

**LEAVENWORTH COUNTY PLANNING COMMISSION**  
**Amended January 13, 2026**

Agenda for a Regular Meeting of 5:30 P.M., Wednesday, January 14, 2026  
County Courthouse - 300 Walnut Street - Leavenworth, Kansas 66048  
[www.leavenworthcounty.gov](http://www.leavenworthcounty.gov)

**1. Call to Order**

**2. Pledge of Allegiance**

**3. Roll Call**

**4. Approval of Minutes**

**5. Secretary's Report**

**6. Declarations: (if necessary)**

- A. Declarations of receipt of communications by Planning Commissioners
- B. Disclosure of ex parte communications for each hearing item
- C. Declarations of abstention from specific agenda items by a Commissioner

**7. Approval of Agenda**

**8. Consent Agenda**

**A. Case DEV-25-145/146 Preliminary and Final Plat – Quail Ridge Estates**

Consideration of a Preliminary and Final Plat on the following described property: Replat of Lots 1-15 of the Stonegate Subdivision, Leavenworth County, Kansas.

**Also known as 00000 250<sup>th</sup> Street**

**PID: 216-23-0-00-00-001.03 through -001.17**

**9. Regular Agenda**

**A. Case DEV-25-134 Boundary Line Adjustment Exception – Oelschlaeger**

Consideration of a Boundary Line Adjustment Exception on the following described property: a tract of land in the South Half of the Southeast Quarter of Section 29, Township 10 South, Range 22 East of the 6<sup>th</sup> P.M., Leavenworth County, Kansas.

**Also known as 17170 Leavenworth Road & 20550 175<sup>th</sup> Street**

**PID: 159-29-0-00-00-008.00 & 159-29-0-00-00-008.01**

**B. Case DEV-25-141/142 Preliminary and Final Plat – Schitt's Creek**

Consideration of a Preliminary and Final Plat on the following described property: a tract of land in the Southeast Quarter of Section 7 & Southwest Quarter of Section 8, Township 12 South, Range 22 East of the 6<sup>th</sup> P.M., Leavenworth County, Kansas.

**Also 00000 182<sup>nd</sup> Street**

**PID: 233-07-0-00-06-001.00 & 233-08-0-00-00-018.00**

**C. Case DEV-25-124 Special Use Permit – Countryside Chalet Event Center**

Consideration of a Special Use Permit request for an event center on the following described property: A tract of land in the Southeast Quarter of Section 15, Township 12 South, Range 21 East of the 6<sup>th</sup> P.M., in Leavenworth County, Kansas.

**Also known as 12751 206<sup>th</sup> Street**

**PID: 225-15-0-00-0011.00**

**\*\*\*Public Hearing Required\*\*\***

**\*\*\*Public Comment limited to five minutes per person\*\*\***

**D. Case DEV-25-137 Special Use Permit – Tri-Hull Crane Rental**

Consideration of a Special Use Permit request for a contractor's yard on the following described property: A tract of land located in the Southeast Quarter of Section 11, Township 12 South, Range 20 East of the 6<sup>th</sup> P.M., in Leavenworth County, Kansas.

**Also known as 24838 Loring Road**

**PID: 211-11-0-00-0017.02**

**\*\*\*Public Hearing Required\*\*\***

**\*\*\*Public Comment limited to five minutes per person\*\*\***

**E. Case DEV-25-143 Rezoning – Pate-Campbell Properties, Inc. – APPLICATION WITHDRAWN**

Consideration of a rezoning request from RR-2.5 zoning district to R-1(10), R-3 and B-3 zoning districts on the following described property: A tract of land located in Section 17 and Fractional Section 20, Township 12 South, Range 22 East of the 6th P.M., Leavenworth, Kansas.

**Also known as 17688 & 17548 Golden Road**

**PID: 234-17-0-00-001.00 & 234-17-0-00-001.01**

**\*\*\*Public Hearing Required\*\*\***

**\*\*\*Public Comment limited to five minutes per person\*\*\***

**Adjournment of Planning Commission**

**Upcoming meeting dates:**

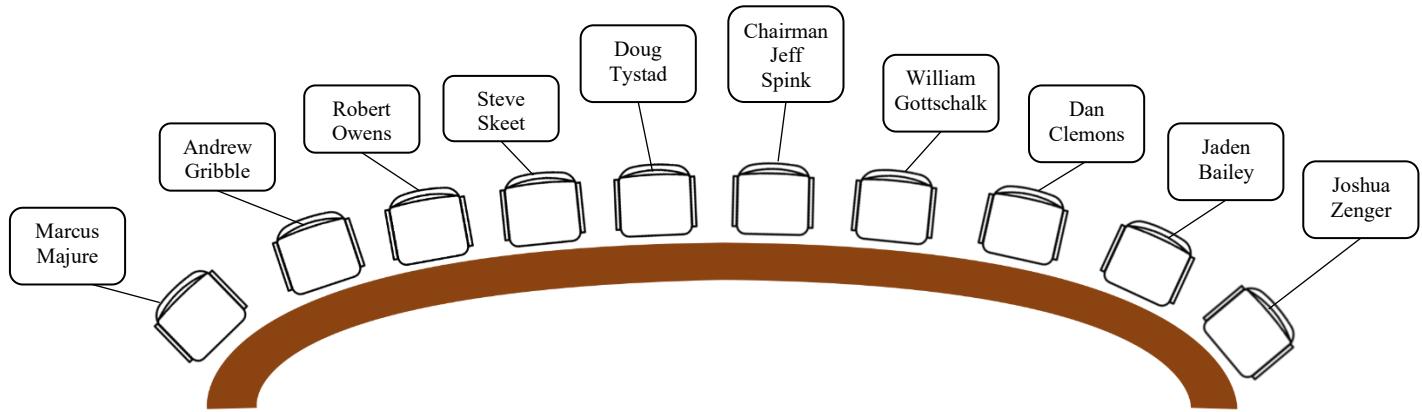
**Wednesday, February 11, 2026, 5:30 PM**

**Regular Planning Commission Meeting**

## For More Information

If you have any questions or need to make special arrangements for a meeting,  
please call or stop by the Planning and Zoning Department.  
Contact Dawn Chamberlain – 913-684-0465

Planning Commission Seating Chart 2026



LEAVENWORTH COUNTY PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING  
December 10, 2025

*The complete recorded meeting can be found on the County's YouTube channel.*

**The Planning Commission meeting was called to order at 5:30 p.m.**

**Pledge of Allegiance**

**Members present:** Joshua Zenger, Steve Skeet, Chairman Jeff Spink, Doug Tystad, Robert Owens, and Marcus Majure.

**Members absent:** William Gottschalk, Dan Clemons, Jaden Bailey, and Andrew Gribble

**Staff present:** John Jacobson-Director, Amy Allison-Deputy Director, Josh Schweitzer-Development Planner, Jon Khalil-Deputy County Counselor

**Approval of Minutes**

Commissioner Majure motioned to approve the minutes Commissioner Owens seconded.

**ROLL CALL VOTE - Motion to approve the minutes passed 5/0 (1 abstained/ 4 absent).**

**Secretary's Report.** Amy Allison stated the BZA agenda would be heard first, which consists of one variance request. Ms. Allison stated that there would be two items on the Consent Agenda. Ms. Allison added there are four items on the Regular Agenda, as well as one public hearing for a language amendment.

**Declarations** None.

**Regular Agenda**

**A. Case DEV-25-119 Variance McDonald/Sheets**

Consideration of a Variance request from Article 5, Section 4 of the Leavenworth County Zoning & Subdivision Regulations on the following described property: A tract of land in the Northeast Quarter of Section 8, Township 12 South, Range 22 East of the 6th P.M., Leavenworth, Kansas.

**Also known as 00000 Cantrell Road**

Josh Schweitzer outlined the consideration of applicant's variance request. Mr. Schweitzer explained that this property would require 200 feet of road frontage per the RR-2.5 zoning district. Further, based upon the research staff has performed it was determined that the property was created by deed in April, 1996. At that time, the minimum requirements for all lots in the County was one acre and 100 feet of road frontage. An adjacent parcel was split from this parcel in compliance with those requirements but the parcel in question was left with less than 100 feet of road frontage, making it non-compliant with standards at that time. The property owners have inherited the property from their father after his passing and are requesting a variance from the minimum road frontage requirement in order to sell the property as a "buildable" tract of land.

**Chairman Spink opened the Public Hearing**

Surveyor Joe Herring appeared explaining that the tract was created through a process done years ago. The previous owner has passed away and the current owner did not cause the non-compliance. Mr. Herring further explained that a neighbor is interested in purchasing some of the land to build on it.

Commissioner Owens asked for clarification for the surrounding properties and Mr. Herring confirmed some of the surrounding property owners are “land locked”. Further discussions ensued.

Garrett Draper, 14537 170<sup>th</sup> St., Bonner Springs, KS spoke in favor of the request as he would like to purchase the property to move closer to family.

Mike Kubanowski, 17709 Cantrell spoke in opposition of the request and explained the history of the land. He further mentioned the land was originally 80 acres, but in 1996 Mr. Kubanowski purchased 62 acres from the prior owner, but soon after purchased the remaining land from the original owner. Mr. Kubanowski shared more history of the parcel.

Commissioner Owens questioned Mr. Kubanowski’s intent as it pertains to the lot splitting action. Director John Jacobson clarified that based upon the zoning regulations in 1996 when the property was split, it required 100 feet of road frontage.

Barbara Jasper, 17835 Cantrell Road spoke in opposition of the request. Ms. Jasper indicated that when they built their home in 2007 meeting a road frontage of 200 feet was a requirement to acquire a building permit. Ms. Jasper is concerned that if the variance is granted, a developer could be granted permission to build subdivisions around their property. This potential outcome compromises their “country lifestyle”.

Sandra Konovalske, 17709 Cantrell Road spoke in opposition stating they own the land to the east and behind the pond. Ms. Konovalske believes the owners created a problem when they allowed the property to go back to the bank. She added that she and her husband offered McDonald/Sheets the opportunity to buy land from them to meet appropriate road frontage requirements, which was denied. Ms. Konovalske mentioned the adjacent property was listed for sale with no offers. Additionally, they have concern about the home on an adjacent piece of land being abandoned, causing break-ins.

### **Chairman Spink closed the Public Hearing**

Commissioner Zenger asked staff if the property is sold as a “non-buildable lot”, can a future owner request a variance to build on the lot. Development Planning Josh Schweitzer stated that if the variance is approved and the lot stays in its current configuration it will be considered buildable. However, if the variance is denied, the lot would then be considered non-buildable. Director John Jacobson confirmed a future property owner always has the right to apply for a variance.

Commissioner Owens addressed the potential new owner stating the change in potential property taxes depending on his development plans. Commissioner Owens asked his potential timeframe on building a home on the property. It was disclosed the potential new property owner intends to build a home in the next 12-18 months.

Commissioner Skeet asked if the Buyer’s agent disclosed that the property is non-buildable. It was disclosed that the purchase contract states that the transitions will not close if the land is deemed non-buildable.

Discussions ensued regarding purchasing the land with the vacant home.

Commissioner Skeet asked Surveyor Herring to confirm location of lateral fields, but Mr. Herring has no knowledge of where the field is located. Director Jacobson added that often times a new property owner in these types of cases would simply add a new septic system.

Commissioner Majure asked for clarification and Director Jacobson confirmed this potential “single person” buyer would not be the same scenario as a builder purchasing this same property; it is not a “subdivision property”.

Commissioner Zenger motioned to approve and Commissioner Owens seconded and explained that approving the request would result in property tax contributions to the County rather than the property to continue to sit vacant.

**ROLL CALL VOTE: Motion to approve the variance passed 5/1. Commissioner Skeets voted no based upon the parcel is not currently deemed buildable and septic laterals have not been confirmed.**

**BZA hearing adjourned at 6:07pm.**

**Chairman Spink opened the Planning Commission**

**Approval of Agenda**

Commissioner Skeet motioned to approve the agenda and Commissioner Tystad seconded.

**ROLL CALL VOTE: Motion to approve the agenda approved 5/0.**

**Regular Agenda**

**A. Case DEV-25-108/109 Preliminary & Final Plat Marxen North**

Consideration of a Preliminary and Final Plat for a tract of land in the Southeast Quarter of Fractional Section 3, Township 10 South, Range 23 East of the 6th P.M., Leavenworth County, Kansas.

**Also known as 00000 Marxen Road**

Amy Allison outlined the request which involves a 6-lot subdivision along Marxen Road and K-5 (aka Wolcott Road) and is zoned RR-2.5. Ms. Allison indicated that all parcels are in compliance with the zoning district; however, a majority of the lots are over 5 acres primarily because a waterline does not exist along Marxen Road. Ms. Allison continued that these lots are eligible for a water well due to their size. Further, it was disclosed that Lot 1 has the required road frontage, but exceeds the lot width to lot depth requirement.

Surveyor Joe Herring offered to answer any questions and indicated that the lot does present a challenge (topographically and alignment). Mr. Herring discovered the waterline situation.

Further discussions ensued. Deputy Director Amy Allison stated that Leavenworth County Planning and Zoning has communicated to KDOT but has not received a response.

Commissioner Skeet asked staff if title work was completed on the potential property purchase. Amy Allison confirmed it was.

Commissioner Tystad motioned to approve the exception and Commissioner Skeet seconded.

**ROLL CALL VOTE: Motion to approve the exception passed 5/0.**

Commissioner Zenger motioned to approve the plat and Commissioner Tystad seconded.

**ROLL CALL VOTE: Motion to approve the plat passed 5/0.**

**B. Case DEV-25-110/111 Preliminary & Final Plat Marxen South**

Consideration of a Preliminary and Final Plat for a tract of land in the Southeast Quarter of Fractional Section 3, Township 10 South, Range 23 East of the 6th P.M., Leavenworth County, Kansas.

**Also known as 00000 Wolcott Road**

Amy Allison outlined the proposal to plat the property into the Marxen South subdivision, which is the same zoning.

Commissioner Owens stated (for the benefit of the public) that allowing platting is beneficial to generate additional revenue from new property taxes.

Commissioner Majure motioned to approve the exception and Commissioner Owens seconded.

**ROLL CALL VOTE: Motion to approve the exception passed 5/0.**

Commissioner Tystad motioned to approve the plat and Commissioner Majure seconded.

**ROLL CALL VOTE: Motion to approve the plat passed 5/0.**

**C. Case DEV-25-123 Tract Split Exception Miller**

Consideration of a Tract Split Exception for a tract of land in the Northeast Quarter of Section 35, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

**Also known as 20078 199<sup>th</sup> Street**

Amy Allison outlined the proposal to split one parcel into 2-lots tract. Ms. Allison stated that this would usually require an administrative process; however, the larger tract (lot #1) exceeds to lot depth to lot width requirement within our zoning regulations and is not compliant. The property currently has two homes and two lagoon systems. The road frontage meets the requirements.

Commissioner Majure motioned to approve the exception and Commissioner Owens seconded.

**ROLL CALL VOTE: Motion to approve the exception passed 5/0.**

**D. Case DEV-25-128 Lot Split Exception Lot 1 Alexander Farm**

Consideration of a Lot Split Exception for a Lot 1, Alexander Farm Subdivision., Leavenworth County, Kansas.

**Also known as 23836 Millwood Road**

Josh Schweitzer outlined that the applicants are requesting an exception from the planning and zoning regulations, the lot depth to lot width ratio. Mr. Schweitzer explained that the larger lot exceeds the 1:1 ratio and the current configuration of the lot is part of a platted subdivision named Alexander Farm and received an exception in the initial approval process. Since the configuration is changing, a new exception is required.

Commissioner Owens asked for clarification. Surveyor Joe Herring stated the current configuration was part of a platting process years ago and the owner hopes to create a second buildable lot.

Per Director John Jacobson, this type of request happens often when there is a large parcel (15 acres) and a road improvement comes through the area.

Commissioner Zenger motioned to approve the exception and Commissioner Tystad seconded.

**ROLL CALL VOTE: Motion to approve the exception passed 5/0.**

**E. Case DEV-25-132 2025 Language Amendment**

Consideration of a Language Amendment to the 2006 Leavenworth County Zoning & Subdivision Regulations.

Amy Allison explained that once per year the Planning & Zoning Department presents a series of language amendments in order to update the 2006 Zoning and Subdivision Regulations. Ms. Allison reviewed the proposed changes provided in the packet.

Director John Jacobson further clarified R-1 zoning district, and the goal to achieve higher density development in the County to the surrounding cities. Mr. Jacobson went into explanation with respect to future annexation and limitations to one-acre zonings and future land-use designations.

Discussions ensued regarding property setbacks and how new improvements required modifications.

Further discussions ensued.

**Chairman Spink opened Public Hearing.**

Joe Herring addressed his concerns regarding ponds, the change to front yard setbacks and the frontage requirements for curved streets and cul-de-sac road lots.

Further discussions ensued.

**Chairman Spink closed Public Hearing.**

Commissioner Zenger motioned to approve the language amendments with modifications to Article 22, Section 5 and Section 11.F and Article 50, Section 40.3.a and Commissioner Tystad seconded.

