

At this time the Courthouse is open to the public. Anyone wishing to attend will need to call ahead at 913-684-0417 to reserve a seat as the meeting room has limited capacity. All visitors will be required to wear a mask. We are encouraging everyone to continue to view the meeting live via YouTube.

***Leavenworth County  
Board of County Commissioners***

***Regular Meeting Agenda***  
300 Walnut Street, Suite 225  
Leavenworth, KS 66048  
January 13, 2021  
9:00 a.m.

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE
- III. ROLL CALL
- IV. PUBLIC COMMENT: Public Comment shall be limited to 15 minutes at the beginning of each meeting for agenda items **only** and limited to three minutes per person. Comments at the end of the meeting shall be open to any topic of general interest to the Board of County Commissioners and limited to five minutes per person. There should be no expectation of interaction by the Commission during this time.  
  
Anyone wishing to make comments either on items on the agenda or not are encouraged to provide their comments in writing no later than 8:00 AM the Monday immediately preceding the meeting. These comments will be included in the agenda packet for everyone to access and review. This allows the Commission to have time to fully consider input and request follow up if needed prior to the meeting.
- V. ADMINISTRATIVE BUSINESS:
  - a) Appointment of Sherman Township Clerk
- VI. CONSENT AGENDA: The items on the Consent Agenda are considered by staff to be routine business items. Approval of the items may be made by a single motion, seconded, and a majority vote with no separate discussion of any item listed. Should a

member of the Governing Body desire to discuss any item, it will be removed from the Consent Agenda and considered separately.

- a) Approval of the minutes of January 6, 2020
- b) Approval of the minutes of the work sessions of January 6, 2020
- c) Approval of the schedule for the week January 18, 2020
- d) Approval of the check register
- e) Approve and sign the OCB's

**CURRENT BOARD ADJOURNS SINE DIE**

**APPOINT TEMPORARY CHAIRPERSON**

**BOARD CONVENES**

**VII. FORMAL BOARD ACTION:**

- a) Consider a motion to appoint a new chairperson.
- b) Consider a motion to set regular meeting days.
- c) Consider a motion to approve the official newspaper for the County.
- d) Consider a motion to approve the official depository for the County.
- e) Consider a motion to approve Resolution 2021-1, setting the salaries of Elected Officials as approved in the 2021 budget.
- f) Consider a motion to approve Resolution 2020-25, issuing a special use permit for Tri-Hull Crane Rental.

**VIII. PRESENTATIONS AND DISCUSSION ITEMS:** presentations are materials of general concern where no action or vote is requested or anticipated.

**IX. ADDITIONAL PUBLIC COMMENT IF NEEDED**

**X. ADJOURNMENT**

# **LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE**

**Monday, January 11, 2021**

**Tuesday, January 12, 2021**

**Wednesday, January 13, 2021**

9:00 a.m.      Leavenworth County Commission meeting  
• Commission Meeting Room, 300 Walnut, Leavenworth KS

**Thursday, January 14, 2021**

**Friday, January 15, 2021**

ALL SUCH OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION

ALL MEETINGS ARE OPEN TO THE PUBLIC

COMMENTS SHOULD BE OF GENERAL INTEREST OF THE PUBLIC AND SUBJECT TO THE RULES OF DECORUM

\*\*\*\*\*January 6, 2021 \*\*\*\*\*

The Board of County Commissioners met in a regular session on Wednesday, January 6, 2021. Commissioner Smith, Commissioner Stieben, Commissioner Kaaz, Commissioner Schimke and Commissioner Culbertson are present; Mark Loughry, County Administrator is absent; Also present: David Van Parys, Senior County Counselor; Krystal Voth, Planning and Zoning Director; Bill Noll, Infrastructure and Construction Services; John Richmeier, Leavenworth Times

Residents: John Matthews, Joe Herring

**PUBLIC COMMENT:**

There were no public comments.

**ADMINISTRATIVE BUSINESS:**

***A motion was made by Commissioner Culbertson and seconded by Commissioner Schimke to accept the consent agenda for Wednesday, January 6, 2021.***

***Motion passed, 5-0.***

Bill Noll requested to award bid to Dondlinger Construction for the SH-30 bridge replacement project.

***A motion was made by Commissioner Stieben and seconded by Commissioner Kaaz to award bid to Dondlinger Construction for SH-30 bridge replacement project in an amount not to exceed \$612,269.31.***

***Motion passed, 5-0.***

Krystal Voth requested approval for a KDHE review of the Leavenworth County Sanitary Code by signing documentation of Concurrence for County Sanitary Code review.

***A motion was made by Commissioner Schimke and seconded by Commissioner Schimke to approve Case Number DEV-20-148, Sanitary Codes Review.***

***Motion passed, 5-0.***

Commissioner Kaaz participated in the Mental Health Task Force meeting yesterday and Leavenworth City Council Meeting.

Commissioner Culbertson attended the Easton City Council meeting.

***A motion was made by Commissioner Kaaz and seconded by Commissioner Culbertson to adjourn.***

***Motion passed, 5-0.***

The Board adjourned at 9:42 a.m.

\*\*\*\*\*January 6, 2021 \*\*\*\*\*

The Board of County Commissioners met in a work session on Wednesday, January 6, 2021. Commissioner Smith, Commissioner Stieben, Commissioner Schimke, Commissioner Culbertson, Commissioner Kaaz are present; Mark Loughry, County Administrator is absent; Also present: John Richmeier, Leavenworth Times

A work session was held to discuss topics to present to local representatives and legislation.

The Board ended the work session at 10: 37 a.m.

Draft

\*\*\*\*\*January 6, 2021 \*\*\*\*\*

The Board of County Commissioners met in a work session on Wednesday, January 6, 2021. Commissioner Smith, Commissioner Stieben, Commissioner Schimke, Commissioner Culbertson, Commissioner Kaaz are present; Mark Loughry, County Administrator is absent; Also present: Aaron Yoakum, Buildings and Grounds Director; Keith Rickard, Director of The Guidance Center; Buddy Turner CEO of Center Pointe Behavioral Health System; Jim Shaheen, Vice President of Outpatient Development of Center Pointe Behavioral Health System; Lisa St. Aubyn, CEO of Signature Psychiatric Hospital; John Richmeier, Leavenworth Times

A work session was held with representatives from Center Pointe Behavioral Health System and Signature Psychiatric Hospital to discuss a proposal to lease the third floor of Cushing Hospital for a for-profit psychiatric hospital.

The Board ended the work session at 2:09 p.m.

# LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE

**Monday, January 18, 2021 THE COURTHOUSE WILL BE CLOSED IN OBSERVANCE OF MARTIN LUTHER KING JR. DAY**

**Tuesday, January 19, 2021**

**Wednesday, January 20, 2021**

9:00 a.m. Leavenworth County Commission meeting  
• Commission Meeting Room, 300 Walnut, Leavenworth KS

**Thursday, January 21, 2021**

2:00 p.m. Juvenile Corrections Advisory Board meeting via Zoom

**Friday, January 22, 2021**

12:00 p.m. LCDC Annual meeting via Zoom

ALL SUCH OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION

ALL MEETINGS ARE OPEN TO THE PUBLIC

COMMENTS SHOULD BE OF GENERAL INTEREST OF THE PUBLIC AND SUBJECT TO THE RULES OF DECORUM

START DATE: 01/01/2021 END DATE: 01/07/2021

TYPES OF CHECKS SELECTED: \* ALL TYPES

			P.O.NUMBER	CHECK#					
23989	CASA	CASA	317733	90885 AP	01/07/2021	1-001-5-29-203	1ST QUARTER PER 2021 LVCO BUDG	17,500.00	
86	EVERGY	EVERGY KANSAS CENTRAL INC	317735	90887 AP	01/07/2021	1-001-5-14-220	ELEC SVC 711 MARSHALL	5,889.35	
1190	KAC	KANSAS ASSN OF COUNTIES	317742	90894 AP	01/07/2021	1-001-5-01-203	2639700 2021 DUES	16,018.33	
1190	KAC	KANSAS ASSN OF COUNTIES	317742	90894 AP	01/07/2021	1-001-5-01-203	2639700 2021 DUES	100.00-	
							*** VENDOR 1190 TOTAL		15,918.33
6636	KANSAS GAS	KANSAS GAS SERVICE	317743	90895 AP	01/07/2021	1-001-5-14-220	510614745 1631910 36 GAS SVC	505.17	
148	LAW LIBRARY	LEAV CO LAW LIBRARY	317745	90897 AP	01/07/2021	1-001-5-11-203	LEXISNEXIS ACCESS	150.00	
148	LAW LIBRARY	LEAV CO LAW LIBRARY	317745	90897 AP	01/07/2021	1-001-5-11-203	CO ATTY DUES FOR ACTIVE MEMBER	10.00	
148	LAW LIBRARY	LEAV CO LAW LIBRARY	317745	90897 AP	01/07/2021	1-001-5-11-203	CO ATTY DUES FOR ACTIVE MEMBER	10.00	
148	LAW LIBRARY	LEAV CO LAW LIBRARY	317745	90897 AP	01/07/2021	1-001-5-11-203	CO ATTY DUES FOR ACTIVE MEMBER	10.00	
148	LAW LIBRARY	LEAV CO LAW LIBRARY	317745	90897 AP	01/07/2021	1-001-5-11-203	CO ATTY DUES FOR ACTIVE MEMBER	10.00	
148	LAW LIBRARY	LEAV CO LAW LIBRARY	317745	90897 AP	01/07/2021	1-001-5-11-203	CO ATTY DUES FOR ACTIVE MEMBER	10.00	
148	LAW LIBRARY	LEAV CO LAW LIBRARY	317745	90897 AP	01/07/2021	1-001-5-11-203	CO ATTY DUES FOR ACTIVE MEMBER	10.00	
148	LAW LIBRARY	LEAV CO LAW LIBRARY	317745	90897 AP	01/07/2021	1-001-5-11-203	CO ATTY DUES FOR ACTIVE MEMBER	10.00	
							*** VENDOR 148 TOTAL		210.00
2059	MIDWEST OFFICE TECH	MIDWEST OFFICE TECHNOLOGY INC	317747	90899 AP	01/07/2021	1-001-5-02-301	OPKL303_K COIER MAINT	12.57	
6539	MTI SECURITY	MTI SECURITY	317749	90901 AP	01/07/2021	1-001-5-31-290	2363 MONITORING CTHSE,725 LAMI	360.00	
6539	MTI SECURITY	MTI SECURITY	317749	90901 AP	01/07/2021	1-001-5-31-290	2363 MONITORING CTHSE,725 LAMI	240.00	
6539	MTI SECURITY	MTI SECURITY	317749	90901 AP	01/07/2021	1-001-5-31-297	2363 MONITORING CTHSE,725 LAMI	240.00	
6539	MTI SECURITY	MTI SECURITY	317749	90901 AP	01/07/2021	1-001-5-31-297	2363 MONITORING CTHSE,725 LAMI	120.00	
6539	MTI SECURITY	MTI SECURITY	317749	90901 AP	01/07/2021	1-001-5-31-297	2363 MONITORING CTHSE,725 LAMI	240.00	
							*** VENDOR 6539 TOTAL		1,200.00
2	WATER DEPT	WATER DEPT	317754	90906 AP	01/07/2021	1-001-5-14-220	WATER SVC CTHSE,711 WALNUT,312	578.50	
2	WATER DEPT	WATER DEPT	317754	90906 AP	01/07/2021	1-001-5-14-220	WATER SVC CTHSE,711 WALNUT,312	1,590.65	
2	WATER DEPT	WATER DEPT	317754	90906 AP	01/07/2021	1-001-5-14-220	WATER SVC CTHSE,711 WALNUT,312	26.50	
2	WATER DEPT	WATER DEPT	317754	90906 AP	01/07/2021	1-001-5-32-392	WATER SVC JC	3,747.91	
							*** VENDOR 2 TOTAL		5,943.56
							TOTAL FUND 001		47,178.98
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6539	MTI SECURITY	MTI SECURITY	317749	90901 AP	01/07/2021	1-108-5-00-219	2465 3 MONTHS MONITORING	60.00	
							TOTAL FUND 108		60.00
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7158	A-1 RENTAL	A-1 RENTAL	317731	90883 AP	01/07/2021	1-133-5-00-214	1-1 MONTHLY TOILET RENTAL 3 SI	100.00	
7158	A-1 RENTAL	A-1 RENTAL	317731	90883 AP	01/07/2021	1-133-5-00-214	1-1 MONTHLY TOILET RENTAL 3 SI	100.00	
							*** VENDOR 7158 TOTAL		200.00
86	EVERGY	EVERGY KANSAS CENTRAL INC	317735	90887 AP	01/07/2021	1-133-5-00-251	1-3 ELEC SVC NORTH END SALT DO	63.14	
434	HAMM QUARR	HAMM QUARRIES	317738	90890 AP	01/07/2021	0-133-5-00-370	12-94 C/D 2019 LINWOOD TORNADO	38,588.90	
19138	WEATHER OR	WEATHER OR NOT INC	317755	90907 AP	01/07/2021	1-133-5-00-213	1-5 DAILY WEATHER FORECASTS 1/	2,900.00	
							TOTAL FUND 133		41,752.04
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313	BROTHERS DISPOSAL	BROTHERS DISPOSAL LLC	317732	90884 AP	01/07/2021	1-145-5-00-208	2865 JANUARY TRASH - COA	75.00	
86	EVERGY	EVERGY KANSAS CENTRAL INC	317735	90887 AP	01/07/2021	1-145-5-00-246	ELEC SVC COUNCIL ON AGIG	789.27	
184	FLORENCE R	FLORENCE RIFORD SENIOR CTR	317736	90888 AP	01/07/2021	1-145-5-00-246	UTILITY STIPEND MEALSITE	102.50	
184	FLORENCE R	FLORENCE RIFORD SENIOR CTR	317736	90888 AP	01/07/2021	1-145-5-05-202	UTILITY STIPEND MEALSITE	137.50	
184	FLORENCE R	FLORENCE RIFORD SENIOR CTR	317736	90888 AP	01/07/2021	1-145-5-07-202	UTILITY STIPEND MEALSITE	10.00	
							*** VENDOR 184 TOTAL		250.00
89	HICKORY VILAS	HICKORY VILLAS, LLC	317740	90892 AP	01/07/2021	1-145-5-00-246	UTILITY STIPEND JAN 2021	102.50	
89	HICKORY VILAS	HICKORY VILLAS, LLC	317740	90892 AP	01/07/2021	1-145-5-05-202	UTILITY STIPEND JAN 2021	137.50	
89	HICKORY VILAS	HICKORY VILLAS, LLC	317740	90892 AP	01/07/2021	1-145-5-07-202	UTILITY STIPEND JAN 2021	10.00	
							*** VENDOR 89 TOTAL		250.00
1527	HONEY CREEK DISPOSAL	HONEY CREEK DISPOSAL SERVICE I	317741	90893 AP	01/07/2021	1-145-5-00-208	1 YR SVC 2 TRASH CARTS -MEALSI	312.00	
6636	KANSAS GAS	KANSAS GAS SERVICE	317743	90895 AP	01/07/2021	1-145-5-00-246	510874092 1511346 27 GAS SVC	503.04	
276	WEX	WEX BANK	317756	90908 AP	01/07/2021	1-145-5-00-304	LAST FUEL ON OLD WEX CARDS	35.17	



