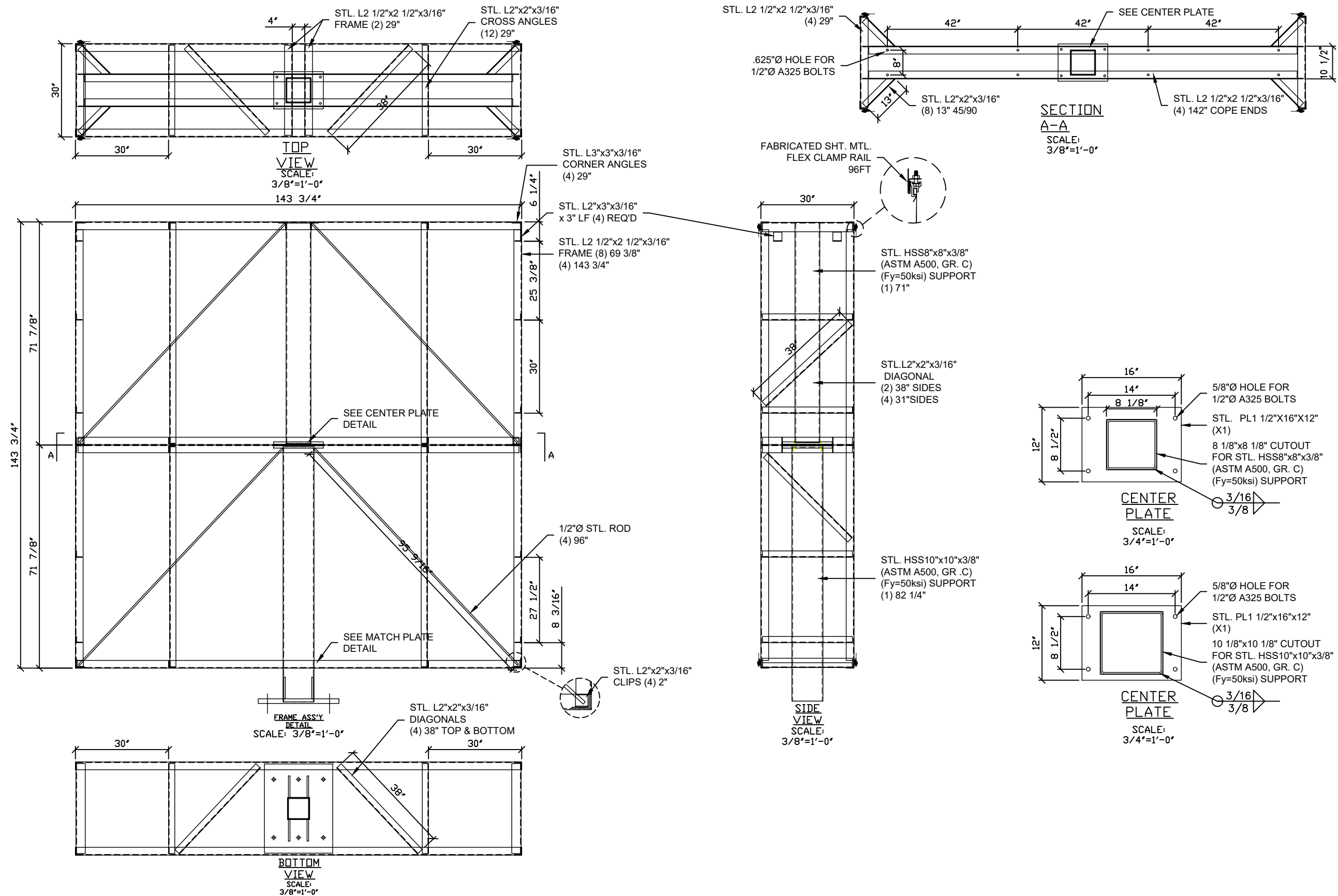
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