**ROLL CALL VOTE - Motion to approve the language amendment passed 5/0.**

**Meeting concluded at 7:35pm.**

For More Information:

If you have any questions or need to make special arrangements for a meeting,  
please call or stop by the Planning and Zoning Department.  
Contact Dawn Chamberlain – 913-364-5750

LEAVENWORTH COUNTY  
PLANNING COMMISSION  
STAFF REPORT

CASE NO: DEV-25-145/146 Quail Ridge Estates

January 14, 2026

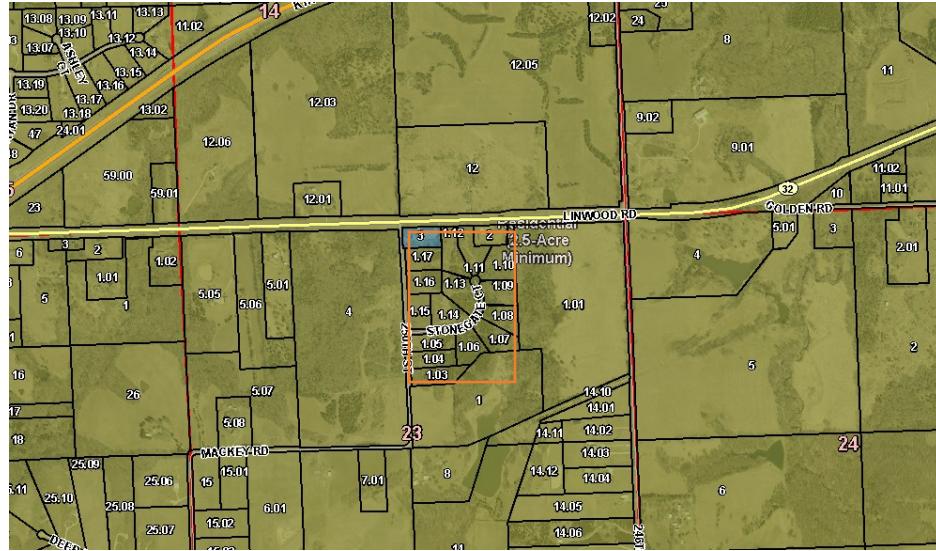
REQUEST: **Consent Agenda**

Preliminary Plat       Final Plat

**STAFF REPRESENTATIVE:**

Amy Allison  
Deputy Director

**SUBJECT PROPERTY:** 00000 250<sup>th</sup> St



**APPLICANT/APPLICANT AGENT:**

Mark Bowden/Christopher Storm  
MB Builders, LLC/Storm Engineering  
Group  
PO Box 442438  
Lawrence, KS 66044

**PROPERTY OWNER:**

Jeremy & Mackenzie Robbins  
14371 234<sup>th</sup> Street  
Tonganoxie KS 66086

**CONCURRENT APPLICATIONS:**  
NONE

**LAND USE**

**ZONING:** RR-2.5

**FUTURE LAND USE DESIGNATION:**  
Residential (2.5-acre min)

**LEGAL DESCRIPTION:**

Lots 1-15, Stonegate Subdivision, in Leavenworth County Kansas.

**SUBDIVISION:** Stonegate

**FLOODPLAIN:** n/a

**STAFF RECOMMENDATION:** APPROVAL

**PROPERTY INFORMATION**

**ACTION OPTIONS:**

1. Recommend approval of Case No. DEV-25-145 & 146, Preliminary & Final Plat for Quail Ridge Estates, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-25-145 & 146, Preliminary & Final Plat for Quail Ridge Estates, to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

**PARCEL SIZE:** 46.42 ACRES

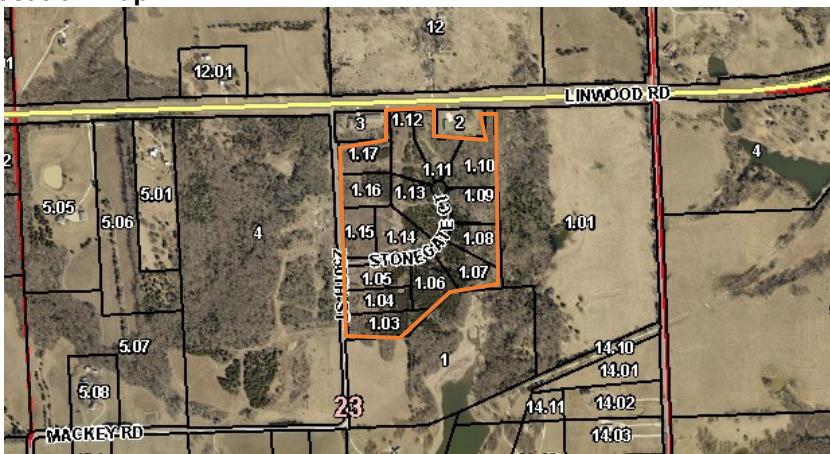
**PROJECT SUMMARY:**

Request to replat Lots 1-15 of the Stonegate subdivision into Lots 1-8 of the Quail Ridge Estates, located at 00000 250<sup>th</sup> Street (PID 21-23-0-00-00-001.03 through 216-23-0-00-00-001.17).

**ACCESS/STREET:**

250<sup>th</sup> Street - Local, Paved ± 22'  
Linwood Rd – State Hwy, Paved ± 28'

**Location Map:**



**UTILITIES**

**SEWER:** PRIVATE SEPTIC

**FIRE:** FD# 2

**WATER:** RWD 10

**ELECTRIC:** Evergy

**NOTICE & REVIEW:**

**STAFF REVIEW:**

1/8/2025

**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>
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>	X
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
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 replat Lots 1-15 of the Stonegate Subdivision into eight (8) lots. Stonegate was platted in 2005 as a 15-lot subdivision with an internal cul-de-sac. Since receiving approval, no public improvements occurred on the property, including installation of the public roadway. Per Article 82 of the Zoning and Subdivision Regulations and state statute, the development rights for the subdivision did not vest due to inaction within 5 years of approval. The applicant must replat the property in order to reestablish development rights. The application proposes to amend the subdivision layout into an 8-lot subdivision, and to vacate the undeveloped cul-de-sac right-of-way and existing utility easements. Additional utility easements are proposed to bring the plat into compliance with today's platting standards. Staff recommends that a condition be placed that the Stonegate Court right-of-way must be vacated before the final plat can be filed.

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 1-7 is proposed to be approximately 2.5 acres with 200 ft or greater frontages. Lot 8 will comprise the remaining 28.45 acres with the frontage coming off Linwood Road. All lots are compliant with the zoning requirements of the RR-2.5 district.

KDOT has indicated that no new entrances will be approved along Linwood Road. The applicant has included a 60 ft strip of land for Lot 8 that will allow access from 250<sup>th</sup> Street. RWD 10 has also notified the applicant and staff that a water line will need to be extended along 250<sup>th</sup> Street in order to provide service to Lots 1-7. The applicant must provide a performance bond or guaranty with RWD 10 before the final plat can be filed.

#### **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. If the infrastructure is not available to support fire hydrants, a letter from the Water District stating such must be provided prior to any building permit being issued.
5. Stonegate Court right-of-way must be vacated before the Final Plat is filed with the Register of Deeds.

6. A performance bond or guaranty must be accepted by RWD 10 and a copy provided to the Planning & Zoning Department before the Final Plat is filed with the Register of Deeds.
7. The developer must comply with the following memorandums:
  - Memo – Steve Conley, RWD 10, dated December 17, 2025
  - Memo – Ryan McCallister, Evergy, dated October 27, 2025
  - Email – Steve Taylor, KDOT, dated December 22, 2025
  - Memo – Public Works, dated January 7, 2026
  - Memo – Planning & Zoning, dated January 7, 2026

**ATTACHMENTS:**

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

**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: Mark Bowden; MB Builders, LLC (applicant)  
Christopher Storm; Storm Engineering Group, PA (agent) NAME: Jeremy and Mackenzie Robbins  
 MAILING ADDRESS: P.O. Box 442438 MAILING ADDRESS: 14371 234th Street  
 CITY/ST/ZIP: 5719 Westfield Drive CITY/ST/ZIP: Tonganoxie, Kansas 66086  
 PHONE: 785 550-5090 PHONE: 785 218-9588  
 EMAIL: mbowden7@outlook.com EMAIL: jrobs6@hotmail.com

**GENERAL INFORMATION**

Proposed Subdivision Name: Deer Ridge Estates

Address of Property: 00000 250th Street (Lots 1 - 3, 14, 15); 00000 Stonegate Court (Lots 4 - 13)

PID: 2162300000001030 - ...1170 Urban Growth Management Area: Rural

**SUBDIVISION INFORMATION**

Gross Acreage: <u>46.42 acres</u>	Number of Lots: <u>8 lots</u>	Minimum Lot Size: <u>2.50 acres</u>
Maximum Lot Size: <u>28.45 acres</u>	Proposed Zoning: <u>RR-2.5</u>	Density: <u>0.17 lots/acre</u>
Open Space Acreage: <u>N/A</u>	Water District: <u>RWD #10</u>	Proposed Sewage: <u>Onsite</u>
Fire District: <u>Reno Township</u>	Electric Provider: <u>Evergy</u>	Natural Gas Provider: <u>None</u>
Covenants: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Road Classification: <u>Local - Collector - Arterial - State - Federal</u>	
List of all Requested Exceptions: <i>Exceptions may be granted per Article 56 or as otherwise stated in the Zoning &amp; Subdivision Regulations.</i>	Cross-Access Easement Requested: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	1. 2. 3. 4. 5.	

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

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: Christopher M. Storm

Date: 12/17/2025

**ATTACHMENT A**

## 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

### OWNER INFORMATION

Mark Bowden; MB Builders, LLC (applicant)  
NAME: Christopher Storm; Storm Engineering Group, PA (agent) NAME: Jeremy and Mackenzie Robbins  
P.O. Box 442438  
MAILING ADDRESS: Lawrence, Kansas 66044 MAILING ADDRESS 14371 234th Street  
5719 Westfield Drive  
CITY/ST/ZIP: Lawrence, Kansas 66049 CITY/ST/ZIP Tonganoxie, Kansas 66086  
785 550-5090  
PHONE: 785 766-6661 PHONE: 785 218-9588  
mbowden7@outlook.com  
EMAIL : chris@stormenggrp.com EMAIL jrobs6@hotmail.com

### GENERAL INFORMATION

Proposed Subdivision Name: Deer Ridge Estates  
Address of Property: 00000 250th Street (Lots 1 - 3, 14, 15); 00000 Stonegate Court (Lots 4 - 13)  
PID: 2162300000001030 - ...1170 Urban Growth Management Area: Rural

### SUBDIVISION INFORMATION

Gross Acreage:	<u>46.42</u> acres	Number of Lots:	<u>8</u> lots	Minimum Lot Size:	<u>2.50</u> acres
Maximum Lot Size:	<u>28.45</u> acres	Proposed Zoning:	<u>RR-2.5</u>	Density:	<u>0.17</u> lots/acre
Open Space Acreage:	<u>N/A</u>	Water District:	<u>RWD #10</u>	Proposed Sewage:	<u>Onsite</u>
Fire District:	<u>Reno Township</u>	Electric Provider:	<u>Evergy</u>	Natural Gas Provider:	<u>None</u>
Covenants:	<input checked="" type="checkbox"/> Yes <input 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

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

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: Christopher M. Storm

Date: 12/17/2025

DEER RIDGE ESTATES

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LEAVENWORTH COUNTY, KANSAS, NOW DESCRIBED BY STEVEN D. WILLIAMS, PS1391 ON NOVEMBER 20, 2025 AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 0°00'00" EAST ALONG THE WEST LINE OF SAID QUARTER SECTION, 725.16 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF STONEGATE SUBDIVISION; THENCE CONTINUING NORTH 0°00'00" EAST ALONG SAID WEST LINE OF SAID NORTHEAST QUARTER AND THE WEST LINE OF SAID STONEGATE SUBDIVISION, 1615.11 FEET TO THE NORTHWEST CORNER OF SAID STONEGATE SUBDIVISION; THENCE SOUTH 89°28'13" EAST ALONG THE NORTH LINE OF SAID STONEGATE SUBDIVISION, 442.85 FEET; THENCE NORTH 0°12'36" EAST ALONG THE BOUNDARY OF SAID STONEGATE SUBDIVISION, 239.35 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF K-32 HIGHWAY; THENCE SOUTH 89°30'56" EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND SAID NORTH LINE OF SAID STONEGATE SUBDIVISION, 400.81 FEET; THENCE SOUTH 00°26'17" WEST ALONG THE BOUNDARY OF SAID STONEGATE SUBDIVISION, 243.59 FEET; THENCE SOUTH 89°42'26" EAST ALONG THE NORTH LINE OF SAID STONEGATE SUBDIVISION, 397.58 FEET; THENCE NORTH 0°29'33" EAST ALONG THE BOUNDARY OF SAID STONEGATE SUBDIVISION, 229.82 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE OF K-32 HIGHWAY; THENCE SOUTH 84°04'42" EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND THE NORTH LINE OF SAID STONEGATE SUBDIVISION, 72.39 FEET TO THE NORTHEAST CORNER OF SAID STONEGATE SUBDIVISION; THENCE SOUTH 00°04'21" EAST ALONG THE EAST LINE OF SAID STONEGATE SUBDIVISION, 1485.91 FEET TO THE SOUTHEAST CORNER OF SAID STONEGATE SUBDIVISION; THENCE NORTH 89°59'48" WEST ALONG THE SOUTH LINE OF SAID STONEGATE SUBDIVISION, 436.81 FEET; THENCE SOUTH 44°59'48" WEST ALONG SAID SOUTH LINE, 473.62 FEET; THENCE SOUTH 89°41'41" WEST ALONG SAID SOUTH LINE, 544.40 FEET TO THE POINT OF BEGINNING. THE ABOVE CONTAINS 46.42 ACRES, MORE OR LESS, ALL IN LEAVENWORTH COUNTY.

EXISTING LOT SUMMARY:

LOT 1, STONEGATE SUBDIVISION	00000 250TH STREET	2162300000001030
LOT 2, STONEGATE SUBDIVISION	00000 250TH STREET	2162300000001040
LOT 3, STONEGATE SUBDIVISION	00000 250TH STREET	2162300000001050
LOT 4, STONEGATE SUBDIVISION	00000 STONEGATE COURT	2162300000001060
LOT 5, STONEGATE SUBDIVISION	00000 STONEGATE COURT	2162300000001070
LOT 6, STONEGATE SUBDIVISION	00000 STONEGATE COURT	2162300000001080
LOT 7, STONEGATE SUBDIVISION	00000 STONEGATE COURT	2162300000001090
LOT 8, STONEGATE SUBDIVISION	00000 STONEGATE COURT	2162300000001100
LOT 9, STONEGATE SUBDIVISION	00000 STONEGATE COURT	2162300000001110
LOT 10, STONEGATE SUBDIVISION	00000 STONEGATE COURT	2162300000001120
LOT 11, STONEGATE SUBDIVISION	00000 STONEGATE COURT	2162300000001130
LOT 12, STONEGATE SUBDIVISION	00000 STONEGATE COURT	2162300000001140
LOT 13, STONEGATE SUBDIVISION	00000 STONEGATE COURT	2162300000001150
LOT 14, STONEGATE SUBDIVISION	00000 250TH STREET	2162300000001160
LOT 15, STONEGATE SUBDIVISION	00000 250TH STREET	2162300000001170

## OWNER AUTHORIZATION

I/WE Jeremy and Mackenzie Robbins, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 16 day of December, 2025, make the following statements, to wit:

1. I/We the Undersigned, on the date first above written, am the lawful, owner(s) in fee simple absolute of the following described real property  
See Attachment "A" attached hereto and incorporated herein by reference.
2. I/We the undersigned, have previously authorized and hereby authorize Mark Bowden, MB Builders LLC and Chris Storm, Storm Engineering (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, 5 lots on 250th Street and 10 lots on Stonegate Court (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 Douglas

The foregoing instrument was acknowledged before me on this 16 day of December, 2025,  
by Megan H. Richardson

My Commission Expires:



Megan H. Richardson  
Notary Public

ATTACHMENT B

ATTACHMENT "A"  
OWNER AUTHORIZATION  
STONEGATE SUBDIVISION 2ND PLAT

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LEAVENWORTH COUNTY, KANSAS, NOW DESCRIBED BY STEVEN D. WILLIAMS, PS1391 ON NOVEMBER 20, 2025 AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 0°00'00" EAST ALONG THE WEST LINE OF SAID QUARTER SECTION, 725.16 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF STONEGATE SUBDIVISION; THENCE CONTINUING NORTH 0°00'00" EAST ALONG SAID WEST LINE OF SAID NORTHEAST QUARTER AND THE WEST LINE OF SAID STONEGATE SUBDIVISION, 1615.11 FEET TO THE NORTHWEST CORNER OF SAID STONEGATE SUBDIVISION; THENCE SOUTH 89°28'13" EAST ALONG THE NORTH LINE OF SAID STONEGATE SUBDIVISION, 442.85 FEET; THENCE NORTH 0°12'36" EAST ALONG THE BOUNDARY OF SAID STONEGATE SUBDIVISION, 239.35 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF K-32 HIGHWAY; THENCE SOUTH 89°30'56" EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND SAID NORTH LINE OF SAID STONEGATE SUBDIVISION, 400.81 FEET; THENCE SOUTH 00°26'17" WEST ALONG THE BOUNDARY OF SAID STONEGATE SUBDIVISION, 243.59 FEET; THENCE SOUTH 89°42'26" EAST ALONG THE NORTH LINE OF SAID STONEGATE SUBDIVISION, 397.58 FEET; THENCE NORTH 0°29'33" EAST ALONG THE BOUNDARY OF SAID STONEGATE SUBDIVISION, 229.82 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE OF K-32 HIGHWAY; THENCE SOUTH 84°04'42" EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND THE NORTH LINE OF SAID STONEGATE SUBDIVISION, 72.39 FEET TO THE NORTHEAST CORNER OF SAID STONEGATE SUBDIVISION; THENCE SOUTH 00°04'21" EAST ALONG THE EAST LINE OF SAID STONEGATE SUBDIVISION, 1485.91 FEET TO THE SOUTHEAST CORNER OF SAID STONEGATE SUBDIVISION; THENCE NORTH 89°59'48" WEST ALONG THE SOUTH LINE OF SAID STONEGATE SUBDIVISION, 436.81 FEET; THENCE SOUTH 44°59'48" WEST ALONG SAID SOUTH LINE, 473.62 FEET; THENCE SOUTH 89°41'41" WEST ALONG SAID SOUTH LINE, 544.40 FEET TO THE POINT OF BEGINNING. THE ABOVE CONTAINS 46.42 ACRES, MORE OR LESS, ALL IN LEAVENWORTH COUNTY.