TYPES OF CHECKS SELECTED: \* ALL TYPES

			P.O.NUMBER	CHECK#					
1762	WINDSOR PARK LLC	WINDSOR PARK LLC	317757	90909 AP	01/07/2021	1-145-5-00-215	FEBRUARY RENT 1830 S BDWY	5,280.62	
							TOTAL FUND 145		7,495.10
315	SALDIVAR TERRY	TERRY SALDIVAR	317753	90905 AP	01/07/2021	1-146-5-00-248	JANITORIAL SVC 725 LAMING 1/4,	160.00	
							TOTAL FUND 146		160.00
7158	A-1 RENTAL	A-1 RENTAL	317731	90883 AP	01/07/2021	1-160-5-00-263	1-1 MONTHLY TOILET RENTAL 3 SI	100.00	
17209	REDDI SERV	REDDI SERVICES	317751	90903 AP	01/07/2021	1-160-5-00-263	JANUARY SEPTIC - TRANSFER STAT	295.00	
6917	RWD 1	RURAL WATER DIST #1	317752	90904 AP	01/07/2021	1-160-5-00-210	TRANSFER STATION WATER	21.03	
							TOTAL FUND 160		416.03
1187	MCCLELLAN WILLIAM	WILLIAM MCCLELLAN	317746	90898 AP	01/07/2021	1-170-5-50-201	TOWER LEASE PAYMENT 2021	4,200.00	
2962	MOTOROLA SOLUTIONS	MOTOROLA SOLUTIONS CREDIT CO	317748	90900 AP	01/07/2021	1-170-5-50-205	1000301747 SYSTEM UPGRADES - T	107,467.92	
							TOTAL FUND 170		111,667.92
28531	COMMENCO I	COMMENCO INC	317734	90886 AP	01/07/2021	1-174-5-00-210	1264-00 20507 HEADSET MAINT -	324.00	
86	EVERGY	EVERGY KANSAS CENTRAL INC	317735	90887 AP	01/07/2021	1-174-5-00-210	ELEC SVC 3 TOWERS	495.73	
86	EVERGY	EVERGY KANSAS CENTRAL INC	317735	90887 AP	01/07/2021	1-174-5-00-210	ELEC SVC 3 TOWERS	332.62	
86	EVERGY	EVERGY KANSAS CENTRAL INC	317735	90887 AP	01/07/2021	1-174-5-00-210	ELEC SVC 3 TOWERS	246.06	
							*** VENDOR 86 TOTAL		1,074.41
356	HEADSETS	HEADSETS DIRECT INC	317739	90891 AP	01/07/2021	1-174-5-00-210	9137582970 BATTERIES FOR HEADS	323.68	
							TOTAL FUND 174		1,722.09
1851	KANSAS ONE-CALL SYST	KANSAS ONE-CALL SYSTEM INC	317744	90896 AP	01/07/2021	1-212-5-00-2	08-LVPWD01 4 LOCATES	4.80	
137	OMNI-SITE.NET	OMNI-SITE	317750	90902 AP	01/07/2021	1-212-5-00-2	SD #2 1 YEAR WIRELESS SVC W/RE	660.00	
137	OMNI-SITE.NET	OMNI-SITE	317750	90902 AP	01/07/2021	1-212-5-00-2	SD #2 1 YEAR WIRELESS SVC W/RE	348.00	
137	OMNI-SITE.NET	OMNI-SITE	317750	90902 AP	01/07/2021	1-212-5-00-2	SD #2 1 YEAR WIRELESS SVC W/RE	348.00	
137	OMNI-SITE.NET	OMNI-SITE	317750	90902 AP	01/07/2021	1-212-5-00-2	SD #2 1 YEAR WIRELESS SVC W/RE	348.00	
137	OMNI-SITE.NET	OMNI-SITE	317750	90902 AP	01/07/2021	1-212-5-00-2	SD #2 1 YEAR WIRELESS SVC W/RE	348.00	
							*** VENDOR 137 TOTAL		2,052.00
							TOTAL FUND 212		2,056.80
137	OMNI-SITE.NET	OMNI-SITE	317750	90902 AP	01/07/2021	1-218-5-00-2	1 YR WIRELES SVC SD #5 W/REPOR	165.00	
137	OMNI-SITE.NET	OMNI-SITE	317750	90902 AP	01/07/2021	1-218-5-00-2	1 YR WIRELES SVC SD #5 W/REPOR	348.00	
							*** VENDOR 137 TOTAL		513.00
							TOTAL FUND 218		513.00
14766	GAST,FRANCES I	FRANCES I & LOUIS M GAST	317737	90889 AP	01/07/2021	1-220-5-03-400	1-1 SH-22 BR PERM EASEMENT	476.59	
							TOTAL FUND 220		476.59
							TOTAL ALL CHECKS		213,498.55

TYPES OF CHECKS SELECTED: \* ALL TYPES

FUND SUMMARY

001	GENERAL	47,178.98
108	COUNTY HEALTH	60.00
133	ROAD & BRIDGE	41,752.04
145	COUNCIL ON AGING	7,495.10
146	COUNTY TREASURER SPECIAL	160.00
160	SOLID WASTE MANAGEMENT	416.03
170	SALES TAX CAPITAL PROJECTS	111,667.92
174	911	1,722.09
212	SEWER DISTRICT 2: TIMBERLAKES	2,056.80
218	SEWER DIST #5	513.00
220	CAP IMPR: RD & BRIDGE	476.59
	TOTAL ALL FUNDS	213,498.55

Consent Agenda 1/13/2021  
Checks dated 1/1/2021-1/7/2021

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+Pending ACH 21,587.31 (Enterprise)

**RESOLUTION 2021-1**

**A RESOLUTION SETTING THE SALARIES OF ELECTED OFFICIALS**

**WHEREAS**, it is the duty of the Board of County Commissioners of Leavenworth County, Kansas, to set the annual salaries of the Elected Officials of Leavenworth County, Kansas:

**NOW THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Leavenworth County, Kansas, that the following salaries be set for the elected officials for the year 2021, effective January 13th, 2021, as approved in the 2021 budget:

County Commissioners	\$ 44,625.09
County Clerk	\$ 91,064.26
County Treasurer	\$ 91,064.26
Register of Deeds	\$ 91,064.26
County Attorney	\$ 113,643.35
Sheriff	\$117,433.68

Adopted this 13<sup>th</sup> day of January, 2021.

BOARD OF COUNTY COMMISSIONERS  
LEAVENWORTH COUNTY, KANSAS

\_\_\_\_\_  
Jeff Culbertson, Member

\_\_\_\_\_  
Vicky Kaaz, Member

\_\_\_\_\_  
Doug Smith, Member

\_\_\_\_\_  
Michael Smith, Member

\_\_\_\_\_  
Mike Stieben, Member

ATTEST: \_\_\_\_\_  
JANET KLASINSKI, COUNTY CLERK

**Leavenworth County  
Request for Board Action  
Resolution 2020-25 Special Use Permit Tri-Hull Crane Rental**

**Date:** January 13, 2021  
**To:** Board of County Commissioners  
**From:** Planning & Zoning Staff

**Department Head Review:**     Krystal A. Voth    

**Additional Reviews as needed:**

**Budget Review  Administrator Review  Legal Review**

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**Action Requested:** Consider approval of Resolution 2020-25, a request for a Special Use Permit for Tri-Hull Crane Rental.

**History:**

This request was first brought to the Board in August of 2020. At that time, the Board requested additional information, including information from KDOT regarding the safety of the intersection. The results of the review are as follows:

1. The intersection crash rate is below the statewide average;
2. Generally traffic on US-24 is in compliance with posted speed limit;
3. Sight distances are greater than those recommended by ASHTO Geometric Design of Highways and Streets;
4. Does not recommend improvements to the intersection at this time.

**Analysis:** Tri-Hull Crane is a crane rental company located in southwest Leavenworth County along Loring Road and has been operating without a Special Use Permit for several years. The business rents cranes and other heavy equipment in order to be used on job sites throughout the metro area. Typically, once rented, the equipment stays at the job site for several days or weeks until the equipment is no longer needed. This helps reduce the amount of traffic generated by the business. However, there is still a traffic impact as the business is located on Loring Road, which is a gravel road. The application was reviewed by the County Engineering consultants and it was found that due to the limited trips, there is not a substantial impact to the roadway. However, there is an impact to neighbors regarding dust and noise when the equipment is being hauled to or from the site.

The request meets the requirements for a Special Use Permit in the zoning district. In the event the SUP is granted, Staff recommends an initial approval length of three (3) years given the nature and location of the business, as well as the violations regarding the RV and operating without a Special Use Permit. A valid protest petition was submitted on July 27, 2020. A valid protest petition requires a super-majority of 4/5 to approve the resolution.

**Planning Commission Recommendation:** The Planning Commission voted 8-0 (1 absent) to recommend approval of Case No. DEV-20-025 (Resolution 2020-25) Special Use Permit for a Contractor's Yard, Tri-Hull Crane Rental.

**Alternatives:**

1. Approve Resolution 2020-25, Special Use Permit for a Contractor's Yard, Tri-Hull Crane Rental, with Findings of Fact, and with or without conditions; or

2. Deny Resolution 2020-25, Special Use Permit for a Contractor's Yard, Tri-Hull Crane Rental, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Resolution 2020-25, Special Use Permit for a Contractor's Yard, Tri-Hull Crane Rental, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

**Budgetary Impact:**

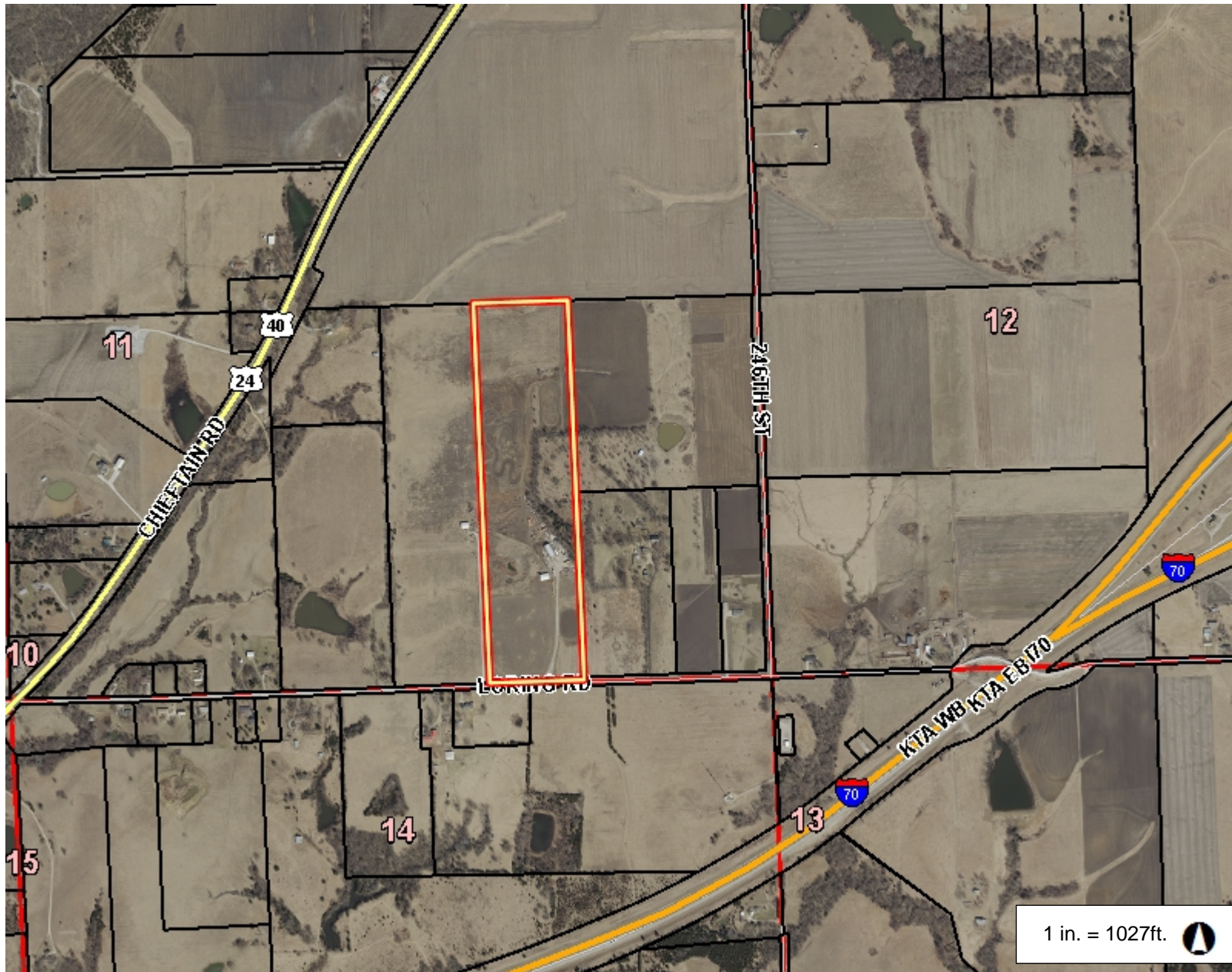
- X Not Applicable
- Budgeted item with available funds
- Non-Budgeted item with available funds through prioritization
- Non-Budgeted item with additional funds requested

**Total Amount Requested:**

\$0.00

**Additional Attachments:** Staff Report, Planning Commission Minutes

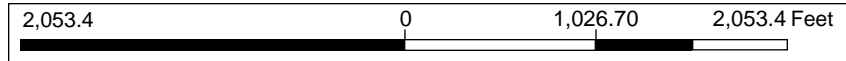
# DEV-20-025 Tri-Hull Crane Rental



**Legend**

- Parcel
- City Limit Line
- Major Road**
- <all other values>
- 70
- Road
- Railroad
- Section
- Section Boundaries
- County Boundary

1 in. = 1027ft.



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION

**Notes**

**Resolution 2020-25**  
**Case No. DEV-20-025**  
**Tri-Hull Crane Rental**  
Special Use Permit – Contractor’s Yard

**Staff Report – Board of County Commissioners**

**January 13, 2021**

**GENERAL INFORMATION:**

**Applicant/  
Property Owner:** Donna Hull  
24838 Loring Road  
Lawrence, KS 66044

**Legal Description:** A tract of land in the Eastern half of the Western Half of the Southeast quarter of Section 11, Township 12, Range 20 East of the 6<sup>th</sup> P.M, in Leavenworth County, Kansas.