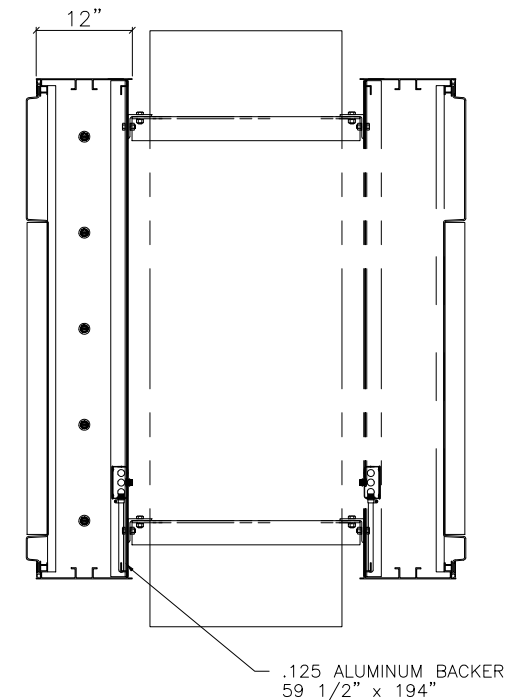
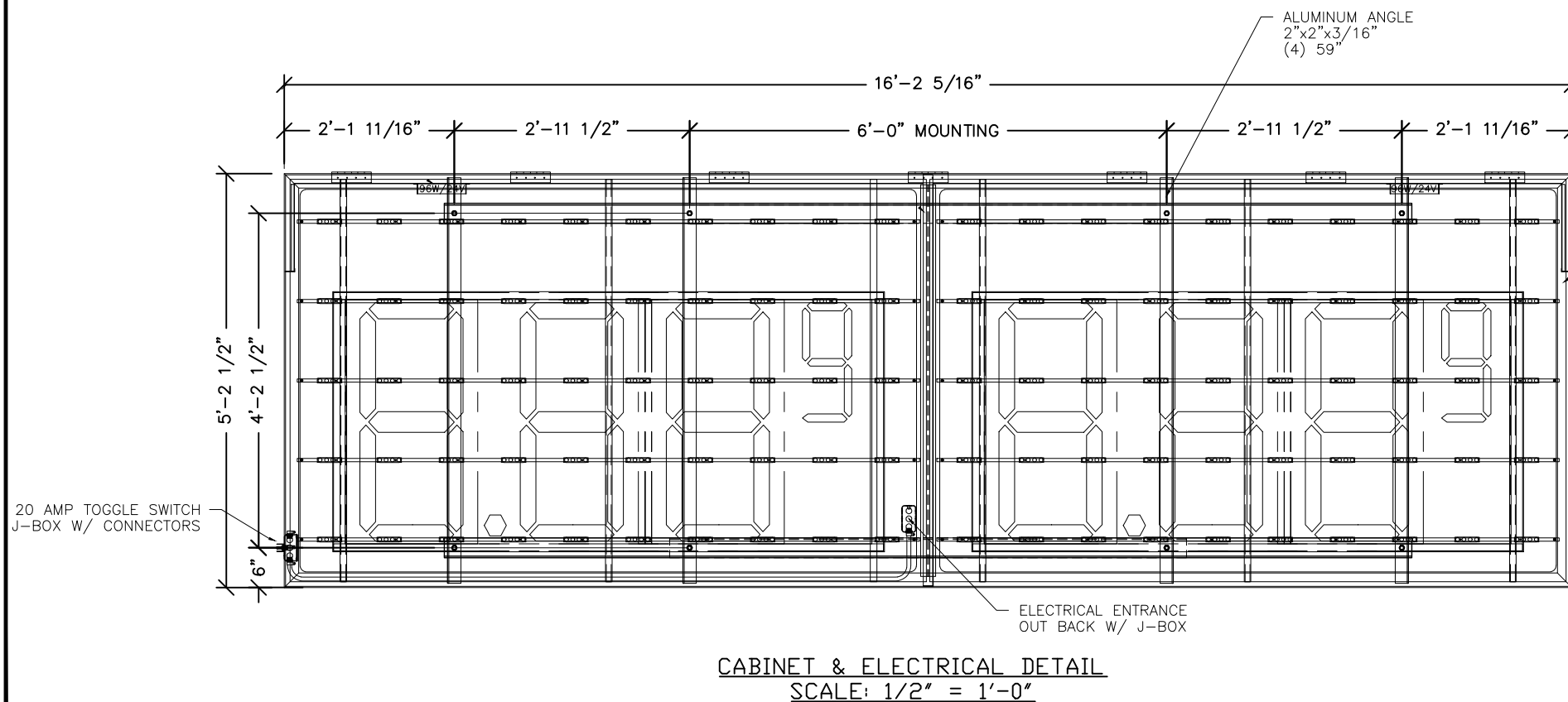
