

We encourage everyone to view the meeting live via YouTube.

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

***Regular Meeting Agenda***  
300 Walnut Street, Suite 225  
Leavenworth, KS 66048  
October 23, 2024  
9:00 a.m.

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE/MOMENT OF SILENT PRAYER
- III. ROLL CALL
- IV. PUBLIC COMMENT: Public Comment shall be limited to 15 minutes at the beginning of each meeting and limited to three minutes per person. 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:
- 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 the meeting of October 16, 2024
  - b) Approval of the schedule for the week October 28, 2024
  - c) Approval of the check register
  - d) Approve and sign the OCB's
  - e) Approval of Preliminary and Final Plat for Case DEV-24-107 & 108 Creekstone Ridge

- f) Approval of a minimum maintained road letter

#### VII. FORMAL BOARD ACTION:

- a) Consider a motion to appoint a voting delegate for the Kansas Association of Counties Conference.
- b) Consider a motion to approve the bid from New Frontier Material for 2024-2025 for trap rock in the amount of \$56.00 per ton.
- c) Consider a motion that the proposed Final Plat as outlined in case DEV-24-113 is compliant with the county Zoning and Subdivision Regulations and move that the proposed Final Plat be conditionally approved and accepted by this Board subject to the conditions set forth in the staff report and as adopted by the Planning Commission.

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

- a) Quarterly reports
  - Human Resources
  - Council on Aging
  - Planning and Zoning
- b) Executive session to discuss potential litigation

#### IX. ADJOURNMENT

# LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE

## Monday, October 21, 2024

## Tuesday, October 22, 2024

8:00 a.m. Workforce Partnership meeting

12:00 p.m. MARC meeting

## Wednesday, October 23, 2024

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

## Thursday, October 24, 2024

## Friday, October 25, 2024

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

\*\*\*\*\*October 16, 2024 \*\*\*\*\*

The Board of County Commissioners met in a regular session on Wednesday, October 16, 2024. Commissioner Culbertson, Commissioner Kaaz, Commissioner Mike Smith, Commissioner Doug Smith and Commissioner Stieben are present; Also present: Mark Loughry, County Administrator; Bill Noll, Infrastructure and Construction Services; Tammy Saldivar, Solid Waste Director; Aaron Yoakam, Buildings and Grounds Director; Jamie VanHouten, Community Corrections Director; John Richmeier, Leavenworth Times

PUBLIC COMMENT:

There were no public comments.

ADMINISTRATIVE BUSINESS:

Commissioner Kaaz mentioned an appointment will be needed to fill a vacancy on the Port Authority Board.

A work session will be scheduled to discuss economic development.

Commissioner Stieben spoke about grants that have been awarded to Public Works.

***A motion was made by Commissioner Kaaz and seconded by Commissioner Mike Smith to accept the consent agenda for Wednesday, October 16, 2024 as presented.***

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

Bill Noll requested approval of the 2025 dust control request form.

Staff will bring the dust control request form back with other options.

Tammy Saldivar presented the quarterly report for Solid Waste/Transfer Station.

Aaron Yoakam presented the quarterly report for Buildings and Grounds.

Jamie VanHouten presented the quarterly report for Community Corrections.

***A motion was made by Commissioner Doug Smith and seconded by Commissioner Mike Smith that this Board recess from open session and go into a closed executive session for a preliminary discussion on the acquisition of real property as justified by K.S.A. 75-4319(b)(6) and that this Board resume open session at 10:35 a.m. Present in the executive session will be Commissioners Jeff Culbertson, Vicky Kaaz, Doug Smith, Mike Smith and Mike Stieben. Present also will be County Administrator Mark Loughry, Senior County Counselor David Van Parys and Deputy County Counselor Misty Brown.***

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

The Board returned to regular session at 10:35 a.m. No decisions were made and the subject was limited to the preliminary acquisition of real property.

Commissioner Kaaz attended the Port Authority meeting and the KCATA Finance Committee meeting.

Commissioners Mike Smith and Stieben attended the Economic Outlook Conference in Wichita. Commissioner Mike Smith reminded everyone that Lansing will hold their Fall Festival this weekend.



Commissioner Culbertson will speak about taxes at a Chamber meeting.

Commissioner Doug Smith attended the Fairmount Township open house.

***A motion was made by Commissioner Mike Smith and seconded by Commissioner Kaaz to adjourn.  
Motion passed, 5-0.***

The Board adjourned at 10:39 a.m.

Draft

# **LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE**

**Monday, October 28, 2024**

**Tuesday, October 29, 2024**

**Wednesday, October 30, 2024**

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

**Thursday, October 31, 2024**

**Friday, November 1, 2024**

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

FMWARRPTR2		LEAVENWORTH COUNTY						10/17/24	17:26:21
DCOX		WARRANT REGISTER - BY FUND / VENDOR						Page 1	
		START DATE: 10/12/2024    END DATE: 10/18/2024							
TYPES OF CHECKS SELECTED: * ALL TYPES									
			P.O.NUMBER	CHECK#					
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	344698	110842 AP	10/18/2024	4-001-5-53-215	4013-01994 UNIFORM RENTALS	312.00-	
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	344698	110842 AP	10/18/2024	4-001-5-53-215	4013-01994 UNIFORM RENTALS	97.42	
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	344698	110842 AP	10/18/2024	4-001-5-53-215	4013-01994 UNIFORM RENTALS	97.42	
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	344698	110842 AP	10/18/2024	4-001-5-53-215	4013-01994 UNIFORM RENTALS	97.42	
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	344698	110842 AP	10/18/2024	4-001-5-53-215	4013-01994 UNIFORM RENTALS	83.76	
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	344698	110842 AP	10/18/2024	4-001-5-53-215	4013-01994 UNIFORM RENTALS	83.76	
							*** VENDOR	4120 TOTAL	147.78
1513	ADVANCED AUTOMOTIVE	ADVANCED AUTOMOTIVE	344699	110843 AP	10/18/2024	4-001-5-05-213	EMS VEH MAINT/PARTS	997.50	
1513	ADVANCED AUTOMOTIVE	ADVANCED AUTOMOTIVE	344699	110843 AP	10/18/2024	4-001-5-05-213	EMS VEH MAINT/PARTS	525.00	
1513	ADVANCED AUTOMOTIVE	ADVANCED AUTOMOTIVE	344699	110843 AP	10/18/2024	4-001-5-05-213	EMS VEH MAINT/PARTS	1,350.00	
1513	ADVANCED AUTOMOTIVE	ADVANCED AUTOMOTIVE	344699	110843 AP	10/18/2024	4-001-5-05-213	EMS VEH MAINT/PARTS	997.50	
1513	ADVANCED AUTOMOTIVE	ADVANCED AUTOMOTIVE	344699	110843 AP	10/18/2024	4-001-5-05-213	EMS VEH MAINT/PARTS	73.50	
1513	ADVANCED AUTOMOTIVE	ADVANCED AUTOMOTIVE	344699	110843 AP	10/18/2024	4-001-5-05-213	EMS VEH MAINT/PARTS	157.50	
1513	ADVANCED AUTOMOTIVE	ADVANCED AUTOMOTIVE	344699	110843 AP	10/18/2024	4-001-5-05-213	EMS VEH MAINT/PARTS	105.00	
1513	ADVANCED AUTOMOTIVE	ADVANCED AUTOMOTIVE	344699	110843 AP	10/18/2024	4-001-5-05-306	EMS VEH MAINT/PARTS	933.31	
1513	ADVANCED AUTOMOTIVE	ADVANCED AUTOMOTIVE	344699	110843 AP	10/18/2024	4-001-5-05-306	EMS VEH MAINT/PARTS	147.44	
1513	ADVANCED AUTOMOTIVE	ADVANCED AUTOMOTIVE	344699	110843 AP	10/18/2024	4-001-5-05-306	EMS VEH MAINT/PARTS	1,240.69	
1513	ADVANCED AUTOMOTIVE	ADVANCED AUTOMOTIVE	344699	110843 AP	10/18/2024	4-001-5-05-306	EMS VEH MAINT/PARTS	820.20	
1513	ADVANCED AUTOMOTIVE	ADVANCED AUTOMOTIVE	344699	110843 AP	10/18/2024	4-001-5-05-306	EMS VEH MAINT/PARTS	9.36	
1513	ADVANCED AUTOMOTIVE	ADVANCED AUTOMOTIVE	344699	110843 AP	10/18/2024	4-001-5-05-306	EMS VEH MAINT/PARTS	50.55	
1513	ADVANCED AUTOMOTIVE	ADVANCED AUTOMOTIVE	344699	110843 AP	10/18/2024	4-001-5-05-306	EMS VEH MAINT/PARTS	287.18	
							*** VENDOR	1513 TOTAL	7,694.73
20588	ADVANTAGE	ADVANTAGE PRINTING	344700	110844 AP	10/18/2024	4-001-5-14-228	ACCT 108 - 2025 BUDGET BOOKS X	190.00	
856	BREWER LAW GROUP	BREWER LAW GROUP, LLC	344703	110847 AP	10/18/2024	4-001-5-09-231	COURT APPOINTED ATTORNEY	3,000.00	
198	BUTLER'S S	COLLINS AUTOMOTIVE LLC	344705	110849 AP	10/18/2024	4-001-5-07-213	2268 FRONT/REAR WHEEL ALIGNMEN	117.65	
5637	CLEARWATER ENTERPRIS	CLEARWATER ENTERPRISES,LLC	344708	110852 AP	10/18/2024	4-001-5-05-215	20642-0317B24244 GAS SERVICE E	5.22	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	344769	307	10/18/2024	4-001-5-07-210	AT&T LVSO 1313	313.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	344769	307	10/18/2024	4-001-5-11-205	KTA - CO ATTY TOLLS	5.38	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	344769	307	10/18/2024	4-001-5-49-341	4IMPRINT - ELECTION SHIRTS FOR	1,391.22	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	344769	307	10/18/2024	4-001-5-49-341	4IMPRINT - ELECTION SHIRTS FOR	126.12	
							*** VENDOR	648 TOTAL	1,835.72
156	CONVERGEONE	CONVERGEONE INC	344709	110853 AP	10/18/2024	4-001-5-18-254	AOSLVCO0001 SMARTNET MAINT	500.64	
10	DH PACE	DH PACE SYSTEMS INTERGRATION	344711	110855 AP	10/18/2024	4-001-5-05-383	39393-007 REMOVE FAULTY MORTIS	725.00	
5362	DIAMOND DRUGS	DIAMOND DRUGS,INC	344712	110856 AP	10/18/2024	4-001-5-07-219	SEPT 2024 INMATE PRESCRIPTIONS	9,094.62	
1104	DIGITAL DOLPHIN	DIGITAL DOLPHIN SUPPLIES	344713	110857 AP	10/18/2024	4-001-5-07-301	SHERIFF - 16 TONERS	623.92	
1104	DIGITAL DOLPHIN	DIGITAL DOLPHIN SUPPLIES	344713	110857 AP	10/18/2024	4-001-5-07-301	SHERIFF - 16 TONERS	608.00	
							*** VENDOR	1104 TOTAL	1,231.92
209	ES&S	ELECTION SYSTEMS & SOFTWARE	344716	110860 AP	10/18/2024	4-001-5-49-341	35541 CODING FOR NOV 5 GENERAL	5,522.56	
70	FREESTATE EFT	FREESTATE ELECTRIC COOPERATIVE	344767	305	10/18/2024	4-001-5-05-215	ELEC SVC EMS 9102	277.32	
70	FREESTATE EFT	FREESTATE ELECTRIC COOPERATIVE	344767	305	10/18/2024	4-001-5-14-220	ELEC SVC 725 LAMING	854.43	
							*** VENDOR	70 TOTAL	1,131.75
22605	HINCKLEY S	HINCKLEY SPRINGS	344721	110865 AP	10/18/2024	4-001-5-11-208	17137512660768 FILTRATION SYST	44.99	
8416	IRON MOUNTAIN	IRON MOUNTAIN INC	344772	310	10/18/2024	4-001-5-02-212	ANNEX AND COURTHOUSE SHREDDING	32.31	
8416	IRON MOUNTAIN	IRON MOUNTAIN INC	344772	310	10/18/2024	4-001-5-02-212	ANNEX AND COURTHOUSE SHREDDING	6.53	
8416	IRON MOUNTAIN	IRON MOUNTAIN INC	344772	310	10/18/2024	4-001-5-14-247	ANNEX AND COURTHOUSE SHREDDING	44.94	
8416	IRON MOUNTAIN	IRON MOUNTAIN INC	344772	310	10/18/2024	4-001-5-14-247	ANNEX AND COURTHOUSE SHREDDING	9.08	
8416	IRON MOUNTAIN	IRON MOUNTAIN INC	344772	310	10/18/2024	4-001-5-28-301	ANNEX AND COURTHOUSE SHREDDING	14.98	
8416	IRON MOUNTAIN	IRON MOUNTAIN INC	344772	310	10/18/2024	4-001-5-28-301	ANNEX AND COURTHOUSE SHREDDING	3.02	
							*** VENDOR	8416 TOTAL	110.86
66366	KANSAS GAS ACH	KANSAS GAS SERVICE	344774	312	10/18/2024	4-001-5-05-215	510614745 2015657 27 EMS 9101	95.12	
11469	KANSAS JUD	KANSAS JUDICIAL COUNCIL	344723	110867 AP	10/18/2024	4-001-5-11-307	1 PIK CIVIL 4TH 2024 SUPP	95.00	
1851	KANSAS ONE-CALL SYST	KANSAS ONE-CALL SYSTEM INC	344724	110868 AP	10/18/2024	4-001-5-18-213	08-LVCOKS01 SEPT FIBER LOCATES	8.40	

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TYPES OF CHECKS SELECTED: * ALL TYPES									
		P.O.NUMBER	CHECK#						
1842	KONE INC	KONE INC	344727	110871 AP	10/18/2024	4-001-5-31-220	N40131062 ELEVATOR MAINT SEPTE	129.86	
1842	KONE INC	KONE INC	344727	110871 AP	10/18/2024	4-001-5-32-262	N40131062 ELEVATOR MAINT SEPTE	519.46	
1842	KONE INC	KONE INC	344727	110871 AP	10/18/2024	4-001-5-33-262	N40131062 ELEVATOR MAINT SEPTE	1,179.86	
*** VENDOR								1842 TOTAL	1,829.18
6909	KU EDWARDS	KU PUBLIC MANAGEMENT CENTER	344729	110873 AP	10/18/2024	4-001-5-06-211	66340EF1 PUBLIC MANAGER COURSE	1,400.00	
6909	KU EDWARDS	KU PUBLIC MANAGEMENT CENTER	344729	110873 AP	10/18/2024	4-001-5-06-215	66340EF1 PUBLIC MANAGER COURSE	2,500.00	
*** VENDOR								6909 TOTAL	3,900.00
227	LABORATORY	LABORATORY CORPORATION OF AMER	344730	110874 AP	10/18/2024	4-001-5-07-219	15273495 LAB WORK FOR INMATES	307.25	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	344734	110878 AP	10/18/2024	4-001-5-19-301	DIST CT CLERK OFFICE SUPPLIES	310.74	
1693	LEAV ROTARY	LEAVENWORTH ROTARY CLUB #1621	344735	110879 AP	10/18/2024	4-001-5-11-203	DUES/MEMBERSHIP TODD THOMPSON	217.50	
537	LEAV TIMES	CHERRYROAD MEDIA INC	344736	110880 AP	10/18/2024	4-001-5-03-218	21275 DELINQ TAX PUB, TREAS RE	3,392.82	
537	LEAV TIMES	CHERRYROAD MEDIA INC	344736	110880 AP	10/18/2024	4-001-5-03-218	21275 DELINQ TAX PUB, TREAS RE	45.73	
537	LEAV TIMES	CHERRYROAD MEDIA INC	344736	110880 AP	10/18/2024	4-001-5-06-218	21250 RES 2024-24,DEV 24-123	24.36	
537	LEAV TIMES	CHERRYROAD MEDIA INC	344736	110880 AP	10/18/2024	4-001-5-06-218	21250 RES 2024-24,DEV 24-123	15.18	
*** VENDOR								537 TOTAL	3,478.09
2419	MCKESSON MEDICAL SUR	MCKESSON MEDICAL SURGICAL	344738	110882 AP	10/18/2024	4-001-5-07-219	4227550 MEDICAL SUPPLIES-INMAT	322.58	
2059	MIDWEST OFFICE TECH	MIDWEST OFFICE TECHNOLOGY INC	344740	110884 AP	10/18/2024	4-001-5-07-208	LC00_K DETECTIVES COPIER COVER	46.06	
2666	MISC REIMBURSEMENTS	JENNIFER SCHERMBECK	344743	110887 AP	10/18/2024	4-001-5-14-228	PER DIEM -CHICAGO,IL TRAINING@	212.00	
60	NUTRIEN AG SOLUTIONS	NUTRIEN AG SOLUTIONS,INC	344744	110888 AP	10/18/2024	4-001-5-53-305	1692697 CHEMICALS	6,642.40	
60	NUTRIEN AG SOLUTIONS	NUTRIEN AG SOLUTIONS,INC	344744	110888 AP	10/18/2024	4-001-5-53-305	1692697 CHEMICALS	1,872.00	
60	NUTRIEN AG SOLUTIONS	NUTRIEN AG SOLUTIONS,INC	344744	110888 AP	10/18/2024	4-001-5-53-305	1692697 CHEMICALS	298.40	
60	NUTRIEN AG SOLUTIONS	NUTRIEN AG SOLUTIONS,INC	344744	110888 AP	10/18/2024	4-001-5-53-305	1692697 CHEMICALS	1,590.00	
60	NUTRIEN AG SOLUTIONS	NUTRIEN AG SOLUTIONS,INC	344744	110888 AP	10/18/2024	4-001-5-53-305	1692697 CHEMICALS	20,697.60	
60	NUTRIEN AG SOLUTIONS	NUTRIEN AG SOLUTIONS,INC	344744	110888 AP	10/18/2024	4-001-5-53-305	1692697 CHEMICALS	5,860.00	
*** VENDOR								60 TOTAL	36,960.40
924	OMEGA DOOR & HARDWAR	MISSOURI DOOR COMPANY, INC	344746	110890 AP	10/18/2024	4-001-5-05-383	BOTTOM,INTERMEDIATE SECTION-FA	2,732.00	
3	OTHER COUNTY OFFICE	LUKE KUSH'S PAINTING	344747	110891 AP	10/18/2024	4-001-5-05-284	EXTERIOR REPAIR OF BLDG (FA TW	480.00	
7098	QUILL CORP	QUILL CORP	344749	110893 AP	10/18/2024	4-001-5-07-301	8333027 SHERIFF OFFICE SUPPLIE	105.25	
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	344751	110895 AP	10/18/2024	4-001-5-06-213	PLANNING AND ZONING (SEP0	560.71	
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	344751	110895 AP	10/18/2024	4-001-5-07-213	SHERIFF	3,300.72	
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	344751	110895 AP	10/18/2024	4-001-5-07-213	SHERIFF	156.99	
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	344751	110895 AP	10/18/2024	4-001-5-07-218	SHERIFF	60.98	
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	344751	110895 AP	10/18/2024	4-001-5-11-253	CO ATTY - MAINT FOR FORD ESCAP	90.56	
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	344751	110895 AP	10/18/2024	4-001-5-14-332	SHERIFF	4,536.01	
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	344751	110895 AP	10/18/2024	4-001-5-14-332	SHERIFF	407.53	
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	344751	110895 AP	10/18/2024	4-001-5-14-333	BLDGS & GROUNDS	357.58	
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	344751	110895 AP	10/18/2024	4-001-5-14-336	NOX WEED	448.29	
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	344751	110895 AP	10/18/2024	4-001-5-31-320	BLDGS & GROUNDS	276.71	
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	344751	110895 AP	10/18/2024	4-001-5-53-308	NOX WEED FUEL/ VEH MAINT	1,041.39	
*** VENDOR								458 TOTAL	11,237.47
25224	SAFETY REM	SAFETY REMEDY	344753	110897 AP	10/18/2024	4-001-5-53-307	NOX WEED ACCT486 SAFETY GLASSE	175.98	
1793	ST JOHN 956430	ST JOHN HOSPITAL	344757	110901 AP	10/18/2024	4-001-5-07-219	INMATE MEDICAL BILL	185.83	
113	SUMNERONE INC	SUMNERONE INC	344759	110903 AP	10/18/2024	4-001-5-42-301	50COL2 COPIER - GIS	11.79	
829	THOMSON REUTERS	THOMSON REUTERS - WEST	344760	110904 AP	10/18/2024	4-001-5-11-210	1000590171 WEST INFORMATION CH	946.40	
41	UNDERGROUN	UNDERGROUND VAULTS & STORAGE	344763	110907 AP	10/18/2024	4-001-5-03-236	101162 STORAGE SERVICES	213.68	
651	USIC HOLDINGS	USIC HOLDING INC	344764	110908 AP	10/18/2024	4-001-5-18-213	LVCOKS01 KS FIBER LOCATE SERV	195.13	
4648	WASTE MANAGEMENT	WASTE MANAGEMENT	344771	309	10/18/2024	4-001-5-05-215	5-29530-06667 EMS 9102 TRASH	213.72	
4648	WASTE MANAGEMENT	WASTE MANAGEMENT	344771	309	10/18/2024	4-001-5-53-207	NOX WEED TRASH SVC 5-29529-866	106.95	
*** VENDOR								4648 TOTAL	320.67
276	WEX	WEX BANK	344768	306	10/18/2024	4-001-5-14-334	APPRAISER GASOLINE TO 9.23	495.71	
TOTAL FUND 001									96,235.67