**Parcel Size:** ± 40 acres

**Zoning/Land Use:** RR-5, Rural Residential 5-acre minimum size parcels

**Urban Growth  
Management Area:** This property is not within a City Urban Growth Management Area.

**Comprehensive Plan:** This parcel is within the Agricultural Preserve land use category.

**Parcel ID No.:** 211-11-0-00-00-017.02-0

**Planner:** Krystal A. Voth

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**REPORT:**

**Recommendation**

The Planning Commission voted 8-0 (1 member absent) to recommend approval of DEV-20-025, SUP for Tri-Hull Crane Rental are as follows:

1. The SUP shall be limited to a period of three (3) years.
2. The business shall be limited to the hours of 6:00 AM until 5:00 PM, Monday-Friday and 8:00 AM until 2:00 PM, Saturday.
3. The applicant shall pay a Traffic Impact Fee (TIF) of \$1,532.14.
4. The SUP shall be limited to five full-time employees.
5. All business-related traffic shall be directed west to 24/40 Highway.
6. Business-related traffic shall not be allowed to travel east along Loring Road.
7. A belt of privacy trees shall be planted and maintained around the salvage yard area.
8. The existing RV shall be removed or an affidavit stating it will not be lived in shall be signed and notarized.
9. The applicant shall adhere to the following memorandums:
  - a. Memo – Krystal A. Voth – Planning and Zoning, March 27, 2020
  - b. Memo – Mitch Pleak, P.E. – Public Works, February 28, 2020 & June 2, 2020
10. No signage is allowed in the right-of-way. No signage is requested with the SUP. All signage shall comply with Article 25, Sign Regulations of the Leavenworth County Zoning and Subdivision Regulations.

11. No on-street parking shall be allowed.
12. This SUP shall be limited to the Narrative dated February 11, 2020 submitted with this application.
13. This SUP shall comply with all local, state, and federal rules and regulations that may be applicable. After approval of this SUP by the Board of County Commission all conditions listed shall be adhered to and copies shall be provided to the Planning and Zoning Department within 30 days.

### **Request**

The applicant is requesting a Special Use Permit for Contractor's Yard for Tri-Hull Crane Rental.

### **Adjacent Land Use**

The surrounding properties are residences and farms on varying sized parcels ranging from 1 acre to over 140 acres in size.

### **Flood Plain**

There are no Special Flood Hazard Areas on this parcel per FEMA Firm Map 20103C0300G July 16, 2015.

### **Utilities/Services**

Sewer: Private septic system

Fire: Reno

Water: N/A

Electric: Evergy

### **Access/Streets**

The property is accessed by Loring Road, a County road with a gravel surface ± 22' wide.

### **Agency Comments**

See attached comments – Memo – Krystal A. Voth – Planning and Zoning, March 27, 2020

See attached comments – Memo – Mitch Pleak, P.E. – Public Works, February 28, 2020 & June 2, 2020

See attached comments – Memo – Kyle Anderson – Codes Enforcement Officer, February 11, 2020

### **Factors to be considered**

The following factors are to be considered by the Planning Commission and the Board of County Commission when approving or disapproving this Special Use Permit request:

1. Character of the neighborhood: The character of the neighborhood is rural; primarily rural residences, and agricultural uses.
2. Zoning and uses of nearby property: The surrounding properties are zoned RR-5, Rural Residential 5-acre minimum size parcels. The uses are rural residences and agricultural.
3. Suitability of the property for the uses to which it has been restricted: The property is within an area suited for rural residences and agricultural use. The use is allowed with approval of a Special Use Permit.
4. Extent to which removal of the restrictions will detrimentally affect nearby property: The area will not likely be detrimentally affected. The business causes an increase in noise in the area due to the loading and unloading of equipment. Also, there is an increase in the amount of heavy-truck traffic on Loring Road. However, according to Olsson Engineering, the increase in truck traffic is minimal and does not warrant additional study. Further, the additional noise is not prolonged and is mitigated due to the size of the property and the fact that it is very near I-70.
5. Length of time the property has been vacant as zoned: The property is not vacant.
6. Relative gain to economic development, public health, safety and welfare: The proposed use provides jobs for two employees and generates commercial property taxes.
7. Conformance to the Comprehensive Plan: The Future Land Use Map indicates this area as Agricultural Preserve.



8. Staff recommendation: The proposed use meets the requirements for a Special Use Permit.

**History**

In late 2019 Staff was made aware that a business was operating without a Special Use Permit at 24838 Loring Road. Staff contacted the property owner and informed them they were in violation of the Zoning and Subdivision Regulations. Staff was also able to determine that the property owner was living in an RV on the property. The property owner met with Planning Staff in early 2020 and was informed of the process for a Special Use Permit. The property owner was also made aware that living in an RV violates the Zoning and Subdivision Regulations and was made aware that the activity must cease immediately. The property owner filled out the necessary application for a Special Use Permit and informed Staff the RV would be removed.

During a site visit to the property Staff noticed the culvert under the driveway was failing and was crushed on one end, most likely due to the oversized vehicles entering and existing the property. Staff required the applicant obtain an engineer and provide a load rating and turning template analysis. Those items were provided and included a recommendation for a culvert to handle the loads. Since then, the driveway has been repaired and an appropriately-sized culvert has been installed.

**Staff Analysis**

<b>LOCATION</b>	
<b>Adjacent Residences</b>	Adjacent residences are rural in nature and are located on large lots, primarily greater than 20 acres in size.
<b>Adjacent Zoning/Uses</b>	Zoning in the area is RR-5 and are used primarily as rural residences and agricultural uses. Recently, there have been two wineries developed in the area, one is directly adjacent to the subject property. The other winery and event center is located approximately ½ mile to the east on Loring Road.
<b>Density</b>	The area is not densely populated.
<b>Nearby City Limits</b>	The property is not located near a City.

<b>IMPACT</b>	
<b>Noise Pollution</b>	The proposed use will not cause prolonged noise pollution. The majority of noise associated with the use will be when equipment is being loaded and unloaded. The applicant states this will typically happen in the morning and afternoon. Further, typically, when equipment is taken off-site it will remain off-site for several days at the job site before being brought back to the property. Noise associated with farming or recreational activities does not impact the Special Use Permit request.
<b>Traffic</b>	Typically, there are 5 employees coming to the site each day. These employees are responsible for fleet management and for loading equipment onto trailers to take to job sites. The applicants indicate there are 12-14 total work-related trips per week. These trips do involve semi-trailers; however, Olsson Staff has determined that the low volume of trailers, spread throughout the week, does not cause a significant increase in traffic.
<b>Lighting</b>	The applicant does not have lighting other than security lighting and is not requesting lighting.
<b>Outdoor Storage</b>	There is significant outdoor storage including four cranes, two semis and four large flatbed trailers. There is also substantial equipment and construction-type equipment stored on the property. All stored items are near the existing shop and are located approximately 800 feet from the road. There is a tree line to the east that shields some of the equipment from the view of neighbors.
<b>Parking</b>	The applicant has ample parking space for employees.
<b>Visitors/Employees</b>	The business does not receive visitors to the site. However, there are five employees who regularly come to the business location.
<b>Waste</b>	Typical waste generated at the site is mostly due to maintenance of equipment. The oil, tires and other waste are disposed of according to state guidelines.

<b>SITE COMPATABILITY</b>	
<b>Size of Parcel</b>	The parcel is 40 acres in size.
<b>Zoning of Parcel</b>	The parcel is zoned Rural Residential-5
<b>Buildings (Existing &amp; Proposed)</b>	There is an existing building located on the property as well as a manufactured home.
<b>Setbacks</b>	Existing building meet the required setbacks.
<b>Screening</b>	Other than a tree line along the east portion of the property, screening is minimal.

**Site Visit**

Staff has visited the site several times. Items of note are: It appears the RV is still being used as a residence, the storage of materials is haphazard and the equipment on site is as described by the applicant.

**Complaints**

Staff has received a number of complaints from adjoining property owners regarding noise. The majority of the noise complaints are regarding private, recreational activity on the property. There have also been complains regarding the truck traffic and the aesthetic appeal of the property.

**Staff Comments**

Tri-Hull Crane is a crane rental company located in southwest Leavenworth County along Loring Road and has been operating without a Special Use Permit for several years. The business rents cranes and other heavy equipment in order to be used on job sites throughout the metro area. Typically, once rented, the equipment stays at the job site for several days or weeks until the equipment is no longer needed. This helps reduce the amount of traffic generated by the business. However, there is still a traffic impact as the business is located on Loring Road, which is a gravel road. The application was reviewed by the County Engineering consultants and it was found that due to the limited trips, there is not a substantial impact to the roadway. However, there is an impact to neighbors regarding dust and noise when the equipment is being hauled to or from the site.

Currently, the applicant indicates that the majority of the time equipment leaves the property travelling west to 24/40 which is located approximately ¾ of a mile from the property. Occasionally, traffic heads east to County Road 1. Staff has made it a condition that all traffic must utilize the west route to 24/40 Highway. This recommendation is made to decrease the number of affected property owners and to decrease the impact on the County roadway. Failure to abide by this condition may result in the termination of the SUP.

The business employs five full-time employees, most of which are immediate family members. The hours of operation are 6:00 AM until 5:00 PM Monday-Friday with occasional Saturdays. The applicants indicate that the business operations follow the typical construction season and there is therefore a significant slow down in the winter months.

The parcel is 40 acres and is also used for farming and residential uses. The storage of equipment is located several hundred feet from the roadway. There is significant outdoor storage of equipment and materials. The outdoor storage of some equipment is necessary due to the size of the machinery. The area where the materials are stored is not behind screening or fencing, but is located near a tree line which provides some screening from neighboring properties.

To date, Staff believes the applicant is still living in the RV. A condition of approval will be for the removal of the RV from the property or a signed affidavit stating the RV will not be lived in. Failure to abide by this condition may result in the termination of the SUP.

The request meets the requirements for a Special Use Permit in the zoning district. In the event the SUP is granted, Staff recommends an initial approval length of three (3) years given the nature and location of the business, as well as the violations regarding the RV and operating without a Special Use Permit.

---

**ACTION OPTIONS:**

1. Approve Resolution 2020-25, Special Use Permit for a Contractor’s Yard, Tri-Hull Crane Rental, with Findings of Fact, and with or without conditions; or

2. Deny Resolution 2020-25, Special Use Permit for a Contractor's Yard, Tri-Hull Crane Rental, with Findings of Fact; or
  3. Revise or Modify the Planning Commission Recommendation to Resolution 2020-25, Special Use Permit for a Contractor's Yard, Tri-Hull Crane Rental, with Findings of Fact; or
  4. Remand the case back to the Planning Commission.
- 

**ATTACHMENTS:**

Narrative  
Location/Aerial Maps  
Memorandums

## Voth, Krystal

---

**From:** Jason Van Nice [KDOT] <Jason.VanNice@ks.gov>  
**Sent:** Thursday, December 17, 2020 4:35 PM  
**To:** Voth, Krystal  
**Subject:** RE: Tri-Hull

**Notice:** This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

Krystal,

Our traffic engineering unit has completed their review of the intersection at US-24 and Loring Rd.

They found the intersection crash rate to be below the statewide average.

They found that traffic on US-24 generally is in compliance with the posted speed limit.

They found that the measured sight distances are greater than those recommended by AASHTO Geometric Design of Highways and Streets (2011 Ed.)

They found that warrants for traffic signals, left turn lanes and right turn lanes are not met for this intersection.

Based on these findings, KDOT does not recommend any improvements to the intersection at this time.

**Jason Van Nice, P.E.** | Kansas Department of Transportation  
913.942.3040 | [jason.vannice@ks.gov](mailto:jason.vannice@ks.gov)

---

**From:** Voth, Krystal <KVoth@leavenworthcounty.gov>  
**Sent:** Thursday, November 12, 2020 5:11 PM  
**To:** Jason Van Nice [KDOT] <Jason.VanNice@ks.gov>  
**Subject:** FW: Tri-Hull

**EXTERNAL:** This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Hey Jason,

Good evening. I was just checking in to see if there has been any update to this.

Thanks!

Krystal

---

**From:** Voth, Krystal  
**Sent:** Wednesday, October 14, 2020 3:39 PM  
**To:** 'Jason Van Nice [KDOT]' <[Jason.VanNice@ks.gov](mailto:Jason.VanNice@ks.gov)>  
**Subject:** Tri-Hull

Jason,

Good afternoon. I hope this email finds you well. I am just checking in to see if there has been an update on the Tri-Hull traffic study at Loring and Chieftain. Any info you have to pass along is very helpful. Thanks and have a great day!

Respectfully,

**Krystal A. Voth, CFM**  
Director  
Planning & Zoning  
Leavenworth County  
913.684.0461

## Voth, Krystal

---

**From:** David Jacobson <DJacobson@ksturnpike.com>  
**Sent:** Thursday, August 6, 2020 1:55 PM  
**To:** Voth, Krystal  
**Cc:** Shannon W. Moore  
**Subject:** FW: Tri-Hull Crane Rental  
**Attachments:** FW: Loring Road Bridge

*Notice:* This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

Krystal,

This is in response to your email to the KTA on August 5, 2020.

In February 2020 a resident on Loring Road contacted the KTA and commented that the Loring Road bridge over the KTA was not posted for weight limits and that it should be because of a crane company that is located on Loring Road. When speaking with the resident he also commented that one-way signs should be installed on the road and signs should be added because of the vertical curves leading to the bridge. I contacted Leavenworth County and spoke with Lauren Anderson. I wanted the County to be aware of the resident's comments.

KTA reviewed the recent inspection report for the bridge and determined that based on condition and load rating of the bridge, the bridge did not need to be posted. I followed up with the resident with this information and also forwarded an email to Lauren on February 11, 2020. Attached is a copy of the email. I also told the resident that any new signing on Loring Road, besides load limit signing which is not required in this case, would need to be considered by Leavenworth County.

Lauren contacted me in April 2020 and we discussed how wide the bridge was. We confirmed that the bridge is 20' wide and Lauren stated that a 20' roadway is not considered a one-way roadway and did not need to be signed as such. Lauren explained that a Special Use Permit (SUP) had been submitted by the crane company and that Leavenworth County staff was currently reviewing the permit. I believe that you and I also spoke in April about the SUP and the bridge.

Again, based on condition and load rating of the bridge, the bridge does not need to be posted and the KTA is not opposed to legal loads using the bridge. Without being provided details pertaining to load weights and axle configurations that Tri-Hull Crane Rentals may propose to cross a KTA bridge, KTA cannot provide confirmation that you asked for in your email.