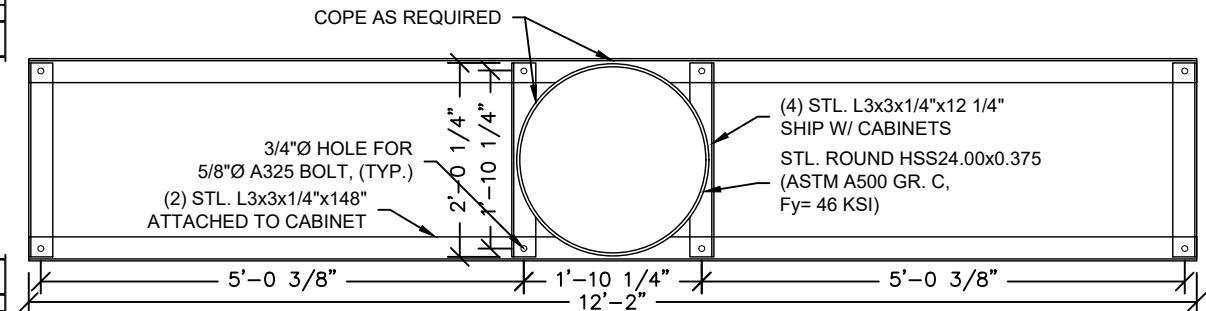
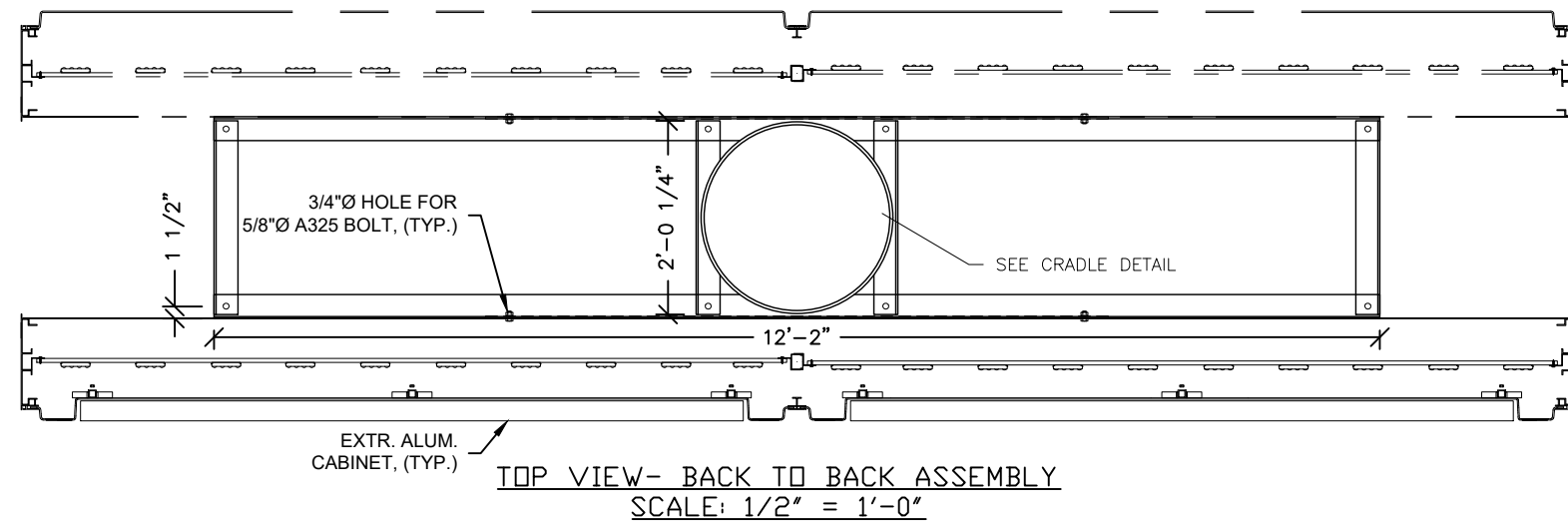