START DATE: 10/12/2024 END DATE: 10/18/2024

warrants by vendor

FMWARRPTR2		LEAVENWORTH COUNTY						10/17/24	17:26:21
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TYPES OF CHECKS SELECTED: * ALL TYPES									
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2588	FOLEY EQUIPMENT	FOLEY EQUIPMENT	344717	110861 AP	10/18/2024	4-133-5-00-360	10-19 016993 CAT BUCKET	1,750.00	
70	FREESTATE EFT	FREESTATE ELECTRIC COOPERATIVE	344767	305	10/18/2024	4-133-5-00-251	10-34 ELEC SVC TONGIE QUARRY	70.68	
774	G W VAN KEPPEL	G W VAN KEPPEL	344718	110862 AP	10/18/2024	4-133-5-00-360	10-20 BP0005100 PLATE 1/2	252.80	
3621	HERITAGE-CRYSTAL CLE	HERITAGE-CRYSTAL CLEAN,LLC	344720	110864 AP	10/18/2024	4-133-5-00-310	10-21 74217 HEAVY DUTY DIESEL	266.46	
8408	KANSAS STA	KANSAS STATE HISTORICAL SOCIET	344725	110869 AP	10/18/2024	4-133-5-00-327	10-22 22 SURVEY REFERENCE REPO	88.00	
1351	LEAV ASPHALT	LEAVENWORTH ASPHALT MATERIALS	344732	110876 AP	10/18/2024	4-133-5-00-303	10-24 495 BM2 ASPHALT & SEAL	7,355.83	
1351	LEAV ASPHALT	LEAVENWORTH ASPHALT MATERIALS	344732	110876 AP	10/18/2024	4-133-5-00-303	10-24 495 BM2 ASPHALT & SEAL	11,365.65	
1351	LEAV ASPHALT	LEAVENWORTH ASPHALT MATERIALS	344732	110876 AP	10/18/2024	4-133-5-00-303	10-24 495 BM2 ASPHALT & SEAL	33,118.27	
1351	LEAV ASPHALT	LEAVENWORTH ASPHALT MATERIALS	344732	110876 AP	10/18/2024	4-133-5-00-362	10-24 495 BM2 ASPHALT & SEAL	46,278.21	
1351	LEAV ASPHALT	LEAVENWORTH ASPHALT MATERIALS	344732	110876 AP	10/18/2024	4-133-5-00-362	10-24 495 BM2 ASPHALT & SEAL	5,522.70	
1351	LEAV ASPHALT	LEAVENWORTH ASPHALT MATERIALS	344732	110876 AP	10/18/2024	4-133-5-00-362	10-24 495 BM2 ASPHALT & SEAL	37,819.42	
1351	LEAV ASPHALT	LEAVENWORTH ASPHALT MATERIALS	344732	110876 AP	10/18/2024	4-133-5-00-362	10-24 495 BM2 ASPHALT & SEAL	31,387.92	
*** VENDOR 1351 TOTAL								172,848.00	
461	LEAV CO CO	LEAV CO COOP	344733	110877 AP	10/18/2024	4-133-5-00-304	10-9 FUEL & FLUIDS	17,741.85	
461	LEAV CO CO	LEAV CO COOP	344733	110877 AP	10/18/2024	4-133-5-00-310	10-9 FUEL & FLUIDS	1,488.15	
*** VENDOR 461 TOTAL								19,230.00	
537	LEAV TIMES	CHERRYROAD MEDIA INC	344736	110880 AP	10/18/2024	4-133-5-00-208	10-25 30313 TRAP ROCK BID NOTI	22.17	
232	MHC KENWORTH	MHC KENWORTH-OLATHE	344739	110883 AP	10/18/2024	4-133-5-00-360	10-26 95988 SENSORS, AIR AND W	153.15	
232	MHC KENWORTH	MHC KENWORTH-OLATHE	344739	110883 AP	10/18/2024	4-133-5-00-360	10-26 95988 SENSORS, AIR AND W	87.51	
232	MHC KENWORTH	MHC KENWORTH-OLATHE	344739	110883 AP	10/18/2024	4-133-5-00-360	10-26 95988 SENSORS, AIR AND W	317.39	
*** VENDOR 232 TOTAL								558.05	
2666	MISC REIMBURSEMENTS	PETER SESE	344741	110885 AP	10/18/2024	4-133-5-00-203	10-30 REIMB CDL FEES	41.00	
2666	MISC REIMBURSEMENTS	MATT ELLIOTT	344742	110886 AP	10/18/2024	4-133-5-00-364	10-17 REIMB SAFETY BOOTS	165.00	
*** VENDOR 2666 TOTAL								206.00	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	344745	110889 AP	10/18/2024	4-133-5-00-312	10-10 19615 FILTERS, BELTS, PA	15.99	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	344745	110889 AP	10/18/2024	4-133-5-00-312	10-10 19615 FILTERS, BELTS, PA	119.90	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	344745	110889 AP	10/18/2024	4-133-5-00-360	10-10 19615 FILTERS, BELTS, PA	209.85	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	344745	110889 AP	10/18/2024	4-133-5-00-360	10-10 19615 FILTERS, BELTS, PA	54.51	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	344745	110889 AP	10/18/2024	4-133-5-00-360	10-10 19615 FILTERS, BELTS, PA	279.80	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	344745	110889 AP	10/18/2024	4-133-5-00-360	10-10 19615 FILTERS, BELTS, PA	46.77	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	344745	110889 AP	10/18/2024	4-133-5-00-360	10-10 19615 FILTERS, BELTS, PA	49.53	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	344745	110889 AP	10/18/2024	4-133-5-00-360	10-10 19615 FILTERS, BELTS, PA	66.00	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	344745	110889 AP	10/18/2024	4-133-5-00-360	10-10 19615 FILTERS, BELTS, PA	44.00-	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	344745	110889 AP	10/18/2024	4-133-5-00-360	10-10 19615 FILTERS, BELTS, PA	10.99	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	344745	110889 AP	10/18/2024	4-133-5-00-360	10-10 19615 FILTERS, BELTS, PA	42.43	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	344745	110889 AP	10/18/2024	4-133-5-00-360	10-10 19615 FILTERS, BELTS, PA	34.61	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	344745	110889 AP	10/18/2024	4-133-5-00-360	10-10 19615 FILTERS, BELTS, PA	63.00	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	344745	110889 AP	10/18/2024	4-133-5-00-360	10-10 19615 FILTERS, BELTS, PA	30.80	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	344745	110889 AP	10/18/2024	4-133-5-00-360	10-10 19615 FILTERS, BELTS, PA	61.60	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	344745	110889 AP	10/18/2024	4-133-5-00-360	10-10 19615 FILTERS, BELTS, PA	46.20	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	344745	110889 AP	10/18/2024	4-133-5-00-360	10-10 19615 FILTERS, BELTS, PA	26.46	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	344745	110889 AP	10/18/2024	4-133-5-00-360	10-10 19615 FILTERS, BELTS, PA	7.75	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	344745	110889 AP	10/18/2024	4-133-5-00-360	10-10 19615 FILTERS, BELTS, PA	63.16	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	344745	110889 AP	10/18/2024	4-133-5-00-360	10-10 19615 FILTERS, BELTS, PA	172.51	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	344745	110889 AP	10/18/2024	4-133-5-00-360	10-10 19615 FILTERS, BELTS, PA	28.02	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	344745	110889 AP	10/18/2024	4-133-5-00-360	10-10 19615 FILTERS, BELTS, PA	83.67	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	344745	110889 AP	10/18/2024	4-133-5-00-360	10-10 19615 FILTERS, BELTS, PA	61.68	
*** VENDOR 11799 TOTAL								1,531.23	
1123	POMPMIDWEST EFT	POMP'S TIRE SERVICE INC	344770	308	10/18/2024	4-133-5-00-309	10-27 1960724 TIRES	285.00	
418	PREMIER TRUCK	PENSKE COMMERCIAL VEHICLES US	344748	110892 AP	10/18/2024	4-133-5-00-360	10-28 8052255000 HEADER	775.49	
632	RWD 8	RURAL WATER DIST NO 8	344752	110896 AP	10/18/2024	4-133-5-00-214	10-36 WATER METERS AT CO SHOP	122.64	
632	RWD 8	RURAL WATER DIST NO 8	344752	110896 AP	10/18/2024	4-133-5-00-214	10-36 WATER METERS AT CO SHOP	394.92	

START DATE: 10/12/2024    END DATE: 10/18/2024

warrants by vendor

FMWARRPTR2		LEAVENWORTH COUNTY						10/17/24	17:26:21
DCOX		WARRANT REGISTER - BY FUND / VENDOR						Page	6
		START DATE: 10/12/2024    END DATE: 10/18/2024							
TYPES OF CHECKS SELECTED: * ALL TYPES									
		P.O.NUMBER	CHECK#						
846	CARRIEOKE	CARRIE NICHOLS	344706	110850 AP	10/18/2024	4-145-5-00-746	MOW NOV 2 BENEFIT - ENTERTAINM	70.00	
TOTAL FUND 145									70.00
8416	IRON MOUNTAIN	IRON MOUNTAIN INC	344772	310	10/18/2024	4-146-5-00-218	ANNEX AND COURTHOUSE SHREDDING	64.62	
8416	IRON MOUNTAIN	IRON MOUNTAIN INC	344772	310	10/18/2024	4-146-5-00-218	ANNEX AND COURTHOUSE SHREDDING	13.06	
8416	IRON MOUNTAIN	IRON MOUNTAIN INC	344772	310	10/18/2024	4-146-5-00-218	ANNEX AND COURTHOUSE SHREDDING	67.26	
*** VENDOR            8416 TOTAL									144.94
TOTAL FUND 146									144.94
7158	A-1 RENTAL	A-1 RENTAL	344696	110840 AP	10/18/2024	4-160-5-00-263	SOLID WASTE - MONTHLY TOILET R	110.00	
9271	LANSING CI	CITY OF LANSING	344731	110875 AP	10/18/2024	4-160-5-00-210	SEPTEMBER SERVICE	34.80	
461	LEAV CO CO	LEAV CO COOP	344733	110877 AP	10/18/2024	4-160-5-00-304	DYED DIESEL - SOLID WASTE	720.70	
537	LEAV TIMES	CHERRYROAD MEDIA INC	344736	110880 AP	10/18/2024	4-160-5-00-201	21254 PUB NOTICE - RATES	32.40	
TOTAL FUND 160									897.90
877	TIME TAP	ADDY SYSTEMS LLC	344761	110905 AP	10/18/2024	4-194-5-00-2	TIMETAP TEAM BUSINESS 10/1/24	1,079.40	
TOTAL FUND 194									1,079.40
8686	EVERGY EFT	EVERGY KANSAS CENTRAL INC	344773	311	10/18/2024	4-212-5-00-2	ELEC SVC SEWER DIST 2	123.69	
8686	EVERGY EFT	EVERGY KANSAS CENTRAL INC	344773	311	10/18/2024	4-212-5-00-2	ELEC SVC SEWER DIST 2	39.00	
8686	EVERGY EFT	EVERGY KANSAS CENTRAL INC	344773	311	10/18/2024	4-212-5-00-2	ELEC SVC SEWER DIST 2	36.14	
8686	EVERGY EFT	EVERGY KANSAS CENTRAL INC	344773	311	10/18/2024	4-212-5-00-2	ELEC SVC SEWER DIST 2	72.38	
*** VENDOR            8686 TOTAL									271.21
TOTAL FUND 212									271.21
8686	EVERGY EFT	EVERGY KANSAS CENTRAL INC	344773	311	10/18/2024	4-218-5-00-2	ELEC SVC SEWER DIST 5	88.74	
TOTAL FUND 218									88.74
880	LINGENFELSER MICH	MICHAEL LINGENFELSER	344737	110881 AP	10/18/2024	4-220-5-11-400	10-2 BR K-19 EASTMENTS, FENCIN	5,875.35	
880	LINGENFELSER MICH	MICHAEL LINGENFELSER	344737	110881 AP	10/18/2024	4-220-5-11-400	10-2 BR K-19 EASTMENTS, FENCIN	536.46	
880	LINGENFELSER MICH	MICHAEL LINGENFELSER	344737	110881 AP	10/18/2024	4-220-5-11-400	10-2 BR K-19 EASTMENTS, FENCIN	6,129.00	
*** VENDOR            880 TOTAL									12,540.81
TOTAL FUND 220									12,540.81
12074	KPT&A	KANSAS PROSECUTORS TRAINING &	344728	110872 AP	10/18/2024	4-406-5-00-2	3RD QUARTER 2024	147.26	
12074	KPT&A	KANSAS PROSECUTORS TRAINING &	344728	110872 AP	10/18/2024	4-406-5-00-2	3RD QUARTER 2024	206.64	
12074	KPT&A	KANSAS PROSECUTORS TRAINING &	344728	110872 AP	10/18/2024	4-406-5-00-2	3RD QUARTER 2024	210.34	
*** VENDOR            12074 TOTAL									564.24
TOTAL FUND 406									564.24
TOTAL ALL CHECKS									390,435.18



TYPES OF CHECKS SELECTED: \* ALL TYPES

FUND SUMMARY

001	GENERAL	96,235.67
108	COUNTY HEALTH	6,316.48
115	EQUIPMENT RESERVE	5,259.21
126	COMM CORR ADULT	2,953.15
127	COMM CORR ADULT NON GRANT	75.00
133	ROAD & BRIDGE	250,757.97
135	COMM CORR OPIOID	2,700.00
136	COMM CORR JUVENILE	2,903.16
137	LOCAL SERVICE ROAD & BRIDGE	7,542.66
144	PALS (PETS AND LOVING SENIORS	34.64
145	COUNCIL ON AGING	70.00
146	COUNTY TREASURER SPECIAL	144.94
160	SOLID WASTE MANAGEMENT	897.90
194	VIOLENT OFFENDERS	1,079.40
212	SEWER DISTRICT 2:   TIMBERLAKES	271.21
218	SEWER DIST #5	88.74
220	CAP IMPR: RD & BRIDGE	12,540.81
406	ATTORNEY TRAINING	564.24
	TOTAL ALL FUNDS	390,435.18

Consent Agenda 10-23-2024

Checks 10/12 - 10/18

**Leavenworth County  
Request for Board Action  
Case No. DEV-24-107 & 108  
Preliminary & Final Plat Creekstone Ridge  
\*Consent Agenda\***

**Date:** October 23, 2024  
**To:** Board of County Commissioners  
**From:** Planning & Zoning Staff

**Department Head Review:** John Jacobson, Reviewed

**Additional Reviews as needed:**

**Budget Review** ☐ **Administrator Review** ☒ **Legal Review** ☒

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**Action Request:**

Chairman, I find that the proposed Final Plat as outlined in case DEV-24-108 is compliant with the County Zoning & Subdivision Regulations and move that the proposed Final Plat be conditionally approved and accepted by this Board subject to the conditions set forth in the staff report and as adopted by the Planning Commission.

**Analysis:** The applicant is proposing to divide a 38.90 acre parcel into five (5) lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). Lots 1-5 will be approximately 2.5 acres in size. Lot 5 will be approximately 30 acres in size. All lots meet the requirements for the RR-2.5 zoning district.

The final plat meets the standards set forth in the Leavenworth County Zoning and Subdivision Regulations.

**Recommendation:** The Planning Commission voted 9-0 to recommend approval of Case No.DEV-24-108, Final Plat for Creekstone Ridge subject to conditions.

**Alternatives:**

1. Approve Case No. DEV-24-108, Final Plat for Creekstone Ridge, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-24-108, Final Plat for Creekstone Ridge, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-24-108, Final Plat for Creekstone Ridge, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

**Budgetary Impact:**

- ☒ 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, Plat, Planning Commission Minutes

LEAVENWORTH COUNTY  
PLANNING COMMISSION  
STAFF REPORT

CASE NO: DEV-24-107 & 108 Creekstone Ridge

October 9, 2024

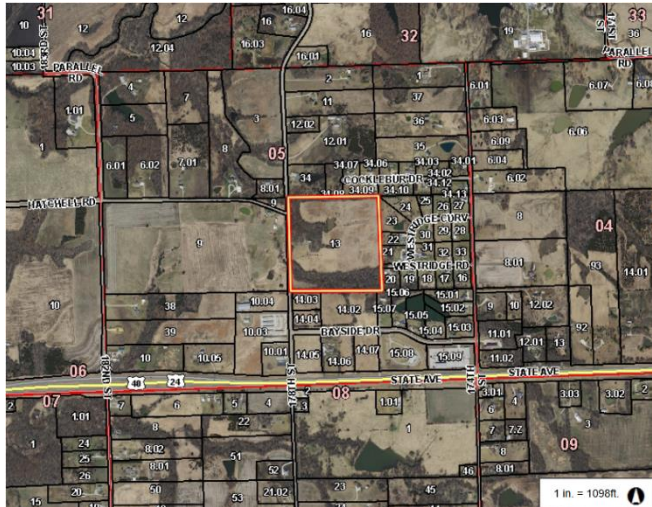
REQUEST: **Consent Agenda**

☒ Preliminary Plat ☒ Final Plat

STAFF REPRESENTATIVE:

JOSH SCHWEITZER  
Development Planner

SUBJECT PROPERTY: 19150 178<sup>th</sup> Street



APPLICANT/APPLICANT AGENT:

JOE HERRING  
HERRING SURVEYING  
315 N. 5th Street  
Leavenworth, KS 66048

PROPERTY OWNER:

PCDI  
19150 178<sup>th</sup> St.  
Tonganoxie, KS 66086

CONCURRENT APPLICATIONS:  
NONE

LAND USE

ZONING: RR-2.5

FUTURE LAND USE DESIGNATION:  
Mixed Use

LEGAL DESCRIPTION:

A tract of land in the NW  $\frac{1}{4}$  of the N  $\frac{1}{2}$  of the N  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of Section 5, Township 11, Range 22, being 10 acres more or less and less any part thereof or used for road purposes in Leavenworth County, KS & All the W  $\frac{1}{2}$  of the N  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of Section 5, Township 11, Range 22 except tract of 10 acres previously deeded to Judith S. Goodrich, containing 30 acres more or less and less any part taken or used for road purposes in Leavenworth County KS.

SUBDIVISION: N/A

FLOODPLAIN: N/A

STAFF RECOMMENDATION: APPROVAL

PROPERTY INFORMATION

ACTION OPTIONS:

1. Recommend approval of Case No. DEV-24-107 & 108, Preliminary & Final Plat for Creekstone Ridge, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-24-107 & 108, Preliminary & Final Plat for Creekstone Ridge to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE: 38.90 ACRES

PARCEL ID NO:

183-05-0-00-00-013

BUILDINGS:

Existing House

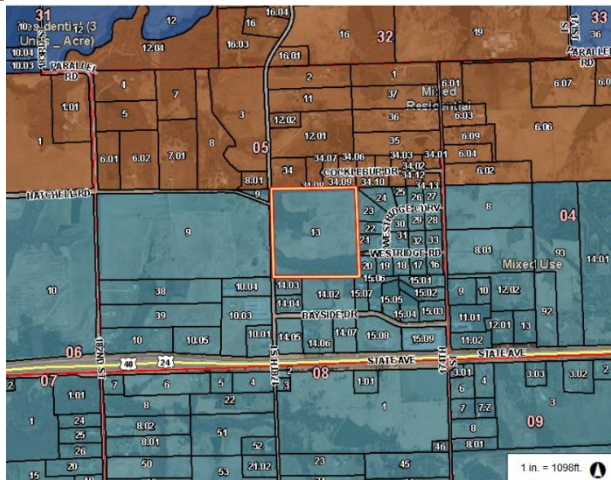
PROJECT SUMMARY:

Request for a final plat approval to subdivide property located at 19150 178<sup>th</sup> Street (183-05-0-00-00-013) as Lots 01 through 05 of Creekstone Ridge.

ACCESS/STREET:

178th Street - Local, paved  $\pm$  23'

Location Map: FUTURE LAND USE DESIGNATION



UTILITIES

SEWER: PRIVATE SEPTIC

FIRE: Stranger

WATER: Suburban

ELECTRIC: Everygy

NOTICE & REVIEW:

STAFF REVIEW:

10/1/2024

NEWSPAPER NOTIFICATION:  
N/A

NOTICE TO SURROUNDING  
PROPERTY OWNERS:  
N/A

<b>STANDARDS TO BE CONSIDERED:</b> <i>Type content in each if necessary (delete this afterwards)</i>			
<b>Leavenworth County Zoning and Subdivision Standards: Preliminary Review</b>		<b>Met</b>	<b>Not Met</b>
35-40	Preliminary Plat Content	X	
40-20	Final Plat Content	X	
41-6	Access Management	X	
41-6.B.a-c.	Entrance Spacing	X	
41-6.C.	Public Road Access Management Standards	X	
43	Cross Access Easements	N/A	
50-20	Utility Requirements	X	
50-30	Other Requirements	X	
50-40	Minimum Design Standards	X	
50-50	Sensitive Land Development	N/A	
50-60.	Dedication of Reservation of Public Sites and Open Spaces	N/A	

#### STAFF COMMENTS:

The applicant is proposing to divide a 38.90 acre parcel into five (5) lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). Lots 1-5 will be approximately 2.5 acres in size. Lot 5 will be approximately 30 acres in size. All lots meet the requirements for the RR-2.5 zoning district.

#### PROPOSED CONDITIONS:

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. A waiver for the use of private septic systems within this subdivision is granted with this approval.
4. At time of development, fire hydrants shall be required, if necessary infrastructure is available.
5. The developer must comply with the following memorandums:
  - Memo – Suburban Water, dated August 15, 2024
  - Memo (Preliminary & Final) – Mitch Pleak, dated October 2, 2024
  - Memo (Final Plat) – Dan Baumchen, dated October 3, 2024

#### ATTACHMENTS:

- A: Application & Narrative
- B: Zoning Map
- C: Road Map (A minimum of 1/4 mile)
- D: Memorandums



FINAL &  
~~PRELIMINARY~~ PLAT APPLICATION  
Leavenworth County Planning and Zoning Department  
300 Walnut St., Suite 212  
Leavenworth, Kansas  
913-684-0465

Office Use Only	
Township: _____	Planning Commission Meeting Date: _____
Case No. _____	Date Received/Paid: _____
Zoning District _____	Comprehensive Plan Land Use Designation: _____

APPLICANT/AGENT INFORMATION	OWNER INFORMATION
NAME: <u>Herring Surveying Company</u>	NAME: <u>SPAULDING, JUDITH; HAMLIN, LISA; JOHN, BRIAN SAINT</u>
MAILING ADDRESS: <u>315 North 5th Street</u>	MAILING ADDRESS: <u>19150 178th Street</u>
CITY/ST/ZIP: <u>Leavenworth, KS 66048</u>	CITY/ST/ZIP: <u>Tonganoxie, KS 66086</u>
PHONE: <u>913-651-3858</u>	PHONE: <u>N/A</u>
EMAIL: <u>herringsurveying@outlook.com</u>	EMAIL: <u>N/A</u>

**GENERAL INFORMATION**

Proposed Subdivision Name: Creekstone Ridge

Address of Property: 19150 178th Street

PID: 183-05-0-00-00-013 Urban Growth Management Area: N/A

SUBDIVISION INFORMATION		
Gross Acreage: <u>40 AC</u>	Number of Lots: <u>5</u>	Minimum Lot Size: <u>2.57 AC</u>
Maximum Lot Size: <u>29.8 AC</u>	Proposed Zoning: <u>RR-2.5</u>	Density: <u>N/A</u>
Open Space Acreage: <u>N/A</u>	Water District: <u>Suburban</u>	Proposed Sewage: <u>Septic</u>
Fire District: <u>Stranger</u>	Electric Provider: <u>Evergy</u>	Natural Gas Provider: <u>Propane</u>
Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Road Classification: <u>Local - Collector - Arterial - State - Federal</u>	
	Cross-Access Easement Requested: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
List of all Requested Exceptions: <i>Exceptions may be granted per Article 56 or as otherwise stated in the Zoning &amp; Subdivision Regulations.</i>	1. _____	
	2. _____	
	3. _____	
	4. _____	
	5. _____	

Is any part of the site designated as Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No if yes, what is the panel number: _____	
I, the undersigned, am the owner, <u>duly authorized agent</u> , 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 final plat approval as indicated above.	
Signature: <u>Joe Herring - digitally signed August 8, 2024</u>	Date: <u>8-8-24</u>

**ATTACHMENT A**

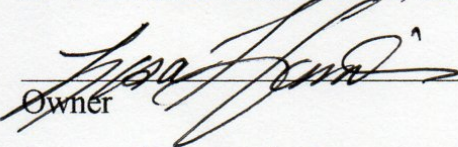


# OWNER AUTHORIZATION

I/WE Lisa Hamlin and Brian Saint John, hereby referred to as the  
"Undersigned", being of lawful age, do hereby on this 5th day of JUNE, 2024, 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 Exhibit A attached hereto and incorporated herein by reference.
2. I/We the undersigned, have previously authorized and hereby authorize Precision Contracting & Development, Inc.  
(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, 19150 178th St, Tonganoxie, KS 66086  
(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.