KTA requires companies that are requesting to cross KTA bridges with an oversized load to submit details pertaining to load weights and axle configurations for review. If the load weight/axle configuration is outside of legal limits, the company may need to hire a Professional Engineer to conduct a load rating analysis for the bridge or bridges that they are proposing to use.

Load ratings for proposed heavy load crossings typically assume one or two trips. If the crane company proposes to cross a bridge frequently with a heavy load, that would need to be taken into account also.

I have reviewed the staff report you sent for the SUP and agree with recommendation **5. All business-related traffic shall not be allowed to travel east along Loring Road.**

I appreciate you reaching out to the KTA, and appreciate our previous communication and coordination efforts pertaining to this. The KTA continues to value our partnership with Leavenworth County. Let me know if you have any questions or require additional information.

**David E. Jacobson, P.E.**

Kansas Turnpike Authority | Director of Engineering

3939 SW Topeka Blvd. | Topeka, KS 66609

w: 785.274.3650

m: 785.224.9106



---

**From:** Rex A. Fleming

**Sent:** Wednesday, August 5, 2020 5:05 PM

**To:** David Jacobson <DJacobson@ksturnpike.com>; Shannon W. Moore <SMoore@ksturnpike.com>

**Subject:** Fwd: Tri-Hull Crane Rental

I am not familiar with this so checking with you both to see if you are familiar with it.

Begin forwarded message:

**From:** "Voth, Krystal" <KVoth@leavenworthcounty.gov>

**Date:** August 5, 2020 at 11:43:27 AM CDT

**To:** "Rex A. Fleming" <RFleming@ksturnpike.com>

**Subject:** Tri-Hull Crane Rental

**CAUTION:** This email is from an external source. Think before clicking links, opening attachments, or providing information in response.

Rex,

Good afternoon. I hope this email finds you well. Several months ago I spoke with someone over at KTA regarding the crane rental company Tri Hull located at 24838 Loring Road. I believe you all had received a couple of complaints about the cranes going over the bridge. The person I spoke with indicated to me, on the phone, that they did not have concerns about this business. Today, the BOCC considered the request for the SUP and they are asking for confirmation from KTA that the bridge can support the cranes. That being said, one of our conditions for approval was that the crane traffic NOT head east and instead go west to Chieftain Road. I have attached the application and the staff report to this email. If you wouldn't mind giving it a review, I would appreciate it. Our BOCC also wants confirmation that the existing turning radius on Loring and Chieftain is acceptable or that it needs updates, but I suppose that will be a KDOT issue. Thanks so much for your help on this. Take care.

Respectfully,

Krystal A. Voth, CFM  
Interim Director  
Planning & Zoning  
Leavenworth County  
913.684.0461



## Voth, Krystal

---

**From:** Mitch Pleak <mpleak@olsson.com>  
**Sent:** Wednesday, June 3, 2020 2:54 PM  
**To:** Voth, Krystal  
**Cc:** Anderson, Lauren; Noll, Bill; 019-2831  
**Subject:** FW: Tri-Hull Crane SUP  
**Attachments:** Tri-Hull Crane SUP.pdf; Tri-Hull RE: 24" CMP Info

**Notice:** This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

Krystal,  
I have reviewed the attached report regarding the entrance turning template and cmp sizing. I have no further comments and find document acceptable.

I have attached my previous email sent to you for ease.

Thanks,

### Mitch Pleak, PE

Project Engineer / Civil

D 913.748.2503

7301 W. 133rd Street, Suite 200  
Overland Park, KS 66213  
O 913.381.1170



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**From:** David Lutgen <dlutgen72@gmail.com>  
**Sent:** Wednesday, June 3, 2020 7:24 AM  
**To:** Voth, Krystal <KVoth@leavenworthcounty.gov>  
**Cc:** Noll, Bill <BNoll@leavenworthcounty.gov>; Mitch Pleak <mpleak@olsson.com>; Joe Herring <herringsurveying@outlook.com>  
**Subject:** Re: Tri-Hull Crane SUP

Krystal,

Information for Tri-Hull Crane's SUP is attached.

Please let me know if anything else is needed.

Thanks

David Lutgen, P.E.

On Fri, May 29, 2020 at 12:16 PM Voth, Krystal <[KVoth@leavenworthcounty.gov](mailto:KVoth@leavenworthcounty.gov)> wrote:

David, that is fine.

---

**From:** David Lutgen <[dlutgen72@gmail.com](mailto:dlutgen72@gmail.com)>  
**Sent:** Friday, May 29, 2020 12:15 PM  
**To:** Voth, Krystal <[KVoth@leavenworthcounty.gov](mailto:KVoth@leavenworthcounty.gov)>  
**Cc:** Noll, Bill <[BNoll@leavenworthcounty.gov](mailto:BNoll@leavenworthcounty.gov)>; Mitch Pleak <[mpleak@olsson.com](mailto:mpleak@olsson.com)>; Joe Herring <[herringsurveying@outlook.com](mailto:herringsurveying@outlook.com)>  
**Subject:** Re: Tri-Hull Crane SUP

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By the end of next week.

If it is needed sooner please let me know.

Thank you

On Fri, May 29, 2020, 12:13 PM Voth, Krystal <[KVoth@leavenworthcounty.gov](mailto:KVoth@leavenworthcounty.gov)> wrote:

David,

Can you provide an estimated time frame for when you will have this submitted?

Thanks,

Krystal

---

**From:** David Lutgen <[dlutgen72@gmail.com](mailto:dlutgen72@gmail.com)>

**Sent:** Friday, May 29, 2020 10:22 AM

**To:** Voth, Krystal <[KVoth@leavenworthcounty.gov](mailto:KVoth@leavenworthcounty.gov)>; Noll, Bill <[BNoll@leavenworthcounty.gov](mailto:BNoll@leavenworthcounty.gov)>; Mitch Pleak <[mpleak@olsson.com](mailto:mpleak@olsson.com)>; Joe Herring <[herringsurveying@outlook.com](mailto:herringsurveying@outlook.com)>

**Subject:** Tri-Hull Crane SUP

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All,

I have been retained by Tri-Hull Crane to respond to the County's March 27, 2020 SUP Request comment letter.

Please let me know if you need any additional information at this time so that the business can continue operations while I am addressing these comments.

Thank you,

David Lutgen, P.E.



County of Leavenworth  
Planning & Zoning Department  
300 Walnut, Suite 212  
Leavenworth, KS 66048  
Phone: 913-684-0465

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March 27, 2020

To: Donna Hull  
Tri-Hull Crane  
24838 Loring Road  
Lawrence, KS 66044

RE: Special Use Permit Request DEV-20-025

Dear Ms. Hull,

Thank you for applying for a Special Use Permit for Tri-Hull Crane. Staff has visited the site and notices the existing culvert appears to be damaged. Staff also has concerns that the existing entrance size may not be adequate to support the operations. Therefore, Staff has the following comments:

1. Provide an investigation and memo with turning template reviewed by a licensed engineer.
2. Provide an assessment of the culvert pipe in reference with the additional proposed loading. Assessment shall be provided by a licensed engineer.
3. In the event the driveway is found to be inadequate, the owner shall improve the driveway entrance within the right-of-way based upon the recommendations of the licensed engineer who performed the assessment.

Please provide the above items by Friday, April 17, 2020 in order to remain on the May 13, 2020 Planning Commission meeting day.

If you have any questions or need additional information, please contact me at (913) 684-0461 or at [kvoth@leavenworthcounty.org](mailto:kvoth@leavenworthcounty.org)

Respectfully,  
Krystal A. Voth, CFM  
Interim Director  
Planning and Zoning  
Leavenworth County

## Voth, Krystal

---

**From:** Mitch Pleak <mpleak@olsson.com>  
**Sent:** Thursday, March 12, 2020 3:37 PM  
**To:** Voth, Krystal  
**Subject:** Fwd: DEV-20-025 Special Use Permit Tri-Hull Crane Rental and Hauling

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**From:** Mitch Pleak <mpleak@olsson.com>  
**Sent:** Friday, February 28, 2020 11:18:37 AM  
**To:** Anderson, Lauren <LAnderson@leavenworthcounty.gov>  
**Cc:** bnoll@leavenworthcounty.gov <bnoll@leavenworthcounty.gov>; 019-2831 <019-2831@olsson.com>  
**Subject:** FW: DEV-20-025 Special Use Permit Tri-Hull Crane Rental and Hauling

Lauren,  
The trips generated per the SUP's description, doesn't warrant any additional information regarding loading on the existing roadways. Trip generation is too small.

No comments.

If you would like to discuss further please let me know. If you have no further comments, please forward response to Planning.

Thanks,

Mitch

### Mitch Pleak, PE

Project Engineer / Civil

D 913.748.2503

7301 W. 133rd Street, Suite 200

Overland Park, KS 66213

O 913.381.1170



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**From:** Sloop, Stephanie <SSloop@leavenworthcounty.gov>  
**Sent:** Tuesday, February 25, 2020 10:08 AM  
**To:** Magaha, Chuck <CMagaha@leavenworthcounty.gov>; Anderson, Kyle <KAnderson@leavenworthcounty.gov>;

Miller, Jamie <JMiller@leavenworthcounty.gov>; Thorne, Eric <ethorne@leavenworthcounty.gov>; Van Parys, David <DVanParys@leavenworthcounty.gov>; Mitch Pleak <mpleak@olsson.com>; Anderson, Lauren <LAnderson@leavenworthcounty.gov>; 'Itorneden@rtfd21.com' <Itorneden@rtfd21.com>; 'Tyler Lee Rebel' <Tyler.Rebel@evergy.com>; 'Gary Bennett (bennett9@embarqmail.com)' <bennett9@embarqmail.com>; 'Steven.Taylor@ks.gov' <Steven.Taylor@ks.gov>  
**Cc:** Voth, Krystal <KVoth@leavenworthcounty.gov>  
**Subject:** DEV-20-025 Special Use Permit Tri-Hull Crane Rental and Hauling

Good Morning,

The Department of Planning and Zoning has received an application for a Special Use Permit regarding a Crane Rental and Hauling Business. The applicant's site plan did not scan well, so I am also attaching an aerial image.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by March 3, 2020.

If you have any questions or need additional information, please contact don't hesitate to contact our office.

Thank you,

Stephanie Sloop

Public Relations and Planning Coordinator  
Planning and Zoning  
Leavenworth County Courthouse  
300 Walnut St. Ste. 212  
Leavenworth, KS 66048  
(913) 684-0465 ph





Leavenworth County  
Planning & Zoning Department  
300 Walnut, Suite 212  
Leavenworth, Kansas 66048

---

**To:** Krystal Voth  
Director

**From:** Kyle Anderson  
Environmental Tech/Code Enforcement

**Date:** March 2, 2020

**RE:** Donna Hull  
Tri-Hull Crane Renal  
Contractor's Laydown Yard  
**Case DEV-20-025, Application for a Special Use Permit**  
24838 Loring Road  
Lawrence, KS 66044  
PID# 211-11-0-00-00-017.02

Our department received the application for the Special Use Permit for a Contractor's Laydown Yard on 02/11/2020, located at the above listed location.

I have received several complaints about this parcel. The business has been operating without a Special Use Permit, and many neighbors are unhappy about the large trucks, cranes, and semi-tractor trailers putting excessive wear and tear on the gravel road. Complaints have also been made about the noise level of the trucks traveling on the road. I have had complaints about the look of the property as well. With the amount of trucks, trailers, equipment, and supplies on the property it resembles a junkyard. The entrance to the property has been damaged from the heavy equipment as well. The culvert on the East side is crushed causing water to back up and flood out the ditch on the West side. I was also informed that Donna was living in a motorhome on the property, which she admitted to when I asked her. This parcel is in violation of the Leavenworth County Zoning & Subdivision Regulations.

Thank you,

Kyle Anderson  
[kanderson@leavenworthcounty.gov](mailto:kanderson@leavenworthcounty.gov)

# LEAVENWORTH COUNTY DEVELOPMENT APPLICATION

CASE NUMBER DEV-20-025 PERMIT SUB-TYPE SPECIAL USE PERMIT

PID 211-11-0-00-00-017.02 PARCEL SIZE 40 AC ZONE RR-5  
 TWSP RENO SCHOOL DIST 497 SDD NO

SUBDIVISION LOT NO BLOCK NO

ELECTRIC WESTAR  ELECTRIC LETTER RECEIVED SEWER DISTRICT  
 WATER DIST RWD 13  WATER LETTER RECEIVED  WELL ON SITE

FLOOD PLAIN IN PARCEL NO FLOOD PLAIN ON BLDG SITE NO

SITE ADDRESS 24838 Loring Rd

SITE CITY Lawrence SITE STATE KS SITE ZIP CODE 66044

LAST NAME Hull FIRST NAME Donna PHONE (816) 729-0261

EMAIL thecranental@gmail.com

ADDRESS 24838 Loring Rd

CITY Lawrence STATE KS ZIP CODE 66044

CONSULTANT PHONE

CONSULTANT EMAIL

PROPOSED ZONING SUP CATEGORY - USE Contractor Laydown Yard  
 VARIANCE REGULATION CURRENT USE RESIDENTIAL ROAD LOCAL  
 COMP PLAN LAND USE DESIGNATION Agriculture Preserve UGMA

SUBDIVISION TYPE GROSS ACREAG COVENANTS  
 MAXIMUM LOT SIZE MINIMUM LOT SIZE OPEN SPACE ACREAGE  
 LOTS TRACTS TOTAL PARCELS DENSITY

NOTES: Crane Rental & Hauling Business

STAFF STAFF ACTION PENDING  PUBLIC HEARIN AGENDA AREA  
 PC 4/8/2020 PC ACTION PENDING NOTICE PUB  
 BOCC BOCC ACTION PENDING RESOLUTION PUB  
 BZA BZA ACTION DURATION EXPIRATION

APPLICATION FEE \$300.00 CHECK NO 20019  CASH RIF \$0.00  
 TIF \$0.00 BOND \$0.00 TIF CHECK NO 0 TOTAL FEES \$300.00

STAFF APPROVAL  DATE 2/11/20  
 APPLICANT SIGNATURE DATE



**SPECIAL USE PERMIT APPLICATION**

Leavenworth County Planning Department  
300 Walnut, St., Suite 212  
County Courthouse  
Leavenworth, Kansas 66048  
913-684-0465

PID: 211-11 017.02 Office Use Only Date Received: 1/8/2020  
Township Reno  
Planning Commission Date: April 8, 2020  
Case No. \_\_\_\_\_ Date Paid \_\_\_\_\_  
Zoning District RR-5  
Comprehensive Plan land use designation Agriculture Preserve

APPLICANT/AGENT INFORMATION	OWNER INFORMATION (If different)
NAME <u>Donna Hull</u>	NAME _____
ADDRESS <u>24838 Loring Rd</u>	ADDRESS _____
CITY/ST/ZIP <u>Lawrence, KS 66044</u>	CITY/ST/ZIP _____
PHONE <u>816-729-0261</u>	PHONE _____
EMAIL <u>thcranerental@gmail.com</u>	EMAIL _____
CONTACT PERSON <u>Donna ( Dee) Hull</u>	CONTACT PERSON _____

**PROPOSED USE INFORMATION**

Existing and Proposed structures House, 1-horse barn and 1 other large barn/garage, additional barn later

Reason for requesting a Special Use Permit We would like to operate a crane rental business on this property.