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1. I/We the Undersigned, on the date first above written, am the lawful, owner(s) in fee simple absolute of the following described real property  
See Attachment "A" attached hereto and incorporated herein by reference.
2. I/We the undersigned, have previously authorized and hereby authorize Mark Bowden, MB Builders LLC and Chris Storm, Storm Engineering (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, 5 lots on 250th Street and 10 lots on Stonegate Court (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.
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IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

Owner

Owner

STATE OF KANSAS  
COUNTY OF LEAVENWORTH Douglas MA

The foregoing instrument was acknowledged before me on this 16 day of December, 2025,  
by Megan H. Richardson.

My Commission Expires:



Megan H. Richardson

Notary Public

ATTACHMENT B

ATTACHMENT "A"  
OWNER AUTHORIZATION  
STONEGATE SUBDIVISION 2ND PLAT

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# DEER RIDGE ESTATES

## DECLARATION OF RESTRICTIONS

THIS DECLARTATION is made this 17<sup>th</sup> day of December 2025 by MB Builders LLC. herein referred to as "Developer / Owner".

Whereas, MB Builders LLC is the Developer / Owner of the property Deer Ridge Estates, a rural subdivision in Leavenworth County, Kansas.

AND WHEREAS, The Developer / Owner will convey the said property, subject to certain protective covenants, conditions, restrictions, reservations and charges as hereinafter set out.

NOW, THEREFORE, the Developer / Owner hereby declares that all the property described above shall be held, sold, and conveyed subject to the following easements, restrictions, covenants and conditions, all of which are for the purpose of enhancing and protecting the value, desirability and attractiveness of the real estate. These easements, covenants, restrictions and conditions, shall run with the real property and shall be binding upon all parties having or acquiring any right, title, or interest in the described properties or any part thereof, and shall be for the benefit of each owner thereof.

### 1. DEFINITION

- a. "Review Committee" shall mean and refer to a committee composed of the above Developer / Owner, or its nominees, until such time as the Owner has conveyed 100% of the lots described above.
- b. "Subdivision" shall mean and refer to the 8 lots of Deer Ridge Estates.
- c. "Lot" shall mean and refer to the various lots, tracts or parcels of ground designated on the plat of Deer Ridge Estates, Leavenworth County, Kansas.
- d. "Lot Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any lot or tract which is part of the above described property, but excluding those having such interest merely as security for the performance of an obligation such as lenders and holders of mortgages.

### 2. MAINTENANCE

The Lot owner shall maintain each lot, including easements and road right-of-way adjacent to said lot and all improvements located on said lot, in a reasonable manner.

### **3. REVIEW COMMITTEE – FUNCTION**

It is the purpose and function of the Review Committee to insure the best use and most appropriate development and improvement of the land located within the Subdivision; to protect the lot owners against such improper use of surrounding lots as will depreciate the value of their property; to preserve, so far as practicable, the natural beauty of and provide for proper landscaping of the subdivision; to guard against the erection thereon of poorly designed and proportioned structures and structures built of improper or unsuitable materials; to encourage and secure the erection of attractive homes thereon with appropriate locations thereof on the lots; to secure and maintain proper setbacks from streets and adequate free spaces between structures; and in general to provide for high quality and aesthetically pleasing type of improvements to the subdivision, and thereby to enhance the value of investments made by lot owners within the subdivision.

The Review Committee is specifically charged with plan review and approval as outlined in Section 4 below, and interpretation and enforcement of the specific Development, Use and Building Standards established pursuant to Section 5.

### **4. REVIEW COMMITTEE – PLAN APPROVAL**

In order to insure the architectural integrity and quality of the subdivision, the Review Committee is hereby empowered to review and approve all plans, to establish standards for the development of the subdivision, and to insure the proper appearance of the subdivision. In accordance with that directive, the Review Committee shall endeavor to insure architectural integrity and conformity with the existing structures and residences within the subdivision and to insure properly landscaped and maintained development. All determinations of the Review Committee shall be within the sole discretion of the Committee and shall be inclusive.

All plans for the construction of any building to be erected upon any lot and the proposed location thereof upon any lot.

### **5. DEVELOPMENT: LAND USE AND BUILDING STANDARDS**

In order to insure the best and most appropriate development, use and improvement of the subdivision, the following specific standards are hereby established:

#### **a. Noxious Activity**

No noxious or offensive activity shall be carried on within any lot, nor shall any tract or other refuse be thrown, placed or dumped upon any lot nor shall

anything be done which may be or become an annoyance or nuisance within or to the subdivision.

b. Residential Use

The lots and any development thereon shall be exclusively for residential purposes. No buildings or structure intended for or adapted to business purposes shall be erected, placed, permitted, or maintained on such premises, or on any part thereof.

c. Setback Lines

No building, structure, outbuilding or appurtenance of any nature shall be located within the building setback line, as shown on the final plat recorded at Leavenworth County Register of Deeds Office.

d. Utility Lines, Radio, and Television Antennas

All electric, telephone, water and other utility lines shall be placed underground, and no outside electrical lines shall be placed overhead. No exposed or exterior radio or television transmission or receiving antennas shall be erected, placed or maintained on any part of the premises. Satellite dishes 36" and smaller are permitted, so long as they are positioned behind the front corners of the home.

e. Signs

No billboards or advertising signs of any character shall be erected, placed, permitted or maintained on any lot or improvement thereon except signs advertising such property for sale, which signs shall not exceed six (6) square feet in area, further excepting the initial marketing signage that may be placed by the original Owner for the initial sale of the lots.

f. Occupancy

No structure erected upon any lot shall be occupied in any manner while in the course of construction, nor at any time prior to its being fully completed; nor shall any residence, when completed, be in any manner occupied until made to comply with the approved plans, the requirements herein and all other covenants, conditions, reservations, and restrictions herein set forth. All construction shall be completed within 18 months from the start thereof. No temporary house, temporary dwelling, temporary garage, temporary outbuilding, trailer home, or other temporary structure shall be placed or erected upon any lot.

g. Outbuildings

Each Lot Owner may construct one outbuilding and storage shed as described below. Structure's location must be behind residence and have review committee approval.

Each Lot Owner may construct one (1) storage shed, which shall not exceed 250 square feet, determined by outside dimensions. And shall further not exceed one story or level in height. Each Lot Owner may construction one (1) outbuilding, which shall not exceed 2 times the main level square footage of the primary residence and shall further not exceed 2 story or level in height.

h. Swimming Pools

Above ground swimming pools must be fully enclosed, fenced or otherwise adequately screened.

i. Recreational Vehicles

All recreational vehicles, campers, trailers, or boats must be parked behind the back corners of the home. No recreational vehicles, campers, trailers or boats may be parked or stored in front of the home or on the sides of the home.

j. Commercial Vehicles

No heavy, commercial vehicles construction vehicles, or like equipment of any kind shall be permitted, parked or stored on a lot, except during construction, unless enclosed.

k. Garage Requirements

All residences are required to have a minimum of two (2) car attached garage.

l. Mobile / Manufactured Homes

No single or doublewide mobile home, mobile trailer, prefabricated home or modular home or used structure shall be constructed on, or moved upon any lot.

m. Minimum Space Requirements

The living space in any dwelling shall not be less than:

Single Story: 1,600 square feet on the ground level

Reverse 1 ½ Story: 1,600 square feet on the ground level

1 ½ Story: 1,200 square feet on the ground floor level; 400 square feet on second level

Two Story: 1,250 square feet on the ground level

The square footage requirements herein do not include garages, basements, covered walks, porches and decks. Review Committee may make exceptions due to architectural or design uniqueness.

n. Fences

Chain link fences are not permissible. No fence shall exceed seven (7) feet in height. No fencing shall be installed in front of the back wall of the home.

o. Livestock

Cows, horses, pigs or any type of livestock are not permitted on any lot.

p. Propane Tank Enclosure

Propane tanks must be enclosed on two sides with a six (6) foot high privacy fence with approved landscaping, or underground tank.

q. Driveways

Solid surface driveways not required. All driveway surfaces must be maintained, no mud or major potholes.

r. Exclusions

Lot, 8 Deer Run Estates is excluded from any and all requirements of the Declaration of Restrictions.

6. ENFORCEMENT

a. Enforcement

The Review Committee, Developer / Owner or any Lot Owner shall have the right to enforce, by any proceeding at law or in equity (including injunctive relief), all restrictions, conditions, covenants, reservations, liens, and easements, now or hereafter imposed by the provisions of this Declaration. Failure to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Any party enforcing these restrictions, if successful, shall be entitled to recover the expenses of enforcement, including, but not limited to, reasonable attorney fees, filing fees and costs, and the costs of obtaining expert witnesses, from the party defaulting on these Restrictions. Said expenses shall become a lien upon the property of the offending Lot Owner and may be enforced as provided below.

b. Creation of the Lien and Personal Obligation of Assessments

Each Lot Owner, by acceptance of a deed therefore, whether or not it shall be so expressed in any such deed or other conveyance, is deemed to covenant and agree to pay any expenses assessed against said lot in any enforcement proceeding, said amount to bear interest at a rate established by the court in any such proceeding. Said amount shall become a charge on the land and shall be a continuing lien upon the property against which such enforcement is made. Such assessment shall

also be the personal obligation of the person who was the owner of such property at the time when the assessment fell due. The personal obligation shall not pass to his successors in title.

## 7. GENERAL PROVISIONS

### a. Severability

Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way effect any other provision, which shall remain in full force and effect.

### b. Subordination of the Lien to Mortgages

The lien of the assessments provided for herein shall be subordinate to the lien of any mortgage or mortgages. However, such subordination shall apply only to the assessments of liens, which have become due prior to the sale of such property pursuant to a foreclosure or such mortgage. No such sale shall relieve such lot from liability for any assessments thereafter becoming due or from the lien thereof.

### c. Interpretation

Should any court be called upon to construe the provisions of this Declaration, it is intended that these provisions be liberally interpreted, considering the goals and purposes as set forth herein.

### d. Amendment

The covenants and restrictions of this declaration shall run with and bind the land within the subdivision, and shall insure to the benefit of and be enforceable by the owner of any lot, the Review Committee and/or the Developer /Owner, their respective legal representatives, heirs, successors and assigns, for a term of 50 years from the date this declaration is recorded, after which time said covenants shall be automatically extended for successive periods of 10 years. The covenants and restrictions of this declaration may be amended first fifty-year period by an instrument signed by not less than 75% of the lot owners, and thereafter by an instrument signed by not less than 51% of the lot owners. Said percentage is to be determined by counting the number of lots whose owners sign said instrument, such that multiple ownership of lots shall result in a higher percentage. Any amendment shall be properly recorded.

IN WITNESS WHEREOF, we hereunto set our hand this 17<sup>th</sup> day of December 2025

---

Mark Bowden

STATE OF KANSAS

COUNTY OF LEAVENWORTH

BE IT REMEMBERED that on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me, the undersigned, a notary public in and for the county and state aforesaid, came Mark Bowden, President of MB Builders LLC, who are personally known to me to be the same person who executed the within instrument of writing, who being first duly sworn, stated that said Declaration of Restriction is true and correct, and such person duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.

(Seal)

---

(Notary Signature)

Quail Ridge Estates

Responses to review comments received 12/31/2025

Christopher M. Storm, January 5, 2026

Planning and Zoning – Preliminary Plat, 12/30/2025

- Provide total ROW and road record if known (250th Street) [Information added to revised preliminary plat](#).
- remove line (east extension line between lots 5 and 6). [Line removed](#).
- Label the u/e on either side of the property line. Assuming they are 10' [Labels added to preliminary plat](#).
- provide BSL along Linwood rd frontage [40' BSL along Linwood Road added to revised preliminary plat](#).
- (Joe & Peggy Pistora) Trust ["Trust" added to revised preliminary plat](#).
- exclude row dedicated along 250th St. [Note #4 on preliminary plat to vacate only Stonegate Court R/W](#).
- remove aerial image, but show treemas [Aerial image removed and tree line shown on preliminary plat](#).
- remove former lot #'s [Existing lot numbers removed from preliminary plat](#)
- provide date of preliminary plat preparation [Preparation and revision dates added to preliminary plat](#).
- provide address and PID of property being platted [Information added to revised preliminary plat](#).
- label all existing structures [One storage shed remains on Lot 3 – labeled. All tanks and other structures have been removed](#).
- a bond for RWD 10 line improvement or proof of payment for line must be provided prior to the final plat being recorded. [Understood, the contract purchaser is coordinating with RWD 10](#).
- provide legal description of proposed ROW vacation. [Legal description of Stonegate Ct will be provided in separate email](#).
- The 60' access arm on Lot 8 can be developed into a future road. Staff recommends placing a 40 ft. BSL along the South property line of Lot 6 and the North Line of Lot5 to accommodate future development potential without requiring a replat for those lots in the future. [40' BSL added to Lots 5 & 6 on prelim plat](#).
- Name is too similar to existing subdivision in County. Select a new name. [Revised to Quail Ridge Estates](#).

Planning and Zoning – Final Plat, 12/30/2025

- Provide total ROW and road record if known (250th Street) [Information added to revised final plat](#).
- remove line (east extension line between lots 5 and 6). [Line removed](#).
- Label the u/e on either side of the property line. Assuming they are 10' [Labels added to final plat](#).
- provide BSL along Linwood rd frontage [40' BSL along Linwood Road added to revised final plat](#).
- dimension of u/e & d/e (northeast corner) [Label added, intend for all of narrow extension to Linwood Road to be U/E and D/E](#).
- fix all overset text [Fixed one label with line overlap for Lots 6 and 7](#).
- date of preparation [Preparation and revision dates added to final plat](#).
- provide address and PID of property being platted [Table added to final plat with request information](#).
- a bond for RWD 10 line improvement or proof of payment for line must be provided prior to the final plat being recorded. [Understood, contract purchaser is coordinating with RWD 10](#).
- provide legal description of proposed ROW vacation [Legal description of Stonegate Ct will be provided in separate email](#).
- The 60' access arm on Lot 8 can be developed into a future road. Staff recommends placing a 40 ft. BSL along the South property line of Lot 6 and the North Line of Lot5 to accommodate future development potential without requiring a replat for those lots in the future. [40' BSL added to Lots 5 & 6 on final plat](#).
- (BOCC Chairman) may change, will advise [Will update name if the BOCC chairman changes](#).
- exclude row dedicated along 250th St. [Note on revised final plat to vacate only Stonegate Court R/W](#).
- (Dedication) owners [Dedication revised](#).
- Name is too similar to existing subdivision in County. Select a new name. (various locations) [Revised to Quail Ridge Estates](#).
- owner's name should be existing owners [If approved, Mark Bowden will purchase property prior to recording](#).