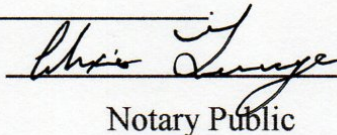
  
Owner

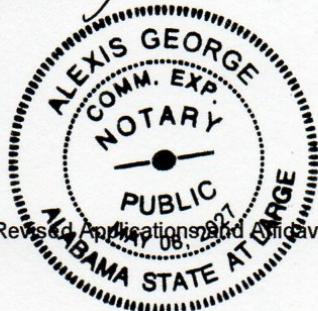
  
Owner

STATE OF KANSAS  
COUNTY OF LEAVENWORTH

The foregoing instrument was acknowledge before me on this 5th day of June, 2024,  
by Alexis George

My Commission Expires: May 8, 2027

  
Notary Public





# OWNER AUTHORIZATION

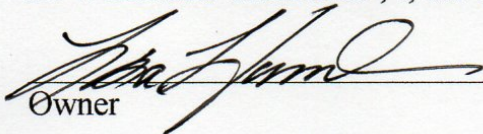
I/WE Lisa Hamlin and Brian Saint John

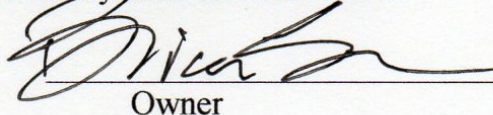
, hereby referred to as the

“Undersigned”, being of lawful age, do hereby on this 5<sup>th</sup> day of JUNE, 2024, 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 Exhibit A attached hereto and incorporated herein by reference.
2. I/We the undersigned, have previously authorized and hereby authorize Herring Surveying  
(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, 19150 178th St, Tonganoxie, KS 66086 (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.

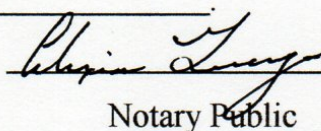
  
Owner

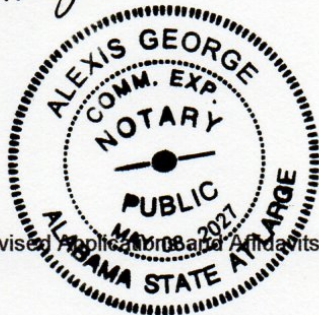
  
Owner

STATE OF KANSAS  
COUNTY OF LEAVENWORTH

The foregoing instrument was acknowledge before me on this 5<sup>th</sup> day of June, 2024,  
by Alexis George

My Commission Expires: May 8, 2027

  
Notary Public





**COMMITMENT FOR TITLE INSURANCE**

ISSUED BY:

**WESTCOR LAND TITLE INSURANCE COMPANY**

BY ITS AGENT:

**SUPERIOR TITLE & ESCROW OF KANSAS CITY, LLC**  
**4550 W. 109<sup>TH</sup> STREET, #150, OVERLAND PARK, KANSAS 66211**  
**PH: 913-948-7780 – FAX: 913-948-7785**

**SCHEDULE A**

1. Effective Date: **June 3, 2024 at 8:00am**  
Property Address: **19150 178th Street, Tonganoxie, KS 66086**
2. Policy or Policies to be issued:
  - a. ALTA Owner's Policy of Title Insurance (6-17-06)  
Proposed Insured: **Precision Contracting & Development, Inc.** Amount **\$691,911.00**
  - b. ALTA Loan Policy of Title Insurance (6-17-06)  
Proposed Insured: **First Security Bank** Amount **\$**
3. The estate or interest in the Land described or referred to in this Commitment is:  
**FEE SIMPLE**
4. Title to the estate or interest in the Land is at the Effective Date vested in:  
**Judith Spaulding, a single person and Brian Saint John and Lisa Hamlin, husband and wife**
5. The Land referred to in this Commitment is described as follows:  
**See Exhibit "A" attached hereto and by this reference made a part hereof**

NOTE: This Commitment is of no force and effect unless Commitment cover, Schedules A, B-Section 1 and B-Section 2 are attached.

## Exhibit "A"

The land referred to herein is described as follows:

**Tract 1: A tract of land in the Northwest  $\frac{1}{4}$  of the North  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of Section 5, Township 11, Range 22, being 10 acres more or less, and less any part thereof taken or used for road purposes in Leavenworth County, Kansas**

**Tract 2: All the West  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of Section 5, Township 11, Range 22, except tract of 10 acres previously deeded to Judith S. Goodrich, containing 30 acres more or less, and less any part thereof taken or used for road purposes, in Leavenworth County, Kansas**

FOR INFORMATIONAL PURPOSES ONLY:

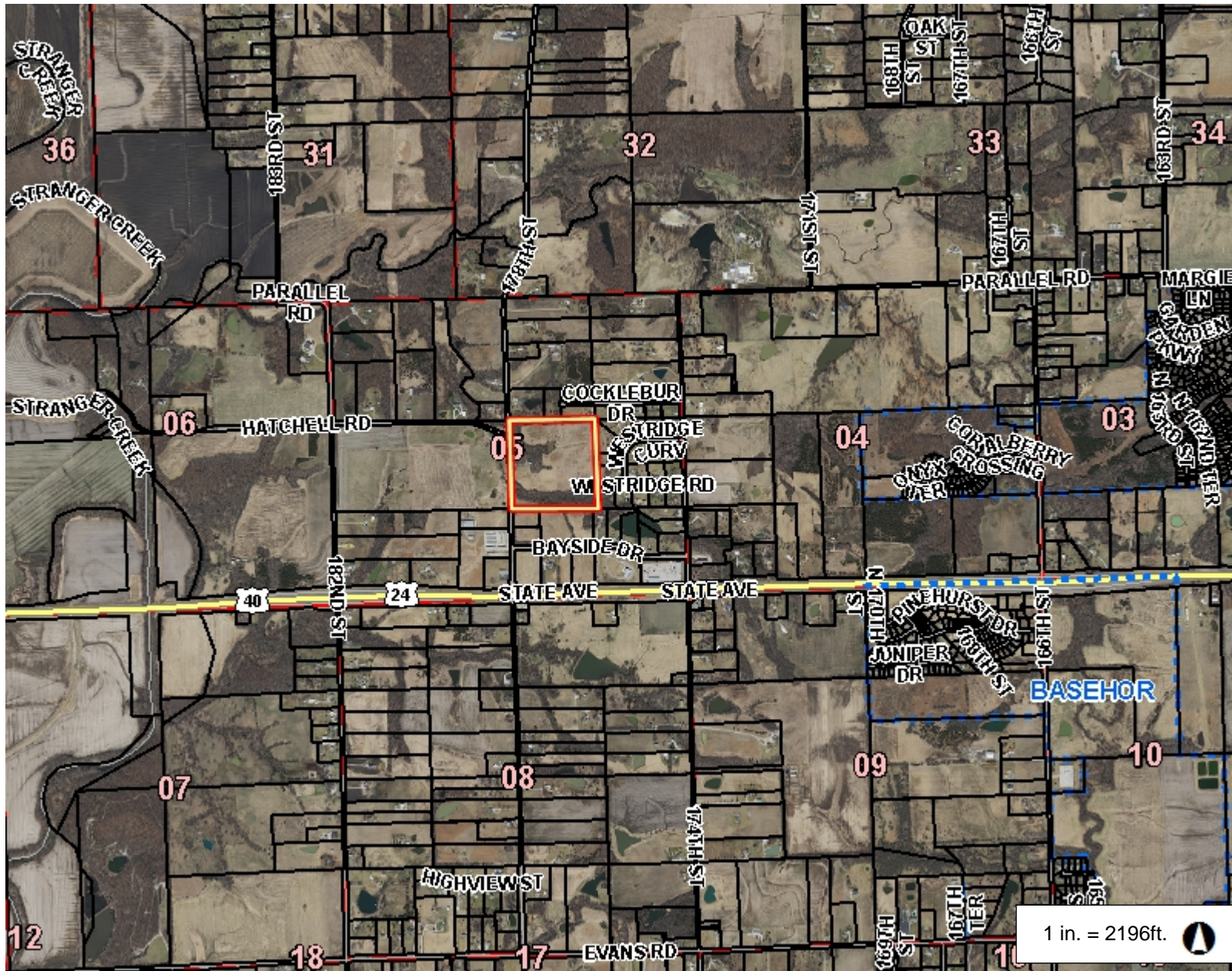
**PARCEL NO.: 052-183-05-0-00-00-013.00-0**

2023 REAL ESTATE TAXES OF **\$2,741.68** ARE **PAID**.

2024 ASSESSED VALUATION: **\$26,283.25**

NOTE: This Commitment is of no force and effect unless Commitment cover, Schedules A, B-Section 1 and B-Section 2 are attached.

# Leavenworth County, KS



## Legend

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

1 in. = 2196ft.



4,392.5 0 2,196.24 4,392.5 Feet

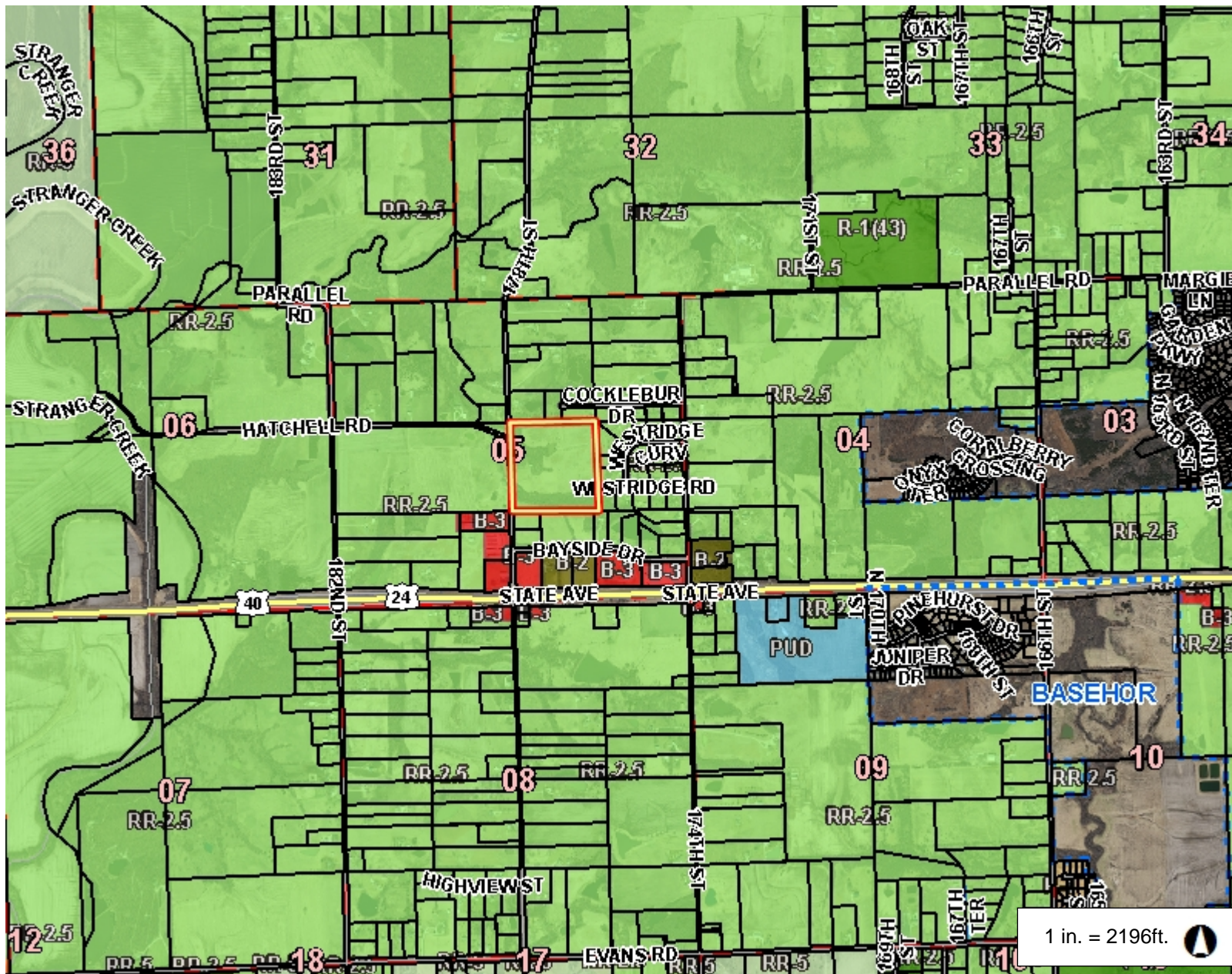
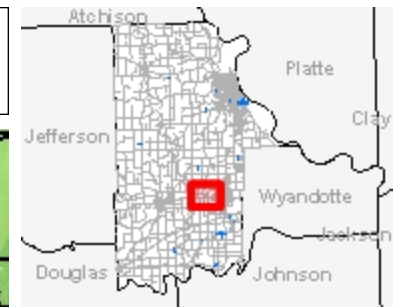
This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

## Notes



# Leavenworth County, KS



## Legend

- Parcel
- City Limit Line
- Major Road
  - <all other values>
  - 70
- Road
  - <all other values>
  - PRIVATE
- Railroad
- Section
- Section Boundaries
- County Boundary
- Zoning**
  - B-1
  - B-2
  - B-3
  - I-1
  - I-2
  - I-3
  - MXD
  - PC
  - PI
  - PR-1
  - PR-2
  - PR-3
  - PUD

## Notes

4,392.5 0 2,196.24 4,392.5 Feet

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



**ALC**  
ATLAS LAND CONSULTING  
SURVEYING | ENGINEERING | DRONE | CAD  
913-702-5073  
14500 Parallel Road, Unit R, Basehor KS 66007  
ANDREA@ALCONSULT-LLC.COM

KS ENG COA: #3315  
KS SUR COA: #363  
MO ENG COA: #2022014084  
MO SUR COA: #2022014231

14500 Parallel Rd. Unit R  
Basehor, KS 66007

**10-2-24  
PW Combined  
Review  
No Further  
Comment**

# DRAINAGE STUDY

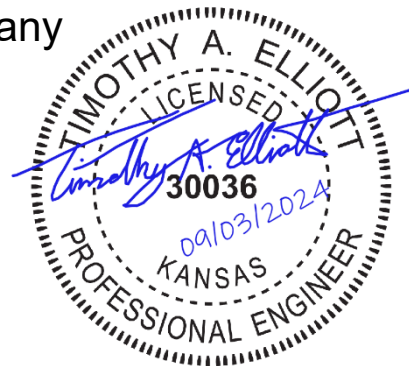
For:

## Creekstone Ridge

19150 178<sup>TH</sup> ST.  
Tonganoxie, KS 66086

Prepared for:

**Herring Surveying Company**  
315 N. 5th Street  
Leavenworth, KS 66048



Prepared by:

**ATLAS LAND CONSULTING, LLC**  
14500 Parallel Rd Unit R  
Basehor, Ks 66007  
913-662-5050

July 29<sup>th</sup>, 2024

Revision	Date	By	Description
1	09.03.24	TAE	County comments
2			
3			



# CREEKSTONE RIDGE

A Minor Subdivision in the Southeast Quarter of Section 5, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

## FINAL PLAT

PREPARED FOR:  
PRECISION CONTRACTING & DEVELOPMENT INC  
15395 BRIAR RD #STE A  
BASEHOR, KS 66007  
PID NO. 185-16-0-00-00-063

**CERTIFICATION AND DEDICATION**  
The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: CREEKSTONE RIDGE.

Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the accompanying plat, and said easements may be employed to locate and maintain sewers, water lines, gas lines, poles and wires and any other form of public utility now and hereafter used by the public over, under and along the strips marked "Utility Easement" (U/E).

"Drainage Easements" or "D/E" shown on this plat are hereby dedicated for the purpose of constructing, using, replacing and maintaining a culvert, storm sewer, drainage ditch, or other drainage facility or tributary connections, including similar facilities, and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and future expansion of such facility, together with the right of access for the same, is hereby dedicated for public use. Drainage Easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities. The maintenance and upkeep of said Easements shall be the responsibility of the individual owners of the lots whereupon said Easements are dedicated. Leavenworth County shall bear no responsibility for any maintenance and upkeep of said Easements.

Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line.

IN TESTIMONY WHEREOF,  
We, the undersigned owners of ORCHARD MEADOW, have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Gerald St. Peter, President  
PRECISION CONTRACTING & DEVELOPMENT INC

**NOTARY CERTIFICATE:**  
Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2024, before me, a notary public in and for said County and State came Gerald St. Peter, President Precision Contracting & Development Inc., to me personally known to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

**NOTARY PUBLIC**  
My Commission Expires: \_\_\_\_\_ (seal)

**APPROVALS**  
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of CREEKSTONE RIDGE this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Secretary  
John Jacobson

Chairperson  
Marcus Majure

**COUNTY ENGINEER'S APPROVAL:**  
The County Engineer's plat review is only for general conformance with the subdivision regulations as adopted by Leavenworth County. The County is not responsible for the accuracy and adequacy of the design, dimensions, elevations, and quantities.

County Engineer - Mitch Pleak

**COUNTY COMMISSION APPROVAL:**  
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of CREEKSTONE RIDGE this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Chairperson  
Jeff Culbertson

County Clerk  
Attest: Janet Klasinski

**REGISTER OF DEED CERTIFICATE:**  
Filed for Record as Document No. \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 2024 at \_\_\_\_\_ o'clock \_\_\_\_M in the Office of the Register of Deeds of Leavenworth County, Kansas,

Register of Deeds - TerriLois G. Mashburn



Scale 1" = 100'

Job # K-24-1811  
July 31, 2024 Rev. 9-19-24

J. Herring, Inc. (dba)  
**J. HERRING SURVEYING & COMPANY**

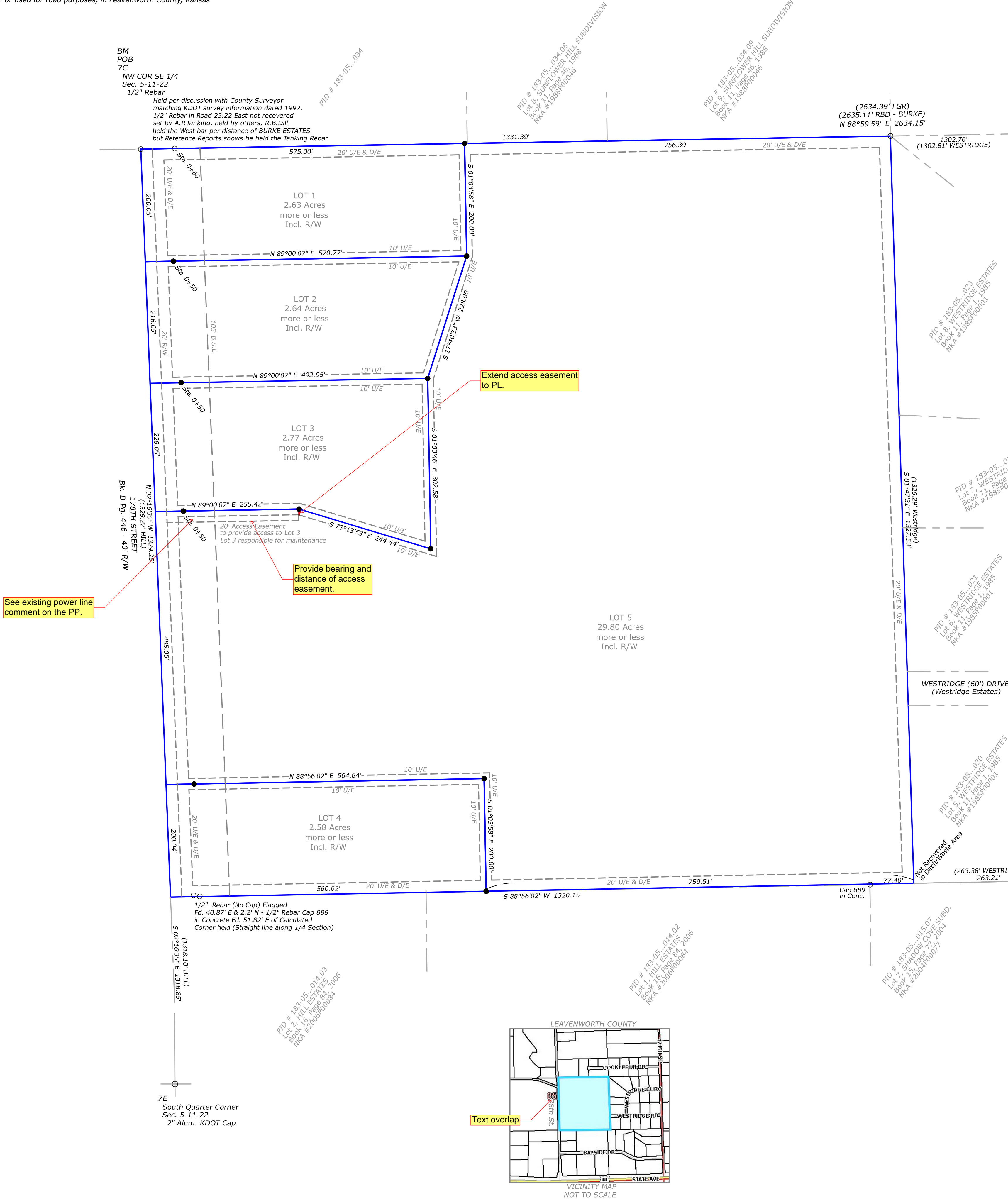
315 North 5th Street, Leav., KS 66048  
Ph. 913.651.3858 Fax 913.674.5361  
Email - survey@leavcash.com

100 0 100 200 300  
1" = 100'

I hereby certify that this survey plat meets the requirements of K.S.A. 58-2005. The face of this survey plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

Daniel Baumbchen, PS#1363  
County Surveyor

**RECORD DESCRIPTION:**  
Tract 1: A tract of land in the Northwest ¼ of the North ½ of the North ½ of the Southeast ¼ of Section 5, Township 11, Range 22, being 10 acres more or less, and less any part thereof taken or used for road purposes in Leavenworth County, Kansas  
Tract 2: All the West ½ of the North ½ of the Southeast ¼ of Section 5, Township 11, Range 22, except tract of 10 acres previously deeded to Judith S. Goodrich, containing 30 acres more or less, and less any part thereof taken or used for road purposes, in Leavenworth County, Kansas



Provide like restriction: Access easement is to provide access to Lot 3. Lot 3 is responsible for access easement maintenance.