**PROPERTY INFORMATION**

Address of property 24838 Loring Rd

Parcel size 40 Acres

Current use of the property Small recreational horse farm and crane rental business

Does the owner live on the property? Yes

I, the undersigned am the (circle one) owner, duly authorized agent, of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for a Special Use Permit as indicated above. I hereby agree to "cease and desist" the operation of the activity upon denial of the permit by the Board of County Commissioners.

Signature D M Hull Date 01/08/2020

**ATTACHMENT A**

OWNER AUTHORIZATION

I/WE Donna Hull, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 7<sup>th</sup> day of January, 2020, make the following statements, to wit:

- 1. I/We the Undersigned, on the date first above written, am the lawful, owner(s) in fee simple absolute of the following described real property  
See Attachment "A" attached hereto and incorporated herein by reference.
- 2. I/We the undersigned, have previously authorized and hereby authorize \_\_\_\_\_ (Hereinafter referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of Leavenworth County, Kansas, \_\_\_\_\_ (common address) the subject real property, or portion thereof, and which authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process.
- 3. I/We the Undersigned, hereby agree to protect, defend, indemnify and hold the Board of County Commissioners of Leavenworth County, Kansas, its officers employees and agents (hereinafter collectively referred to as the "County"), free and harmless from and against any and all claims, losses, penalties, damages, settlements, costs, charges, professional fees or other expenses or liabilities, whether false, fraudulent, meritless or meritorious, of every kind and character arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of action of every kind and character (hereinafter "claims"), in connection with, relating to, or arising directly or indirectly out of this authorization and the actions taken by the Applicant and the County in reliance thereof. I, the Undersigned, hereby further agree to investigate, handle, respond to, provide defense for and defend any such claims at my sole expense and agree to bear all other costs at my sole expense and agree to bear all other costs and expenses related thereto, even if such claims are groundless, false or fraudulent.
- 4. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation or partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

Donna M Hull  
Owner

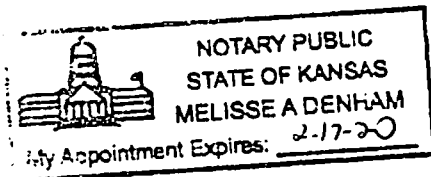
\_\_\_\_\_  
Owner

STATE OF KANSAS  
COUNTY OF LEAVENWORTH

The foregoing instrument was acknowledge before me on this 7 day of Jan, 2020,  
by Donna Hull

My Commission Expires: 2-17-20

Melisse A Denham  
Notary Public



ATTACHMENT B

L0505072  
CAPITAL TITLE INSURANCE COMPANY, LC  
3115 W. 6<sup>th</sup> Street, Suite K  
Lawrence, Kansas 66049

Entered in the transfer record in my office this  
17<sup>th</sup> day of June, 2005  
Stacy R. Driscoll  
County Clerk

STATE OF KANSAS  
COUNTY OF LEAVENWORTH-SS  
FILED FOR RECORD  
2005 JUN -7 P 1:39 P  
STACY R. DRISCOLL  
REGISTER OF DEEDS

C 003  
11/1

**KANSAS WARRANTY DEED**  
**(Kansas Statutory Form)**

Grantor: **Dennis H. Milleret and Carolyn Y. Milleret, husband and wife**

For One Dollar and other valuable considerations conveys and warrants to

Grantee: **Tri-Hull, LLC**

the following described real estate:

A tract of land located in the Southeast Quarter (SE/4) of Section Eleven (11), Township Twelve South (T12S), Range Twenty East (R20E) of the 6<sup>th</sup> P.M., Leavenworth County, Kansas, described as follows: Commencing at the Southwest corner of said Southeast Quarter (SE/4), thence North 90° 00' 00" East along the South line of said Southeast Quarter (SE/4) 655.88 feet to the True Point of Beginning; thence North 0° 05' 29" West parallel to the West line of said Southeast Quarter (SE/4) 2,653.55 feet to a point on the North line of said Southeast Quarter (SE/4) which is South 89° 44' 15" East 655.89 feet from the Northwest corner of said Southeast Quarter (SE/4), thence South 89° 44' 15" East along said North line 657.02 feet, thence South 0° 05' 29" East parallel to the West line of said Southeast Quarter (SE/4) 2,650.54 feet to the South line of said Southeast Quarter (SE/4), thence South 90° 00' 00" West along said South line 657.00 feet to the POINT OF BEGINNING.

**SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, NOW OF RECORD.**

**TO HAVE AND TO HOLD** The premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said party(ies) of the second part and unto his/her/their heirs and assigns forever; the said party(ies) of the first part hereby covenanting that he/she/they lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that he/she/they has/have good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by him/her/them or those under whom he/she/they claim; and that he/she/they will warrant and defend the title to the said premises unto the said party(ies) of the second part and unto his/her/their heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.

**IN WITNESS WHEREOF**, The said party(ies) of the first part has/have hereunto set his/her/their hand(s) and seal on this 2<sup>nd</sup> day of June, 2005

\_\_\_\_\_  
Dennis H. Milleret  
Dennis H. Milleret  
\_\_\_\_\_  
Carolyn Y. Milleret  
Carolyn Y. Milleret

STATE OF KANSAS )

COUNTY OF DOUGLAS )

On this 2<sup>nd</sup> day of June, 2005, before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Dennis H. Milleret and Carolyn Y. Milleret, husband and wife to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office, the day and year last above written.

RANDALL L. RUSSELL  
Notary Public - State of Kansas  
My Appl. Exp. 6-30-05

\_\_\_\_\_  
Notary Public

Our small union business consists of specialized mobile equipment and occasional use of semi tractors and trailers used to haul extra equipment. In addition, we have farm tractors for property and animal maintenance, loaders for unloading and loading equipment, and farm use.

Our business is seasonal and weather dependent similar to construction seasons. Our peak business will be during the summer months.

We don't have food or alcohol service.

We don't have any signs up or have any plans to install any at this time.

Our hours of operation are 6 am to 5 pm, Monday thru Friday and occasionally Saturday. We have 5 full time employees, 2 of which are family. One employee outside the family generally comes to our place of business. Our other crane operator/s drives directly to the job site to operate crane. As it's not uncommon for our equipment once it leaves here to set on a job for an extended period of time. Our employees then commute to those sites and not to our business location.

We do get deliveries of equipment. Nothing is regularly scheduled. We probably get 1-2 deliveries a week between parts, supplies and equipment. Equipment goes out as jobs are scheduled.

Our storage and equipment are parked several hundred feet off the roadway. We only do short term storage of job-related equipment and materials that we are going to place or handle for our customers directly. We recycling thru American Recycling out of Lawrence for old equipment removed at customers requirement.

Note: We currently have in storage several portable boxes that are waiting for relocation to new sites.

Our traffic route is to the right and or left out of the drive way on Loring Rd a (gravel road) to KS-24 Hwy or KS-32 Hwy. However, the majority of traffic will be towards the right KS-24 Hwy due to easier access to other routes.

No additional water is needed. However, we do have a Johnny on the spot for our employees and anyone who needs the use of one.

There is no pollution hazard. We don't use chemicals or store any.

We have a bulk fuel tank that is serviced by Leavenworth CO-OP, although it fills both our personal, farm and business vehicles. During the busy season 85% business and 15% personal. We do use oil; however, we don't store bulk amounts of it. We usually purchase oil and antifreeze, filters etc. and use them immediately for routine oil changes and maintenance, keeping only a small supply on hand. The used oils are then recycled

We have security lightening on both the garage and horse barn

Dee - 816-729-0261

# SUP / Traffic Impact Study - Engineer

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Our business is seasonal and weather dependent similar to construction seasons. Our peak business will be during the summer months.

We don't have food or alcohol service.

Taxed Commercial?

We don't have any signs up or have any plans to install any at this time.

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We have security lightening on both the garage and horse barn

<del>10-10</del>	Truck Hauling?	4 Cranes
12-14	Contractor Yard	2 Semis
Semis per week on road -	2 Employees - 3-6 days/wk	4 Lg Flat bed Trailers - 2 in use

**TRI-HULL**  
CRANE RENTAL LLC

**(816) 309-1214**

WELCOME

ABOUT

CONTACT

EQUIPMENT

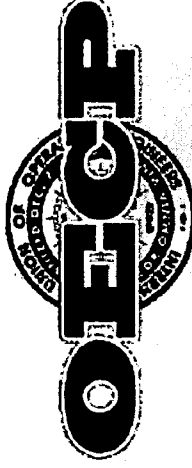
LIFT FORM

## HAULING

In 2017, we started offering equipment hauling services. We have the capability to load and haul your machinery for you. Call for availability and rates. (816) 309-1214

Proudly serving the greater Kansas City area, and all of Kansas and Missouri. Our lead operator has more than 20 year's experience operating cranes and managing jobs.

All operators are licensed, insured, and OECF certified. We are proud members of local 101.



# TRI-HULL

CRANE RENTAL, LLC

(816) 309-1214

[WELCOME](#)

[ABOUT](#) ▾

[CONTACT](#)

[HAULING](#)

## BOOM TRUCKS

23 TON  
TERX

23  
40

3 Hour Minimum  
92 ft boom

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30 TON  
NATIONAL

60  
165

4 Hour Minimum  
110 ft boom + jib 26-44

---

40 TON  
2012 MANITEX 40124HSL

4 Hour Minimum  
124 ft boom + jib 31

---

50 TON  
2012 MANITEX 110

4 Hour Minimum  
110 ft boom + jib 31

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90 TON  
GROVE

4 Hour Minimum  
142ft boom + jib 56

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165 TON  
GMK5165

8 Hour Minimum  
197 ft boom + jib 105

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G

LIFT FORM

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YOUR COPY

TRI-HULL CRANE RENTAL, LLC  
 HULL, DONNA MARIE C/O  
 24838 LORING RD  
 LAWRENCE KS 66044

*REV  
11/18/19  
\**

ITEM LIST - 1

LOCAT- ICN	CL ITEM	DER CD MD	DESCRIPTION		ACQ DATE	ACQ AGE	LIFE YRS.	ACQ/MAN VALUE	APPRAISED VALUE
RO-103	1 5	S	2004 WADE SERV TRAILER	1W9FLA8264E285457	652287	/17	13 10 U	0 X	*EXEMPT*
RO-103	2 4A	M	1988 FORD TRUCK	1FDY95X7JVA48276	624704			0 I	0
RO-103	3 5	S	1988 UNKNOWN TRAILER	1T9E48408J1114126	652288	/18	20 10 U	0 X	*EXEMPT*
RO-103	4 5	S	2000 PARK UTILITY TRAILER	13ZGF2421Y1003364	552795	/18	18 10 U	0 X	*EXEMPT*
RO-103	5 4A	M	1994 FORD TRUCK	1FDY90R8RVA12553	667143			0 I	0
RO-103	6 5	S	1999 LEDW SEMI TRAILER	1L9GA72AOKL033660	65231510/19	20	10 U	10000 X	*EXEMPT*

SUMMARY

2019 29454  
 TRI-HULL CRANE RENTAL, LLC

ACQ/MAN VALUE	APPRAISED VALUE	ASSESSED VALUE
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CLASS TOTALS - 10,000 0 0