#### Public Works – Preliminary Plat, 12/29/2025

- Depict all existing culverts and provide material type and size. Depict and label all existing utilities. **Culverts and utilities added to revised preliminary plat.**
- State complete R/W width with BK&PG (250th Street) **Information added to revised preliminary plat.**
- Existing tanks/structures per GIS. Depict and label. Will tanks be owned by the Lot 3 owner? **One storage shed remains on Lot 3 – labeled. All tanks and other structures have been removed.**
- Depict existing overhead power and poles (typ) **OHE and poles added to revised preliminary plat, some may be block by text labels.**
- State complete R/W width with BK&PG (K32/Linwood Road) **Information added to revised prelim plat.**
- Depict existing water line. **Water line added to revised preliminary plat.**
- Provide BSL (two locations along K32) **40' BSL along Linwood Road added to revised preliminary plat.**
- Provide County parcel ID#s (typ) **Information added to revised preliminary plat.**
- Provide name of the person preparing the plat. **Information added to revised preliminary plat.**
- Provide additional contour labels. **Additional contour labels added to revised preliminary plat.**
- Dimension all lot lines with bearings and distances. **All lot lines labeled with bearing and distance or just distance if part of a line with overall bearing.**
- Add restriction: Access to Lots and driveway improvements along Kansas Highway #32 requires KDOT approval. **Restriction #5 added to revised preliminary plat.**

#### Public Works – Final Plat, 12/29/2025

- State complete R/W width with BK&PG (250th Street) **Information added to revised final plat.**
- State complete R/W width with BK&PG (K32/Linwood Road) **Information added to revised final plat.**
- Provide BSL (two locations along K32) **40' BSL along Linwood Road added to revised final plat.**
- Line work overlapping text. Revise. **Fixed one label with line overlap for Lots 6 and 7.**
- Provide County parcel ID#s (typ) **Information added to revised final plat.**
- Dimension all lot lines with bearings and distances. **All lot lines labeled with bearing and distance or just distance if located on a line with overall bearing.**
- Add restriction: Access to Lots and driveway improvements along Kansas Highway #32 requires KDOT approval. **Restriction #5 added to revised final plat.**

#### County Surveyor – Final Plat, 12/30/2025

- Wrong platted distance shown for west boundary (1614.84'). **Distance corrected on revised final plat.**
- Label or note R/W per plat of Stonegate Subdivision or Does this include the R/W along 250th Street? if so, redraw R/W & Label at 20' (per Road Record Book E, Page 307) **Note on revised final plat to vacate only Stonegate Court R/W.**
- Move or mask text **Fixed one label with line overlap for Lots 6 and 7.**
- Add: Road Record Book E, Page 307 40' R/W **Information added to revised final plat.**
- Add: Project #32-52 S 167 (4) 1951. Condemnation Case No. 33716 **Info. added to revised final plat.**
- Provide Land Survey Reference Reports. **Reference reports will be forwarded in sperate email.**
- Provide Exterior and Interior lot Closure Calculations **Closure reports will be forwarded in sperate email.**
- Label Parcel Identification numbers for all unplatted adjoiners **Information added to revised final plat.**
- Add Herring distance from 2025S037 **Information added to revised final plat.**
- Edit plat name (various locations) **Final plat updated to Quail Ridge Estates.**
- Add: NKA 2005P00019 **Information added to revised final plat.**
- Add: Including Road Right of Way (legal description) **Legal description revised per comment.**

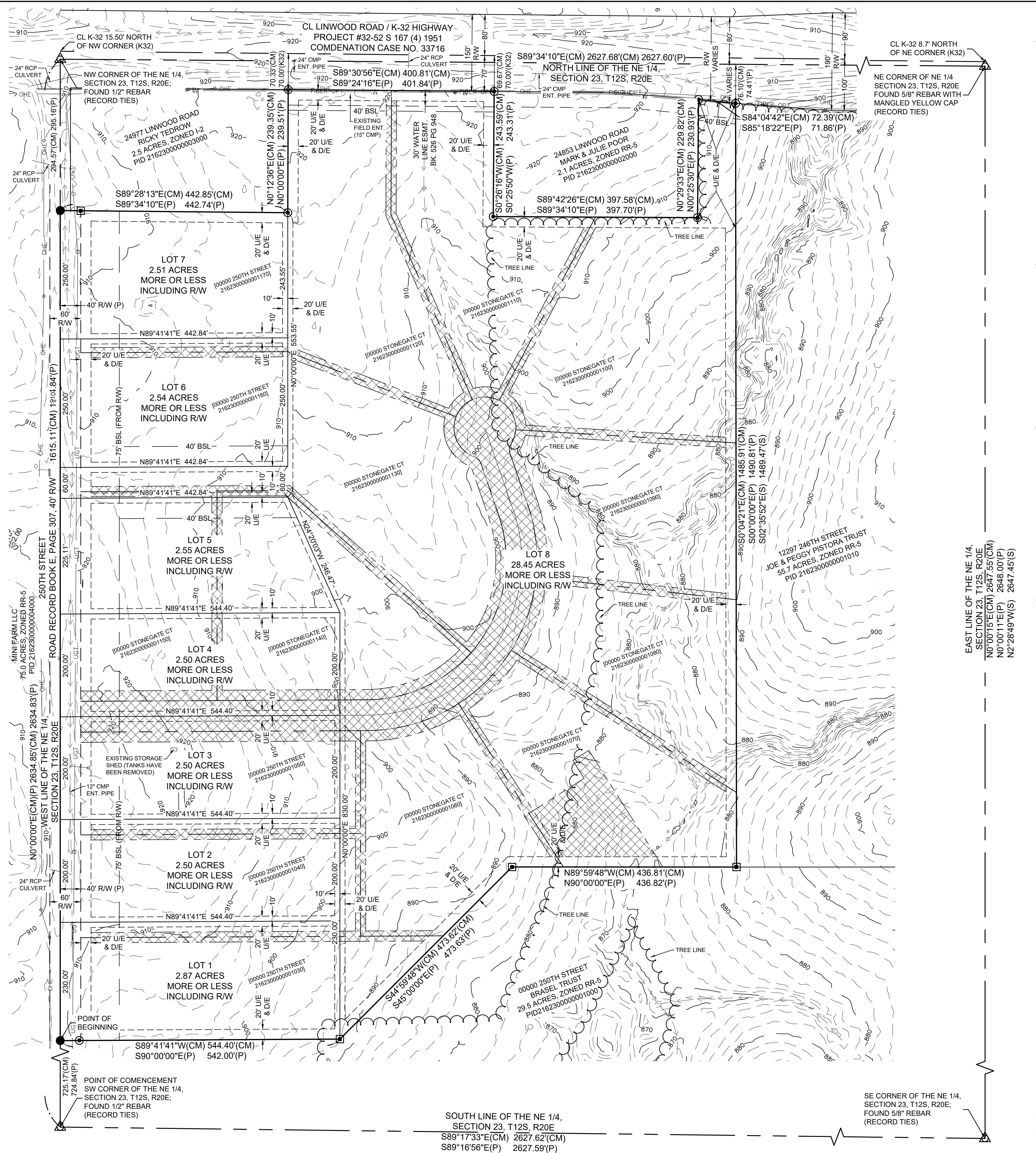
#### Code Enforcement – Email, 12/19/2025

- We have not received any complaints on this property, and we are not aware of any septic systems currently installed on it. **No revisions made to preliminary or final plat.**

#### KDOT – Email, 12/22/2025

- We would not allow another new access(spacing issues). They would need to access from 250th or share an existing. **Revised preliminary and final plat now include the following restriction: Access to lots and driveways improvements along Kansas Highway No. 32 require KDOT approval.**





**LEGAL DESCRIPTION:**  
A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LEAVENWORTH COUNTY, KANSAS, NOW DESCRIBED BY STEVEN D. WILLIAMS, PS1391 ON NOVEMBER 20, 2025 AS COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 0°00'00" EAST ALONG THE WEST LINE OF SAID QUARTER SECTION, 725.16 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF STONEGATE SUBDIVISION; THENCE CONTINUING NORTH 0°00'00" EAST ALONG SAID WEST LINE OF SAID NORTHEAST QUARTER AND THE WEST LINE OF SAID STONEGATE SUBDIVISION, 1615.11 FEET TO THE NORTHWEST CORNER OF SAID STONEGATE SUBDIVISION; THENCE SOUTH 89°28'13" EAST ALONG THE NORTH LINE OF SAID STONEGATE SUBDIVISION, 442.85 FEET; THENCE NORTH 0°12'36" EAST ALONG THE BOUNDARY OF SAID STONEGATE SUBDIVISION, 239.35 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF K-32 HIGHWAY; THENCE SOUTH 89°30'56" EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND SAID NORTH LINE OF SAID STONEGATE SUBDIVISION, 400.81 FEET; THENCE SOUTH 0°26'17" WEST ALONG THE BOUNDARY OF SAID STONEGATE SUBDIVISION, 243.59 FEET; THENCE SOUTH 89°42'26" EAST ALONG THE NORTH LINE OF SAID STONEGATE SUBDIVISION, 397.58 FEET; THENCE NORTH 0°29'33" EAST ALONG THE BOUNDARY OF SAID STONEGATE SUBDIVISION, 229.82 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE AND THE NORTH LINE OF SAID STONEGATE SUBDIVISION, 72.39 FEET TO THE NORTHEAST CORNER OF SAID STONEGATE SUBDIVISION; THENCE SOUTH 89°44'42" EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND THE NORTH LINE OF SAID STONEGATE SUBDIVISION, 1485.91 FEET TO THE SOUTHEAST CORNER OF SAID STONEGATE SUBDIVISION; THENCE NORTH 89°59'48" WEST ALONG THE SOUTH LINE OF SAID STONEGATE SUBDIVISION, 436.81 FEET; THENCE SOUTH 44°59'48" WEST ALONG SAID SOUTH LINE, 544.40 FEET TO THE POINT OF BEGINNING. THE ABOVE CONTAINS 46.42 ACRES, MORE OR LESS, ALL IN LEAVENWORTH COUNTY.

**OWNERS:** JEREMY AND MACKENZIE ROBBINS  
14371 234TH STREET  
TONGANOE, KANSAS 66086

**APPLICANT:** MB BUILDERS, LLC  
P.O. BOX 442438  
LAWRENCE, KANSAS 66044

**SURVEYOR:** ALL POINTS SURVEYING, LLP  
P.O. BOX 4444  
LAWRENCE, KANSAS 66046

**ENGINEER:** STORM ENGINEERING GROUP, P.A.  
CHRISTOPHER M. STORM, P.E.  
5719 WESTFIELD DRIVE  
LAWRENCE, KANSAS 66049

**EXISTING ZONING:** RR-2.5 - RURAL RESIDENTIAL 2.5

**PROPOSED ZONING:** RR-2.5 - RURAL RESIDENTIAL 2.5

**EXISTING LAND USE:** VACANT (PLATTED - NOT VESTED)

**PROPOSED LAND USE:** RURAL RESIDENTIAL

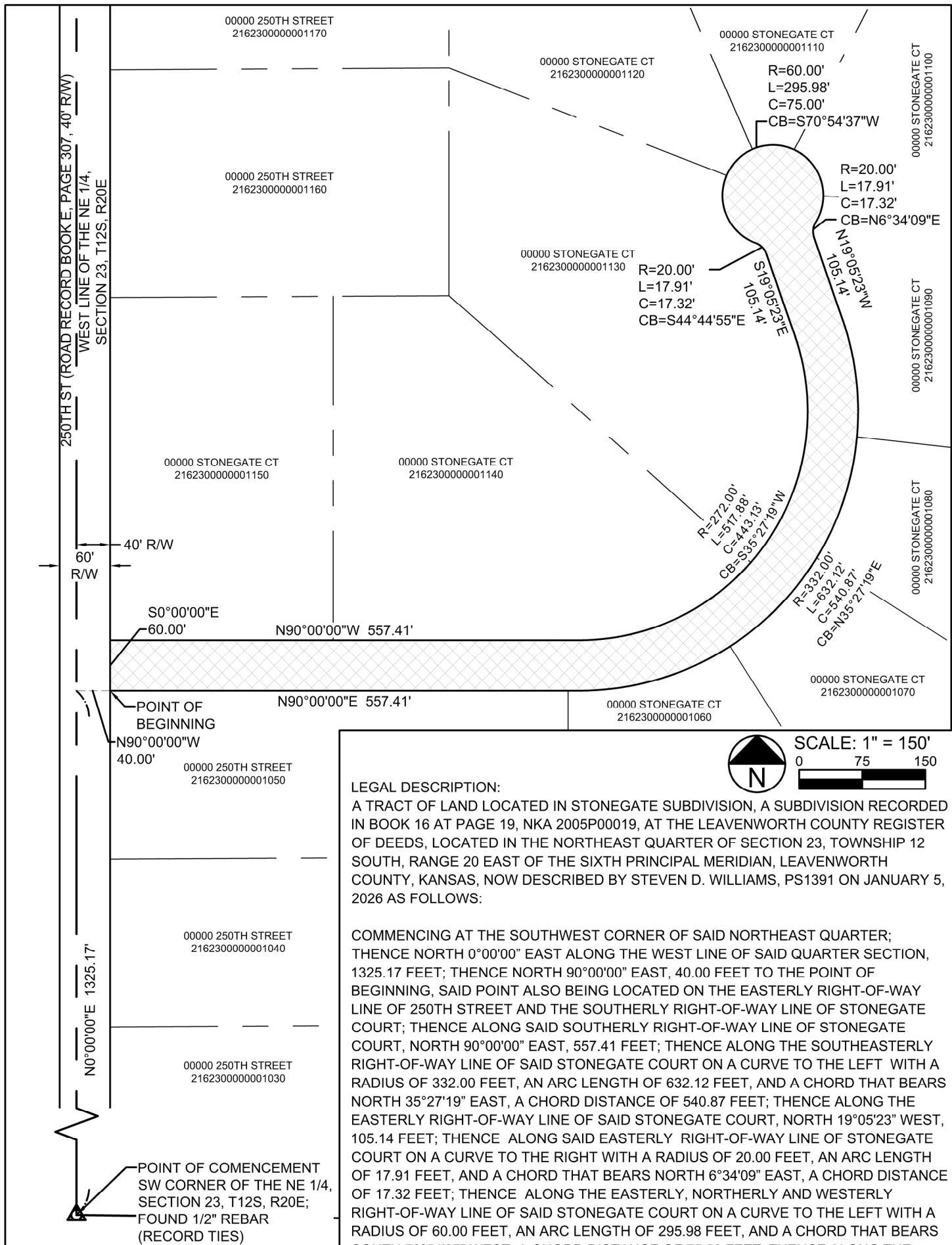
**TYPICAL SOIL TYPES:** KENNEBEC SILT LOAM, FREQUENTLY FLOODED (7051); GRUNDY SILTY CLAY LOAM, 1 TO 3% SLOPES (7252); FALLEAF-GRINTER SOILS, 4 TO 8% SLOPES (7270); MARTIN SILTY CLAY LOAM, 3 TO 7% SLOPES (7302); PAWNEE CLAY LOAM, 4 TO 8% SLOPES, ERODED (7501); SHARPSBURG SILTY CLAY LOAM, 4 TO 8% SLOPES (7542)

**TOPOGRAPHY:** TOPOGRAPHIC INFORMATION SHOWN WAS GENERATED USING PUBLICLY AVAILABLE LIDAR DATA COLLECTED BY THE STATE OF KANSAS IN 2015 (TILE BE\_15SUD1015).

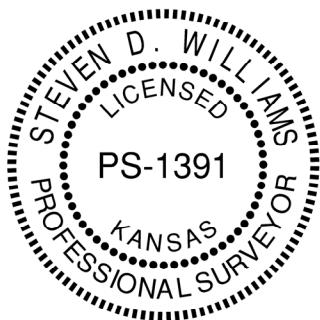


A PRELIMINARY PLAT OF  
**QUAIL RIDGE ESTATES**  
A REPLAT OF LOTS 1 - 15, STONEGATE SUBDIVISION  
IN THE NORTHEAST QUARTER OF  
SECTION 23, TOWNSHIP 12 SOUTH, RANGE 20 EAST,  
ALL IN LEAVENWORTH COUNTY, KANSAS

# EXHIBIT "A"



**SURVEYOR'S CERTIFICATION:**  
I HEREBY CERTIFY THAT THIS EXHIBIT WAS  
PREPARED UNDER MY DIRECT SUPERVISION  
ON JANUARY 5, 2026.



STEVEN D. WILLIAMS, PS-1391  
ALL POINTS SURVEYING, LLP  
P.O. BOX 4444  
LAWRENCE, KANSAS 66046  
(785) 832-2121

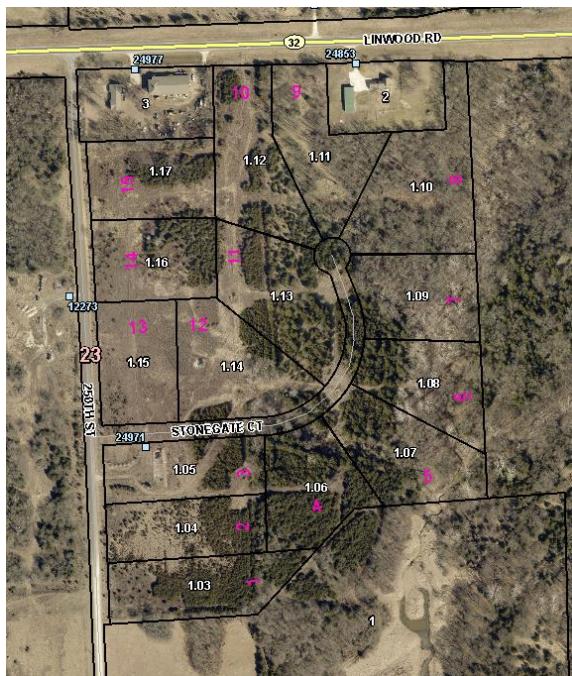
**BASIS OF BEARINGS:** A BEARING OF NORTH 0°00'00" EAST FOR  
THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION  
23, T12S, R20E FROM THE STONEGATE SUBDIVISION PLAT.

October 27, 2025

To whom it may concern,

At your request, Evergy is providing this acknowledgement that Deer Ridge Estates, located at 250<sup>th</sup> and Linwood Rd, Linwood KS, is within Evergy's service territory and, consequently, Evergy will serve the project consistent with its General Rules and Regulations. This correspondence is not a guarantee of service on any specific timeline. Changes, delays, or additions to the project's design, timeline, and installation may result in delays or additional equipment necessary to ensure service upon completion of the project. Additionally, Evergy is subject to the availability of distribution equipment and any supply chain disruptions may affect Evergy's ability to provide service.

All projects must conform to Evergy's Electrical Service Standards and service is dependent upon a timely application for electrical service and supporting information. Upon submission of updated project information, Evergy will work with you to provide information regarding our timeline for provision of service.



Sincerely,

Ryan McCallister

Distribution Designer

Ryan.McCallister@evergy.com



## Re: Service Letter

**From** Dylan Ritter <dritter@lvcofd2.com>  
**Date** Tue 12/16/2025 1:21 PM  
**To** Mark Bowden <mbowden7@outlook.com>  
**Cc** kritter@lvcofd2.com <kritter@lvcofd2.com>

Good afternoon,

The Reno Township Fire Department no longer exists as of 12/31/2023.

Leavenworth County Fire District #2 now serves the area formally serviced by Reno Township.

Regarding the service letter, Leavenworth Fire District #2 can provide service to this new subdivision should it be approved by Leavenworth County.

If stating this by email does not suffice I can get you a service letter by the end of business today.

I apologize for any problems you have encountered trying to obtain this fire service letter.

Let me know if further action is needed.

Thank you.

Dylan Ritter  
Assistant Chief  
Leavenworth County Fire District #2  
100 Main Street  
P.O. Box 270  
Linwood, KS, 66052  
(913) 339-8973

On Tue, Dec 16, 2025 at 13:16 Mark Bowden <[mbowden7@outlook.com](mailto:mbowden7@outlook.com)> wrote:

Good Afternoon,

I am getting ready to submit a subdivision replat to Leavenworth County for approval. They are requesting that I submit service letters from the utility companies showing proof that we are able to get service the subdivision.