**RESTRICTIONS:**  
1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.  
2) An Engineered Waste Disposal System may be required due to poor soil conditions.  
3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.  
4) Lots are subject to the current Access Management Policy  
5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.  
6) No off-plat restrictions.

**ZONING:**  
RR 2.5 - Rural Residential 2.5

**NOTES:**  
1) This survey does not show ownership.  
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.  
3) All recorded and measured distances are the same, unless otherwise noted.  
4) Error of Closure - 1 : 264887, 40.42 Acres, more or less, Incl. R/W  
5) Basis of Bearing - KS SPC North Zone 1501  
6) Monument Origin Unknown, unless otherwise noted.  
7) Existing and Proposed Lots for Agriculture & Residential Use.  
8) Road Record - See Survey  
9) Benchmark - NAVD88  
Project Benchmark (BM) - NW COR SE 1/4 Section 5 - Elev - 856'  
10) Easements, if any, are created hereon or listed in referenced title commitment.  
11) Reference Recorded Deed Doc # 2020R10536  
12) Utility Companies -  
- Water - Suburban  
- Electric - Evergy  
- Sewer - Septic / Lagoon  
- Gas - Propane / Natural Gas  
13) Reference WESTCOP LAND TITLE INSURANCE COMPANY File #24050121 dated 6/3/24.  
14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0350G dated July 16, 2015  
15) Building Setback Lines as shown hereon or noted below  
- All side yard setbacks - 15' (Accessory - 15')  
- All rear yard setbacks - 40' (Accessory - 15')  
16) Existing Structures, if any, not shown hereon.  
17) Fence Lines do not necessarily denote the boundary line for the property.  
18) Reference Surveys:  
- WESTRIDGE ESTATES - Book 11, Page 1, 1985 - NKA #1985P00001  
- SUNFLOWER HILL SUBDIVISION - Book 11, Page 46, 1988 - NKA #1988P00046  
- HILL ESTATES - Book 16, Page 84, 2006 - NKA #2006P00084  
- SHADOW COVE SUBDIVISION - Book 15, Page 77, 2004 - NKA #2004P00077  
- R.B.Dill (RBD) - BURKE ESTATES - Doc #2008P00017  
- F.G.Rogers (FGR) - Surveys dated 1982

**LEGEND:**  
● - 1/2" Rebar Set with Cap No.1296  
○ - 1/2" Rebar Found, unless otherwise noted.  
□ - Concrete Base around Point  
△ - PK Nail Found in Place  
( ) - Record / Deeded Distance  
U/E - Utility Easement  
D/E - Drainage Easement  
B.S.L. - Building Setback Line  
R/W - Permanent Dedicated Roadway Easement  
BM - Benchmark  
NS - Not Set this survey per agreement with client  
A - Arc Distance  
R - Arc Radius  
B - Chord Bearing  
C - Chord Distance  
//// - No Vehicle Entrance Access  
NS - Not Set this survey per agreement with client  
POB - Point of Beginning  
POC - Point of Commencing  
~ ~ ~ - Tree/Brush Line



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of June through August 2024 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring  
PS # 1296

10-2-24  
PW Combined  
Comments



CREEKSTONE RIDGE

A Minor Subdivision in the Southeast Quarter of Section 5, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:  
PRECISION CONTRACTING & DEVELOPMENT INC.  
12302 BRANK RD. #214  
SHAWNEE, KS 66207  
PFD NO. 202-05-0-00-00-013

CERTIFICATION AND DEDICATION

The undersigned proponent states that all taxes of the above described tract of land have been paid and that they have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: CREEKSTONE RIDGE.

Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the accompanying plat, and said easements may be employed to locate and maintain sewers, water lines, gas lines, power and wires and any other form of public utility now and hereafter used by the public over, under and along the strips marked "Utility Easement" (U/E).

"Drainage Easement" or "D/E" shown on this plat are hereby dedicated for the purpose of constructing, using, replacing and maintaining a collect, storm sewer, drainage ditch, or other drainage facility or military connection, including similar facilities, and appurtenant thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and future expansion of such facility, together with the right of access for the same, is hereby dedicated for public use. Drainage Easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities. The maintenance and upkeep of said Easements shall be the responsibility of the individual owners of the lots appurtenant said Easements are dedicated. Leavenworth County shall bear no responsibility for any maintenance and upkeep of said Easements.

Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line.

IN TESTIMONY WHEREOF:  
We, the undersigned owners of ORCHARD MEADOW, have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Gerald St. Peter, President  
PRECISION CONTRACTING & DEVELOPMENT INC.

**NOTARY CERTIFICATE:**  
We, the undersigned, on this \_\_\_\_\_ day of \_\_\_\_\_, 2024, before me, a notary public in and for said County and State came Gerald St. Peter, President Precision Contracting & Development Inc., to me personally known to be the same person who executed the foregoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal this day and year above written.

**NOTARY PUBLIC:**  
My Commission Expires: \_\_\_\_\_ (day)

**APPROVALS:**  
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of CREEKSTONE RIDGE this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**Secretary:** John Jackson  
**Chairperson:** Renee Rejzner

**COUNTY ENGINEER'S APPROVAL:**  
The County Engineer's plan review is only for general conformance with the subdivision regulations as adopted by Leavenworth County. The County is not responsible for the accuracy and adequacy of the design, dimensions, elevations, and quantities.

**County Engineer - Public Work:**

**COUNTY COMMISSIONER APPROVAL:**  
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of CREEKSTONE RIDGE this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**Chairperson:** County Clerk  
**Attest:** (Not Notarized)

**REGISTER OF DEED CERTIFICATE:**  
Filed for Record as Document No. \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 2024 at \_\_\_\_\_ o'clock \_\_\_\_\_ P.M. in the Office of the Register of Deeds of Leavenworth County, Kansas.

Register of Deeds - Tomislav D. Radich

I hereby certify that this survey plat meets the requirements of K.S.A. 86-2002. The fee for this survey plat was received for compliance with Kansas Notary Standards for Boundary Surveys. No fee was received for this plat. This notice is for survey information only.

David Baerlein, (P) 613  
County Surveyor

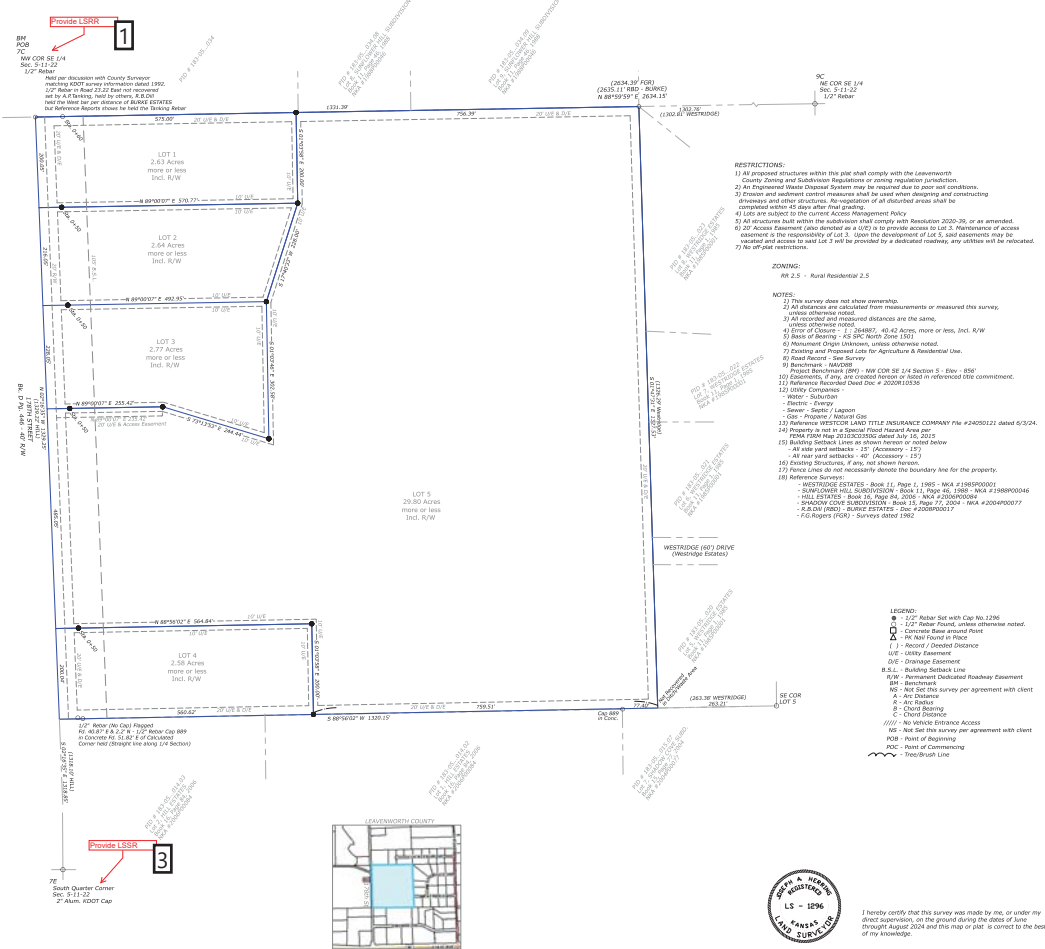
SURVEYOR'S DESCRIPTION:

The Northwest Quarter of the Southeast Quarter of Section 5, Township 11, Range 22 East of the 6th P.M., as created by Joseph A. Herring P.S. 1296 on October 2, 2004, Leavenworth County, Kansas.

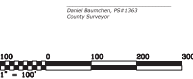
Together with and subject to covenants, easements, and restrictions of record.

RECORD DESCRIPTION:

Tract 2.1, a tract of land in the Northwest 1/4 of the North 1/4 of the Southeast 1/4 of Section 5, Township 11, Range 22, being 10 acres more or less, and less any part thereof shown or used for road purposes in Leavenworth County, Kansas.  
Tract 2.1, all the West 1/2 of the North 1/4 of the Southeast 1/4 of Section 5, Township 11, Range 22, except tract of 10 acres previously divided to Judith S. Gaudrich, containing 30 acres more or less, and less any part thereof shown or used for road purposes, in Leavenworth County, Kansas.



Scale 1" = 100'



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of June through August 2024 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring  
PS # 1296



# CREEKSTONE RIDGE

A Minor Subdivision in the Southeast Quarter of Section 5, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

## FINAL PLAT

PREPARED FOR:  
PRECISION CONTRACTING & DEVELOPMENT INC  
15395 BRIAR RD #STE A  
BASEHOR, KS 66007  
PID NO. 183-05-0-00-00-013

**CERTIFICATION AND DEDICATION**  
The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: CREEKSTONE RIDGE.

Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the accompanying plat, and said easements may be employed to locate and maintain sewers, water lines, gas lines, poles and wires and any other form of public utility now and hereafter used by the public over, under and along the strips marked "Utility Easement" (U/E).

"Drainage Easements" or "D/E" shown on this plat are hereby dedicated for the purpose of constructing, using, replacing and maintaining a culvert, storm sewer, drainage ditch, or other drainage facility or tributary connections, including similar facilities, and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and future expansion of such facility, together with the right of access for the same, is hereby dedicated for public use. Drainage Easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities. The maintenance and upkeep of said Easements shall be the responsibility of the individual owners of the lots whereupon said Easements are dedicated. Leavenworth County shall bear no responsibility for any maintenance and upkeep of said Easements.

Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line.

IN TESTIMONY WHEREOF,  
We, the undersigned owners of ORCHARD MEADOW, have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Gerald St. Peter, President  
PRECISION CONTRACTING & DEVELOPMENT INC

**NOTARY CERTIFICATE:**  
Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2024, before me, a notary public in and for said County and State came Gerald St. Peter, President Precision Contracting & Development Inc., to me personally known to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

**NOTARY PUBLIC**  
My Commission Expires: \_\_\_\_\_ (seal)

**APPROVALS**  
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of CREEKSTONE RIDGE this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Secretary Chairperson  
John Jacobson Marcus Majure

**COUNTY ENGINEER'S APPROVAL:**  
The County Engineer's plat review is only for general conformance with the subdivision regulations as adopted by Leavenworth County. The County is not responsible for the accuracy and adequacy of the design, dimensions, elevations, and quantities.

County Engineer - Mitch Pleak

**COUNTY COMMISSION APPROVAL:**  
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of CREEKSTONE RIDGE this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Chairperson County Clerk  
Jeff Culbertson Attest: Janet Klasinski

**REGISTER OF DEED CERTIFICATE:**  
Filed for Record as Document No. \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 2024 at \_\_\_\_\_ o'clock \_\_\_\_\_ M in the Office of the Register of Deeds of Leavenworth County, Kansas,

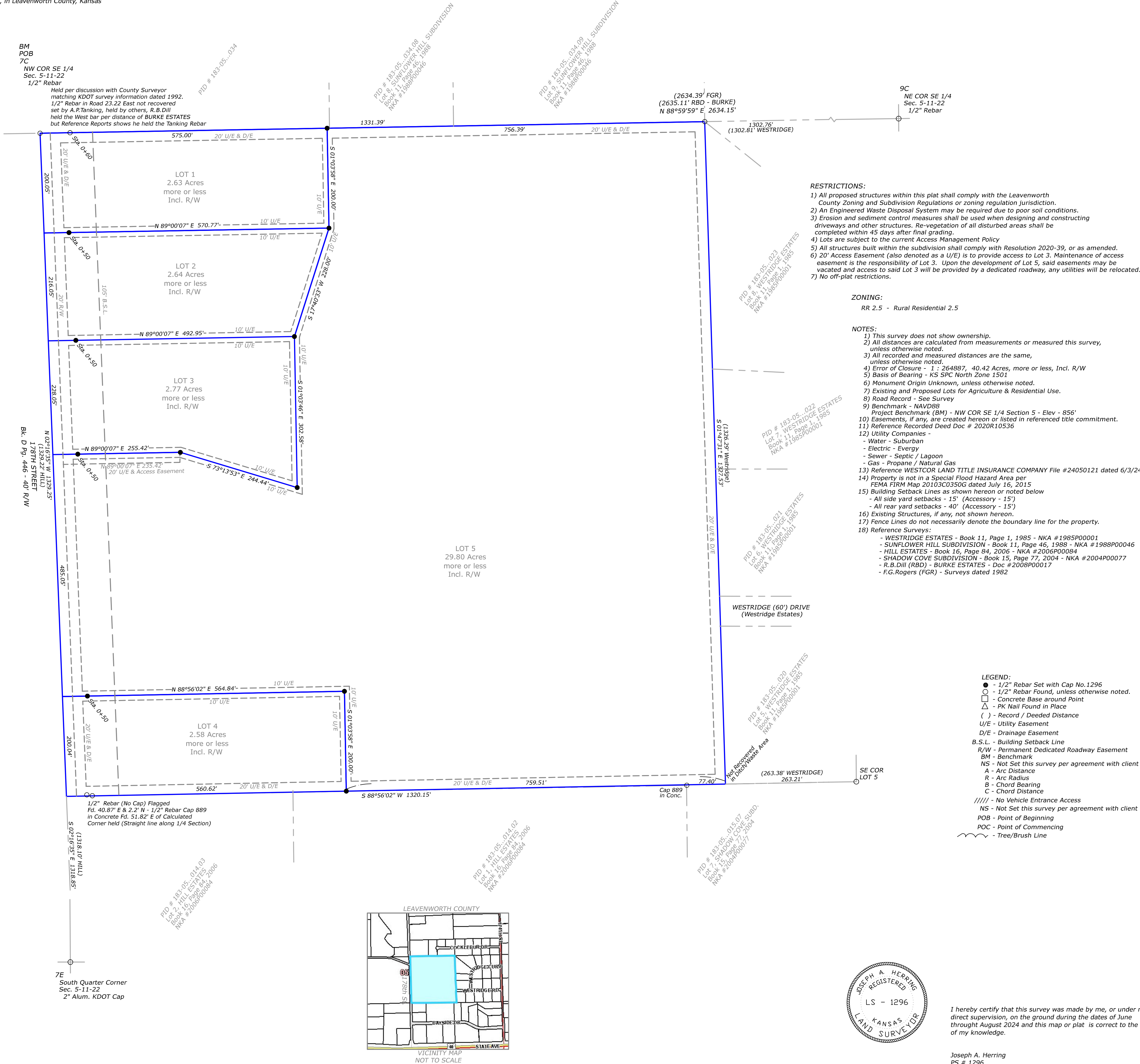
Register of Deeds - TerriLois G. Mashburn

I hereby certify that this survey plat meets the requirements of K.S.A. 58-2005. The face of this survey plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

Daniel Baumbchen, PS#1363  
County Surveyor

**RECORD DESCRIPTION:**  
Tract 1: A tract of land in the Northwest ¼ of the North ½ of the North ½ of the Southeast ¼ of Section 5, Township 11, Range 22, being 10 acres more or less, and less any part thereof taken or used for road purposes in Leavenworth County, Kansas  
Tract 2: All the West ½ of the North ½ of the Southeast ¼ of Section 5, Township 11, Range 22, except tract of 10 acres previously deeded to Judith S. Goodrich, containing 30 acres more or less, and less any part thereof taken or used for road purposes, in Leavenworth County, Kansas

**SURVEYOR'S DESCRIPTION:**  
The Northwest Quarter of the Southeast Quarter of Section 5, Township 11, Range 22 East of the 6th P.M., as written by Joseph A. Herring PS-1296 on October 2, 2024, Leavenworth County, Kansas. Together with and subject to covenants, easements, and restrictions of record.





# CREEKSTONE RIDGE

A Minor Subdivision in the Southeast Quarter of Section 5, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

## PRELIMINARY PLAT

### PREPARED FOR:

PRECISION CONTRACTING & DEVELOPMENT INC  
15395 BRIAR RD #STE A  
BASEHOR, KS 66007  
PID NO. 185-16-0-00-00-063

### RECORD DESCRIPTION:

Tract 1: A tract of land in the Northwest 1/4 of the North 1/2 of the North 1/2 of the Southeast 1/4 of Section 5, Township 11, Range 22, being 10 acres more or less, and less any part thereof taken or used for road purposes in Leavenworth County, Kansas  
Tract 2: All the West 1/2 of the North 1/2 of the Southeast 1/4 of Section 5, Township 11, Range 22, except tract of 10 acres previously deeded to Judith S. Goodrich, containing 30 acres more or less, and less any part thereof taken or used for road purposes, in Leavenworth County, Kansas

BM  
POB  
7C  
NW COR SE 1/4  
Sec. 5-11-22  
1/2" Rebar

Held per discussion with County Surveyor  
matching KDOT survey information  
1/2" Rebar in Road 23.22 East not recovered  
set by A.P.Tanking, held by others, R.B.Dill  
held the West bar per distance of BURKE ESTATES  
but Reference Reports shows he held the Tanking Rebar

Repeat Comment:  
Depict CL of  
creek. Name.

Extend access easement  
to PL.

Provide bearing and  
distance of access  
easement.

Existing power appears  
to serve the new Lot 3.  
If not in an existing  
easement, add UE for  
existing power line.

10-2-24  
PW Combined  
Comments

Provide like restriction: Access easement is  
to provide access to Lot 3. Lot 3 is  
responsible for access easement  
maintenance.

### RESTRICTIONS:

- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
- 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
- 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
- 4) Lots are subject to the current Access Management Policy
- 5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
- 6) No off-plat restrictions.