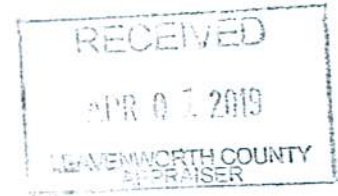
6 ITEM(S) TAXPAYER ASSESSED TOTAL = 0



# Kansas Department of Revenue

## COMMERCIAL MOTOR VEHICLE OFFICE

915 SW Harrison Room 150  
Topeka KS 66612  
Phone: (785) 296-6541  
[www.truckingks.org](http://www.truckingks.org)



### COUNTY APPRAISER REPORT

FROM DATE:03/01/2019 TO DATE:03/31/2019

COUNTY: LEAVENWORTH

USDOT	LEGAL NAME	REG. YEAR	VIN	YEAR	MAKE	PLATE#	KS Wgt.	CMV FLEET TYPE
2530807	FIRST CITY HOTSHOT LLC	2019	4P5FD4028F1217229	2015	Pj Trailer	591719	000000lb	IRP
1696120	BARDROFF HEAVY HAULING LLC	2019	4LFE5230663528413	2006	Fontaine Trailer Co	644887	000000lb	IRP
3158218	RECODO TRUCKING LLC	2019	1BJSS3825G1001721	1986	Hawkeye	647072	000000lb	IRP
1034901	DAVID GOSNEY	2019	5TU242830JS000487	2018	Other	630720	000000lb	IRP
1034901	DAVID GOSNEY	2019	5L3EY4021FL001380	2015	Trailerman	630721	000000lb	IRP
1034901	DAVID GOSNEY	2019	5C2AB28B1HM010123	2017	Clement Ind	630722	000000lb	IRP
1034901	DAVID GOSNEY	2019	5TU242838KS000240	2019	Other	637474	000000lb	IRP
1882342	JOSE VENTURA	2019	2MN01JAH161001869	2006	Trimobile	602761	000000lb	IRP
2595536	CIGICH HAULING LLC	2019	5856C5315EP000399	2014	Other	626339	000000lb	IRP
2595536	CIGICH HAULING LLC	2019	5856C5311JP007201	2018	Other	636861	000000lb	IRP
2595536	CIGICH HAULING LLC	2019	5856C531XJP009352	2018	Other	644173	000000lb	IRP
2595536	CIGICH HAULING LLC	2019	5856C5311JP009353	2018	Other	644174	000000lb	IRP
2595536	CIGICH HAULING LLC	2019	5856C5313KP010683	2019	Other	647101	000000lb	IRP
1034901	DAVID GOSNEY	2019	1GT42YFY1HF233516	2017	GMC	170362	020000lb	IRP
9388	JAMES B STUDDARD TRANSFER & STORAGE CO INC.	2019	1HTMMAAMX7H530312	2007	International	187694	026000lb	IRP
2530807	FIRST CITY HOTSHOT LLC	2019	3C63RRML6EG300938	2014	Dodge	144651	048000lb	IRP
2595536	CIGICH HAULING LLC	2019	1XP5AU7X82D586227	2002	Peterbilt	156404	054000lb	IRP
2595536	CIGICH HAULING LLC	2019	1XP5DB9X75D854214	2005	Peterbilt	175266	054000lb	IRP
2595536	CIGICH HAULING LLC	2019	1XPHDP9X8CD161479	2012	Peterbilt	185737	066000lb	IRP
1803439	CARLOS A PENNA	2019	1XP7D49XXAD104840	2010	Peterbilt	177011	080000lb	IRP
1882342	JOSE VENTURA	2019	1FUJA6CK87DX33832	2007	Freightliner	135516	080000lb	IRP
3158218	RECODO TRUCKING LLC	2019	1XP5DB9X8XD468291	1999	Peterbilt	170186	085500lb	IRP
1696120	BARDROFF HEAVY HAULING LLC	2019	KS239567	2014	Kenworth	187163	085500lb	IRP
1034901	DAVID GOSNEY	2019	1NPXGGGG70D324103	2019	Peterbilt	185866	085500lb	IRP
1034901	DAVID GOSNEY	2019	1XP5DB9X03N589272	2003	Peterbilt	170361	085500lb	IRP
169578	DAVID GOSNEY	2019	1NPXGGGG00D324511	2017	Peterbilt	161244	085500lb	IRP
1873770	JAMES ZULE	2019	1XPFDB8X1SD386756	1995	Peterbilt	133168	085500lb	IRP
2171299	REMCO DEMOLITION LLC	2019	1S9ES4521GS188812	2016	Special	549147	000000lb	CMV
2171299	REMCO DEMOLITION LLC	2019	5C2BB26B07M005775	2007	Clement Ind	549059	000000lb	CMV
2171299	REMCO DEMOLITION LLC	2019	5C2BB26B97M005774	2007	Clement Ind	552683	000000lb	CMV
2171299	REMCO DEMOLITION LLC	2019	5EWDS3029B1254825	2011	Steco Inc	552684	000000lb	CMV
2171299	REMCO DEMOLITION LLC	2019	5EWES452X51254016	2005	Steco Inc	552686	000000lb	CMV
2171299	REMCO DEMOLITION LLC	2019	1TKH03928FM086189	1985	Trail King	552687	000000lb	CMV
2525204	TRI-HULL CRANE RENTAL LLC	2019	1W9FL48264E285457	2004	Wade Services, Inc.	652287	000000lb	CMV
2479611	SCOTT MCLAUGHLIN	2019	4ZEGL3428K1178301	2019	Load	652284	000000lb	CMV
2479611	SCOTT MCLAUGHLIN	2019	4J6UF22216B080934	2006	H and W	552645	000000lb	CMV
2479611	SCOTT MCLAUGHLIN	2019	13YFS232X3C090840	2003	Star	552647	000000lb	CMV
79611	SCOTT MCLAUGHLIN	2019	5SHFD2222DB000699	2013	Kauffman	549170	000000lb	CMV
71299	REMCO DEMOLITION LLC	2019	129BH20266M001547	2006	Other	548989	000000lb	CMV
2171299	REMCO DEMOLITION LLC	2019	1TKFT3023YM089320	2000	Trailex, Inc.	548990	000000lb	CMV
2171299	REMCO DEMOLITION LLC	2019	5FTEE162471028464	2007	Other	552685	000000lb	CMV
651884	THORNES TREE SERVICE INC	2019	1VRY11198J1027073	2018	VERM	652285	000000lb	CMV

# 29454

trailer





# Kansas Department of Revenue

## COMMERCIAL MOTOR VEHICLE OFFICE

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### COUNTY APPRAISER REPORT

FROM DATE:03/01/2019 TO DATE:03/31/2019

COUNTY: LEAVENWORTH

*# 29454*

USDOT	LEGAL NAME	REG. YEAR	VIN	YEAR	MAKE	PLATE#	KS Wgt.	CMV FLEET TYPE
1233440	D J' S FOUNDATION & FLATWORK	2019	13YFS1221YC076702	2000	Star	552664	000000lb	CMV
1233440	D J' S FOUNDATION & FLATWORK	2019	1016A174	1974	Other	552665	000000lb	CMV
1233440	D J' S FOUNDATION & FLATWORK	2019	<i>broke plate</i> SL12211781415	1978	Other	552666	000000lb	CMV
2525204	TRI-HULL CRANE RENTAL LLC	2019	1T9E48408J1114126	1988	Other	652288	000000lb	CMV ✓
2525204	TRI-HULL CRANE RENTAL LLC	2019	13ZGF2421Y1003364	2000	Other	552795	000000lb	CMV ✓
1455896	JOHNSON CONTROLS INC	2019	3N63M0ZNXFK729217	2015	Chevrolet	640436	012000lb	CMV
1233440	D J' S FOUNDATION & FLATWORK	2019	3C6LR5BT6DG574070	2013	Ram	532783	012000lb	CMV
87455	LEAVENWORTH EXCAV & EQUIP CO INC	2019	1FTEW1E41KFA80043	2019	Ford	667136	012000lb	CMV
2170136	MARK A DERRY	2019	1FT7W3B60EEA03555	2014	Ford	623919	012000lb	CMV
2467674	J F DENNEY PLUMBING AND HEATING INC	2019	1GTW7AFG1G1334445	2016	GMC	624086	012000lb	CMV
53072	BRILLIANTINE CORPORATION	2019	1GBM8C1367F407837	2007	Chevrolet	663852	012000lb	CMV
1487278	RALPH RODGERS III	2019	1FT7W2A62HEE71027	2017	Ford	643786	012000lb	CMV
1487278	RALPH RODGERS III	2019	1FT7W2A60KEC67852	2019	Ford	664890	012000lb	CMV
1487278	RALPH RODGERS III	2019	1FTBF2A68FEA22345	2015	Ford	624219	012000lb	CMV
1487278	RALPH RODGERS III	2019	1FTBF2A68FEA02810	2015	Ford	624220	012000lb	CMV
1487278	RALPH RODGERS III	2019	1FTBF2A63GEC02916	2016	Ford	624641	012000lb	CMV
1487278	RALPH RODGERS III	2019	3FDWF36S7XMA26553	1999	Ford	615109	012000lb	CMV
1487278	RALPH RODGERS III	2019	1FTNF20L2YEA58832	2000	Ford	615110	012000lb	CMV
1487278	RALPH RODGERS III	2019	1FTNE24L43HA43009	2003	Ford	615111	012000lb	CMV
1487278	RALPH RODGERS III	2019	1FTNX21L64EA80726	2004	Ford	615112	012000lb	CMV
1487278	RALPH RODGERS III	2019	1FTSF21Y16EC44677	2006	Ford	615113	012000lb	CMV
1487278	RALPH RODGERS III	2019	1FTWW31Y99EB21771	2009	Ford	615114	012000lb	CMV
1822925	SMITH EXCAVATING LLC	2019	1GKS2CKJ8JR388784	2018	GMC	664894	012000lb	CMV
2467674	J F DENNEY PLUMBING AND HEATING INC	2019	1FDUF5HT5HEF14576	2017	Ford	624038	016000lb	CMV
1785660	BARNETT CONSTRUCTION INC	2019	5TFUW5F12HX626729	2017	Toyota	643758	016000lb	CMV
1647012	TOW RIFIK LLC	2019	3FRNF65F45V115352	2005	Ford	615165	016000lb	CMV
999001521	TRANS LEASE INC	2019	4UZAAPFD1JCKB2109	2018	Freightliner	667146	016000lb	CMV
1647012	TOW RIFIK LLC	2019	3C7WRMELXGG153312	2016	Ram	667148	020000lb	CMV
1547626	HIGHPLAINS TREE SERVICE LLC	2019	1GDL7C1E95F526535	2005	GMC	624075	020000lb	CMV
1896540	STEVE SINES	2019	1GCHK29U75E180828	2005	Chevrolet	532507	020000lb	CMV
2053635	ALONGE STONE MASONRY INC	2019	1GBJK34192F124811	2002	Chevrolet	532519	020000lb	CMV
2467674	J F DENNEY PLUMBING AND HEATING INC	2019	1FDXF46SX5YEA61685	2000	Ford	532736	020000lb	CMV
157525	BONEE CONSTRUCTION LLC	2019	1FDXF47P24EE08754	2004	Ford	624244	020000lb	CMV
2840779	BYRON BERTON FARR	2019	2FDLF47M5KCA72234	1989	Ford	624583	020000lb	CMV
2840779	BYRON BERTON FARR	2019	1HTSCAAM9XH678249	1999	International	667135	024000lb	CMV
1653072	BRILLIANTINE CORPORATION	2019	1HTSDAAR7SH208299	1995	International	615152	024000lb	CMV





# Kansas Department of Revenue

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 Topeka KS 66612  
 Phone: (785) 296-6541  
[www.truckingks.org](http://www.truckingks.org)

### COUNTY APPRAISER REPORT

FROM DATE:03/01/2019 TO DATE:03/31/2019

COUNTY: LEAVENWORTH *# 29454*

USDOT	LEGAL NAME	REG. YEAR	VIN	YEAR	MAKE	PLATE#	KS Wgt.	CMV FLEET TYPE
1233440	D J' S FOUNDATION & FLATWORK	2019	1NKDLU0X66J130329	2006	Kenworth	532492	048000lb	CMV
1653072	BRILLIANTINE CORPORATION	2019	1FDRS82A5LVA21340	1990	Ford	615153	048000lb	CMV
520961	MILES EXCAVATING INC	2019	2NP3LJ0X6KM634855	2019	Peterbilt	667139	054000lb	CMV
1391617	MARK R CALOVICH	2019	KS118292	1986	International	532515	054000lb	CMV
1795396	TERYLE SINES	2019	1M2AA06Y7LW004977	1990	Mack	532433	054000lb	CMV
1032306	TAYLOR TRUCKING	2019	1XKDDB9X4KJ518308	1989	Kenworth	532520	054000lb	CMV
399821	DONEL BLAIR	2019	1FDZZ96M1WVA39313	1998	Ford	532365	054000lb	CMV
1233440	D J' S FOUNDATION & FLATWORK	2019	1HSHXHR67J459780	2007	International	643714	054000lb	CMV
1391617	MARK R CALOVICH	2019	1FDZU90V7VVA26936	1997	Ford	532516	060000lb	CMV
2171299	REMCO DEMOLITION LLC	2019	1XPGDU9XX5N855971	2005	Peterbilt	624138	080000lb	CMV
2171299	REMCO DEMOLITION LLC	2019	1XPGDU9X46D890500	2006	Peterbilt	624139	080000lb	CMV
2525204	TRI-HULL CRANE RENTAL LLC	2019	1FDYY95X7JVA48276	1988 ✓	Ford ✓	624704 ✓	080000lb ✓	CMV ✓
2525204	TRI-HULL CRANE RENTAL LLC	2019	1FDYY90R8RVA12553	1994 ✓	Ford ✓	667143 ✓	080000lb ✓	CMV ✓
171299	REMCO DEMOLITION LLC	2019	1FUJALDE75DN20701	2005	Freightliner	532511	085500lb	CMV
171299	REMCO DEMOLITION LLC	2019	1FUJALDE45DN20686	2005	Freightliner	532512	085500lb	CMV
2171299	REMCO DEMOLITION LLC	2019	1XKWDB0X58J217741	2008	Kenworth	624667	085500lb	CMV
1233440	D J' S FOUNDATION & FLATWORK	2019	1XP5D69X0XD463514	1999	Peterbilt	532489	085500lb	CMV

Total Power Unit: 94  
 Total Trailer Unit: 66

*trucks*



# Kansas Department of Revenue

## COMMERCIAL MOTOR VEHICLE OFFICE

915 SW Harrison Room 150  
Topeka KS 66612  
Phone: (785) 296-6541  
[www.truckingks.org](http://www.truckingks.org)

### COUNTY APPRAISER REPORT

FROM DATE: 11/01/2019 TO DATE: 11/30/2019

COUNTY: LEAVENWORTH

*# 29454*

USDOT	LEGAL NAME	REG. YEAR	VIN	YEAR	MAKE	PLATE#	KS Wgt.	CMV FLEET TYPE
2466494	3 J BAR T LLC	2019	1TTF4820381085405	2008	Transcraft Corp	541162	000000lb	IRP
3346900	W H KLINEDINST III LLC	2019	1TDH46621AB122228	2010	Timpte	541165	000000lb	IRP
3092459	FLAT LAND EXCAVATING LLC	2019	1TKJ053331M016090	2001	Trailex, Inc.	662146	000000lb	IRP
3092459	FLAT LAND EXCAVATING LLC	2019	1W91026284W172168	2004	Wesco	662147	000000lb	IRP
3092459	FLAT LAND EXCAVATING LLC	2019	5C2BB26B76M005058	2006	Clement Ind	662148	000000lb	IRP
3092459	FLAT LAND EXCAVATING LLC	2019	5C2BB26B85M004385	2005	Clement Ind	662149	000000lb	IRP
2450271	LOGAN AUTO REPAIR, LLC	2019	2GTHK39N3M1539249	1991	GMC	143652	016000lb	IRP
2450271	LOGAN AUTO REPAIR, LLC	2019	1GCHK39F6VE148153	1997	Chevrolet	167152	016000lb	IRP
2450271	LOGAN AUTO REPAIR, LLC	2019	1GDE5C1285F510105	2005	GMC	167150	024000lb	IRP
2450271	LOGAN AUTO REPAIR, LLC	2019	3FRNF6FC0DV761376	2013	Ford	169650	024000lb	IRP
2450271	LOGAN AUTO REPAIR, LLC	2019	1FV3GFACXWH944956	1998	Freight	143653	024000lb	IRP
2450271	LOGAN AUTO REPAIR, LLC	2019	3C7WDNDLXCG211015	2012	Dodge	175463	024000lb	IRP
2450271	LOGAN AUTO REPAIR, LLC	2019	72613GL	1962	Kenworth	167151	026000lb	IRP
87455	LEAVENWORTH EXCAV & EQUIP CO INC	2019	2NKHJH7X9KM310897	2019	Kenworth	190960	036000lb	IRP
'50271	LOGAN AUTO REPAIR, LLC	2019	1XP4LB9XXGP202736	1986	Peterbilt	178837	048000lb	IRP
.75485	SHANE DEGRAEVE & SON TRUCKING LLC	2019	1NPXGGGG30D219512	2014	Peterbilt	176948	085500lb	IRP
3346900	W H KLINEDINST III LLC	2019	3WKADB9X37F156244	2007	Kenworth	192636	085500lb	IRP
2525204	TRI-HULL CRANE RENTAL LLC	2019	1L9GA72A0XL033660	1999	Ledwell & Son Ent. Inc.	652315	000000lb	CMV
888860	CENTURY VAN LINES INC	2019	13YFS2623WC069411	1998	Star	652317	000000lb	CMV
888860	CENTURY VAN LINES INC	2019	53569	1977	Kentucky Mfg	652318	000000lb	CMV
1401980	JASON T SEELER	2019	5SHFD2220LB000196	2020	Kauffman	652314	000000lb	CMV
2445290	M & M CONCRETE LLC	2019	4ZECH2020K1192337	2019	Load Trail Inc	652316	000000lb	CMV
2309026	FORELAND GROUP INC	2019	47SS182T4G1027785	2016	Redi-haul	652319	000000lb	CMV
2279576	RED FUEL REPAIR LLC	2019	3GCUKREC1EG157199	2014	Chevrolet	686465	012000lb	CMV
999001609	DOUGLAS A PARRETT	2019	1FD8W3HT7JEC07499	2018	Ford	686460	016000lb	CMV
1401980	JASON T SEELER	2019	1GC4KXC8Y8KF271409	2019	Chevrolet	686461	020000lb	CMV
2309026	FORELAND GROUP INC	2019	1FT7W2BT7KEF01845	2019	Ford	686462	020000lb	CMV
508777	LINAWEAVER CONSTRUCTION INC	2019	1GT12NEY1KF278741	2019	GMC	686847	024000lb	CMV
2309026	FORELAND GROUP INC	2019	1GT12NEYXKF269729	2019	GMC	686464	024000lb	CMV
888860	CENTURY VAN LINES INC	2019	1GDG5C1E65F904205	2005	GMC	686463	024000lb	CMV
723178	CONLEY SITEWORK & UTILITIES INC	2019	1GTV2TECXEZ407475	2014	GMC	673812	026000lb	CMV