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| SHEET NO:<br>S-4 |
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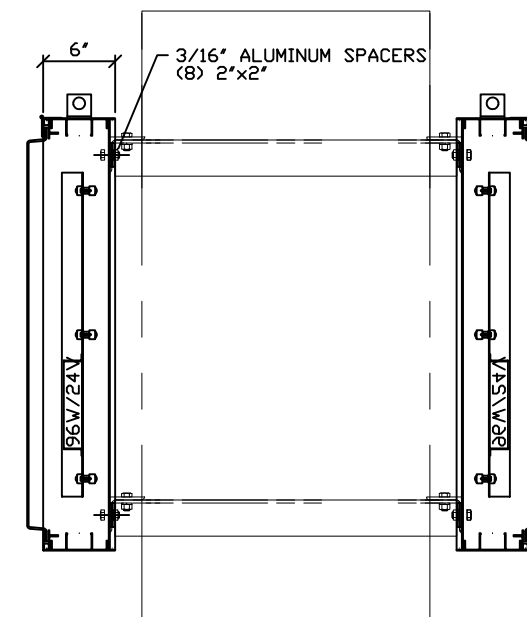
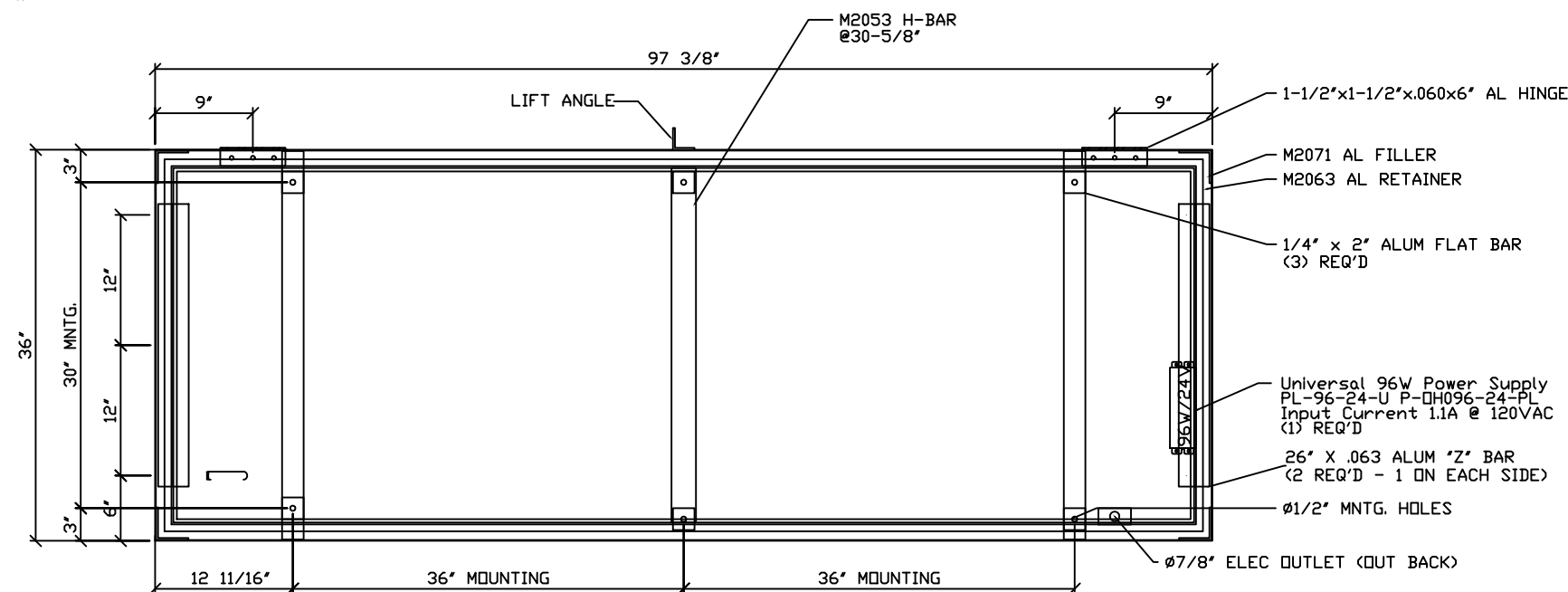
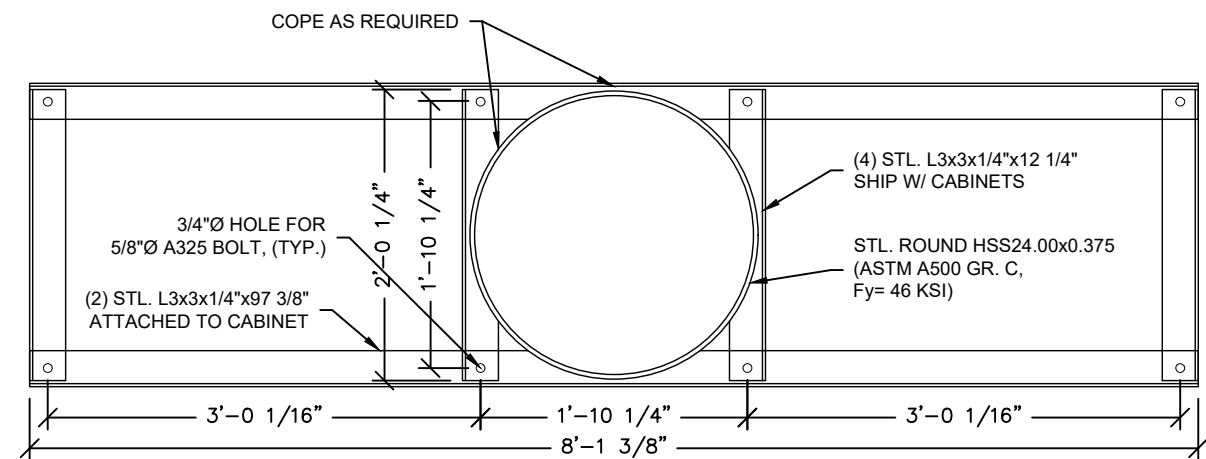
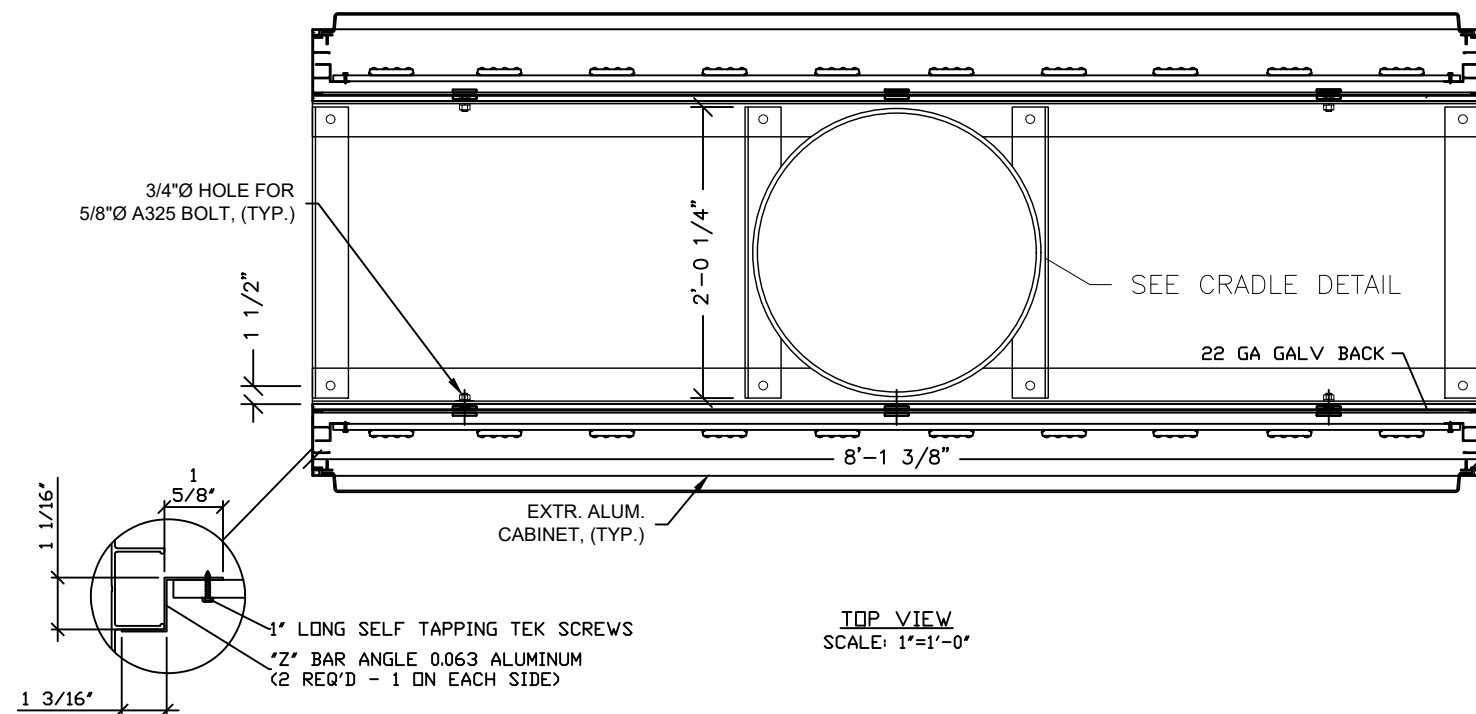