### ZONING:

RR 2.5 - Rural Residential 2.5

### NOTES:

- 1) This survey does not show ownership.
- 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
- 3) All recorded and measured distances are the same, unless otherwise noted.
- 4) Error of Closure - 1 : 264887, 40.42 Acres, more or less, Incl. R/W
- 5) Basis of Bearing - KS SPC North Zone 1501
- 6) Monument Origin Unknown, unless otherwise noted.
- 7) Existing and Proposed Lots for Agriculture & Residential Use.
- 8) Road Record - See Survey
- 9) Benchmark - NAVD88
- 10) Easements, if any, are created hereon or listed in referenced title commitment.
- 11) Reference Recorded Deed Doc # 2020R10536
- 12) Utility Companies -
  - Water - Suburban
  - Electric - Evergy
  - Sewer - Septic / Lagoon
  - Gas - Propane / Natural Gas
- 13) Reference WESTCORK LAND TITLE INSURANCE COMPANY File #24050121 dated 6/3/24.
- 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 2010C0350G dated July 16, 2015
- 15) Building Setback Lines as shown hereon or noted below
  - All side yard setbacks - 15' (Accessory - 15')
  - All rear yard setbacks - 40' (Accessory - 15')
- 16) Existing Structures, if any, shown in approximate location +-1'
- 17) Fence Lines do not necessarily denote the boundary line for the property.
- 18) Reference Surveys:
  - WESTRIDGE ESTATES - Book 11, Page 1, 1985 - NKA #1985P00001
  - SUNFLOWER HILL SUBDIVISION - Book 11, Page 46, 1988 - NKA #1988P00046
  - HILL ESTATES - Book 16, Page 84, 2006 - NKA #2006P00084
  - SHADOW COVE SUBDIVISION - Book 15, Page 77, 2004 - NKA #2004P00077
  - R.B.Dill (RBD) - BURKE ESTATES - Doc #2008P00017
  - F.G.Rogers (FGR) - Surveys dated 1982

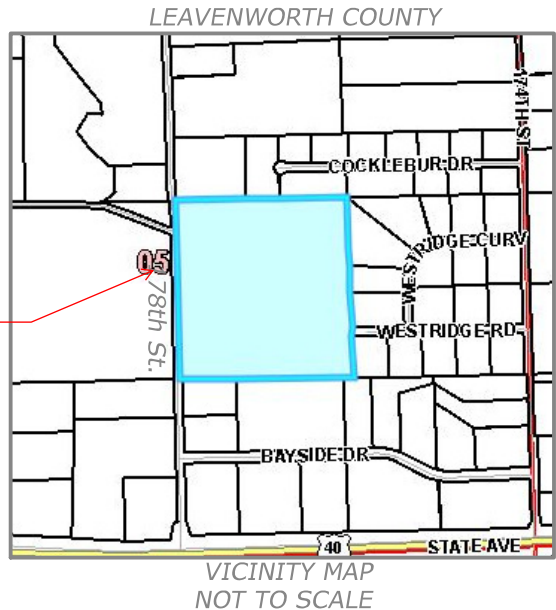
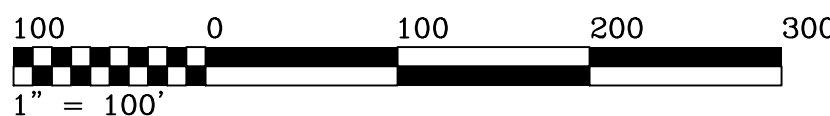
### LEGEND:

- 1/2" Rebar Set with Cap No.1296
- 1/2" Rebar Found, unless otherwise noted.
- Concrete Base around Point
- PK Nail Found in Place
- ( ) - Record / Deeded Distance
- U/E - Utility Easement
- D/E - Drainage Easement
- B.S.L. - Building Setback Line
- R/W - Permanent Dedicated Roadway Easement
- BM - Benchmark
- NS - Not Set this survey per agreement with client
- A - Arc Distance
- R - Arc Radius
- B - Chord Bearing
- C - Chord Distance
- //// - No Vehicle Entrance Access
- NS - Not Set this survey per agreement with client
- POB - Point of Beginning
- POC - Point of Commencing
- Tree/Brush Line
- DIRECTION OF WATER FLOW
- Power Pole
- Fence Line
- OHP - Overhead Power Lines
- Underground Telephone/Fiber Optic Line
- Gas Valve
- Water Meter/Valve
- Telephone Pedestal
- 6" Water Line - location as per district



Scale 1" = 100'

Job # K-24-1811  
July 31, 2024 Rev. 9-19-24



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of June through August 2024 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring  
PS # 1296



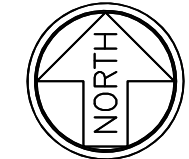
# CREEKSTONE RIDGE

A Minor Subdivision in the Southeast Quarter of Section 5, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

## PRELIMINARY PLAT

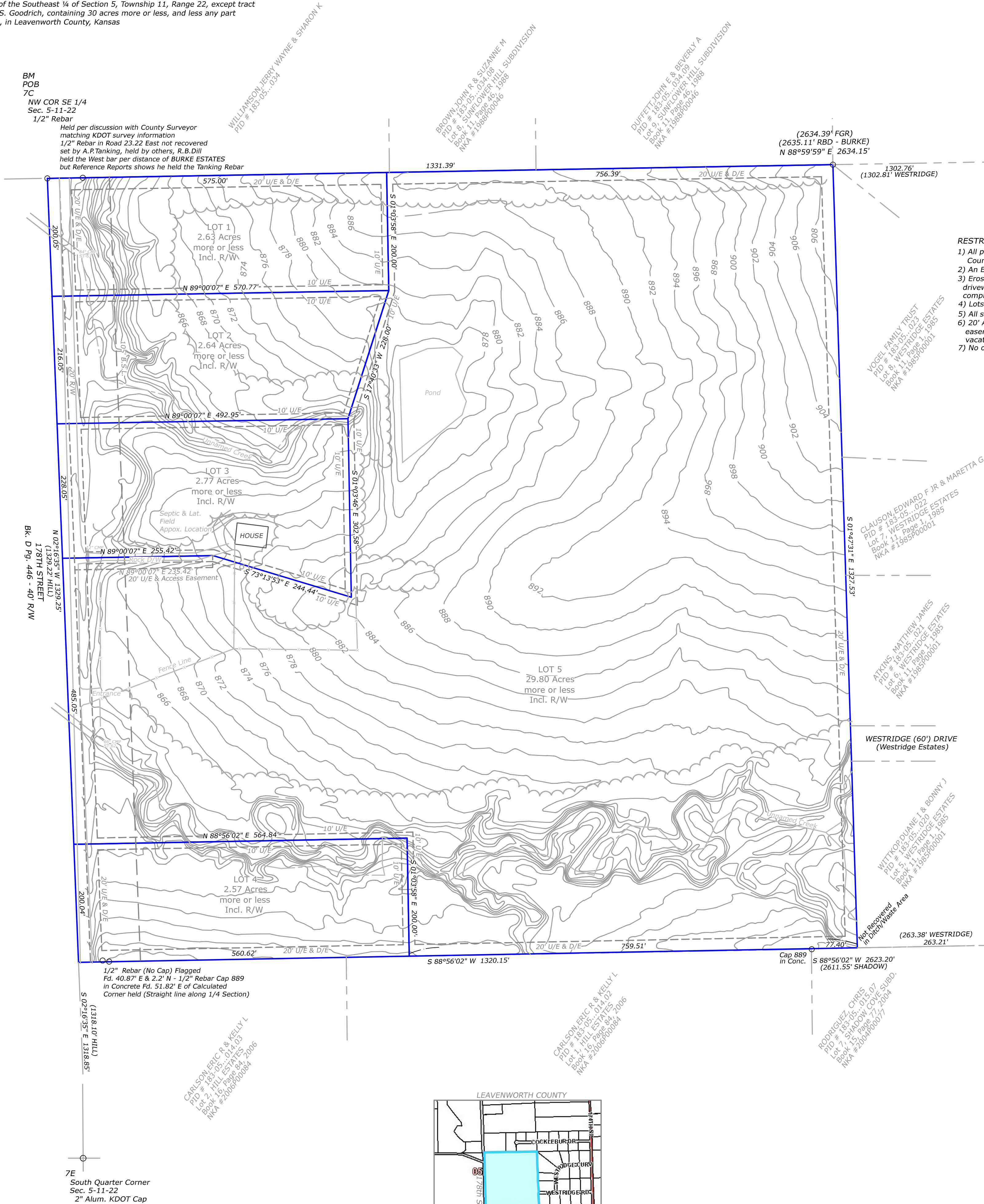
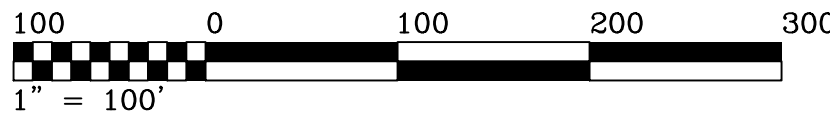
PREPARED FOR:  
PRECISION CONTRACTING & DEVELOPMENT INC  
15395 BRIAR RD #STE A  
BASEHOR, KS 66007  
PID NO. 183-05-0-00-00-013

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Scale 1" = 100'

Job # K-24-1811  
July 31, 2024 Rev. 10-2-24  
J. Herring, Inc. (dba)  
J. HERRING  
SURVEYING  
& COMPANY  
315 North 5th Street, Leav., KS 66048  
Ph. 913.651.3858 Fax 913.674.5361  
Email - survey@leamcash.com



**RESTRICTIONS:**  
1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.  
2) An Engineered Waste Disposal System may be required due to poor soil conditions.  
3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.  
4) Lots are subject to the current Access Management Policy  
5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.  
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12) Utility Companies -  
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- Electric - Evergy  
- Sewer - Septic / Lagoon  
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- HILL ESTATES - Book 16, Page 84, 2006 - NKA #2006P00084  
- SHADOW COVE SUBDIVISION - Book 15, Page 77, 2004 - NKA #2004P00077  
- R.B.Dill (RBD) - BURKE ESTATES - Doc #2008P00017  
- F.G.Rogers (FGR) - Surveys dated 1982

**LEGEND:**  
● - 1/2" Rebar Set with Cap No.1296  
○ - 1/2" Rebar Found, unless otherwise noted.  
□ - Concrete Base around Point  
△ - PK Nail Found in Place  
( ) - Record / Deeded Distance  
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B.S.L. - Building Setback Line  
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Fence Line  
Overhead Power Lines  
Underground Telephone/Fiber Optic Line  
Gas Valve  
Water Meter/Valve  
Telephone Pedestal  
6" Water Line - location as per district



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of June through August 2024 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring  
PS # 1296



## Schweitzer, Joshua

---

**From:** Anderson, Kyle  
**Sent:** Thursday, August 22, 2024 12:01 PM  
**To:** Schweitzer, Joshua  
**Subject:** RE: DEV-24-107 & 108 Preliminary & Final Plat Creekstone Ridge - Herring

We have not received any complaints on this property. Please show the septic system currently installed on Lot 3 to verify it meets 10' setback from property lines.

Kyle Anderson  
Environmental Technician/Code Enforcement  
Leavenworth County Planning & Zoning  
300 Walnut St. Ste. 212  
Leavenworth, KS 66048  
913-684-1084

*Disclaimer: This message and any attachments are intended only for the use of the recipient or their authorized representative. The information provided in this email is limited in scope and response detail by available information, current zoning and subdivision regulations. Depending on the level of development, the applicable regulations can change. Final approval cannot be granted until a complete application has been submitted, reviewed and approved by the governing body. Nothing in this message or its contents should be interpreted to authorize or conclude approval by Leavenworth County.*

---

**From:** Schweitzer, Joshua <JSchweitzer@leavenworthcounty.gov>  
**Sent:** Friday, August 16, 2024 9:57 AM  
**To:** Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Van Parys, David <DVanParys@leavenworthcounty.gov>; Brown, Misty <MBrown@leavenworthcounty.gov>; 'Mitch Pleak' <mpleak@olsson.com>; Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; Baumchen, Daniel <DBaumchen@leavenworthcounty.gov>  
**Cc:** PZ <PZ@leavenworthcounty.gov>  
**Subject:** DEV-24-107 & 108 Preliminary & Final Plat Creekstone Ridge - Herring

Good Morning,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary & Final Plat for a 5-lot subdivision at 19150 178<sup>th</sup> St. (183-05-0-00-00-013)

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 August 30, 2024.

If you have any questions or need additional information, please contact me at (913) 684-0465 or at [pz@leavenworthcounty.gov](mailto:pz@leavenworthcounty.gov).

v / r

Joshua J. Schweitzer  
Development Planner  
Leavenworth County Planning & Zoning  
300 Walnut St, Suite 212  
Leavenworth County, Kansas 66048

## Schweitzer, Joshua

---

**From:** Mark B <stfdchief1760@gmail.com>  
**Sent:** Wednesday, August 14, 2024 2:05 PM  
**To:** Johnson, Melissa  
**Cc:** Jordan Mesmer; Design Group Shawnee; PZ; Joe Herring  
**Subject:** Re: Creekstone Ridge Preliminary and Final Plat  
**Attachments:** image001.png

**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.

Stranger Township Fire Department has no issues with the request.

Mark Billquist

On Wed, Aug 14, 2024, 1:51 PM Johnson, Melissa <[MJohnson@leavenworthcounty.gov](mailto:MJohnson@leavenworthcounty.gov)> wrote:

I really appreciate your response and I am sorry about my error.

Thank you,

Melissa Johnson

Planner I

Leavenworth County

Planning & Zoning Department

Leavenworth County Courthouse

[300 Walnut St, Suite 212](#)

[Leavenworth](#) County, Kansas 66048

(913) 684-0465

Disclaimer

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August 15<sup>th</sup> 2024

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

RE: Creekstone Ridge

Suburban Water, Inc. (SWC) has received the proposed plat for Creekstone Ridge, Leavenworth County, KS. Suburban has completed an initial review of the proposed development. SWC has existing infrastructure located in proximity. SWC will provide water service to the proposed development. System improvements necessary to provide service to the proposed development will be provided by SWC to the developer upon approval of the preliminary and final plat approval by LVCO.

Sincerely,

Travis J Miles  
President

## Schweitzer, Joshua

---

**From:** Matt Roecker <Matt.Roecker@evergy.com>  
**Sent:** Friday, August 9, 2024 1:20 PM  
**To:** PZ  
**Cc:** Joe Herring  
**Subject:** Creekstone Ridge

**Follow Up Flag:** FollowUp  
**Flag Status:** Flagged

**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.

Internal Use Only

Hello,

This letter is to inform, that evergy will supply power to the new subdivision Creekstone Ridge off 178<sup>th</sup> and north of State Ave.

Thanks

**Matt Roecker**

Evergy  
TD Designer IV  
[matt.roecker@evergy.com](mailto:matt.roecker@evergy.com)  
913-667-5116

## Schweitzer, Joshua

---

**From:** Noll, Bill  
**Sent:** Tuesday, October 15, 2024 12:00 PM  
**To:** 'Joe Herring'; Schweitzer, Joshua  
**Cc:** PZ; McAfee, Joe  
**Subject:** RE: DEV-24-107 & 108 Preliminary & Final Plat Creekstone Ridge

They were looking at it from an engineering safety perspective from an intersection and were not here when the Al Stork plat came through and the board provided direction. I do agree that the BoCC wanted us to only look at one side of the roadway. We really shouldn't have close offsets for drives from intersections if they can be avoided. If you want to offer up some access restricted area if it doesn't create a burden to the future builder on the south half of the lot that would be appreciated but not required.  
Bill

---

**From:** Joe Herring [mailto:herringsurveying@outlook.com]  
**Sent:** Tuesday, October 15, 2024 8:58 AM  
**To:** Schweitzer, Joshua <JSchweitzer@leavenworthcounty.gov>  
**Cc:** PZ <PZ@leavenworthcounty.gov>; Noll, Bill <BNoll@leavenworthcounty.gov>  
**Subject:** Re: DEV-24-107 & 108 Preliminary & Final Plat Creekstone Ridge

**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.

PZ - Please look at the note removal requested by PW - Note 6. Will remove that section if agreed by PZ - the restrictions were approved by Planning Commission?

Bill -  
During the Access management policy it was my understanding that the opposite side of the road is not taken into consideration when determining access.  
Not to mention this is the 3<sup>rd</sup> review from Public Works and this comment is made at the end?  
Wasn't it a policy that everybody gets one review and then additional reviews were only on those comments and any new issues created by the revision?

Thank you - Joe Herring

---

J.Herring Inc., dba,Herring Surveying Company  
315 N. 5th Street, Leavenworth, KS 66048  
913-651-3858 - ROCK CHALK!

---

**From:** Schweitzer, Joshua <[JSchweitzer@leavenworthcounty.gov](mailto:JSchweitzer@leavenworthcounty.gov)>  
**Sent:** Tuesday, October 15, 2024 8:40 AM  
**To:** 'Joe Herring' <[herringsurveying@outlook.com](mailto:herringsurveying@outlook.com)>



# CREEKSTONE RIDGE

A Minor Subdivision in the Southeast Quarter of Section 5, Township 11 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

## FINAL PLAT

PREPARED FOR:  
PRECISION CONTRACTING & DEVELOPMENT INC  
15395 BRIAR RD #STE A  
BASEHOR, KS 66007  
PID NO. 183-05-0-00-00-013

**CERTIFICATION AND DEDICATION**  
The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: CREEKSTONE RIDGE.

Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the accompanying plat, and said easements may be employed to locate and maintain sewers, water lines, gas lines, poles and wires and any other form of public utility now and hereafter used by the public over, under and along the strips marked "Utility Easement" (U/E).

"Drainage Easements" or "D/E" shown on this plat are hereby dedicated for the purpose of constructing, using, replacing and maintaining a culvert, storm sewer, drainage ditch, or other drainage facility or tributary connections, including similar facilities, and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and future expansion of such facility, together with the right of access for the same, is hereby dedicated for public use. Drainage Easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities. The maintenance and upkeep of said Easements shall be the responsibility of the individual owners of the lots whereupon said Easements are dedicated. Leavenworth County shall bear no responsibility for any maintenance and upkeep of said Easements.

Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line.

IN TESTIMONY WHEREOF,  
We, the undersigned owners of CREEKSTONE RIDGE, have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Gerald St. Peter, President  
PRECISION CONTRACTING & DEVELOPMENT INC

**NOTARY CERTIFICATE:**  
Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2024, before me, a notary public in and for said County and State came Gerald St. Peter, President Precision Contracting & Development Inc., to me personally known to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

**NOTARY PUBLIC**  
My Commission Expires: \_\_\_\_\_ (seal)

**APPROVALS**  
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of CREEKSTONE RIDGE this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Secretary: John Jacobson  
Chairperson: Marcus Majure

**COUNTY ENGINEER'S APPROVAL:**  
The County Engineer's plat review is only for general conformance with the subdivision regulations as adopted by Leavenworth County. The County is not responsible for the accuracy and adequacy of the design, dimensions, elevations, and quantities.

County Engineer - Mitch Pleak

**COUNTY COMMISSION APPROVAL:**  
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of CREEKSTONE RIDGE this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Chairperson: Jeff Culbertson  
County Clerk: Janet Klasinski  
Attest: Janet Klasinski

**REGISTER OF DEED CERTIFICATE:**  
Filed for Record as Document No. \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 2024 at \_\_\_\_\_ o'clock \_\_\_\_\_ M in the Office of the Register of Deeds of Leavenworth County, Kansas,

Register of Deeds - TerriLois G. Mashburn

I hereby certify that this survey plat meets the requirements of K.S.A. 58-2005. The face of this survey plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

Daniel Baumbach, PS#1363  
County Surveyor

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**SURVEYOR'S DESCRIPTION:**  
The Northwest Quarter of the Southeast Quarter of Section 5, Township 11, Range 22 East of the 6th P.M., as written by Joseph A. Herring PS-1296 on October 2, 2024, Leavenworth County, Kansas. Together with and subject to covenants, easements, and restrictions of record.



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7) No off-plat restrictions.

**ZONING:**  
RR 2.5 - Rural Residential 2.5

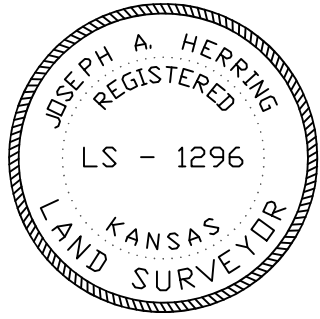
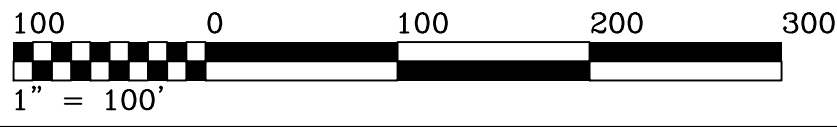
**NOTES:**  
1) This survey does not show ownership.  
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.  
3) All recorded and measured distances are the same, unless otherwise noted.  
4) Error of Closure - 1 : 264887, 40.42 Acres, more or less, Incl. R/W  
5) Basis of Bearing - KS SPC North Zone 1501  
6) Monument Origin Unknown, unless otherwise noted.  
7) Existing and Proposed Lots for Agriculture & Residential Use.  
8) Road Record - See Survey  
9) Benchmark - NAVD88  
Project Benchmark (BM) - NW COR SE 1/4 Section 5 - Elev - 856'  
10) Easements, if any, are created hereon or listed in referenced title commitment.  
11) Reference Recorded Deed Doc # 2020R10536  
12) Utility Companies -  
- Water - Suburban  
- Electric - Evergy  
- Sewer - Septic / Lagoon  
- Gas - Propane / Natural Gas  
13) Reference WESTCOK LAND TITLE INSURANCE COMPANY File #24050121 dated 6/3/24.  
14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0350G dated July 16, 2015  
15) Building Setback Lines as shown hereon or noted below  
- All side yard setbacks - 15' (Accessory - 15')  
- All rear yard setbacks - 40' (Accessory - 15')  
16) Existing Structures, if any, not shown hereon.  
17) Fence Lines do not necessarily denote the boundary line for the property.  
18) Reference Surveys:  
- WESTRIDGE ESTATES - Book 11, Page 1, 1985 - NKA #1985P00001  
- SUNFLOWER HILL SUBDIVISION - Book 11, Page 46, 1988 - NKA #1988P00046  
- HILL ESTATES - Book 16, Page 84, 2006 - NKA #2006P00084  
- SHADOW COVE SUBDIVISION - Book 15, Page 77, 2004 - NKA #2004P00077  
- R.B.Dill (RBD) - BURKE ESTATES - Doc #2008P00017  
- F.G.Rogers (FGR) - Surveys dated 1982

**LEGEND:**  
● - 1/2" Rebar Set with Cap No.1296  
○ - 1/2" Rebar Found, unless otherwise noted.  
□ - Concrete Base around Point  
△ - PK Nail Found in Place  
( ) - Record / Deeded Distance  
U/E - Utility Easement  
D/E - Drainage Easement  
B.S.L. - Building Setback Line  
R/W - Permanent Dedicated Roadway Easement  
BM - Benchmark  
NS - Not Set this survey per agreement with client  
A - Arc Distance  
R - Arc Radius  
B - Chord Bearing  
C - Chord Distance  
///// - No Vehicle Entrance Access  
NS - Not Set this survey per agreement with client  
POB - Point of Beginning  
POC - Point of Commencing  
~ ~ ~ - Tree/Brush Line



Scale 1" = 100'

Job # K-24-1811  
July 31, 2024 Rev. 10-2-24  
J. Herring, Inc. (dba)  
HERRING SURVEYING & COMPANY  
315 North 5th Street, Leav., KS 66048  
Ph. 913.651.3858 Fax 913.674.5361  
Email - survey@leavcash.com



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of June through August 2024 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring  
PS # 1296



Subject: Minimum Maintenance Road Advisory

Dear [Resident's Name]:

We hope this letter finds you well. There have been a number of questions raised surrounding minimum maintenance roads. Because the road providing access to your property is a minimally maintained road, we are writing to keep you informed on the County's policy concerning minimum maintenance roads.

[Road Name] has a low volume of traffic and is classified as a minimally maintained road in accordance with K.S.A. 68-5,102. Minimum maintenance roads are intended to provide limited occasional use by only a few individuals for intermittent access to fields or other primarily agricultural properties. A minimally maintained road does not receive the same level of service as a regularly maintained road.

County policy provides that roads under this classification receive limited maintenance services. These roads are not maintained at current county gravel road standards and may be bladed up to two times per year per road upon the request of adjacent land owners when the established road maintenance schedule allows. Additionally, snow removal is not provided by the County, landowners must provide additional rock, and the County will not maintain drainage structures on minimally maintained roads. Requests to improve the roadway must be made according to existing policy and requires the requestor to pay the cost associated with the improvement.

If you have any questions regarding the policy or would like further clarification, please feel free to contact [Department Name] at [Phone Number] or [Email Address]. We appreciate your understanding and cooperation.

Sincerely,

Bill Noll  
Public Works Director

# Leavenworth County Request for Board Action

**Date:** 10/17/2024

**To:** Board of County Commissioners

**From:** Public Works

**Department Head Approval:**

**Additional Reviews as needed:**

**Budget Review** ☒ **Administrator Review** ☒ **Legal Review** ☒

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**Action Requested:** Approval of the bid by New Frontier Materials for 2024-2025 for Trap Rock.

**Analysis:** There was a significant cost savings realized this year by switching from haydite to trap rock for 2024's Chip and Seal. The material is harder and heavier and appears to adhere to the oil stronger than haydite. We will be utilizing the saving to purchase gravel.