Total Power Unit: 19  
Total Trailer Unit: 12





**Kansas Department of Revenue**  
**COMMERCIAL MOTOR VEHICLE OFFICE**

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 Topeka KS 66612  
 Phone: (785) 296-6541  
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**COUNTY APPRAISER REPORT**  
 FROM DATE:12/01/2019 TO DATE:12/31/2019

COUNTY: LEAVENWORTH

USDOT	LEGAL NAME	REG. YEAR	VIN	YEAR	MAKE	PLATE#	KS Wgt.	CMV FLEET TYPE
970015	HONEY CREEK DISPOSAL SERVICE LLC	2020	2NKHLN9X5CM315647	2012	Kenworth	532334	054000lb	CMV
970015	HONEY CREEK DISPOSAL SERVICE LLC	2020	2NKMLZ9X17M175561	2007	Kenworth	532336	054000lb	CMV
970015	HONEY CREEK DISPOSAL SERVICE LLC	2020	1NPZLA0X4YD712137	2000	Peterbilt	532337	054000lb	CMV
1233440	D J' S FOUNDATION & FLATWORK	2018	1NKZL70X0KJ289509	2019	Kenworth	686471	054000lb	CMV
1233440	D J' S FOUNDATION & FLATWORK	2019	1NKZL70X0KJ289509	2019	Kenworth	686471	054000lb	CMV
3301848	SPOT-ON-LLC	2020	3HSDJSNR5EN795490	2014	International	667205	080000lb	CMV
2525204	TRI-HULL CRANE RENTAL LLC	2019	1HSZJJUR4GHA17621	1986	International	686470	085500lb	CMV
3131530	IRON GIANT TREE REMOVAL LLC	2020	1NPZLT0X93D714907	2003	Peterbilt	667118	085500lb	CMV

Total Power Unit: 200  
 Total Trailer Unit: 116

Non Commercial  
Tags

LOCAT- ION	CL DER ITEM CD MD	DESCRIPTION	ITEM LIST - 1	DATE ACQUIRED	APER PRICE CLASS PAID CODE
RO-103	1 4A M 1988	FORD U90 TRUCK	1FDYU90K7JVA20948	024HFZ 5/2003	
RO-103	4 4B M 1984	FORD F250 TRUCK	1FTHF2616EK481935	404FDY 9/2012	011
RO-103	5 4B M 1993	FORD F350 TRUCK	2FTHF36M2FCA04552	591FRT 3/2014	017
RO-103	6 4A M 2004	FREIGHTLINER FL70 CB TRK	1FVABSAK14M53310	197HFY11/2014	
RO-103	7 6A M 2005	30' INTERSTATE CARGO TRLR	4RACS242SK007187	237HFY 5/2005	
RO-103	8 6A M 2015	35' BIG TEX FLIED GSNK TLR	16V6K3520F6003075	895HLP 2/2015	*EXEMPT*
RO-103	9 4B M 1993	DODGE D350 TRUCK	3B7MM33C5RM133650	750HLM 6/2015	019
RO-103	10 4A M 1999	INTERNATIONAL CC TRUCK	1HTASCAAM6KH576391	11/2015	
RO-103	11 6A M 2000	53' TRAI FLIED TRAILER	1TKJ05337MM079364	500789 3/2016	*EXEMPT*
RO-103	12 6A M 1963	40' HIGH FLIED TRAILER	6875251	5/2018	*EXEMPT*

Watercraft - Exempt

MARK ANY CHANGES OR DELETIONS TO THE ABOVE LISTED PROPERTY.  
MARK ANY CHANGES TO THE ATTACHED AD VALOREM TAX RETURN.

SIGN AND RETURN ALL COPIES TO THE APPRAISERS OFFICE. IF YOU NEED AIDE IN COMPLETING THIS FORM, CALL 913-684-0440.

LIST BELOW, ANY EQUIPMENT AND/OR VEHICLES NOT LISTED ABOVE THAT WERE IN YOUR POSSESSION JANUARY 1 OF THIS YEAR.

SCHEDULE 1: MOBILE HOMES CONSIDERED PERSONAL PROPERTY AND USED FOR RESIDENTIAL HOUSING;

SCHEDULE 4: MOTOR VEHICLES THAT ARE NOT TAXED AT TIME OF REGISTRATION (TRUCKS, TRUCK BODIES, BEDS, MISC MOTOR HOMES (BUT DO NOT LIST MOTOR HOMES IF TAXES ARE PAID AT THE TIME OF TAG REGISTRATION); (PLEASE INCLUDE A VEHICLE IDENTIFICATION NUMBER (VIN) FOR EACH ITEM LISTED.)

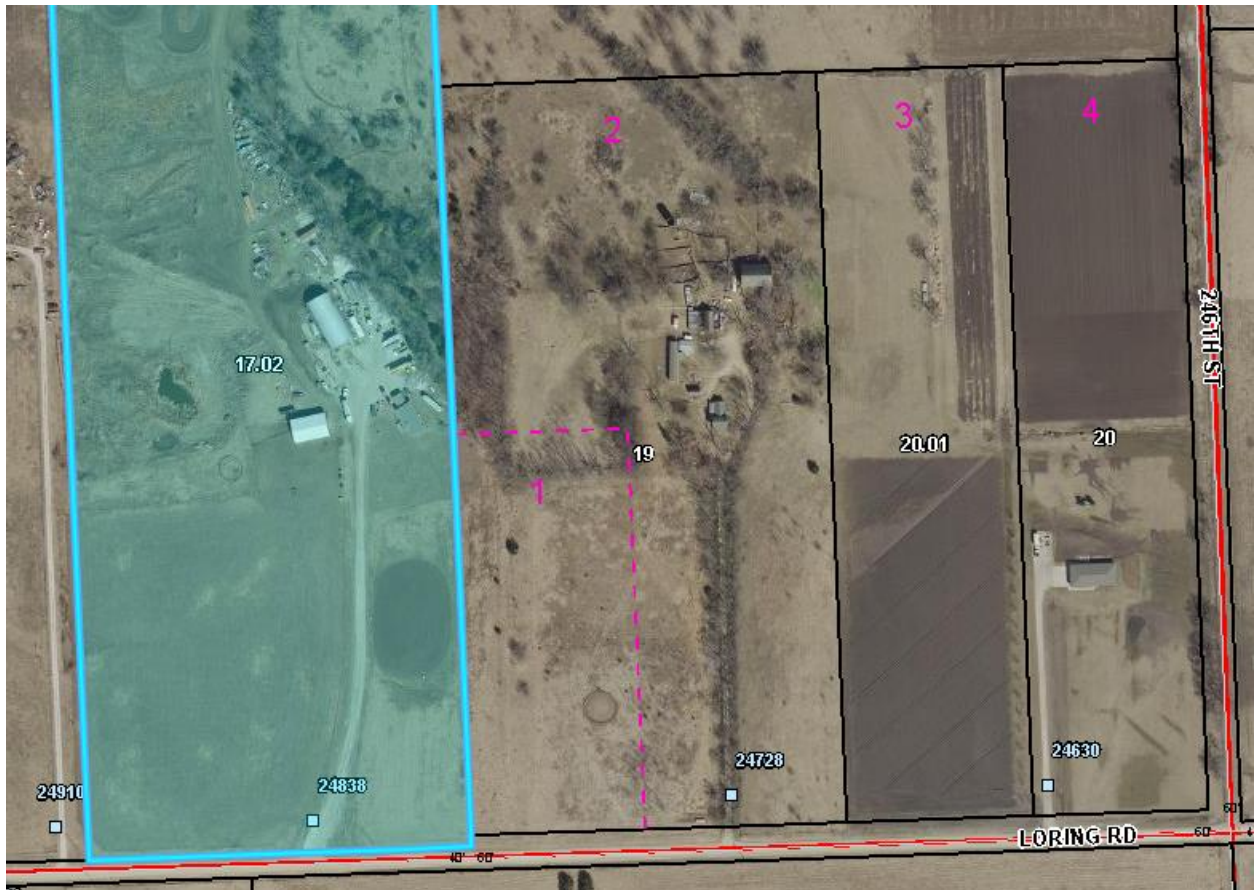
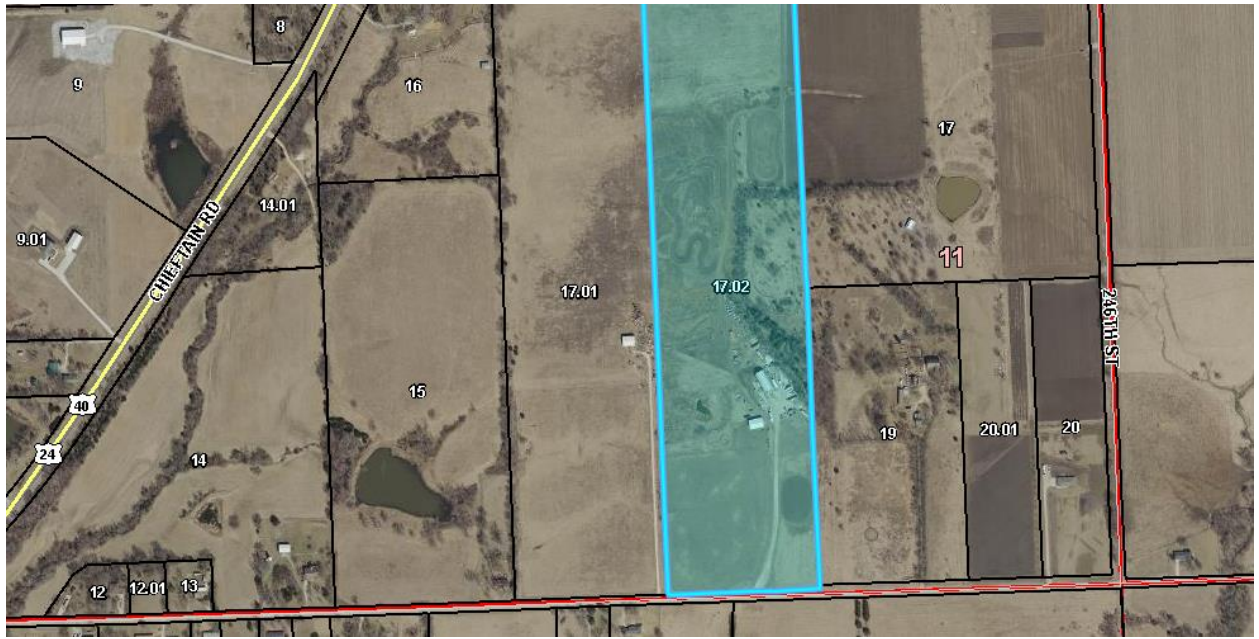
SCHEDULE 6: ALL OTHER PERSONAL PROPERTY SUCH AS AIRCRAFT (AIRPLANES, HELICOPTERS, ETC)

MISC. VEHICLES (DUNE BUGGYS, GOLF CARTS, SNOWMOBILES, ATVS, MOPEDS, ETC.); SOME WATERCRAFT; MISC. TRAILERS (NOTE: HORSE, STOCK, UTILITY TRAILERS, ETC, NOT SPECIFICALLY EXEMPT); (TRAVEL TRAILERS, CAMPING TRAILERS, FU CAMPERS) - INDICATE VOLTS AND PLUMBING:  
LIST AND INDICATE MACHINERY AND EQUIPMENT THAT IS NO LONGER USED NOR WILL IT BE USED.  
ALL OTHER PERSONAL PROPERTY NOT ELSEWHERE CLASSIFIED (N.E.C.). NOTE: INCLUDES MACH & EQUIP THAT IS NOT USED FOR COMMERCIAL OR INDUSTRIAL PURPOSES, THE CONSTRUCTION OF PERSONAL PROPERTY THAT IS IN PROGRESS, AND SUPPLIES AND/OR SPARE PARTS.

SCHEDULE 7: WATERCRAFT (BOATS, MOTORS, TRAILERS, SAIL BOATS, JETSKIS, ETC).

LOCATION DESCRIPTION INCLUDING VIN OR SERIAL #/MAKE/MODEL/YEAR DATE ACQUIRED PRICE PAID\*\*

\*\*EXCLUDE SALES TAX, FREIGHT OR INSTALLATION COSTS WHICH ARE READILY DISCERNIBLE FROM THE PURCHASE COST





Re – Tri-Hull Crane SUP Request

Leavenworth County requested verification that the entrance to 24838 Loring Road was sufficiently sized to accommodate the trucks used by Tri-Hull Crane. A new entrance with a 24-in CM culvert will be constructed. The entrance will be a minimum of 50-ft wide.

The attached turning template was created using a WB-65 design vehicle. This design vehicle is slightly larger than the largest vehicle used by Tri-Hull. The turning template shows that Tri-Hull's trucks can turn from Loring Rd into the property.

The County also wanted verification that the entrance culvert would support the proposed loading. The entrance culvert will be a typical CMP similar to those used in the County. Information provided by Contech indicates that the culvert should have a minimum of 12-in of cover to support the load.