This subdivision replat is at 250th Road and 32 Hwy. Currently it is called the Stonegate Subdivision with 15 lots. This will be changing to just 8 lots. With the 8th lot being 28 acres.

Would there be anyway you could provide me with a letter that would satisfy the county on this?

I have tried calling the Reno Fire department and left numerous messages with no luck of getting a response.

Feel free to give me a call at 785-550-5090 or my wife Shawna at 785-550-1101.

We are submitting this on Wednesday to meet the January meeting.  
Any help you can provide me on this is greatly appreciated.

Mark Bowden  
[Mbowden7@outlook.com](mailto:Mbowden7@outlook.com)  
785-550-5090  
Get [Outlook for iOS](#)



December 17, 2025

Mark Bowden  
Bowden Complete Construction LLC

Dear Mr. Bowden,

This letter is in response to your request for water service for STONEGATE SUBDIVISION lots 1-8 along K32 Rd and 250TH St in Lawrence, Kansas.

This is in RWD10's district area. There is an existing line that runs down Linwood Rd that can service the proposed lot 8. However, a line extension of approximately 2000 LF down 250<sup>th</sup> St would be required to provide service to lots 1-7 on 250<sup>th</sup> St.

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

Regards,

Steve Conley | District Manager  
Leavenworth Rural Water District 10  
[Rwd10@leavenworthrwd10.com](mailto:Rwd10@leavenworthrwd10.com)  
785-423-0987



## **Allison, Amy**

---

**From:** Anderson, Kyle  
**Sent:** Friday, December 19, 2025 9:53 AM  
**To:** Allison, Amy  
**Subject:** RE: RE: DEV-25-145/146 Preliminary and Final Plat - Deer Ridge Estates

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

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---

**From:** Allison, Amy <AAllison@leavenworthcounty.gov>  
**Sent:** Thursday, December 18, 2025 3:19 PM  
**To:** Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; 'Dedeke, Andrew'; Khalil, Jon <jkhalil@leavenworthcounty.gov>; Brown, Misty <MBrown@leavenworthcounty.gov>; San, Soma <SSan@leavenworthcounty.gov>; 'Steven Taylor [KDOT]' <Steven.Taylor@ks.gov>  
**Cc:** PZ <pz@leavenworthcounty.gov>  
**Subject:** RE: DEV-25-145/146 Preliminary and Final Plat - Deer Ridge Estates

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for Lots 1-15 of the Stonegate Subdivision (PID 216-23-0-00-001.03).

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 Friday, January 2, 2026.

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

Thank you,

Amy Allison, AICP  
Deputy Director  
Planning & Zoning  
Leavenworth County  
913.364.5757

**Disclaimer**

## Allison, Amy

---

**From:** Steven Taylor [KDOT] <Steven.Taylor@ks.gov>  
**Sent:** Monday, December 22, 2025 10:20 AM  
**To:** Allison, Amy  
**Subject:** RE: DEV-25-145/146 Preliminary and Final Plat - Deer Ridge Estates

We would not allow another new access(spacing issues). They would need to access from 250<sup>th</sup> or share an existing.

Steve Taylor      Utility Coordinator  
O:913-942-3049

Kansas Department of Transportation  
District 1 Area 3  
650 north K-7 Highway  
Bonner Springs, Ks.  
Steven.taylor@ks.gov | [www.ksdot.gov](http://www.ksdot.gov)  
Follow Us: [Facebook](#) | [X \(formerly Twitter\)](#)



Department of Transportation

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**From:** Allison, Amy <AAllison@leavenworthcounty.gov>  
**Sent:** Monday, December 22, 2025 10:06 AM  
**To:** Steven Taylor [KDOT] <Steven.Taylor@ks.gov>  
**Subject:** RE: DEV-25-145/146 Preliminary and Final Plat - Deer Ridge Estates

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Good Morning Steve,

I believe they are wanting to request one residential entrance from K-32 for Lot 8 but I would defer to them. You can reach the developer at 785-550-5090.

Sincerely,  
Amy Allison, AICP  
Deputy Director  
Planning & Zoning  
Leavenworth County  
913.364.5757

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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:** Steven Taylor [KDOT] <[Steven.Taylor@ks.gov](mailto:Steven.Taylor@ks.gov)>  
**Sent:** Monday, December 22, 2025 10:04 AM  
**To:** Allison, Amy <[Allison@leavenworthcounty.gov](mailto:Allison@leavenworthcounty.gov)>  
**Subject:** RE: DEV-25-145/146 Preliminary and Final Plat - Deer Ridge Estates

There will be no new Access to K-32?

Steve Taylor      Utility Coordinator  
O:913-942-3049

Kansas Department of Transportation  
District 1 Area 3  
650 north K-7 Highway  
Bonner Springs, Ks.  
[Steven.taylor@ks.gov](mailto:Steven.taylor@ks.gov) | [www.ksdot.gov](http://www.ksdot.gov)  
Follow Us: [Facebook](#) | [X \(formerly Twitter\)](#)



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**From:** Allison, Amy <[Allison@leavenworthcounty.gov](mailto:Allison@leavenworthcounty.gov)>  
**Sent:** Thursday, December 18, 2025 3:19 PM  
**To:** Magaha, Chuck <[cmagaha@lvsheriff.org](mailto:cmagaha@lvsheriff.org)>; Miller, Jamie <[JMILLER@leavenworthcounty.gov](mailto:JMILLER@leavenworthcounty.gov)>; 'Dedeke, Andrew'; Khalil, Jon <[jkhalil@leavenworthcounty.gov](mailto:jkhalil@leavenworthcounty.gov)>; Brown, Misty <[MBrown@leavenworthcounty.gov](mailto:MBrown@leavenworthcounty.gov)>; San, Soma <[SSan@leavenworthcounty.gov](mailto:SSan@leavenworthcounty.gov)>; Steven Taylor [KDOT] <[Steven.Taylor@ks.gov](mailto:Steven.Taylor@ks.gov)>  
**Cc:** PZ <[pz@leavenworthcounty.gov](mailto:pz@leavenworthcounty.gov)>  
**Subject:** RE: DEV-25-145/146 Preliminary and Final Plat - Deer Ridge Estates

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Good Afternoon,

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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 Friday, January 2, 2026.

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

Thank you,

Amy Allison, AICP  
Deputy Director  
Planning & Zoning  
Leavenworth County  
913.364.5757

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Storm Engineering Group, P.A.  
5719 Westfield Drive  
Lawrence, Kansas 66049  
chris@stormenggrp.com



December 18, 2025  
Revised January 5, 2026

01-06-26  
Olsson Comments

Leavenworth County Public Works  
300 Walnut Street, Suite 007  
Leavenworth, Kansas 66048

Re: Quail Ridge Estates  
Stormwater Report

This report provides stormwater information for the proposed Quail Ridge Estates final plat, formerly final platted as Stonegate Subdivision. The subject property is approximately 46.4 acres located south of Linwood Road and east of 250th Street. The property is zoned RR – 2.5 and the final plat proposes eight residential lots.

Stormwater runoff from approximately 40 acres of the property and offsite runoff from 97 acres to the north and east discharges south at point of interest (POI) 1 and 2. Stormwater runoff from 1.9 (POI 3) and 4.3 (POI 4) acres along 250th Street discharge west through existing culverts under 250th Street. Refer to Attachment A for the existing and proposed condition drainage area maps.

No portion of the subject property lies within a designated "Special Flood Hazard Area" as shown on Flood Insurance Rate Map (FIRM) Number 20103C0360G, with an effective date of July 16, 2015. No Waters of the United States are identified on the EPA WATERS GeoViewer 2.0. The soil map showing hydrologic soil groups from NRCS Web Soil Survey is attached and shown on the drainage area map.

Refer to Tables 1 and 2 on Attachment B for a summary of existing and proposed curve number (CN) calculations. Refer to Table 3 for a summary of the time of concentrations and Table 4 for a summary of the hydrologic calculations. Hydrologic calculations for the 10, and 100-year storm events were modeled using the SCS Method for a 24-hour, Type II hypothetical storm using Leavenworth County's rainfall intensities (Table C). The CN for residential, 2 acres, 12% impervious accounts for approximately 10,500 sf of impervious area (12% of 87,120 ft (2 acres) = 10,454 sf).

With the development of the subject property, the surface conditions will improve from pasture (no mechanical treatment, fair condition) to rural residential lots (2 acre, 12% impervious). The improvement will result in a slight reduction in the peak stormwater runoff and no stormwater detention should be necessary.

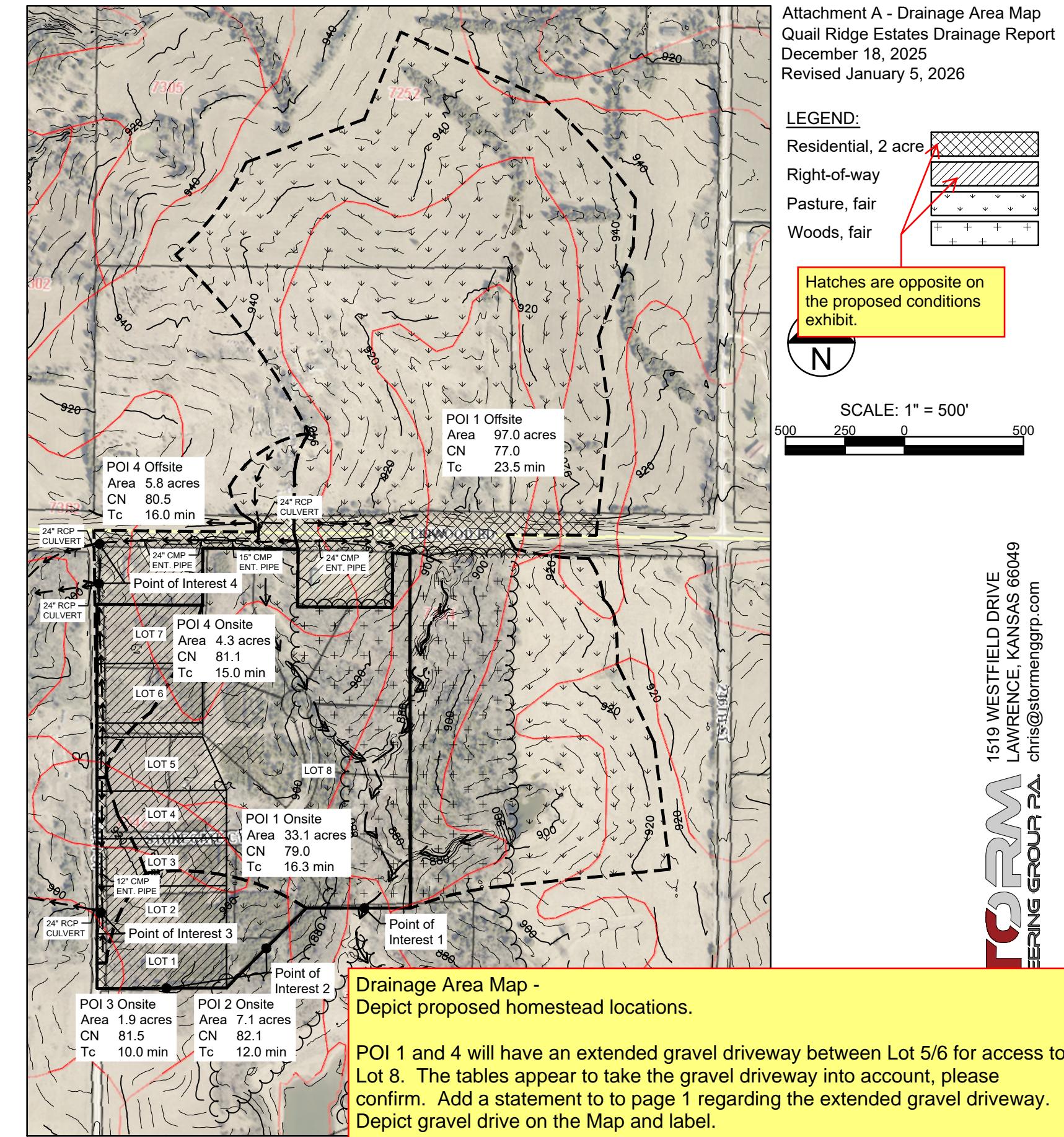
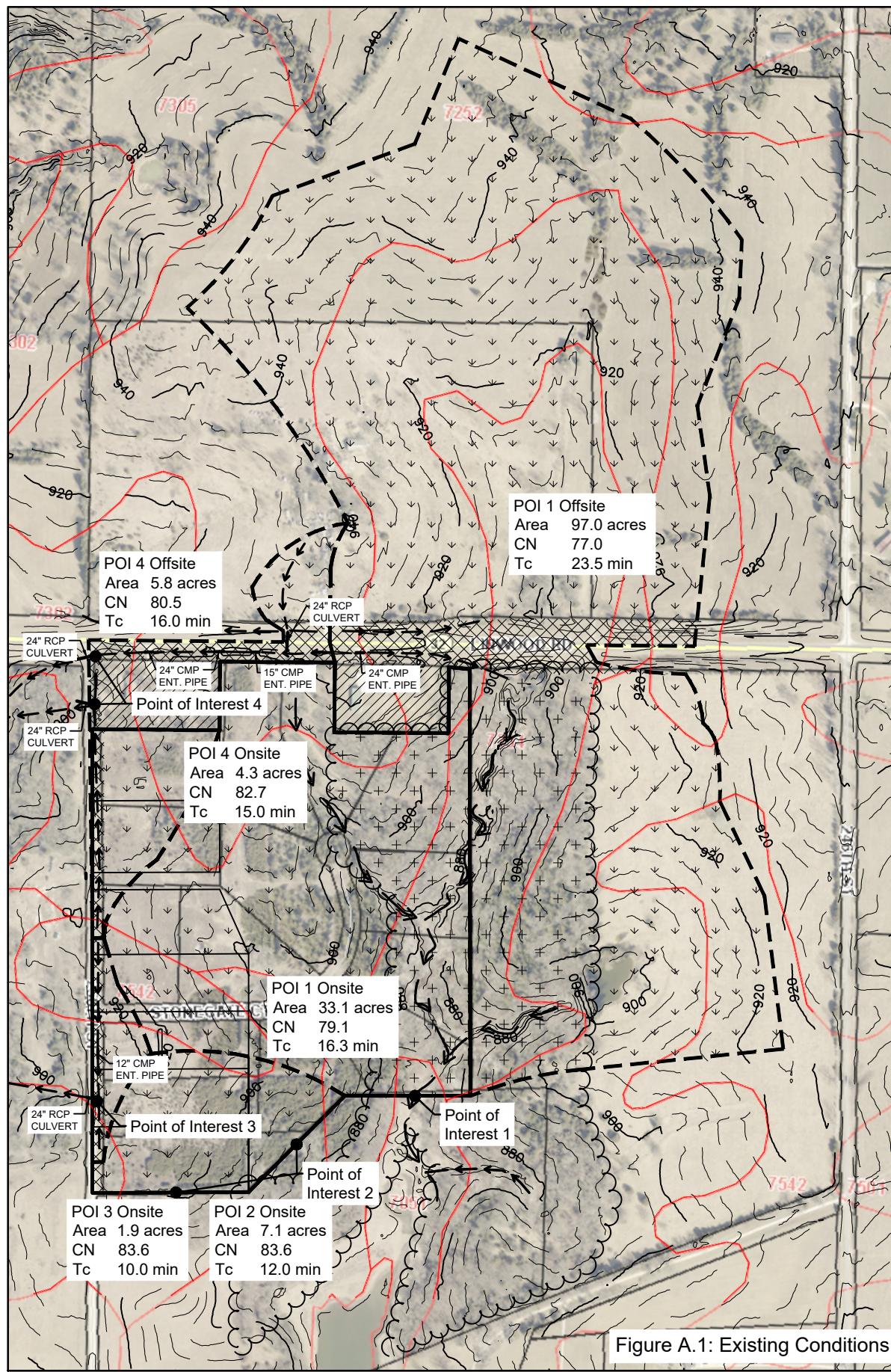
Sincerely,

A handwritten signature in blue ink that reads "Christopher M. Storm".