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| SHEET NO:<br>S-5 |
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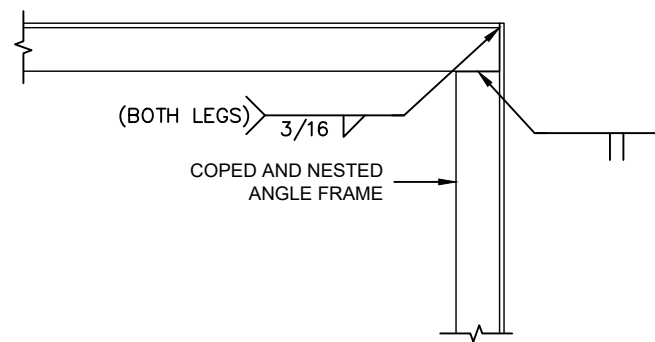


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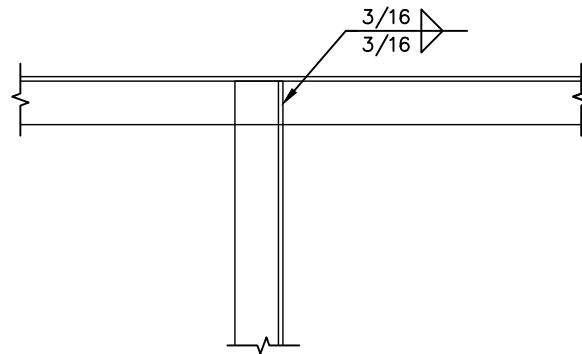
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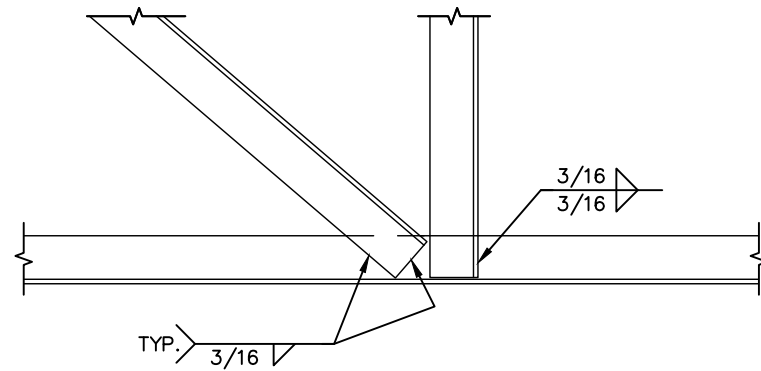
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A CONNECTION DETAIL - A  
SCALE: 1 1/2" = 1'-0"



B CONNECTION DETAIL - B  
SCALE: 1 1/2"=1'-0"



C CONNECTION DETAIL - C  
SCALE: 1 1/2"=1'-0"

ANGLE FRAME - TYPICAL WELDED CONNECTION DETAILS



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| SHEET NO:<br>S-7 |
| OF:<br>22        |



# Board of Zoning Appeals Agenda Item

**Meeting**

**Date:** 2/10/2026

**From:** Josh White, Community Development Director

**Item:** Adjourn the BZA and reconvene the Planning Commission

**Purpose:**

**Adjourn the Board of Zoning Appeals Sine Die and reconvene the Planning Commission**

**Background:**

At this time, it is necessary to adjourn the Board of Zoning Appeals Sine Die and reconvene the Planning Commission

**Action:**

Make a motion to adjourn the Board of Zoning Appeals Sine Die and reconvene the Planning Commission. Growth area members may return.