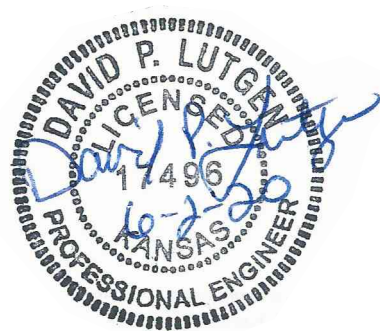
#### H 20 and H 25 Live Loads

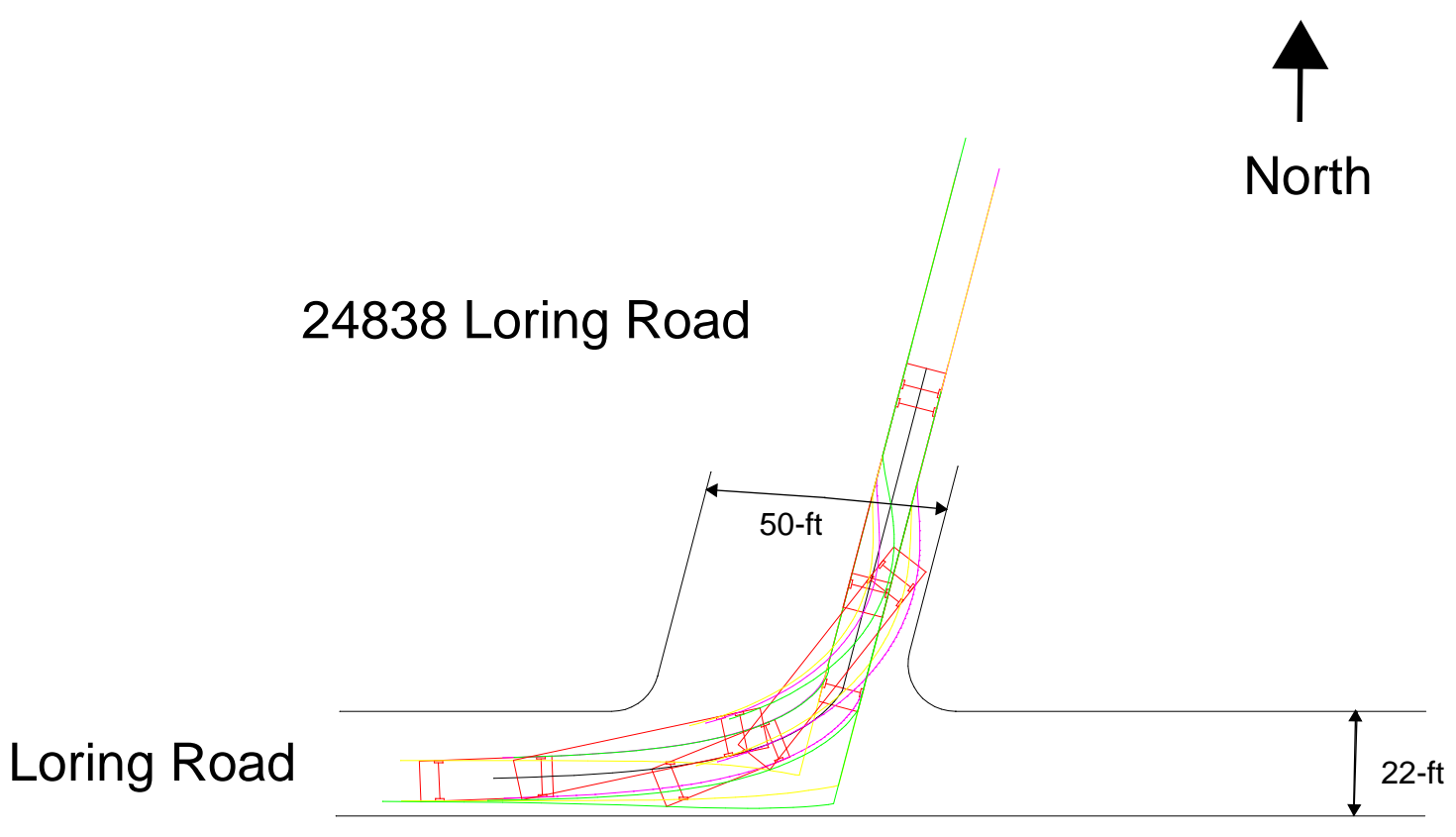
Diameter (in.)	Minimum Cover (in.)	Maximum Cover <sup>min</sup> (ft.)					
		Specified Thickness (in.) and Gage					
		(0.052) 18	(0.064) 16	(0.079) 14	(0.109) 12	(0.138) 10	(0.168) 8
6 <sup>in</sup>	12	388	486				
8 <sup>in</sup>	12	291	365				
10 <sup>in</sup>	12	233	292				
12	12	197	248	310			
15	12	158	198	248			
18	12	131	165	206			
21	12	113	141	177	248		
24	12	98	124	155	217		

Please let me know if any additional information is needed in order to approve Tri-Hull Crane's SUP request.

Thank you,

David Lutgen, P.E.





Tri-Hull Crane Turning Template

## Voth, Krystal

---

**From:** wilson.4321 <wilson.4321@yahoo.com>  
**Sent:** Friday, July 10, 2020 12:54 PM  
**To:** PZ  
**Subject:** Tri-Hull Crane SUP

**Notice:** This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

To the Leavenworth County Zoning Commission:

The Horn Family Farm Trust is strongly opposed to the Tri-Hull industrial crane operation in agricultural zoning. Specific issues for us include the following:

- Heavy semi-trailer traffic on a rural gravel road. Semi-trailers with cranes and other industrial equipment repeatedly drive on and off the property on Loring Road. One of the cranes is a very large, multi-axle crane. At times, the drivers stop to talk to traffic going the other way and block traffic. On Friday evenings, we frequently see (or follow) a caravan of both semi-trailers with cranes and smaller pickup trailers driving to the location. As a result of the heavy truck traffic, the gravel road is very, very muddy when it rains—not just the expected muddy gravel, but deep soft mud that is hard to drive through. When the weather is dry, the heavy trucks kick up large amounts of dust. Traffic that goes west on Loring Road crosses over a large culvert that is not designed for heavy truck traffic. Traffic going east crosses I-70 on a one-lane bridge with blind approaches. Neither direction is safe for heavy semi-trailer traffic.

- Industrial noise. We live in the country. We are used to the sound of tractors and combines. The noise from the crane operation is different. We frequently hear the noise of diesel engines and the repeated blare of back-up alarms in the evening and at night on weekdays. The noise continues during the day and night on Saturday and Sunday. Although the noise is not continuous, cranes, dozers, back-hoes, and other equipment operate intermittently at all hours, seven days a week.

- Storage of industrial equipment. The property is an eyesore. Although the buildings and parking are set back from the road, there are only open fields and pastures with no trees or structures to block the view. The industrial equipment is plainly visible from Loring Road. Over the past few years, this equipment has included cranes, heavy semi-trucks and trailers, backhoes and other heavy machinery, and large industrial air conditioning units.

These problems have had a negative impact on the neighborhood for several years. An agricultural and residential area is not the appropriate site for an industrial crane operation. Please do not approve the special use permit.

Sincerely,

Mary Wilson  
Horn Family Farm Trust representative  
24728 Loring Rd  
Lawrence, KS  
Leavenworth County

## Stieben, Mike

---

**From:** Rocky Swearingen <rocky.silversummit@gmail.com>  
**Sent:** Monday, January 4, 2021 10:19 AM  
**To:** Stieben, Mike  
**Subject:** Hulls new crane

**Notice:** This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

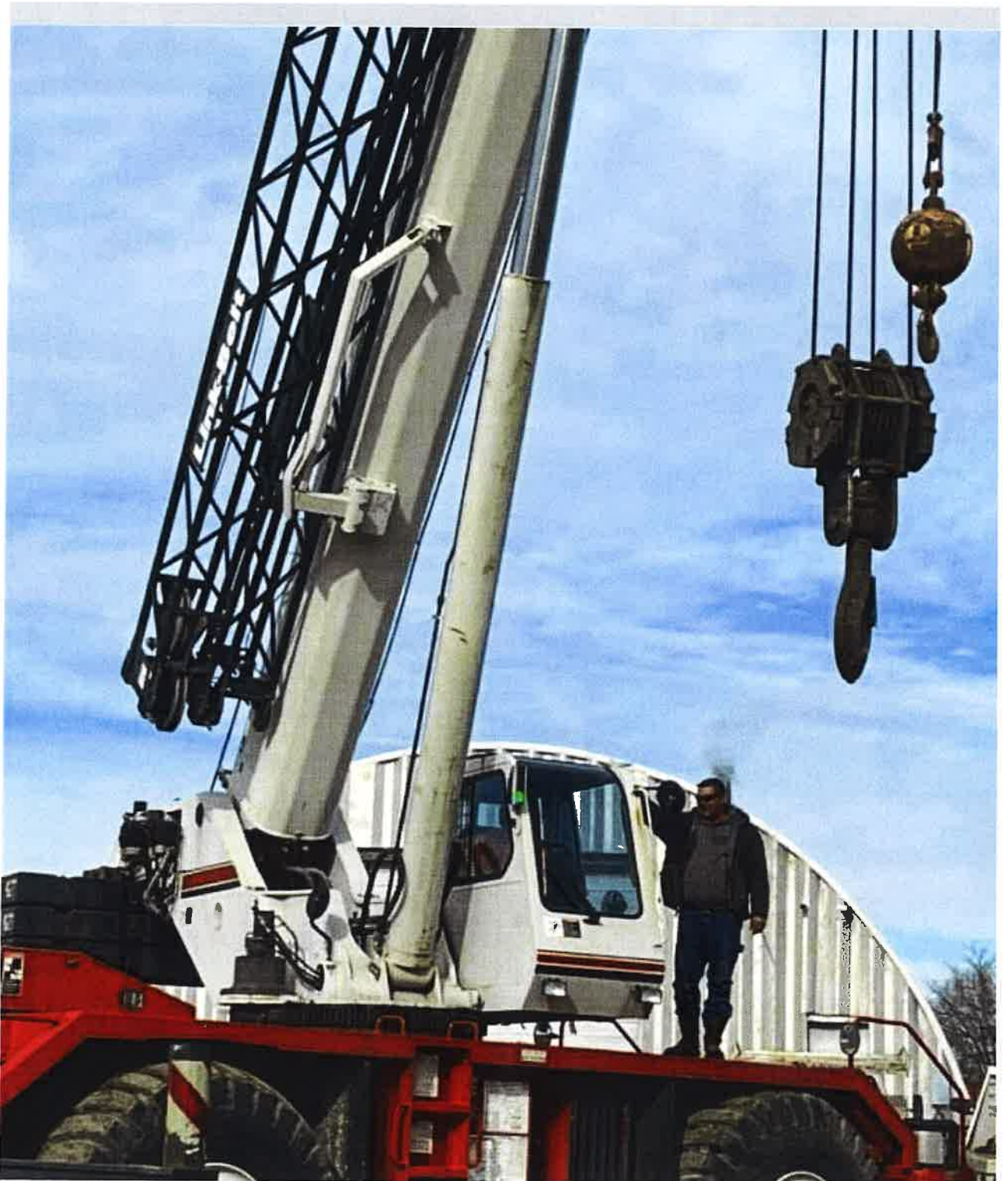
Looks like Tri-Hulls has added another new big crane to their arsenal. As much as these cost I would have thought they could have been actively looking for a commercial or industrial sight to purchase. This photo was on facebook a few days ago, shortly after we saw them bringing it home. Their expansion is not stopping and keeping to the numbers of employees stipulated in the SUP will be impossible with the amount of equipment they are running. Really time to put



# Jennifer's Post

 Like

 Comment



## RESOLUTION 2020-25

A resolution of the Leavenworth County Kansas Board of County Commission, issuing a Special Use Permit for a Contractor's Yard – Tri-Hull Crane Rental on the following described property:

A tract of land located in the Southeast Quarter (SE 1/4) of Section Eleven (11), Township Twelve South (T12S), Range Twenty East (R20E) of the 6th P.M., Leavenworth County, Kansas, more commonly known as 24838 Loring Road, Lawrence, KS 66044

WHEREAS, it is hereby found and determined that a request for a Special Use Permit as described above was filed with the Secretary of the Leavenworth County Planning Commission, on the 11<sup>th</sup> day of February, 2020, and

WHEREAS, it is hereby found that the Leavenworth County Planning Commission, after notice as required by law, did conduct a public hearing upon the granting of such request for a Special Use Permit on the 15<sup>th</sup> day of July, 2020; and

WHEREAS, it is hereby found that the Leavenworth County Planning Commission, based upon specific findings of fact incorporated by reference herein, did recommend that the Special Use Permit be approved, subject to special conditions as set forth; and

WHEREAS, the Board of County Commission considered, in session on the 13<sup>th</sup> day of January 2021, the recommendation of the Leavenworth County Planning Commission.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commission of Leavenworth County, Kansas, that:

1. Based upon the recommendation and findings of fact of the Leavenworth County Planning Commission; and,
2. Based upon the findings of fact adopted by the Board of County Commission in regular session on the 5<sup>th</sup> day of August, 2020, and incorporated herein by reference;

That Case No. DEV-20-025, Special Use Permit for a Contractor's Yard– Tri-Hull Crane Rental be approved subject to the following conditions:

1. The SUP shall be limited to a period of three (3) years.
2. The business shall be limited to the hours of 6:00 AM until 5:00 PM, Monday-Friday and 8:00 AM until 2:00 PM, Saturday.
3. The applicant shall pay a Traffic Impact Fee (TIF) of \$1,532.14.
4. The SUP shall be limited to five full-time employees.
5. All business-related traffic shall be directed west to 24/40 Highway.
6. Business-related traffic shall not be allowed to travel east along Loring Road.
7. A belt of privacy trees shall be planted and maintained around the salvage yard area.
8. The existing RV shall be removed or an affidavit stating it will not be lived in shall be signed and notarized.

9. The applicant shall adhere to the following memorandums:
  - a. Memo – Krystal A. Voth – Planning and Zoning, March 27, 2020
  - b. Memo – Mitch Pleak, P.E. – Public Works, February 28, 2020 & June 2, 2020
10. No signage is allowed in the right-of-way. No signage is requested with the SUP. All signage shall comply with Article 25, Sign Regulations of the Leavenworth County Zoning and Subdivision Regulations.
11. No on-street parking shall be allowed.
12. This SUP shall be limited to the Narrative dated February 11, 2020 submitted with this application.
13. This SUP shall comply with all local, state, and federal rules and regulations that may be applicable. After approval of this SUP by the Board of County Commission all conditions listed shall be adhered to and copies shall be provided to the Planning and Zoning Department within 30 days.

located in Section 11, Township 12 South, Range 21, also known as 24838 Loring Road, parcel no. 21111-0-00-00-017.02 in Leavenworth County, Kansas.

Adopted this 13<sup>th</sup> day of January, 2021  
 Board of County Commission  
 Leavenworth, County, Kansas

\_\_\_\_\_  
 Doug Smith, Chairman

ATTEST

\_\_\_\_\_  
 Jeff Culbertson, Member

\_\_\_\_\_  
 Janet Klasinski

\_\_\_\_\_  
 Vicky Kaaz, Member

\_\_\_\_\_  
 Mike Smith, Member

\_\_\_\_\_  
 Mike Stieben, Member