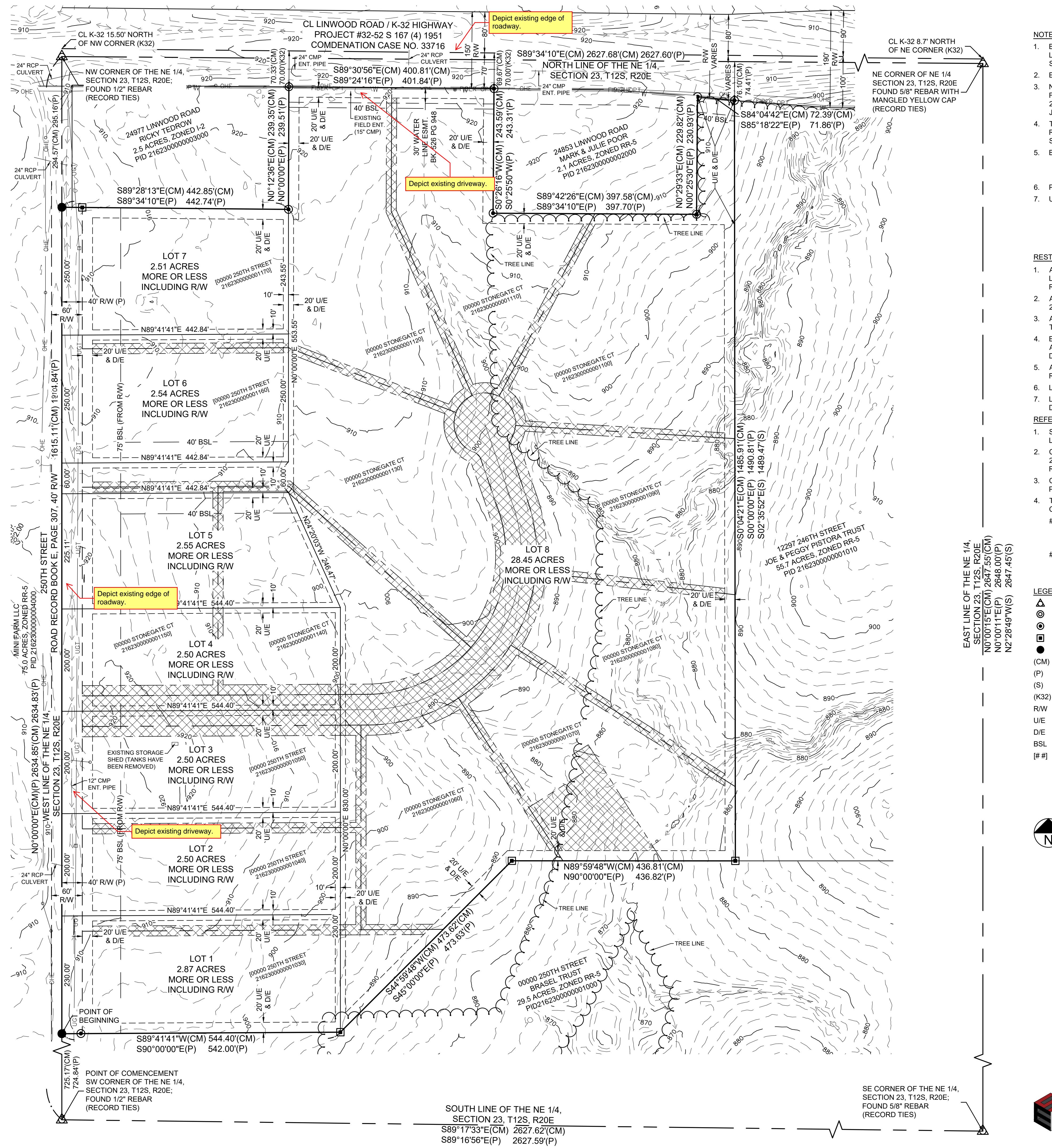
Christopher M. Storm, P.E.  
Storm Engineering Group, P.A.

- Attachment A: Drainage Area Maps
- Attachment B: Table 1 – Summary of Existing CN  
Table 2 – Summary of Proposed CN  
Table 3 – Summary of Time of Concentration Calculations  
Table 4 – Summary of Hydrologic Calculations
- Attachment C: FEMA's National Flood Hazard Layer (NFHL) Viewer  
EPA WATERS GeoViewer 2.0
- Attachment D: NRCS Web Soil Survey Report
- Attachment E: Curve Number Reference Table, Mays, Larry W. *Water Resources Engineering*. John Wiley & Sons, Inc., 2001.









01-06-26  
Olsson Comments

PRELIMINARY PLAT PREPARED 11/18/2025 BY CHRISTOPHER M. STORM P.E.:  
**STORM** 1519 WESTFIELD DRIVE (REVISED 1/5/2026)  
ENGINEERING GROUP, P.A. LAWRENCE, KANSAS 66049  
chris@stormenggrp.com

NOTES:

1. BASIS OF BEARINGS BASED ON A BEARING OF NORTH 0°00'00" EAST FOR THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 23, T12S, R20E FROM THE STONEGATE SUBDIVISION PLAT.
2. ERROR OF CLOSURE: 0.006' PRECISION: 1:1,156,254
3. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A DESIGNATED "SPECIAL FLOOD HAZARD AREA" AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 20103C0360G, LEAVENWORTH COUNTY, KANSAS, BEARING AN EFFECTIVE DATE OF JULY 16, 2015.
4. THE QUAIL RIDGE ESTATES FINAL PLAT WILL VACATE STONEGATE COURT RIGHT-OF-WAY, AND ALL UTILITY AND DRAINAGE EASEMENTS DEDICATED BY THE STONEGATE SUBDIVISION FINAL PLAT.
5. BUILDING SETBACK LINES AS SHOWN HEREON OR NOTED BELOW:  
ALL SIDE YARD SETBACKS - 15 FEET (ACCESSORY - 15 FEET)  
ALL REAR YARD SETBACKS - 40 FEET (ACCESSORY - 15 FEET)
6. PROPOSED LOTS FOR RESIDENTIAL USE.
7. UTILITY COMPANIES:  
WATER - WATER DISTRICT #10  
ELECTRIC - EVERGY  
SEWER - INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM  
GAS - PROPANE / NATURAL GAS

RESTRICTIONS:

1. ALL PROPOSED STRUCTURES WITHIN THIS PLAT SHALL COMPLY WITH LEAVENWORTH COUNTY ZONING AND SUBDIVISION REGULATIONS OR ZONING REGULATION JURISDICTION.
2. ALL STRUCTURES BUILT WITHIN THE SUBDIVISION SHALL COMPLY WITH RESOLUTION 2020-39, OR AS AMENDED.
3. AN ENGINEERED ONSITE WASTEWATER TREATMENT SYSTEM MAY BE REQUIRED DUE TO POOR SOIL CONDITIONS.
4. 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.
5. ACCESS TO LOTS AND DRIVEWAY IMPROVEMENTS ALONG KANSAS HIGHWAY NO. 32 REQUIRE KDOT APPROVAL.
6. LOTS ARE SUBJECT TO THE CURRENT ACCESS MANAGEMENT POLICY.
7. LOTS ARE SUBJECT TO THE DECLARATION AND RESTRICTIONS RECORDED IN DOCUMENT NO. \_\_\_\_\_ AT THE LEAVENWORTH COUNTY REGISTER OF DEEDS.

REFERENCED DOCUMENTS:

1. STONEGATE SUBDIVISION, FILED IN BOOK 16 AT PAGE 19, NKA 2005P00019, AT THE LEAVENWORTH COUNTY REGISTER OF DEEDS.
2. CERTIFICATE OF SURVEY PERFORMED BY JOSEPH A. HERRING, LS-1296 ON JUNE 18, 2025, AND FILED AS DOCUMENT NO. 2025S037 AT THE LEAVENWORTH COUNTY REGISTER OF DEEDS.
3. CONSTRUCTION PLANS FOR KANSAS HIGHWAY 32, KDOT PROJECT 32-52 S 167 (4), PLAN SHEET 5 OF 131.
4. TITLE COMMITMENT BY ELAND TITLE COMPANY, LLC, COMMITMENT NO. 251811L-1, COMMITMENT DATE DECEMBER 1, 2025. SCHEDULE B, PART II - EXCEPTIONS:  
#10 RIGHT OF WAY GRANTED TO RURAL WATER DISTRICTED LEAVENWORTH COUNTY, KANSAS, AS DESCRIBED IN THE INSTRUMENT RECORDED IN BOOK 526 AT PAGE 948.
- #11 RIGHT OF WAY GRANTED TO LEAVENWORTH COUNTY RURAL WATER DISTRICT NO. 10, AS DESCRIBED IN THE INSTRUMENT RECORDED IN BOOK 786, PAGE 1555 AND CORRECTED EASEMENT FILED IN BOOK 800 AT PAGE 1125.

LEGAL DESCRIPTION:  
A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 12  
SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LEAVENWORTH COUNTY,  
KANSAS, NOW DESCRIBED BY STEVEN D. WILLIAMS, PS1391 ON NOVEMBER 20, 2025 AS  
FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 0°00'00" EAST ALONG THE WEST LINE OF SAID QUARTER SECTION, 725.16 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF STONEGATE SUBDIVISION; THENCE CONTINUING NORTH 0°00'00" EAST ALONG SAID WEST LINE OF SAID NORTHEAST QUARTER AND THE WEST LINE OF SAID STONEGATE SUBDIVISION, 1615.11 FEET TO THE NORTHWEST CORNER OF SAID STONEGATE SUBDIVISION; THENCE SOUTH 89°28'13" EAST ALONG THE NORTH LINE OF SAID STONEGATE SUBDIVISION, 442.85 FEET; THENCE NORTH 0°12'36" EAST ALONG THE BOUNDARY OF SAID STONEGATE SUBDIVISION, 239.35 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF K-32 HIGHWAY; THENCE SOUTH 89°30'56" EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND SAID NORTH LINE OF SAID STONEGATE SUBDIVISION, 400.81 FEET; THENCE SOUTH 00°26'17" WEST ALONG THE BOUNDARY OF SAID STONEGATE SUBDIVISION, 243.59 FEET; THENCE SOUTH 89°42'26" EAST ALONG THE NORTH LINE OF SAID STONEGATE SUBDIVISION, 397.58 FEET; THENCE NORTH 0°29'33" EAST ALONG THE BOUNDARY OF SAID STONEGATE SUBDIVISION, 229.82 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE OF K-32 HIGHWAY; THENCE SOUTH 84°04'42" EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND THE NORTH LINE OF SAID STONEGATE SUBDIVISION, 72.39 FEET TO THE NORTHEAST CORNER OF SAID STONEGATE SUBDIVISION; THENCE SOUTH 00°04'21" EAST ALONG THE EAST LINE OF SAID STONEGATE SUBDIVISION, 1485.91 FEET TO THE SOUTHEAST CORNER OF SAID STONEGATE SUBDIVISION; THENCE NORTH 89°59'48" WEST ALONG THE SOUTH LINE OF SAID STONEGATE SUBDIVISION, 436.81 FEET; THENCE SOUTH 44°59'48" WEST ALONG SAID SOUTH LINE, 473.62 FEET; THENCE SOUTH 89°41'41" WEST ALONG SAID SOUTH LINE, 544.40 FEET TO THE POINT OF BEGINNING. THE ABOVE CONTAINS 46.42 ACRES, MORE OR LESS, ALL IN LEAVENWORTH COUNTY.

OWNERS: JEREMY AND MACKENZIE ROBBINS  
14371 234TH STREET  
TONGANOXIE, KANSAS 66086

APPLICANT: MB BUILDERS, LLC  
P.O. BOX 442438  
LAWRENCE, KANSAS 66044

SURVEYOR: ALL POINTS SURVEYING, LLP  
P.O. BOX 4444  
LAWRENCE, KANSAS 66046

STORM ENGINEERING GROUP, P.A.  
CHRISTOPHER M. STORM, P.E.  
5719 WESTFIELD DRIVE  
LAWRENCE, KANSAS 66049

EXISTING ZONING: RR-2.5 - RURAL RESIDENTIAL 2.5

PROPOSED ZONING: RR-2.5 - RURAL RESIDENTIAL 2.5

EXISTING LAND USE: VACANT (PLATTED - NO

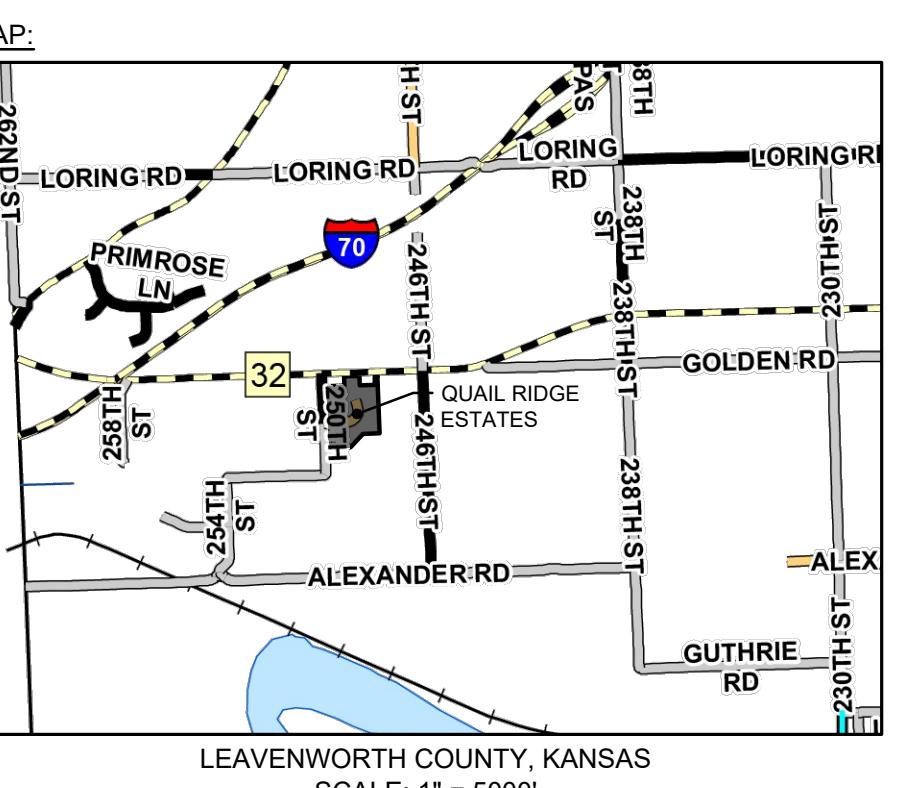
PROPOSED LAND USE: RURAL RESIDENTIAL

TYPICAL SOIL TYPES: KENNEBEC SILT LOAM, FREQUENTLY FLOODED (7051);  
GRUNDY SILTY CLAY LOAM, 1 TO 3% SLOPES (7252);  
FALLEAF-GRINTER SOILS, 4 TO 8% SLOPES (7270);  
MARTIN SILTY CLAY LOAM, 3 TO 7% SLOPES (7302);  
PAWNEE CLAY LOAM, 4 to 8% SLOPES, ERODED (7501);  
SHARPSBURG SILTY CLAY LOAM, 4 TO 8% SLOPES (7542)

TOPOGRAPHY: TOPOGRAPHIC INFORMATION SHOWN WAS GENERATED USING PUBLICLY AVAILABLE LiDAR DATA COLLECTED BY THE STATE OF KANSAS IN 2015 (TILE BE\_15SUD1015).

SECTION 23 N0°00'15"E(CM) 20 N0°00'11"E(P) 20 N2°28'49"W(S) 26	<u>LEGEND:</u>   SECTION CORNER FOUND AS NOTED  FOUND: 5/8" BAR IN CONCRETE  FOUND: 5/8" BAR WITH "LS 786" CAP  FOUND: 5/8" BAR WITH MANGLED YELLOW CAP IN CONCRETE  SET 1/2" x 24" BAR WITH "APS 1391" CAP  (CM) CALCULATED MEASUREMENT (P) STONEGATE SUBDIVISION PLAT (REFERENCE DOCUMENT 1) (S) CERTIFICATE OF SURVEY BY JOSEPH A. HERRING (REFERENCE DOC. 2) (K32) KDOT PROJECT 32-52 S-167-4 (REFERENCE DOCUMENT 3)  R/W RIGHT-OF-WAY U/E UTILITY EASEMENT D/E DRAINAGE EASEMENT BSL BUILDING SETBACK LINE [# #] EXISTING ADDRESS AND LEAVENWORTH COUNTY PARCEL ID  PROPOSED R/W AND EASEMENTS ----- EXISTING LOT LINES _____ - - - EXISTING R/W AND EASEMENTS _____ - - - EXISTING R/W AND EASEMENTS TO BE VACATED 
---	---

A scale bar and north arrow are shown. The scale bar is marked from 0 to 200 in increments of 50. A north arrow is located to the left of the scale bar, pointing upwards.



# A PRELIMINARY PLAT OF **AIL RIDGE ESTATES**

A REPLAT OF LOTS 1 - 15, STONEGATE SUBDIVISION  
IN THE NORTHEAST QUARTER OF  
SECTION 23, TOWNSHIP 12 SOUTH, RANGE 20 EAST,  
ALL IN LEAVENWORTH COUNTY, KANSAS

## **Allison, Amy**

---

**From:** Mary Conley <mary.conley@conleysandu.com>  
**Sent:** Wednesday, January 7, 2026 8:40 AM  
**To:** RWD10@conleysandu.com; Allison, Amy  
**Cc:** PZ  
**Subject:** Re: RWD10 FW: DEV-25-145/146 Deer Ridge Estates Review Comments

Amy,  
LVRWD10 has no utilities in that ROW and no issue vacating.  
Thank you,

**Mary Conley, PMP**

Sr Project Manager/CFO  
Conley Sitework & Utilities, Inc.  
PO Box 715  
Eudora, KS 66025  
office (785) 838-4646  
cell (785) 423-3866

On Tue, Jan 6, 2026 at 11:29 AM Allison, Amy <[AAllison@leavenworthcounty.gov](mailto:AAllison@leavenworthcounty.gov)> wrote:

Good Morning,

You provided a letter for the proposed replatting of the Stonegate subdivision in Leavenworth County. The applicant is wishing to vacate the unimproved right-of-way of Stonegate Court that was platted within the original subdivision. We would like to verify that no utilities are located within that Right-of-way nor does RWD 10 have any issues with vacating the right-of-way. Please let me know if you have any further questions or comments for this request.

Sincerely,

Amy Allison, AICP

Deputy Director

Planning & Zoning

Leavenworth County

913.364.5757

## Allison, Amy

---

**From:** Steven Heath <Steven.Heath@evergy.com>  
**Sent:** Wednesday, January 7, 2026 2:20 PM  
**To:** Ryan McCallister; Allison, Amy  
**Cc:** PZ  
**Subject:** Re: DEV-25-145/146 Deer Ridge Estates Review Comments

Internal Use Only

Good afternoon Amy, Evergy does not have any facilities located within the proposed vacation area, nor does Evergy have conflict with the vacation.