**Attached are the bid for the 2024-2025 (Prices have gone up 6.7%)**

New Frontier Materials - \$56.00/ton delivered to quarry

## **2023-2024 (LAST YEARS COSTS)**

New Frontier Materials - \$52.50/ton delivered

**Recommendation:** Approval

**Alternatives:**

**Budgetary Impact:**

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

**Additional Attachments:** Bid

Quote



Quote: MQ0017969\_0  
Quote Date: Oct 10, 2024  
Expire Date: Oct 10, 2024  
NFM Salesperson: Dave Viehmann  
Print Date: Oct 10, 2024

BILL TO:

166713  
Leavenworth County Public Works  
300 Walnut Street - Attn: Dalani Blacketer Suite 7  
Leavenworth, KS 66048

Job Description:

Leavenworth County, KS  
1001 Spruce Street  
Leavenworth KS 66048

Contact Information:

Bill Noll

Location	Item	Description	QTYUM	Material Price	Freight Price
IMTR KC	42	3/8" X 1/4"	15,000 Ton	\$44.50	\$11.50

Additional Information:

*\*Freight Rates are subject to change without notice.  
\*Subject to all applicable taxes.  
\*Quote is valid for 30 days from Quote Date.*

Accepted By: \_\_\_\_\_

Date: \_\_\_\_\_

Title: \_\_\_\_\_

*To assure accurate invoicing - please contact our Resource Integration Center prior to purchase.*

*Resources Integration Center Telephone (866) 739-8855/Email:RIC@fredweberinc.com*

\*\*\*See Attached TERMS & CONDITIONS\*\*\*

## TERMS & CONDITIONS

1. The Applicant's (hereinafter "Customer") ordering of material by purchase order, on account or otherwise from New Frontier Materials Operations Beta (hereinafter "Seller"), shall be treated as Customer's acceptance of the terms and conditions set forth in the Application for Credit and as set forth below (collectively the "TERMS"). All terms and conditions in Customer's contract, purchase order or in any other communication to Seller, whether submitted previous or subsequent to any sale of material or price quotation from Seller, which are additional to or inconsistent with the TERMS are not binding upon Seller and shall not be applicable to any transaction between Customer and Seller, except to the extent accepted in writing by an authorized representative of Seller. Any change or amendment to these Terms, in order to be binding upon Seller, must be accepted in writing by Seller. Customer and Seller acknowledge that this is a commercial transaction and not a consumer transaction.
2. Seller's quotation for material, if any, is conditioned upon Customer's acceptance of the TERMS on the face side hereof and as set forth below. Any proposed price terms are subject to increase if not accepted by the Customer within 30 days of the proposal date.
3. Unless Seller and Customer otherwise agree in writing, Customer shall pay in full Seller's invoice within Thirty (30) days of the invoice date. Payments due and unpaid shall bear interest at the rate of 1.5% per month from the date payment is due. Should Seller incur costs or expenses to collect monies claimed due to hereunder from Customer, Customer shall pay to Seller, in addition to all other sums due to Seller, attorneys' Fees, consultants' costs, and other expenses and costs, including but not limited to litigation and/or arbitration expenses and arbitrator compensation, in connection therewith.
4. Seller shall not be responsible for any inability to perform under the TERMS or for any loss or damage due to delays or disruptions resulting directly from, or contributed to by any act of God, action or omission of Customer, act of civil or military authorities, fire, strike, or other labor dispute, accident, flood, war, riot, terrorism, transportation delay, inability to obtain material or fuel supplies, epidemics, pandemics, or any other circumstances beyond Seller's reasonable control, whether similar or dissimilar to any of the foregoing.
5. Unless expressly stated in writing otherwise, prices quoted by Seller are exclusive of any and all federal, state and local taxes, and if Seller is subjected to any such tax in connection with this sale or the delivery, the same shall be added to the purchase price and Customer shall be responsible for paying that tax or reimbursing Seller therefor.
6. Even if Seller performs, or directs the performance of services in connection with this sale, this sale and the interpretation of the TERMS are nevertheless governed by Missouri law, including Article 2 of Missouri's Uniform Commercial Code.
7. Customer's placement of material purchased from Seller in its final project site location shall be Customer's acknowledgement and confirmation that the material has been inspected by or on behalf of Customer and is free from any and all defects or nonconformities or that any and all defects or nonconformities of the material are waived by Customer. Such immediate inspection is necessary to mitigate potential damages given the nature of the material furnished and the intervening acts of others in the installation future use of the material. Any material not rejected upon delivery and prior to its placement at a project site shall be deemed accepted by Customer. Customer's failure to furnish Seller timely notice of a defect or deficiency shall constitute unequivocal acceptance of the material in its current, AS-IS condition. Customer waives any claims against Seller for defective or nonconforming material after its placement at the Project site. Replacement of defective or nonconforming material, at Seller's option, shall be Customer's sole remedy for properly and timely rejected material. In any event, to the fullest extent permitted by law, the total liability of Seller to Customer for any and all injuries, damages, claims, losses, expenses (including without limitation attorney's fees) shall be limited to the purchase price.
8. Except for any express warranties agreed to in writing by Seller, **SELLER DISCLAIMS ALL OTHER EXPRESS AND IMPLIED WARRANTIES, INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. SELLER'S LIABILITY TO CUSTOMER, WHETHER IN CONTRACT, WARRANTY, TORT, OR OTHERWISE, IS LIMITED TO THAT PERMITTED UNDER THE "TERMS", AND SHALL IN NO EVENT EXCEED THE PURCHASE PRICE HEREUNDER. NOTWITHSTANDING ANYTHING SEEMINGLY TO THE CONTRARY, SELLER SHALL NOT BE LIABLE TO CUSTOMER FOR ANY SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES, INCLUDING WITHOUT LIMITATION DAMAGES FOR LOSS OF USE, LOST TIME, DELAY, DISRUPTION, INTERFERENCE, LOSS OF PRODUCTIVITY, INCONVENIENCE, LOST INCOME, OR LOST PROFITS.**
9. Should Seller learn of any information that causes Seller concern about Customer's ability to perform any of its obligations owing to Seller under a sale or under Customer's account, Seller has the right to request Customer to provide Seller adequate assurance of due performance on such terms as are deemed reasonable by Seller when acting in good faith, including the right to await full or partial payment from Customer as demanded by Seller. In such an instance, Seller may suspend its performance pending Customer's receipt of adequate assurance of due performance in a manner found acceptable by Seller.
10. Customer agrees that Seller may contact Customer's higher tier customers at any time to request information concerning the status of payments made, due, or to become due to Customer and to inform such higher tier customer of amounts claimed due by Seller.
11. Seller reserves the right to temporarily cease to sell materials to Customer for any reason at any time.
12. Customer shall indemnify, defend and hold Seller harmless from and against all claims, demands, liabilities, causes of action, losses, damages, costs and expenses, including without limitation attorneys' fees and claims for bodily injury (including death) or property damage, arising out of or relating to Seller furnishing materials hereunder in accordance with any plans, specifications or other design documents furnished by Customer to Seller. The provisions of this Section 12 survive the delivery of materials to Customer.
13. CUSTOMER ACKNOWLEDGES THAT FAILURE OF THIS SELLER TO PAY THOSE PERSONS SUPPLYING MATERIALS OR SERVICES TO COMPLETE THIS CONTRACT CAN RESULT IN THE FILING OF A MECHANIC'S LIEN ON THE PROPERTY WHICH IS THE SUBJECT OF THIS CONTRACT PURSUANT TO CHAPTER 429, RSMO. TO AVOID THIS RESULT YOU MAY ASK THIS SELLER FOR "LIEN WAIVERS" FROM ALL PERSONS SUPPLYING MATERIAL OR SERVICES FOR THE WORK DESCRIBED IN THIS CONTRACT. FAILURE TO SECURE LIEN WAIVERS MAY RESULT IN YOUR PAYING FOR LABOR AND MATERIAL TWICE.
14. **CUSTOMER ACKNOWLEDGES THAT THE "TERMS" SHALL BE AND ARE INCORPORATED AS PART OF EACH SALE FROM SELLER TO CUSTOMER AND ARE DEEMED MADE IN MISSOURI AND THAT CUSTOMER, IN RELATION TO THIS SALE, IS DEEMED TO BE TRANSACTING BUSINESS IN MISSOURI. ANY LEGAL ACTION CONCERNING A CLAIM OR DISPUTE INVOLVING CUSTOMER AND SELLER, WHETHER IN CONTRACT, TORT OR OTHERWISE, SHALL BE CONSTRUED, ENFORCED, AND GOVERNED BY THE COURTS AND LAWS OF THE STATE OF MISSOURI, AND ANY SUCH ACTION SHALL BE BROUGHT IN ST. LOUIS COUNTY CIRCUIT COURT OR IN THE UNITED STATES DISTRICT COURT FOR THE EASTERN DISTRICT OF MISSOURI, AND CUSTOMER CONSENTS TO THE JURISDICTION OF THOSE COURTS IN MISSOURI. SELLER AND CUSTOMER EACH IRREVOCABLY WAIVES, TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, ANY AND ALL RIGHT TO TRIAL BY JURY IN ANY LEGAL ACTION ARISING OUT OF OR RELATED TO THESE TERMS OR THE TRANSACTIONS CONTEMPLATED HEREBY.**

**Leavenworth County  
Request for Board Action  
Case No. DEV-24-113  
Final Plat E&R Rolling Meadows South  
\*Regular\***

**Date:** October 23, 2024  
**To:** Board of County Commissioners  
**From:** Planning & Zoning Staff

**Department Head Review:** John Jacobson, Reviewed

**Additional Reviews as needed:**

**Budget Review** ☐ **Administrator Review** ☒ **Legal Review** ☒

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**Action Request:**

Chairman, I find that the proposed Final Plat as outlined in case DEV-24-113 is compliant with the County Zoning & Subdivision Regulations and move that the proposed Final Plat be conditionally approved and accepted by this Board subject to the conditions set forth in the staff report and as adopted by the Planning Commission.

**Analysis:** The applicant is proposing to divide an approximate 54-acre parcel into 9 lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). Lots vary in size from 5.23 acres to 7.5 acres. Lot 2 has been granted a lot-width to lot-depth exception. The remaining lots meet the requirements for the RR-5 zoning district. Lot 9 will be required to access from Stillwell Road with the access easement benefitting Lot 8 only. All remaining lots shall access from Stillwell Road. A portion of Lots 6, 7 & 8 are located in the floodplain but enough developable area is included in the lots to make them buildable. RWD 10 has capacity to support water meters on Lots 5-9, the remaining lots will need a line extension. Lots 1-4 are all 5 acres or greater and will be entitled to well permits. During the Preliminary Plat phase, exceptions were granted for:

1. Exception to Article 50 Section 40.3.i (Lot-Depth to Lot-Width)

The final plat meets the standards set forth in the Leavenworth County Zoning and Subdivision Regulations.

**Recommendation:** The Planning Commission voted 9-0 to recommend approval of Case No.DEV-24-113, Final Plat for E&R Rolling Meadows South subject to conditions.

**Alternatives:**

1. Approve Case No. DEV-24-113, Final Plat for E&R Rolling Meadows South, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-24-113, Final Plat for E&R Rolling Meadows South, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-24-113, Final Plat for E&R Rolling Meadows South, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

**Budgetary Impact:**

- ☒ 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, Plat, Planning Commission Minutes

**LEAVENWORTH COUNTY  
PLANNING COMMISSION  
STAFF REPORT**

**CASE NO:** DEV-24-113 E&R Rolling Meadows South

October 9, 2024

**REQUEST:** *Consent Agenda*

☐ Preliminary Plat      ☒ Final Plat

**STAFF REPRESENTATIVE:**

Joshua Schweitzer  
Development Planner

**SUBJECT PROPERTY:** 00000 Stillwell Road  
**FUTURE LAND USE:** Residential (2.5 Acre Min)

**APPLICANT/APPLICANT AGENT:**

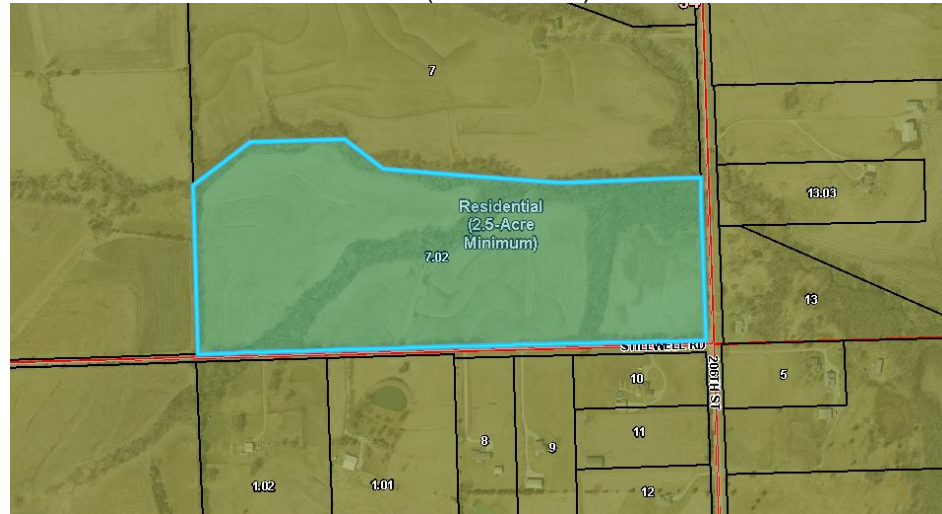
JOE HERRING  
HERRING SURVEYING  
315 N. 5th Street  
Leavenworth, KS 66048

**PROPERTY OWNER:**

David & Carrie Barth  
17113 W 84<sup>th</sup> Street  
Lenexa, KS 66219

**CONCURRENT APPLICATIONS:**

NONE



**LAND USE**

**ZONING:** RR-5

**FUTURE LAND USE DESIGNATION:**

Residential (2.5 Acre Min)

**LEGAL DESCRIPTION:**

A tract of land in the Southeast Quarter of Section 34, Township 11 South, Range 21 East of the 6th P.M., in Leavenworth County Kansas.

**SUBDIVISION:** N/A

**FLOODPLAIN:** Zone A

**STAFF RECOMMENDATION:** APPROVAL

**PROPERTY INFORMATION**

**ACTION OPTIONS:**

1. Recommend approval of Case No. DEV-24-113, Final Plat for E&R Rolling Meadows South, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-24-113, Final Plat for E&R Rolling Meadows South, to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

**PARCEL SIZE:** 54.9 ACRES

**PARCEL ID NO:**

198-34-0-00-00-007.02

**BUILDINGS:**

N/A

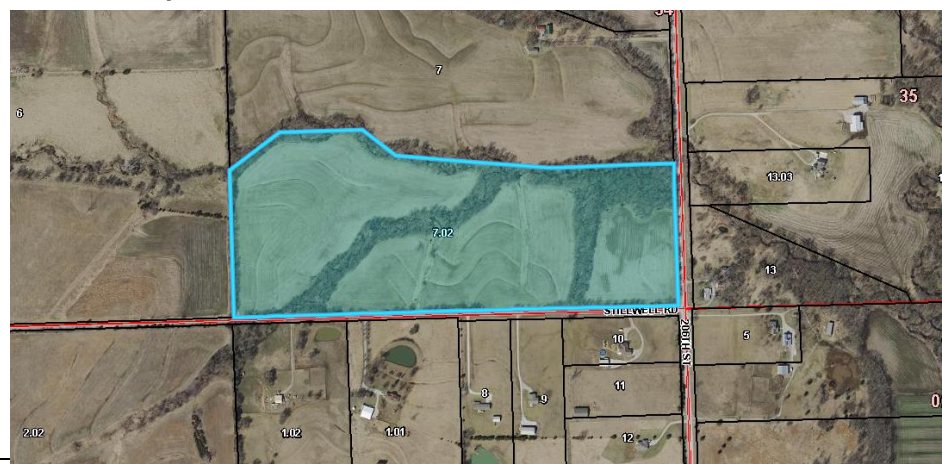
**PROJECT SUMMARY:**

Request for a final plat approval to subdivide property located at 00000 Stillwell Road (198-34-0-00-00-007.02) as Lots 01 through 09 of E&R Rolling Meadows South.

**ACCESS/STREET:**

206<sup>th</sup> Street – County Arterial, Paved ± 30'  
Stillwell Road – County Local, Gravel ± 24'

**Location Map:**



**UTILITIES**

**SEWER:** PRIVATE SEPTIC

**FIRE:** Fire District #2

**WATER:** RWD #10

**ELECTRIC:** Evergy

**NOTICE & REVIEW:**

**STAFF REVIEW:**

10/01/2024

**NEWSPAPER NOTIFICATION:**

N/A

**NOTICE TO SURROUNDING  
PROPERTY OWNERS:**

N/A

<b>STANDARDS TO BE CONSIDERED:</b>			
<b>Leavenworth County Zoning and Subdivision Standards: Preliminary Review</b>		<b>Met</b>	<b>Not Met</b>
35-40	<b>Preliminary Plat Content</b>	X	
40-20	<b>Final Plat Content</b>	X	
41-6	<b>Access Management</b>	X	
41-6.B. a-c.	<b>Entrance Spacing</b>	X	
41-6.C.	<b>Public Road Access Management Standards</b>	N/A	
43	<b>Cross Access Easements</b>	N/A	
50-20	<b>Utility Requirements</b>	X	
50-30	<b>Other Requirements</b>	X	
50-40	<b>Minimum Design Standards</b>	X	
	Art. 50, Sec. 40.3.i. Lot-Width to Lot-Depth Exception has been granted for Lot 2		
50-50	<b>Sensitive Land Development</b>	N/A	
50-60.	<b>Dedication of Reservation of Public Sites and Open Spaces</b>	N/A	

#### **STAFF COMMENTS:**

The applicant is proposing to divide an approximate 54-acre parcel into 9 lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). Lots vary in size from 5.23 acres to 7.5 acres. Lot 2 has been granted a lot-width to lot-depth exception. The remaining lots meet the requirements for the RR-5 zoning district. Lot 9 will be required to access from Stillwell Road with the access easement benefitting Lot 8 only. All remaining lots shall access from Stillwell Road. A portion of Lots 6, 7 & 8 are located in the floodplain but enough developable area is included in the lots to make them buildable. RWD 10 has capacity to support water meters on Lots 5-9, the remaining lots will need a line extension. Lots 1-4 are all 5 acres or greater and will be entitled to well permits.

#### **PROPOSED CONDITIONS:**

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. A waiver for the use of private septic systems within this subdivision is granted with this approval.
4. At time of development, fire hydrants shall be required if necessary infrastructure is available.
5. An exception from Article 50, Section 40.3.i – Lot-Depth to Lot- Width for Lot 2 has been approved.
6. Amend Restriction #8 to state "Lot 9 must be addressed and access/egress from Stillwell Road. The Access Easement and entrance in the northeast corner of Lot 9 shall serve only Lot 8. Lot 8 Owner shall be responsible for maintenance of the entrance."
7. The developer must comply with the following memorandums:
  - Memo – Steven Heath, Evergy, dated June 13, 2024
  - Memo – Steve Conley, RWD 10, dated June 13, 2024

#### **ATTACHMENTS:**

- A: Application & Narrative
- B: Zoning Map
- C: Location Map
- C: Memorandums+



## PRELIMINARY & FINAL PLAT APPLICATION

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

### Office Use Only

Township: \_\_\_\_\_ Planning Commission Meeting Date: \_\_\_\_\_  
Case No. \_\_\_\_\_ Date Received/Paid: \_\_\_\_\_  
Zoning District \_\_\_\_\_ Comprehensive Plan Land Use Designation: \_\_\_\_\_

### APPLICANT/AGENT INFORMATION

NAME: Herring Surveying Company

MAILING ADDRESS: 315 North 5th Street

CITY/ST/ZIP: Leavenworth, KS 66048

PHONE: 913-651-3858

EMAIL : herringsurveying@outlook.com

### OWNER INFORMATION

NAME: Barth, David M & Carrie J

MAILING ADDRESS 17113 W 84th Street

CITY/ST/ZIP Lenexa, KS 66219

PHONE: N/A

EMAIL N/A

### GENERAL INFORMATION

Proposed Subdivision Name: E&R ROLLING MEADOWS SOUTH

Address of Property: 00000 Stillwell Road

PID: 198-34-0-00-00-007.02

Urban Growth Management Area: N/A

### SUBDIVISION INFORMATION

Gross Acreage: 53 AC	Number of Lots: 9	Minimum Lot Size: 5.2 AC
Maximum Lot Size: 7.5 AC	Proposed Zoning: RR 5	Density: N/A
Open Space Acreage: N/A	Water District: RWD 10	Proposed Sewage: Septic
Fire District: District 2	Electric Provider: Evergy	Natural Gas Provider: Propane
Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Road Classification: Local - Collector - Arterial - State - Federal	
	Cross-Access Easement Requested: <input type="checkbox"/> Yes <input type="checkbox"/> No	

Is any part of the site designated as Floodplain? ☒ Yes ☐ No if yes, what is the panel number: 20103C0325G

I, the undersigned, am the 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 final plat approval as indicated above.

Signature: Joe Herring - digitally signed 8-17-24

Date: 8-17-24

ATTACHMENT A

AFFIDAVIT

Authorization of Contractors or Individuals to Act as Agents of a Landowner  
COUNTY OF LEAVENWORTH  
STATE OF KANSAS

We/I David Barth and Carrie Barth

Being dully sworn, dispose and say that we/I are the owner(s) of said property located at -  
15031 206th Street Linwood, KS 66052, and that we authorize the  
following people or firms to act in our interest with the Leavenworth County Planning  
and Zoning Department for a period of one calendar year. Additionally, all statements  
herein contained in the information herewith submitted are in all respects true and correct  
to the best of our knowledge and belief.

Authorized Agents (full name, address & telephone number)

1) Joseph A. Herring – Herring Surveying Company 315 N. 5<sup>th</sup> Street, Leavenworth,  
KS 66048, 913-651-3858

2)

Signed and entered this 5<sup>th</sup> day of March, 2024

David Barth 17113 W. 84th St. Lenexa, KS 66219  
Print Name, Address, Telephone 913-553-7012

  
Signature

STATE OF KANSAS )  
 ) SS  
COUNTY OF LEAVENWORTH )

Be it remember that on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_, before me, a notary public in and  
for said County and State came \_\_\_\_\_ to me  
personally known to be the same persons who executed the forgoing instrument of writing, and  
duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand  
and affixed my notary seal the day and year above written.

NOTARY PUBLIC \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

(seal)

AFFIDAVIT

Authorization of Contractors or Individuals to Act as Agents of a Landowner

COUNTY OF LEAVENWORTH

STATE OF KANSAS

We/I Carrie Barth and \_\_\_\_\_

Being dully sworn, dispose and say that we/I are the owner(s) of said property located at -  
15031 20th St., Linwood, KS 66052, and that we authorize the  
following people or firms to act in our interest with the Leavenworth County Planning  
and Zoning Department for a period of one calendar year. Additionally, all statements  
herein contained in the information herewith submitted are in all respects true and correct  
to the best of our knowledge and belief.

Authorized Agents (full name, address & telephone number)

1) Joseph A. Herring – Herring Surveying Company 315 N. 5<sup>th</sup> Street, Leavenworth,  
KS 66048, 913-651-3858

2)

Signed and entered this 5th day of March, 2024

Carrie Barth - 17113 W. 84th St., Lenexa, KS 66219  
Print Name, Address, Telephone 913-787-1632

Carrie Barth  
Signature

STATE OF KANSAS )  
 ) SS  
COUNTY OF LEAVENWORTH )

Be it remember that on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_, before me, a notary public in and  
for said County and State came \_\_\_\_\_ to me  
personally known to be the same persons who executed the forgoing instrument of writing, and  
duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand  
and affixed my notary seal the day and year above written.

NOTARY PUBLIC \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

(seal)



# Continental

## TITLE COMPANY

### SCHEDULE A

CTC File No.: 24464121

### INFORMATIONAL REPORT

1. Effective Date: May 31, 2024 at 8:00 A.M. UPDATE 1
2. Fee Simple interest in the Land described in this Report is owned, at the Report Date, by:  
  
David M. Barth and Carrie J. Barth
3. The land referred to in this Commitment is described as follows:

#### TRACT 1:

Tract of land in the Southeast Quarter of Section 34, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on March 9, 2024, and more fully described as follows: Commencing at the Southeast corner of said Southeast Quarter; thence North 01 degrees 55'20" West of a distance of 1627.78 feet along the East line of said Southeast Quarter to the TRUE POINT OF BEGINNING; thence South 88 degrees 04'40" West for a distance of 322.71 feet; thence North 70 degrees 00'18" West for a distance of 1082.94 feet; thence North 89 degrees 18'57" West for a distance of 1322.63 feet to the West line of said Southeast Quarter; thence North 01 degrees 57'24" West for a distance of 565.98 feet along said West line to the Northwest corner of said Southeast Quarter; thence North 88 degrees 20'27" East for a distance of 2649.01 feet along the North line of said Southeast Quarter to the Northeast corner of said Southeast quarter; thence South 01 degrees 55'20" East for a distance of 1018.19 feet along the East line of said Southeast Quarter to the point of beginning. Together with and subject to covenants, easements, and restrictions of record.

#### TRACT 2:


Tract of land in the Southeast Quarter of Section 34, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on March 9, 2024 and more fully described as follows: Commencing at the Southeast corner of said Southeast Quarter; thence North 01 degrees 55'20" West for a distance of 838.19 feet along the East line of said Southeast Quarter to the TRUE POINT OF BEGINNING; thence South 88 degrees 04'40" West for a distance of 753.39 feet; thence North 85 degrees 25'16" West for a distance of 910.40 feet; thence North 52 degrees 43'29" West for a distance of 250.31 feet; thence South 88 degrees 22'01" West for a distance of 492.11 feet; thence South 53 degrees 00'48" East for a distance of 371.26 to the West line of said Southeast Quarter; thence North 01 degrees 57'24" West for a distance of 1203.49 feet along said West line; thence South 89 degrees 18'57" East for a distance of 1322.63 feet; thence South 70 degrees 01'18" East for a distance of 1082.94 feet; thence North 88 degrees 04'40" East for a distance of 322.71 feet to the East line of said Southeast Quarter; thence South 01 degrees 55'20" East for a distance of 789.59 feet along the East line of said Southeast Quarter to the point of beginning. Together with and subject to covenants, easements and restrictions of records.

#### TRACT 3:

Tract of land in the Southeast Quarter of Section 34, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on March 9, 2024 and more fully described as follows: Beginning at the Southeast corner of said Southeast Quarter; thence South 88 degrees 23'14" West for a distance of 2647.42 feet along the South line of said Southeast Quarter to the Southwest corner of said Southeast quarter; thence North 01 degrees 57'24" West for a distance of 874.37 feet along the West line of said Southeast Quarter; thence North 53 degrees 00'48" East for a distance of 371.26 feet; thence North 88 degrees 22'01" East for a distance of 492.11 feet; thence South 52 degrees 43'29" East for a distance of 250.31 feet; thence South 85 degrees 25'16" East for a distance of 910.40 feet; thence North 88 degrees 04'40" East for a distance of 753.39 feet to the East line of said Southeast



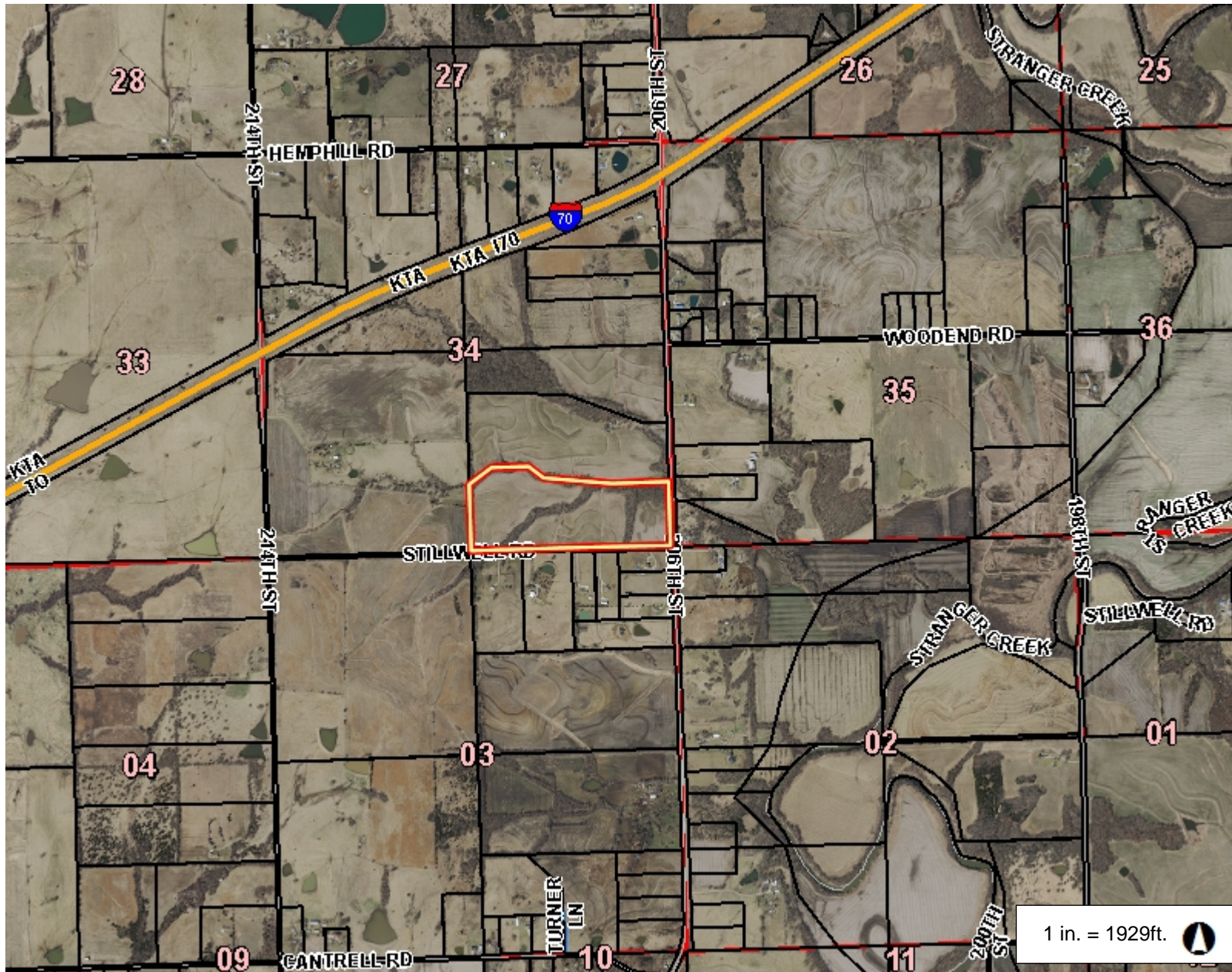
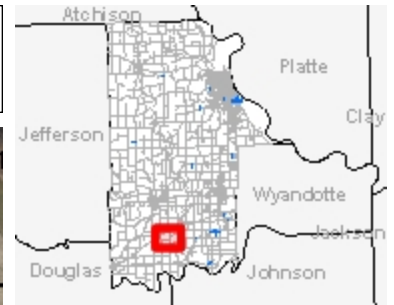
Quarter; thence South 01 degrees 55'20" East for a distance of 838.19 feet along said East line to the point of beginning. Together with and subject to covenants, easements and restrictions of record.

A handwritten signature in cursive script that reads "Janet Bishop". The ink is dark and the signature is written on a light-colored background.

By: \_\_\_\_\_

Title Officer: Janet Bishop

# Leavenworth County, KS



## Legend

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

## Notes

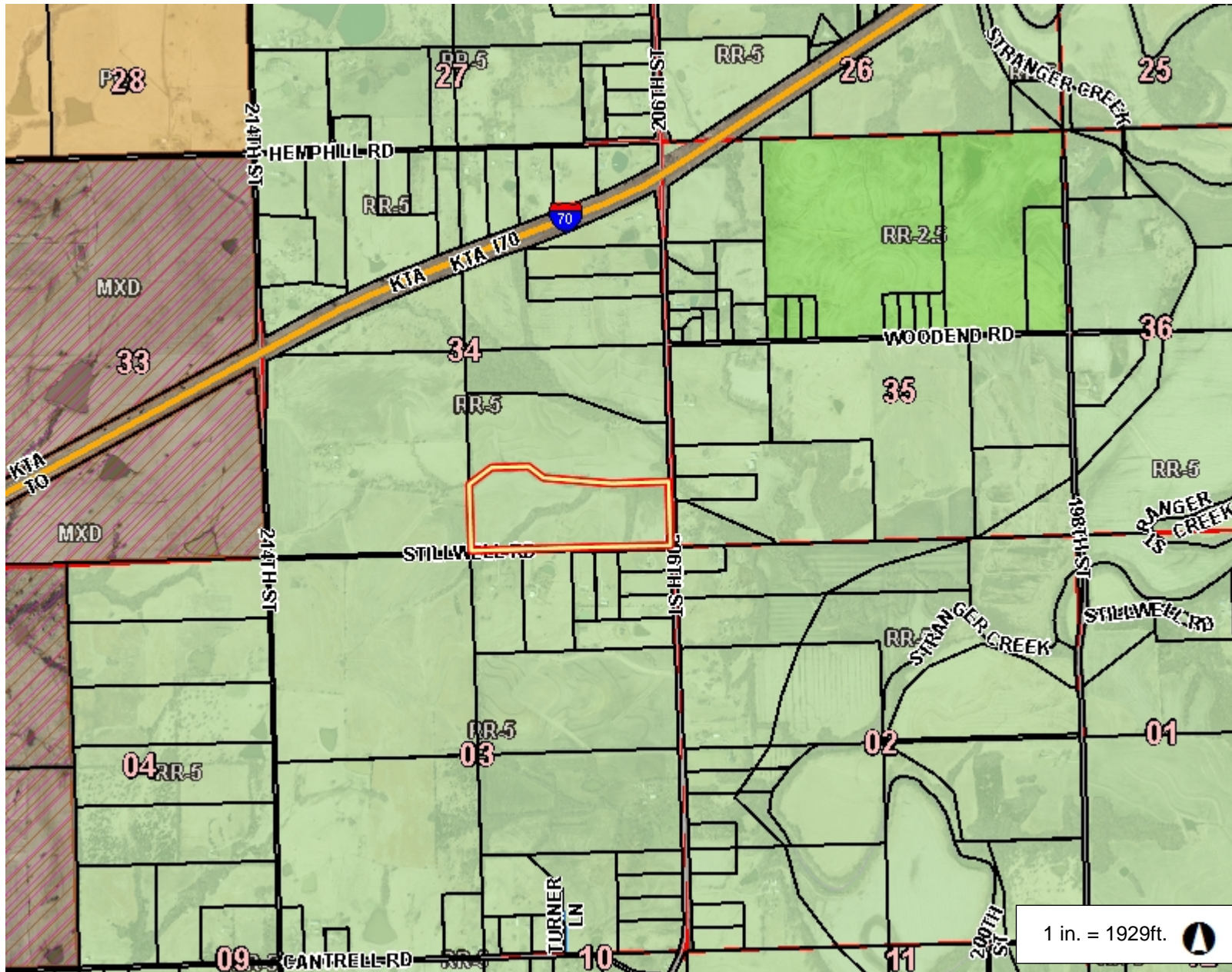
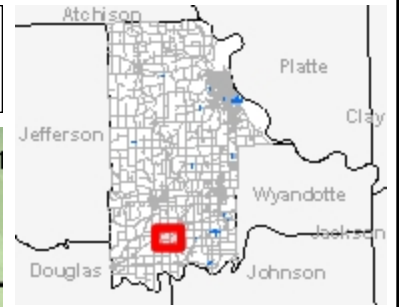
3,857.8 0 1,928.90 3,857.8 Feet

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



# Leavenworth County, KS



## Legend

- Parcel
- City Limit Line
- Major Road**
  - <all other values>
  - 70
- Road**
  - <all other values>
  - PRIVATE
- Railroad
- Section**
  - Section Boundaries
  - County Boundary
- Zoning**
  - B-1
  - B-2
  - B-3
  - I-1
  - I-2
  - I-3
  - MXD
  - PC
  - PI
  - PR-1
  - PR-2
  - PR-3
  - PUD

## Notes

3,857.8 0 1,928.90 3,857.8 Feet

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



E & R ROLLING MEADOWS SOUTH
A Subdivision of land in the Southeast Quarter of Section 34, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
David M. Barth and Carrie J. Barth
17113 W 84TH ST
LENEXA, KS 66219
PID NO. 198-34-0-00-00-007.02

RECORD DESCRIPTION:
Tract of land in the Southeast Quarter of Section 34, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on March 9, 2024, and more fully described as follows: Beginning at the Southeast corner of said Southeast Quarter; thence South 88 degrees 23'14" West for a distance of 2647.42 along the South line of said Southeast Quarter to the Southwest corner of said Southeast Quarter; thence North 01 degrees 57'24" West for a distance of 874.37 feet along the West line of said Southeast Quarter; thence North 53 degrees 00'48" East for a distance of 371.26 feet; thence North 88 degrees 22'01" East for a distance of 492.11 feet; thence South 52 degrees 43'29" East for a distance of 250.31 feet; thence South 85 degrees 25'16" East for a distance of 910.40 feet; thence North 88 degrees 04'40" East for a distance of 753.39 feet to the East line of said Southeast Quarter; thence South 01 degrees 55'20" East for a distance of 838.19 feet along said East line to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 56.45 acres, more or less, including road right of way.
Error of Closure: 1 - 635109

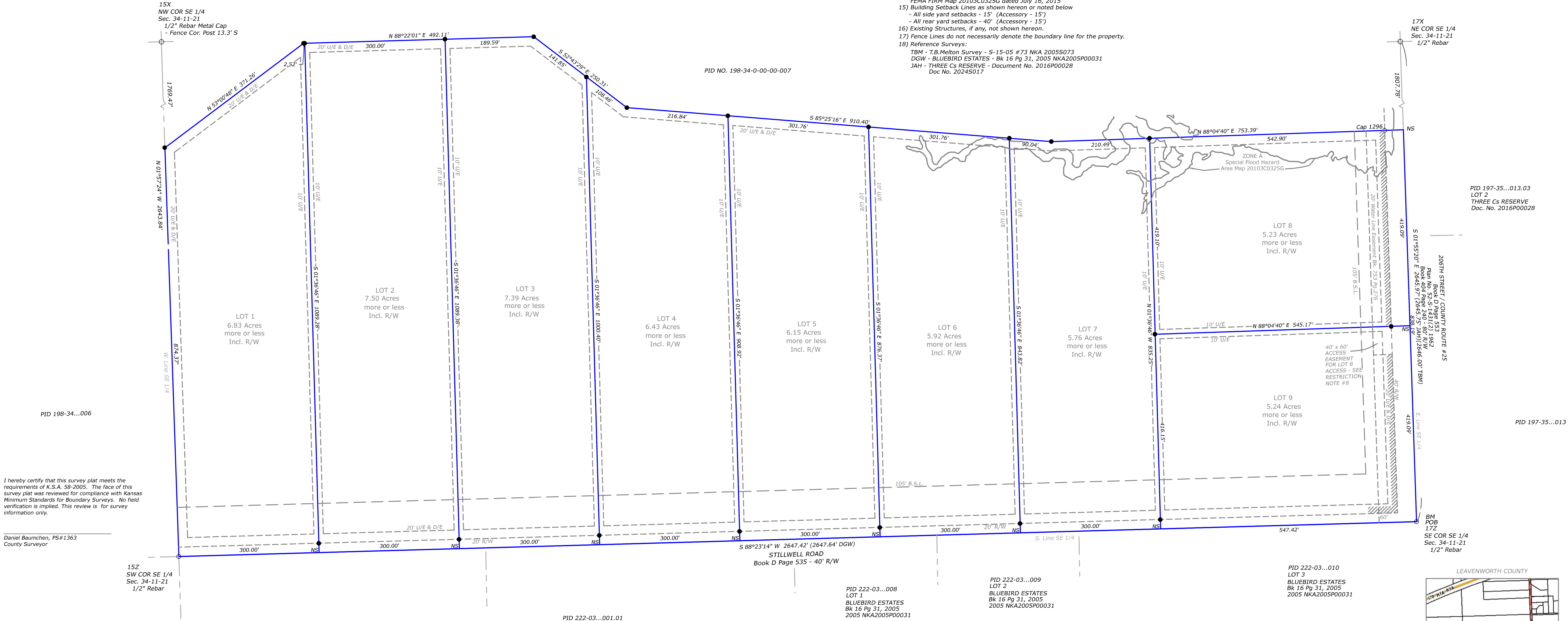
- RESTRICTIONS:
- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
  - 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
  - 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
  - 4) Lots are subject to the current Access Management Policy
  - 5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
  - 6) Any building to be constructed on Lots 6, 7, or 8 in or near the Special Flood Hazard shall provide elevation certificate to be approved by Leavenworth County prior to the issuance of a building permit along with any other applicable Federal, State or Local permit.
  - 7) An exception to Article 50, Section 40.3.i. Lot-Depth to Lot-Width has been granted for Lot 2
  - 8) Lot 9 access is limited to Stillwell Road.
  - 9) Lot 8 Owner shall be responsible for maintenance of access easement area.
  - 10) No off-plat restrictions.

ZONING:
RR-5 - 5 Acre Rural Residential

- NOTES:
- 1) This survey does not show ownership.
  - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
  - 3) All recorded and measured distances are the same, unless otherwise noted.
  - 4) Error of Closure - See Record Description
  - 5) Basis of Bearing - KS SPC North Zone 1501
  - 6) Monument Origin Unknown, unless otherwise noted.
  - 7) Existing Use - Agriculture; Proposed Lots for Agriculture and Residential Use.
  - 8) Road Record - See Survey
  - 9) Benchmark - NAVD88 Project Benchmark (BM) - SE Cor - 1/2" Rebar - 827.5'
  - 10) Easements as per referenced Title Commitment are shown hereon, if any.
- RWD 10 Easement Book 753 Page 276 falls as shown hereon.
- Oil and Gas Lease to Pioneer Petroleum, Inc. recorded in Book 551 at Page 1492.
  - 11) Reference Recorded Deed Doc # 2024R03647
  - 12) Utility Companies -
- Water - RWD 10
- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
  - 13) Reference Continental Land Title File Number 24464121 dated May 31, 2024.
  - 14) Property is in a Special Flood Hazard Area per FEMA FIRM Map 2010C0325G dated July 16, 2015
  - 15) Building Setback Lines as shown hereon or noted below
- All side yard setbacks - 15' (Accessory - 15')
- All rear yard setbacks - 40' (Accessory - 15')
  - 16) Existing Structures, if any, not shown hereon.
  - 17) Fence Lines do not necessarily denote the boundary line for the property.
  - 18) Reference Surveys:
TBM - T.B. Melton Survey - S-15-05 #73 NKA 2005S073
DGW - BLUEBIRD ESTATES - Bk 16 Pg 31, 2005 NKA2005P00031
JAH - THREE Cs RESERVE - Document No. 2016P00028 Doc No. 2024S017

LEGEND:
● - 1/2" Bar Set with Cap No. 1296
○ - 1/2" Bar Found, unless otherwise noted.
△ - Concrete Base to be Set around Point
△ - PK Nail Found in Place
( ) - Record / Deeded Distance
U/E - Utility Easement
D/E - Drainage Easement
B.S.L. - Building Setback Line
R/W - Permanent Dedicated Roadway Easement dedicated this plat
CL - Centerline
SL - Section Line
BM - Benchmark
POB - Point of Beginning
POC - Point of Commencing
NS - Not Set this Survey per agreement with client
///// - No Vehicle Entrance Access

09-18-2024
PW No Comments



I hereby certify that this survey plat meets the requirements of K.S.A. 58-2005. The face of this survey plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

Daniel Baumchen, PS#1363
County Surveyor

152 SW COR SE 1/4
Sec. 34-11-21
1/2" Rebar

PID 197-35...013.03
LOT 2
THREE Cs RESERVE
Doc. No. 2016P00028

PID 197-35...013



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of March through June 2024 and this map or plat is correct to the best of my knowledge.
Joseph A. Herring
PS # 1296

REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 2024 at \_\_\_\_\_ o'clock \_\_\_\_M in the Office of the Register of Deeds of Leavenworth County, Kansas,

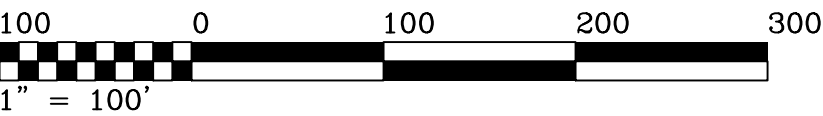
Register of Deeds - TerriLois G. Mashburn



Scale 1" = 100'

Job # K-24-1769 South
June 11, 2024 Rev. 9-17-24

J. Herring, Inc. (dba)
J. HERRING SURVEYING & COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5361
Email - survey@jeamcash.com



PID 222-03...001.02

CERTIFICATION AND DEDICATION
The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: E & R ROLLING MEADOWS SOUTH.

Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the accompanying plat, and said easements may be employed to locate and maintain sewers, water lines, gas lines, poles and wires and any other form of public utility now and hereafter used by the public over, under and along the strips marked "Utility Easement" (U/E).