Thank you,  
**Steven Heath**  
Evergy  
TD Designer III  
[Steven.Heath@evergy.com](mailto:Steven.Heath@evergy.com)  
O: 785-865-4857  
C: 785-508-2550 (does not receive texts)

---

**From:** Ryan McCallister <Ryan.McCallister@evergy.com>  
**Sent:** Tuesday, January 6, 2026 12:34 PM  
**To:** Allison, Amy <AAllison@leavenworthcounty.gov>; Steven Heath <Steven.Heath@evergy.com>  
**Cc:** PZ <pz@leavenworthcounty.gov>  
**Subject:** RE: DEV-25-145/146 Deer Ridge Estates Review Comments

Internal Use Only

Good afternoon, Amy,

I am not longer working out of Lawrence; I have transferred to Wichita. I am adding the Lawrence designer that will be working on this project, [@Steven Heath](#).

Thank you!

**Ryan McCallister**  
Evergy  
Distribution Designer  
[ryan.mccallister@Evergy.com](mailto:ryan.mccallister@Evergy.com)  
O (785) 865-4844

---

**From:** Allison, Amy <AAllison@leavenworthcounty.gov>  
**Sent:** Tuesday, January 6, 2026 11:28 AM  
**To:** Ryan McCallister <Ryan.McCallister@evergy.com>  
**Cc:** PZ <pz@leavenworthcounty.gov>  
**Subject:** FW: DEV-25-145/146 Deer Ridge Estates Review Comments

## **Allison, Amy**

---

**From:** Baumchen, Daniel  
**Sent:** Thursday, January 8, 2026 11:23 AM  
**To:** Allison, Amy  
**Subject:** RE: DEV-25-145/146 Deer Ridge Estates Review Comments

Amy

I reviewed description for the stonigate court vacation. The description accurately describes the Street to be vacated. The description is just the street.

**Dan Baumchen, PS**  
County Surveyor  
Leavenworth County Department of Public Works  
913-684-0472

---

**From:** Allison, Amy <AAllison@leavenworthcounty.gov>  
**Sent:** Tuesday, January 6, 2026 11:24 AM  
**To:** Baumchen, Daniel <DBaumchen@leavenworthcounty.gov>; Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; Brown, Misty <MBrown@leavenworthcounty.gov>; Khalil, Jon <jkhalil@leavenworthcounty.gov>  
**Cc:** Jacobson, John <JJacobson@leavenworthcounty.gov>  
**Subject:** FW: DEV-25-145/146 Deer Ridge Estates Review Comments

Good Morning Everyone,

Attached is the legal description provided by the applicant to vacate Stonegate Court. All of the additional material was provided with the plat application. Let me know if you need any of that information or have any further questions or comments for this request.

Thanks,  
Amy Allison, AICP  
Deputy Director  
Planning & Zoning  
Leavenworth County  
913.364.5757

### **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.*

**LEAVENWORTH COUNTY  
PLANNING COMMISSION  
STAFF REPORT**

**CASE NO:** DEV-25-134 Reynolds/Oelschlaeger Boundary Line Adjustment Exception

January 14, 2025

**REQUEST:** Exception from Zoning and Subdivision Regulation Article 50, Section 40.3.i (Lot-Depth to Lot-Width Ratio)

**STAFF REPRESENTATIVE:**  
JOSH SCHWEITZER  
Development Planner

**SUBJECT PROPERTY:** 17170 Leavenworth Rd. & 20550 175<sup>th</sup> St.



**APPLICANT/APPLICANT AGENT:**  
Joe Herring  
Herring Surveying Company  
315 N. 5th St.  
Leavenworth, KS 66048

**PROPERTY OWNER:**  
Lisa Reynold  
Steve & Alysson Oelschlaeger  
Gardner & Tonganoxie, KS

**CONCURRENT APPLICATIONS:**  
N/A

**LAND USE**

**ZONING:** RR-2.5

**FUTURE LAND USE DESIGNATION:**  
RR-2.5

**SUBDIVISION:** N/A

**FLOODPLAIN:** N/A

**PROPERTY INFORMATION**

**PARCEL SIZE:** 74.70 & 2.20 Acres

**PARCEL ID NO:**  
159-29-0-00-008; 008.01

**BUILDINGS:**  
Existing Houses & Outbuildings

**LEGAL DESCRIPTION:**

Tracts of land in the South 1/2 of the Southeast Quarter of Section 29, Township 10 South, Range 22 East of the 6<sup>th</sup> in Leavenworth County, Kansas.

**ACTION OPTIONS:**

1. Approve Case DEV-25-134, Exception from Zoning & Subdivision Regulation Article 50, Section 40.3.i. (Lot-Depth to Lot-Width Ratio); or
2. Deny Case No. DEV-25-134, Exception from Zoning & Subdivision Regulation Article 50, Section 40.3.i. (Lot-Depth to Lot-Width Ratio); or
3. Modify Case No DEV-25-134, Exception from Zoning & Subdivision Regulation Article 50, Section 40.3.i. (Lot-Depth to Lot-Width Ratio)

**Location Map:** Future Land Use Designation



**ACCESS/STREET:**

Leavenworth Rd: Local, ±27' Wide, paved & 175<sup>th</sup> St.: Local, ±27' Wide, paved/gravel

**UTILITIES**

**SEWER:** N/A

**FIRE:** EASTON

**WATER:** Suburban

**ELECTRIC:** EVERGY/Freestate

**NOTICE & REVIEW:**

**STAFF REVIEW:** 1/6/2026

**NEWSPAPER NOTIFICATION:**  
N/A

**NOTICE TO SURROUNDING PROPERTY OWNERS:**  
N/A

**FACTORS TO BE CONSIDERED:** Article 50, Section 40.3.i (Lot-Depth to Lot-Width Ratio)

*Where in the case of a particular proposed subdivision, it can be shown that strict compliance with the requirements of these regulation would result in extraordinary hardship to the subdivider because of unusual topography or other non-self-inflicted condition; or that these conditions would result in inhibiting the achievement of the objectives of these regulations.*

**1. That there are special circumstances or conditions affecting the property;**

- Tract 1 is on a corner, making it have two frontages. However, road frontage is based upon where access is at or given. Since Tract 1 has access along 175<sup>th</sup> street, it does not meet the 1:1 ratio. If their primarily access point that services the house was along Leavenworth Rd then Tract 1 would be within compliance.

**2. That the exception is necessary for the reasonable and acceptable development of the property in question;**

- It is reasonable to believe that the proposed development allows for best use of land.

**3. That the granting of the exception will not be detrimental to the public welfare or injurious to adjacent property.**

- Granting the exception does not appear to cause any issues with public welfare or injurious to adjacent properties.

**STAFF COMMENTS:**

The applicants are requesting an exception to the lot-depth to lot-width requirement for Tract 1 exceeding the 1:1 ratio. Tract 1 is on a corner of Leavenworth rd. and 175<sup>th</sup> st., making it have two different frontages. Road frontage is based upon where access is at or where it is given to service the primarily structure/residence. Since the primarily access point for tract 1 is along 175<sup>th</sup>, it does not meet the 1:1 ratio. If their primarily access point was along Leavenworth rd., then tract 1 would be within compliance with regulations.

**EXCEPTIONS:**

The applicant has requested an exception from Article 50, Section 40.3.i. – Lot-depth to Lot-width. The criteria for the acceptance of an exception is as follows:

1. That there are special circumstances or conditions affecting the property.
2. That the variance or exception is necessary for the reasonable and acceptable development of the property in question.
3. That the granting of the variance or exception will not be detrimental to the public welfare or injurious to the adjacent property.

*Motion: The Planning Commission hereby (approves/denies) an exception from Article 50, Section 40.3.i. – Lot width to Lot-depth from the Zoning & Subdivision Regulations for the Reynolds/Oelschlager Boundary Line Adjustment, as submitted by the application, based on a finding that all three criteria for an exception has been met.*

**ATTACHMENTS:**

A: Application & Narrative  
B: Zoning Map  
C: Memorandums



ENTERED IN TRANSFER RECORD IN  
MY OFFICE THIS DAY 10/28/2024

*Janet Klasmeke*  
COUNTY CLERK

DOC #: 2024R08003  
TERRILOIS MASHBURN  
REGISTER OF DEEDS  
LEAVENWORTH COUNTY, KANSAS  
RECORDED ON:  
10/28/2024 01:33:20 PM  
RECORDING FEE: 55.00  
PAGES: 3

**TRANSFER ON DEATH DEED**

On this 28 day of October 2024, Helen M. Oelschlaeger, a widow not remarried, as owner, transfers on death as follows:

1. An undivided thirty-five percent (35%) tenant in common interest to Lisa A. Reynolds, as grantee beneficiary, or in the event of the prior death of Lisa A. Reynolds, to Anthony J. Reynolds as alternate grantee beneficiary.
2. An undivided twenty-five percent (25%) tenant in common interest to Richard W. Oelschlaeger, Jr., as grantee beneficiary, or in the event of the prior death Richard W. Oelschlaeger, Jr., to Steven A. Oelschlaeger, Geni M. Fields, and Clinton L. Oelschlaeger as alternate grantee beneficiaries.
3. An undivided eighteen percent (18%) tenant in common interest to Susan M. Berg, as grantee beneficiary, or in the event of the prior death Susan M. Berg, to Adam E. Berg and Scott L. Berg as alternate grantee beneficiaries.
4. An undivided eleven percent (11%) tenant in common interest to Keith L. Oelschlaeger, as grantee beneficiary, or in the event of the prior death Keith L. Oelschlaeger, to Tracy J. Oelschlaeger and Jackie S. Oelschlaeger as alternate grantee beneficiaries.
5. An undivided eleven percent (11%) tenant in common interest to Deborah E. Wilson, as grantee beneficiary, or in the event of the prior death Deborah E. Wilson, to Michael D. Rocha, Shawn E. Rocha, and Shannan E. Gardner as alternate grantee beneficiaries.

The following described interest in real estate in Leavenworth County, Kansas:  
See legal description on Exhibit A, attached hereto and incorporated herein by reference.

The property is more commonly known as: 17170 Leavenworth Road, Basehor, Kansas 66007  
Parcel No. 052-159-29-0-00-008.00-0

**THIS TRANSFER ON DEATH DEED IS REVOCABLE. IT DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE OWNER. IT REVOKE ALL**

EXHIBIT A

LEGAL DESCRIPTION PARCEL II

A parcel of land in the South One-half of the Southeast Quarter of Section 29, Township 10 South, Range 22 East of the Sixth Principal Meridian in Leavenworth County, Kansas, being more particularly described as follows:

NOTE: The bearing system in the following description is oriented to Kansas State Plane North Zone Grid North on the North American Datum 1983, by Global Positioning System observations.

Beginning at the South Quarter Corner of said Section 29, said corner being monumented by 3-inch aluminum disk;

Thence North 01° 20' 24" West 1020.28 feet, along the West line of the Southeast Quarter of said Section 29;

Thence North 88° 16' 19" East 30.00 feet, parallel with the North line of the South One-half of the Southeast Quarter of said Section 29, to a one-half inch reinforcing bar set with LS-533 survey cap;

Thence North 88° 16' 19" East 333.01 feet, parallel with said North line, to a one-half inch reinforcing bar set with LS-533 survey cap;

Thence North 01° 20' 24" West 300.01 feet, parallel with the West line of the Southeast Quarter of said Section 29, to a point on the North line of the South One-half of the Southeast Quarter of said Section 29 and one-half inch reinforcing bar set with LS-533 survey cap;

Thence North 88° 16' 19" East 2260.88 feet, along said North line, to the Northeast corner of the South One-half of the Southeast Quarter of said Section 29 and a one-half inch reinforcing bar set with LS-533 survey cap;

Thence South 01° 23' 07" East 1323.46 feet, along the East line of the Southeast Quarter of said Section 29, to the Southeast corner of said Section 29 and a one-half inch reinforcing bar found;

Thence South 88° 20' 28" West 2624.91 feet, along the South line of the Southeast Quarter of said Section 29, to the point of beginning of the parcel herein described, containing a gross area of 3,360,166 square feet or 77.1388 acres.

Subject to the West 30 feet being used for right-of-way purposes on 175<sup>th</sup> Street and the South 40 feet being used for right-of-way purposes on Leavenworth Road, leaving a net area of 3,225,761 square feet or 74.0533 acres.

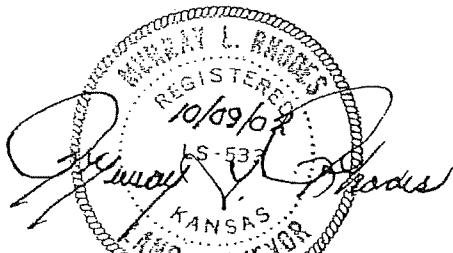
Subject to all other easements and restrictions of record.

Prepared by

Rhodes Surveyors Inc.  
2803 New Jersey Avenue  
Kansas City, Kansas 66102

Doc No. 02140D12

October 8, 2002



C100  
1  
2

## WARRANTY DEED

FOR A VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged the grantor(s) convey(s) and warrant(s) to grantee(s) the hereinafter described real estate.

Grantor(s): Richard W. Oelschlaeger and Helen M. Oelschlaeger, husband and wife

Grantee(s): Steve Allen Oelschlaeger, a single person

### LEGAL DESCRIPTION:

~~A tract of land lying in Section 29, Township 10, Range 22 East, in Leavenworth County, Kansas, more specifically described as follows: Beginning at the Northwest corner of the South 1/2 of the Southeast 1/4 of Section 29, Township 10, Range 22 East; thence, East 363.00 feet along the North line of said South 1/2 of the Southeast 1/4; thence, South 300.00 feet along a line parallel to the West line of said 1/4 Section; thence West 363.00 feet along a line parallel to the North line of said South 1/2 of the Southeast 1/4; thence, North 300.00 feet along the West line of said 1/4 section to the point of beginning, less any part thereof taken or used for road purposes,~~

~~in Leavenworth County, Kansas.~~

*"See attached legal description"*

*Exemption #4*

THE FEE SIMPLE TITLE conveyed hereby is subject to assessments, specials, restrictions and reservations of record, if any.

EXECUTED this May 14, 2001

Richard W. Oelschlaeger  
Richard W. Oelschlaeger

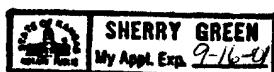
Helen M. Oelschlaeger  
Helen M. Oelschlaeger

STATE OF KANSAS, County of Leavenworth

On this May 14, 2001, before me, the undersigned, a Notary Public in and for the county and state aforesaid, personally appeared: Richard W. Oelschlaeger and Helen M. Oelschlaeger, husband and wife

to me personally known to be the same person(s) who executed the within and foregoing instrument of writing and acknowledged to me that the same was executed as a free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and Notary Seal the day and year last above written.



*Sherry Green*  
Notary Public

My Commission Expires:

9-16-01

BOOK 0854 PAGE 1912

STATE OF KANSAS  
COUNTY OF LEAVENWORTH  
FILED FOR RECORD

02 NOV -6 P 2: 188

STACY A. DRISCOLL  
REGISTER OF DEEDS  
LEGAL DESCRIPTION PARCEL I

A parcel of land in the South One-half of the Southeast Quarter of Section 29, Township 10 South, Range 22 East of the Sixth Principal Meridian in Leavenworth County, Kansas, being more particularly described as follows:

NOTE: The bearing system in the following description is oriented to Kansas State Plane North Zone Grid North on the North American Datum 1983, by Global Positioning System observations.

Commencing at the South Quarter Corner of said Section 29, said corner being monumented by 3-inch aluminum disk;

Thence North 01° 20' 24" West 1320.29 feet, along the West line of the Southeast Quarter of said Section 29, to the point of beginning and a one-half inch reinforcing bar found;

Thence North 88° 16' 19" East 30.00 feet, along the North line of the South One-half of the Southeast Quarter of said Section 29, to a one-half inch reinforcing bar set with LS-533 survey cap;

Thence North 88° 16' 19" East 333.01 feet, along said North line, to a one-half inch reinforcing bar set with LS-533 survey cap;

Thence South 01° 20' 24" East 300.01 feet, parallel with the West line of the Southeast Quarter of said Section 29, to a one-half inch reinforcing bar set with LS-533 survey cap;

Thence South 88° 16' 19" West 333.01 feet, parallel with the North line of the South One-half of the Southeast Quarter of said Section 29, to a one-half inch reinforcing bar set with LS-533 survey cap;

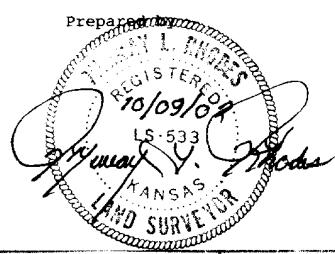
Thence South 88° 16' 19" West 30.00 feet to a point on the West line of the Southeast Quarter of said Section 29;

Thence North 01° 20' 24" West 300.01 feet, along said West line, to the point of beginning of the parcel herein described, containing a gross area of 108,902 square feet or 2.5001 acres.

Subject to the West 30 feet being used for right-of-way purposes leaving a net area of 99,902 square feet or 2.2934 acres.

Subject to all other easements and restrictions of record.