"Drainage Easements" or "D/E" shown on this plat are hereby dedicated for the purpose of constructing, using, replacing and maintaining a culvert, storm sewer, drainage ditch, or other drainage facility or tributary connections, including similar facilities, and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and future expansion of such facility, together with the right of access for the same, is hereby dedicated for public use. Drainage Easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities. The maintenance and upkeep of said Easements shall be the responsibility of the individual owners of the lots whereupon said Easements are dedicated. Leavenworth County shall bear no responsibility for any maintenance and upkeep of said Easements.

Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line.

IN TESTIMONY WHEREOF,
We, the undersigned owners of E & R ROLLING MEADOWS SOUTH, have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

David M. Barth Carrie J. Barth

NOTARY CERTIFICATE:
Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2024, before me, a notary public in and for said County and State came David M. Barth and Carrie J. Barth, a married couple, to me personally known to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC: \_\_\_\_\_
My Commission Expires: \_\_\_\_\_ (seal)

APPROVALS
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of E & R ROLLING MEADOWS SOUTH this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Secretary John Jacobson Chairperson Marcus Majure

COUNTY ENGINEER'S APPROVAL:
The County Engineer's plat review is only for general conformance with the subdivision regulations as adopted by Leavenworth County. The County is not responsible for the accuracy and adequacy of the design, dimensions, elevations, and quantities.

County Engineer - Mitch Pleak

COUNTY COMMISSION APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of E & R ROLLING MEADOWS SOUTH this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Chairperson Jeff Culbertson County Clerk Attest: Janet Klasinski



## Schweitzer, Joshua

---

**From:** Anderson, Kyle  
**Sent:** Thursday, August 22, 2024 11:43 AM  
**To:** Schweitzer, Joshua  
**Subject:** RE: DEV-24-113 Final Plat E & R Rolling Meadows South - Herring

We have not received any complaints on this property and we are not aware of any septic systems currently installed on it.

Kyle Anderson  
Environmental Technician/Code Enforcement  
Leavenworth County Planning & Zoning  
300 Walnut St. Ste. 212  
Leavenworth, KS 66048  
913-684-1084

*Disclaimer: This message and any attachments are intended only for the use of the recipient or their authorized representative. The information provided in this email is limited in scope and response detail by available information, current zoning and subdivision regulations. Depending on the level of development, the applicable regulations can change. Final approval cannot be granted until a complete application has been submitted, reviewed and approved by the governing body. Nothing in this message or its contents should be interpreted to authorize or conclude approval by Leavenworth County.*

---

**From:** Schweitzer, Joshua <JSchweitzer@leavenworthcounty.gov>  
**Sent:** Wednesday, August 21, 2024 10:58 AM  
**To:** Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Noll, Bill <BNoll@leavenworthcounty.gov>; Van Parys, David <DVanParys@leavenworthcounty.gov>; Brown, Misty <MBrown@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; 'Mitch Pleak' <mpleak@olsson.com>; Baumchen, Daniel <DBaumchen@leavenworthcounty.gov>  
**Cc:** PZ <PZ@leavenworthcounty.gov>  
**Subject:** DEV-24-113 Final Plat E & R Rolling Meadows South - Herring

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Final Plat of an 9-lot subdivision at 00000 Stillwell Rd (198-34-0-00-00-007.02).

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 September 5, 2024.

If you have any questions or need additional information, please contact me at (913) 684-0465 or at [pz@leavenworthcounty.gov](mailto:pz@leavenworthcounty.gov).

v / r

Joshua J. Schweitzer  
Development Planner  
Leavenworth County Planning & Zoning  
300 Walnut St, Suite 212



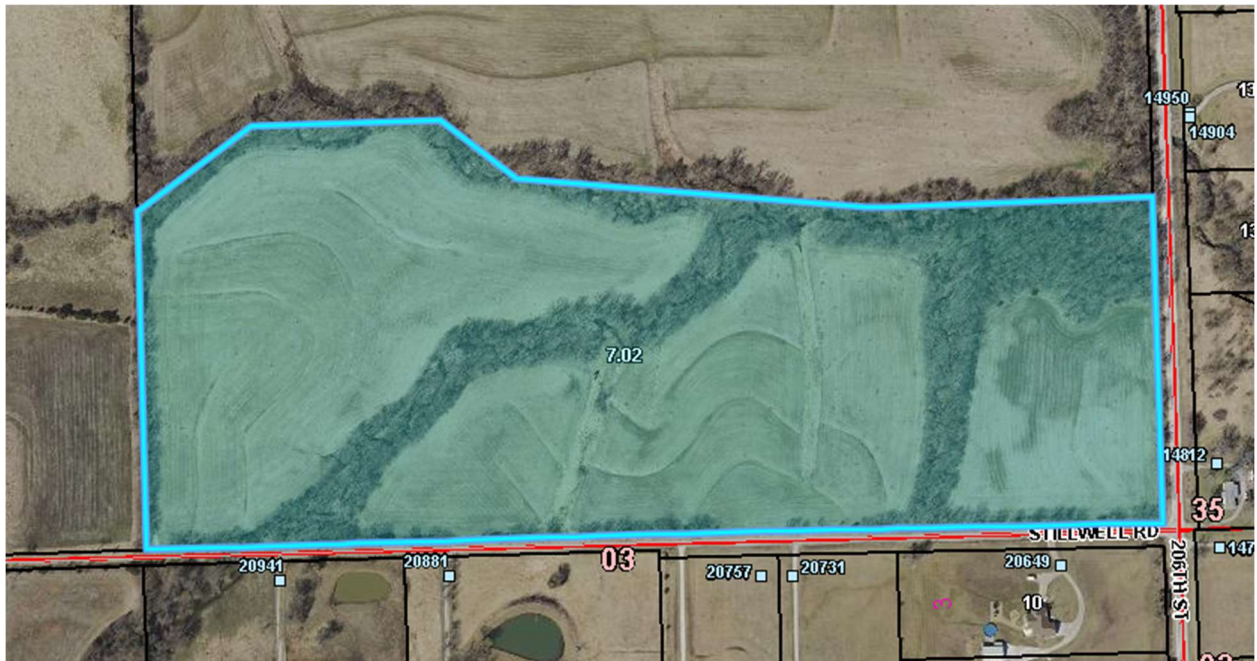


June 13, 2024

To Whom It May Concern:

This letter is to Inform you that Evergy will provide electrical power to the area pictured below per request of Joe Herring.

Without knowing required load this letter does not guarantee we currently have capacity and additional build may be needed.



E & R Rolling Meadows South Plat

**Steven Heath**

Evergy

TD Designer I

[steven.heath@evergy.com](mailto:steven.heath@evergy.com)

☎ 785-865-4857

**Allison, Amy**

---

**From:** Joe Herring <herringsurveying@outlook.com>  
**Sent:** Friday, June 21, 2024 3:56 PM  
**To:** PZ  
**Subject:** Fw: E & R Rolling Meadows NORTH - Fire Response

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**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.

See below

Thank you - Joe Herring

---

J.Herring Inc., dba,Herring Surveying Company  
315 N. 5th Street, Leavenworth, KS 66048  
913-651-3858 - ROCK CHALK!

---

**From:** Dylan Ritter <dritter@lvcofd2.com>  
**Sent:** Friday, June 21, 2024 2:33 PM  
**To:** Joe Herring <herringsurveying@outlook.com>  
**Subject:** Re: E & R Rolling Meadows NORTH

Fire District #2 has no comments or concerns.

Thank you

On Thu, Jun 13, 2024 at 7:14 AM Joe Herring <[herringsurveying@outlook.com](mailto:herringsurveying@outlook.com)> wrote:  
Here is the second plat for this area.  
Please provide the standard service letter for Leavenworth County.

Thank you - Joe Herring

---

J.Herring Inc., dba,Herring Surveying Company  
315 N. 5th Street, Leavenworth, KS 66048  
913-651-3858 - ROCK CHALK!

---

**From:** Joe Herring  
**Sent:** Tuesday, June 11, 2024 2:05 PM



June 13, 2024

Herring Surveying Company  
315 North 5<sup>th</sup> Street  
Leavenworth, KS 66048

Re: Preliminary and Final Plat for a 9-lot subdivision at 206<sup>th</sup> and Stillwell (E&R Rolling Meadows South)

Dear Joe Herring:

This letter is in response to your request for comments for the preliminary and final plat for a 9-lot subdivision at 206<sup>th</sup> and Stillwell.

Rural Water District 10 has an existing main on the south side of Stillwell Road, and can provide water using this line to service Lot 5, Lot 6, Lot 7, Lot 8, and Lot 9.

Lot 1, Lot 2, Lot 3, and Lot 4 would require a line extension.

If you have any additional questions or concerns, please do not hesitate to contact us.

Regards,

Steve Conley  
RWD10 | Water District Manager

A thick dark blue vertical bar runs down the left side of the page. A medium blue arrow points to the right, overlapping the vertical bar and the title area.

10/23/2024

# Quarterly Report (Q3)

Leavenworth County, Human Resources

Several thin, light blue curved lines originate from the bottom left corner and sweep upwards and to the right, creating a sense of movement and design.

Monica Swigart, HR Administrator

## Headcount

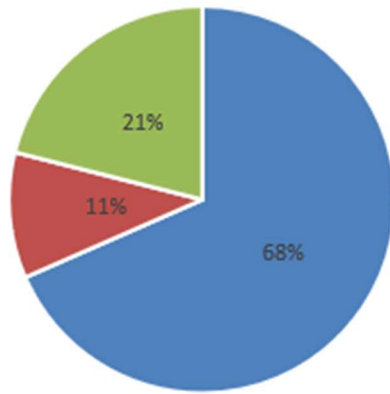
	Headcount	Arrivals	Departures	Turnover	Avg Tenure
Q1 2024	424	23	29	6.8%	7.6 Years
Q2 2024	427	30	26	6.1%	7.6 Years
Q3 2024	441	32	19	4.3%	7.4 Years
Q1 2023	433	32	24	5.6%	7.9 Years
Q2 2023	443	29	23	5.2%	7.8 Years
Q3 2023	434	22	31	7.1%	7.7 Years

## CURRENT & UPCOMING 2024

- Turnover: 2024 Q3 ended with headcount at the highest and turnover at the lowest since we began tracking metrics in January 2023.
- Open Enrollment 2024: August 12-16
  - 299 enrolled in Medical
  - 375 enrolled in Dental
  - 343 enrolled in Vision
  - Wellness Incentive Program has been received positively with 27 employees already earning the premium discount offered 10/1/24
  - Individual total compensation statements were prepared and delivered for each employee
- Safety Metrics Q3 (July-September)
  - 17 medically treated injuries
  - 22 non-medical reported incidents of near miss and/or damages
  - We saw an increase in slips/trips and sprains/strains. The safety committee is working together with each area to determine root causes and remedies.
- Q4 – End of year reports, documents and holidays!



**Departures Q3 2024**



■ Voluntary 13 ■ Involuntary 2 ■ Retirement 4

# Quarterly Report

Connie Harmon, Director  
October 23, 2024

### Q3 At-A-Glance:

	2024	Notes
<b>Nutrition</b>		Data reflects a 9.9% increase in YOY meals served for Q3.  We have served 83,153 meals YTD and are on track to deliver over 110,000 this year.
Q3 Meals on Wheels Meals Served	28,469	
• Home-delivered	23,442	
• Congregate	5,027	
• YTD Unduplicated Clients Served	726	
• YTD New Clients	96	
• YTD Meals Served	54,801	
<b>Transportation</b>		Total mileage for Q3 Transportation trips: 51,085 YTD mileage: 144,816
Trips Provided YTD	9,402	
• YTD Unduplicated Clients Served	824	
• Q3 New Clients	76	
<b>Volunteerism</b>		Volunteerism is at an all-time high, saving the County an estimated \$73,140 in Q3 and \$363,020 YTD.
• Q3 Active Volunteers	134	
• Q3 Volunteer Hours	2,300	
<b>Budget</b>		112% of expected revenue has been received in FY24.
• Approved	<b>\$3,650,491.00</b>	
• Expended	\$1,946,002.88	
• Revenue Received	\$3,891,760.00	

### 2024 strategic focus areas

- **Expand access and strengthen programming to meet community needs.**
  - Participation in Leisure & Learning programming continues to grow. New, recurring nutrition education classes were added in Q3 with K-State Extension in both Leavenworth and Tonganoxie, as well as multi-part education series through The Alzheimer's Association, and a Parkinson's Support Group.
    - Seventy-one new participants were added in Q3 and 115 YTD. Of those new Q3 participants, 39% are between the ages of 50-69.
  - In FY204, 171 Senior Nutrition Farmers' Market Program \$50 vouchers have been distributed to qualifying older adults to purchase fresh produce and honey. The In-Home Support Department acts as proxies for 6 homebound seniors and completes their shopping.
  - The In-Home Support team has added 11 new clients receiving services in Q3 for chores, shopping and attendant care, bringing their monthly caseload to 69 clients.
- **Broaden and evolve grant funding and fundraising efforts to sustain and expand current service offerings.**
  - In addition to the agency's Older American's Act funding, the COA has been awarded 8 of 9 grants YTD (\$83,292) from various local and national organizations supporting the following programs;
    - Meals on Wheels (\$61,692), Sr. Express Transportation (\$5,000), Human Services (\$3,100), PALS (\$12,500) and Heart to Heart Transportation (\$1,000).
  - In addition to grants, the COA secured the following revenue in Q3 through fundraising and donations to support agency programs and offset costs: \$23,696.50.
    - \$ 3,000.00 Good Shepherd Thrift Store, Tonganoxie, to benefit Meals on Wheels
    - \$ 1,300.00 *Pedicures for Paws* fundraisers to benefit the Pets & Loving Seniors Program (PALS)
    - \$17,000.00 Meals on Wheels donations to support 10/1 price increase
    - \$ 2,396.50 Gift Shop donations
- **Grow and strengthen partnerships and volunteer engagement.**
  - Staff expanded our partnerships to 28 area businesses, churches, individuals and non-profits to provide comprehensive support and programming to the County's older adults. This includes the addition of the Alzheimer's Association, Walgreens, KS Talking Books and Greater Good Charities.

- With our new partnership with Greater Good Charities, we were able to order a pallet of dry dog and cat food for our PALS program for \$82, as opposed to spending \$700 in grant funds every 2 months to buy individual bags of food from a local vendor.





# 3rd Quarter Report

PLANNING & ZONING

JOHN JACOBSON

## Planning & Zoning Department News

The Planning & Zoning Department has continued to offer exceptional customer service, timely processing of applications and is continuously reviewing and offering amendments to the Zoning and Subdivision Regulations to support development in Leavenworth County.

The department has processed 67 single-family homes, this is a substantial increase from last year's numbers in Q3 and 14 ADU's (Accessory Dwelling Units) with 118 accessory building permits, another substantial increase from Q3 of 2023. Additionally, the department processed 59 development cases, which includes 42 plats. Development cases are substantially higher with plat actions staying consistent with Q3 of 2023. Rezones are substantially higher than this time last year meaning that active developers anticipate subdividing properties that are in the rezoning process currently. This is a similar trend seen at the end of 2022.

A number of policy changes have been adopted that will impact specific land uses and clarify process. The tiering of SUP's and the expansion of the *Home Occupation License* will substantially decrease the overall number of active SUP's and allow a wider range of permitted uses previously restricted in the regulations.

The Department is also responsible for administration of building codes. The department has completed the administrative part of the code adoption process and expects to have the 2012 Code Series ready for adoption in January 2025.

Staff completed the annual review of the Comprehensive Plan. Staff worked through proposed changes and additions since the beginning of the year. The annual plan review focused on the implementation schedule progress and the development of action matrices and formation of a utilities commission. Changes were recently adopted by the BOCC.

## Departmental Updates

Departmental staff have been working through case logs and developing changes to regulatory processes. The changes will allow a more thorough field review of development actions and assist current planners with case review. Staff will continue to evaluate and accommodate processes in order to provide the most efficient and comprehensive service possible. Changes in departmental policies related to fee collection and process timelines have been largely successful. Anticipated fund generation is currently at 92% of the anticipated 2024 projections at the end of the 3<sup>rd</sup> quarter.

## Applications

The department is continually evaluating all permits, processes and applications for inconsistencies. Staff clarified processes, provided clear information and expectations in order to provide a better experience to developers and applicants. Staff will continue to evaluate the permits and applications to ensure the best product possible. Staff has continued to modify and further clarify our applications. In addition to updating applications for the public, Staff has worked to clarify and adopt internal policies in order to ensure that all applications are evaluated on a clear, concise and consistent basis. This is an ongoing process.

## Joint Review Committee

Since instituting the Joint Review Committee with Planning, Public Works, Survey and legal departments, several policy items relative to the platting process have been identified and clarified by the corresponding department. These process changes are actively implemented where allowable and appropriate. Any substantial changes will be included in the annual policy review for consideration and potentially codification. Having these meetings in place has been a key factor in our Staff being able to continue to provide excellent customer service. In addition to the meetings, Staff continues to work with all respective departments to help facilitate a clear and common goal. Staff is often able to identify potential issues with an application prior to the application being officially submitted which has helped speed up the development process.

## Development Submittal Meeting

Staff has a protocol for a development submittal meeting. This is intended to ensure that the appropriate documents are submitted upon application. In addition to staff level inter-departmental meetings, all associated departments are now participating in pre-application development submittal meetings. These meetings are intended to give the applicant more resources and answer policy questions to address respective application deficiencies before formal submittal.

In the event the appropriate documents are not provided, the application is deemed incomplete and will not be accepted.

The applicant/developer will be informed of the missing items immediately so that they can obtain the appropriate documents and resubmit. Developers are strongly encouraged to schedule a pre-application meeting prior to the deadline in order to provide time to procure any missing documents or address rudimentary regulatory concerns. Upon further review, there may be additional information needed. If so, and the requested information is not provided by the applicant, the submittal is deemed incomplete and cannot move forward for consideration by the appropriate board or commission.

## Regulation Updates

Staff has been active in recommending a number of changes and or clarifications in policy for 2024. A number of text amendments were approved by the Planning Commission in June and adopted by the BOCC in October. These changes are a result of the annual policy review.

A general annual review of policy occurs at the planning commission level then is forwarded to the BOCC in the first quarter of each year. Policy review is a critical component of administration to verify that the adopted regulations are commensurate with the vision of the comprehensive plan and the intent of the governing body. These policy amendments have been completed and are currently under review by the BOCC.

## Comprehensive Plan

Although all areas of the current plan have been evaluated for consistency and considered in the annual review, a focus on plan implementation and the development of action matrices have been established as primary goals. These amendments were approved by the Planning Commission and adopted by the BOCC in September.

## **Committees**

Planning and Zoning Staff are members of numerous committees, primarily committees spearheaded by the Mid-America Regional Council and the Kansas Department of Transportation. Participation in these committees helps ensure Leavenworth County is up-to-date with funding opportunities, planning initiatives and plan making which may affect Leavenworth County.

### **Building Codes Appeals Board**

This group while serving in its primary function as an appeals board, also serves as an advisory committee to the Board of County Commissioners. The board is in the midst of a new code adoption process. Ideally, a code review is a 4-6-month process. After this review, any local amendments and code body will be sent to the BOCC for review, consideration and finally adoption.

### **Active Transportation Programming Committee (ATPC)**

The Active Transportation Programming Committee oversees federal programs that provide funds to sponsors of transportation projects that benefit pedestrians, bicyclists and other non-motorized transportation users. The committee assists in reviewing project applications and provides recommendations to the Total Transportation Policy Committee (TTPC), Air Quality Forum and MARC Board of Directors. The committee also assists in monitoring and reporting on the progress of funded projects.

### **Bicycle-Pedestrian Advisory Committee**

The Bicycle-Pedestrian Advisory Committee (BPAC) is a regional forum that is briefed on bicycle and pedestrian matters in the Kansas City area. It is one of MARC's planning modal committees that advises the Total Transportation Policy Committee and contributes to MARC's bicycle/pedestrian planning efforts. BPAC also serves an advisory role on certain funding and programming activities administered through the MPO processes.

### **Sustainable Places Policy Committee**

The Sustainable Places Policy Committee provides leadership and policy advice to MARC's Board of Directors in regional sustainable development. Under the guidance of the SPPC, MARC works with local communities to update and implement land-use strategies that support transportation, equity, environment and conservation principles.

### **Air Quality Forum**

The Air Quality Forum is a policy committee comprised of local elected officials, air quality and transportation agency personnel, and business and community group representatives. The Forum reviews regional air quality issues and makes policy recommendations regarding those issues to the MARC Board of Directors and the states of Kansas and Missouri. There are 31 seats on the Forum. Local governments occupy 21 seats, four are held by state air and transportation agencies, three by business and economic development concerns, and three are designated for health and environmental groups.

### **MARC Technical Review Committee**

MARC is at the beginning of making long-range population and employment forecasts needed to update the Connected KC 2050.



A two-step process is used:

1. First forecast how fast the entire region will grow between now and 2050. This establishes the total number of people and jobs that our future transportation system will need to serve.
2. Then distribute that growth to communities and neighborhoods using small areas like census tracts and transportation zones (TAZs)

Regional Forecast: REMI From Regional Economic Models, Inc Examines how the regional economy has competed against the rest of the nation for market share at the level of 70 industries. This means it requires a national forecast as input into the regional forecast. U.S. Census Bureau for population forecasts and U.S. Bureau of Labor Statistics for employment forecasts are used by State economic development agencies and MPOs around the country.

Planning staff have been participating in this process throughout 2024. Final small- area forecast is anticipated to be complete by January of 2025 with adoption coming in June of 2025.

## Planning Commission

The Planning Commission meets on the second Wednesday of each month to hear development cases. Typically, these cases include Special Use Permits, Plats and Rezoning requests. The Planning Commission is tasked with hearing development cases, and providing a recommendation to the Board of County Commissioners. The Planning Commission also holds work sessions periodically in order to assist staff in amending regulations or to have study sessions to review relevant case law. Staff has begun holding work sessions with the Planning Commission to provide education and guidance for new Commissioners.

## Work Sessions

Work Sessions with the BOCC are held regularly. Staff also holds work sessions with the Planning Commission.

## Development

Development in the County is trending substantially higher from Q3 in 2023. There has been an increase in building permits of 34% for new Single-Family Homes and new accessory structures are substantially higher. While no one can make a viable prediction of eventual new construction performance due to variable market conditions, the number of rezoning's in the third quarter of 2024 remain elevated. Subdivision plats and development actions (buildable lots) in Leavenworth County are continuing an upward trend so far in 2024. The number of Special Use Permits and variances are dropping due to policy changes. Fee generation is approximately 92% of the estimated total for 2024. The overall numbers are listed below:

Development Type	2023 3rd Quarter Totals	2024 3rd Quarter Totals
Single Family Homes	44	67
ADU/Replacement Homes	N/A	14
Accessory Buildings	108	118
Special Use Permits	4	1
Temporary Special Use Permits	13	26
Rezoning	5	10
Subdivision Plats	52	42
Tract Splits and BLA's	17	17
Variances	2	8