Entered in the transfer record in my office this  
6th day of November, 2002  
Signed A. Schaefer D.C.  
County Clerk



Prepared by  
S. L. Rhodes  
REGISTERED  
10/09/02  
LS-533  
KANSAS  
LAND SURVEYOR

Doc No. 02140D1

October 8, 2002

BOOK 0854 PAGE 1913

**AFFIDAVIT**

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

COUNTY OF LEAVENWORTH

STATE OF KANSAS

We/I Susan M. Berg and \_\_\_\_\_

Being duly sworn, dispose and say that we/I are the owner(s) of said property located at -  
17170 Leavenworth, Road Bachelor, Ks. 66007, 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 1<sup>st</sup> day of December, 2025

Susan M. Berg 30197 175<sup>th</sup> Street Leavenworth, Ks. 66048  
Print Name, Address, Telephone 913-683-8038

Susan M. Berg  
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 Keith Delschlaeger and \_\_\_\_\_

Being duly sworn, dispose and say that we/I are the owner(s) of said property located at -  
17170 Leavenworth Road, Bachelor, KS 66007, 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 3 day of 3 December, 2025

(816)-  
810-1322

Keith Delschlaeger 18701 Hemphill Rd, Tonganoxie, KS 66090

Print Name, Address, Telephone

Keith Delschlaeger  
Signature

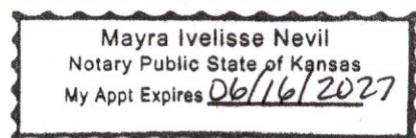
STATE OF KANSAS )  
                         ) SS  
COUNTY OF LEAVENWORTH )

Be it remember that on this 3<sup>rd</sup> day of December 2025 before me, a notary public in and for said County and State came Keith Delschlaeger 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 Mayra Ivelisse Nevil

My Commission Expires: 06/16/2027

(seal)



AFFIDAVIT

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

COUNTY OF LEAVENWORTH

STATE OF KANSAS

We/I Deborah Wilson and \_\_\_\_\_

Being duly sworn, dispose and say that we/I are the owner(s) of said property located at -  
17170 Leavenworth Rd Bascher, KS 66007, 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 3 day of December, 2025

(816) -

820-3049

Deborah Wilson 11902 214<sup>st</sup> Linwood, KS 66052

Print Name, Address, Telephone

Deborah

Signature

STATE OF KANSAS )  
                         ) SS

COUNTY OF LEAVENWORTH )

Be it remember that on this 3<sup>rd</sup> day of December 2025 before me, a notary public in and for said County and State came Deborah Wilson 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

Mayra Ivelisse Nevil

My Commission Expires: 06/16/2027

Mayra Ivelisse Nevil

Notary Public State of Kansas

My Appt Expires 06/16/2027

## OWNER AUTHORIZATION

I/WE Mike SchlaegerI/WE Daniel H. Delschlaeger

, hereinafter referred to as the

"Undersigned", being of lawful age, do hereby on this 8 day of August, 2025, make the following statements, to wit:

- 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.
- I/We the undersigned, have previously authorized and hereby authorize Joe Herring Survey (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, 18735 Metro Ave (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.
- 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.
- 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.

Daniel H. Delschlaeger

Owner

Mike Schlaeger

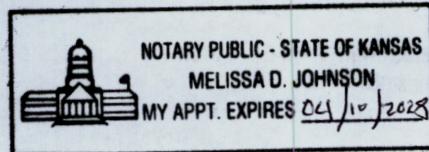
Owner

STATE OF KANSAS  
COUNTY OF LEAVENWORTHThe foregoing instrument was acknowledged before me on this 8<sup>th</sup> day of August, 2025by Michael & Daniel Delschlaeger.

My Commission Expires:

Melissa D. Johnson

Notary Public

Melissa D. Johnson

**AFFIDAVIT**

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

Wei Steeve Oelschlaeger and Alysson Oelschlaeger

Being duly sworn, dispose and say that we/I are the owner(s) of said property located at -  
20550 175th St Tonawanda, NY 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

21

Signed and entered this 4 day of Dec., 2025.

Alysson Oelschlaeger / Steve Oelschlaeger, 20550 175th St 913-710-7794  
Print Name, Address, Telephone Tonawanda 15606-086

Alonso Alschmeier / Stephan Schlegler  
Signature

STATE OF KANSAS )  
 ) SS  
COUNTY OF LEAVENWORTH )

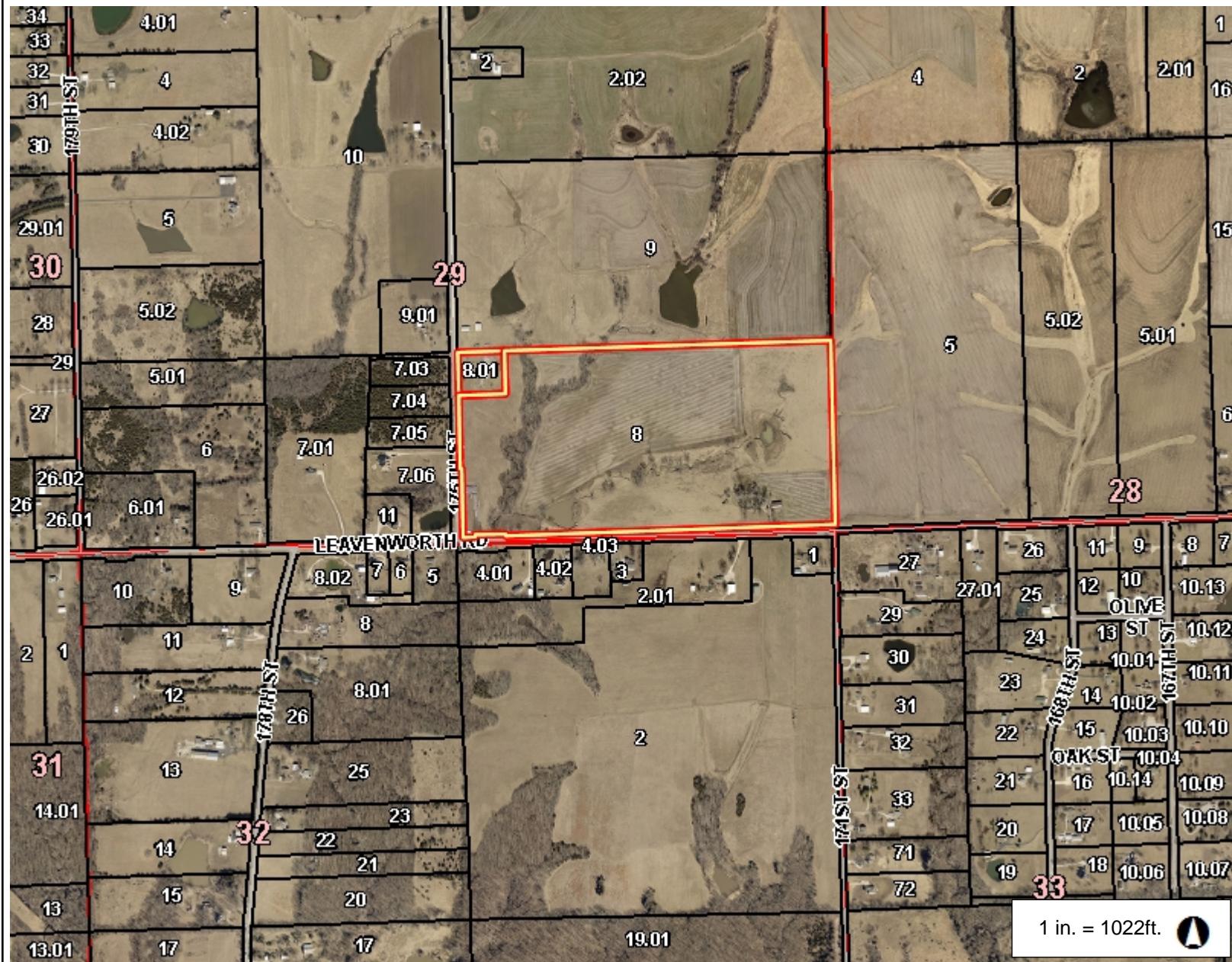
Be it remember that on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_, before me, a notary public in and for said County and State came \_\_\_\_\_ to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof,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

NOTARY PUBLIC

My Commission Expires:

(seal)

# Leavenworth County, KS



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

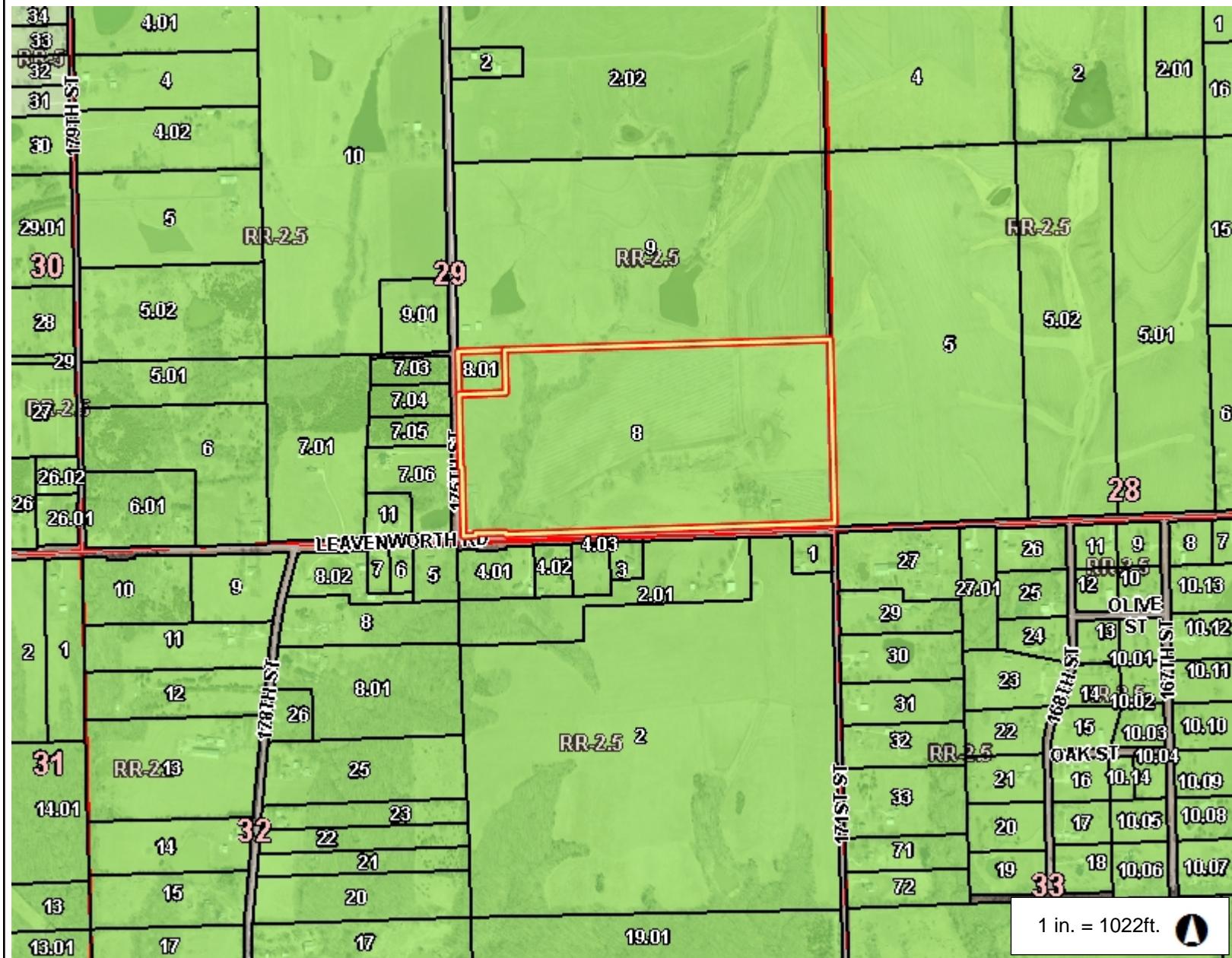


## Legend

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

## Notes

## Leavenworth County, KS



2,044.4 0 1,022.19 2,044.4 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



## Legend

- Parcel Number
- 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

## Notes

## ARTICLE 56 – EXCEPTIONS

Where in the case of a particular proposed subdivision, it can be shown that strict compliance with the requirements of these regulations would result in extraordinary hardship to the subdivider because of unusual topography or other non-self-inflicted conditions; or that these conditions would result in inhibiting the achievement of the objectives of these regulations; the Planning Commission may vary, modify or waive the requirements so that substantial justice may be done and the public interest secured; provided, that such variance, modification or waiver will not have the effect of nullifying the intent and purpose of these regulations or interfering with carrying out the Comprehensive Plan.

In recommending such variance or exception, the Planning Commission shall find the following:

1. That there are special circumstances or conditions affecting the property.  
*Tract is a corner tract - would meet regulation if Leavenworth Road was determined to be the frontage.*
2. That the variance or exception is necessary for the reasonable and acceptable development of the property in question.  
*Yes it is necessary per the family agreement. Exception will be eliminated upon further development of Tract 1.*
3. That the granting of the variance or exception will not be detrimental to the public welfare or injurious to adjacent property.  
*It will not be detrimental to the public welfare or injurious to adjacent property.*

# CERTIFICATE OF SURVEY

Tracts of land in the Southeast Quarter of Section 29, Township 10 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

## BOUNDARY LINE ADJUSTMENT

PREPARED FOR:  
 REYNOLDS, LISA A OFLSCHLAEGER, STEVE ALLEN & ALYSSON L  
 15420 S SUNFLOWER RD 20550 175TH ST  
 GARDNER, KS 66030 Tonganoxie, KS 66086  
 PID NO. 159-29-0-00-008.01

PROPERTY ADDRESS:  
 17170 LEAVENWORTH RD  
 Basehor, KS 66007  
 PID NO. 159-29-0-00-008.01

### SURVEYOR'S DESCRIPTION:

TRACT 1:  
 Tract of land in the Southeast Quarter of Section 29, Township 10 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on November 14, 2025, more fully described as follows: Beginning at the Southwest corner of said Southeast Quarter; thence North 01 degrees 20'32" West for a distance of 1320.21 feet along the West line of said Southeast Quarter; thence North 88 degrees 16'18" East for a distance of 630.00 feet; thence South 01 degrees 25'41" East for a distance of 600.05 feet; thence South 19 degrees 13'12" West for a distance of 771.56 feet to the South line of said Southeast Quarter; thence South 88 degrees 20'20" West for a distance of 359.90 feet along the South line of said Southeast Quarter to the point of beginning.

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

Said property contains 16.88 acres, more or less, including road right of way.

Error of Closure: 1 - 1926010

TRACT 2:  
 Tract of land in the Southeast Quarter of Section 29, Township 10 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on November 14, 2025, more fully described as follows: Commencing at the Southwest corner of said Southeast Quarter; thence North 88 degrees 20'20" East for a distance of 359.90 feet along the South line of said Southeast Quarter to the TRUE POINT OF BEGINNING; thence North 19 degrees 13'12" East for a distance of 771.56 feet; thence North 01 degrees 25'41" West for a distance of 600.05 feet; thence North 88 degrees 16'18" East for a distance of 1993.89 feet to the East line of said Southeast Quarter; thence South 01 degrees 22'58" East for a distance of 1323.30 feet along said East line to the Southeast corner of said Southeast Quarter; thence South 88 degrees 20'20" West for a distance of 2264.90 feet along the South line of said Southeast Quarter to the point of beginning.

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

Said property contains 62.75 acres, more or less, including road right of way.

Error of Closure: 1 - 417600

### TRANSFER TRACT:

Tract of land in the Southeast Quarter of Section 29, Township 10 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on November 14, 2025, more fully described as follows: Beginning at the Southwest corner of said Southeast Quarter; thence North 01 degrees 20'32" West for a distance of 1020.12 feet along the West line of said Southeast Quarter; thence North 88 degrees 14'29" East for a distance of 362.81 feet; thence North 01 degrees 18'44" West for a distance of 299.90 feet; thence North 88 degrees 16'18" East for a distance of 267.04 feet; thence South 01 degrees 25'41" East for a distance of 600.05 feet; thence South 19 degrees 13'12" West for a distance of 771.56 feet to the South line of said Southeast Quarter; thence South 88 degrees 20'20" West for a distance of 359.90 feet along the South line of said Southeast Quarter to the point of beginning.

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

Said property contains 14.38 acres, more or less, including road right of way.

Error of Closure: 1 - 691720

### LEGAL DESCRIPTIONS

**PARCEL I:** A parcel of land in the South One-half of the Southeast Quarter of Section 29, Township 10 South, Range 22 East of the Sixth Principal Meridian in Leavenworth County, Kansas, being more particularly described as follows:

NOTE: The bearing system in the following description is oriented to Kansas State Plane North Zone Grid North on the North American Datum 1983, by Global Positioning System observations.

Commencing at the South Quarter Corner of said Section 29, said corner being monumented by 3-inch aluminum disk;

Thence North 01° 20' 24" West 1320.29 feet, along the West line of the Southeast Quarter of said Section 29, to the point of beginning and a one-half inch reinforcing bar found;

Thence North 88° 16' 19" East 30.00 feet, along the North line of the South One-half of the Southeast Quarter of said Section 29, to a one-half inch reinforcing bar set with LS-533 survey cap;

Thence North 88° 16' 19" East 333.01 feet, along said North line, to a one-half inch reinforcing bar set with LS-533 survey cap;

Thence South 01° 20' 24" East 300.01 feet, parallel with the West line of the Southeast Quarter of said Section 29, to a one-half inch reinforcing bar set with LS-533 survey cap;

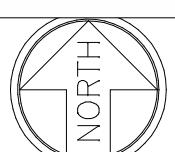
Thence South 88° 16' 19" West 333.01 feet, parallel with the North line of the South One-half of the Southeast Quarter of said Section 29, to a one-half inch reinforcing bar set with LS-533 survey cap;

Thence South 88° 16' 19" West 30.00 feet to a point on the West line of the Southeast Quarter of said Section 29;

Thence North 01° 20' 24" West 300.01 feet, along said West line, to the point of beginning of the parcel herein described, containing a gross area of 108,902 square feet or 2.5001 acres.

Subject to the West 30 feet being used for right-of-way purposes leaving a net area of 99,902 square feet or 2.2934 acres.

Subject to all other easements and restrictions of record.



Scale 1" = 200'  
 Job # K-25-1959  
 November 13, 2025 Rev. 12/22/25

200 0 200 400 600

1" = 200'

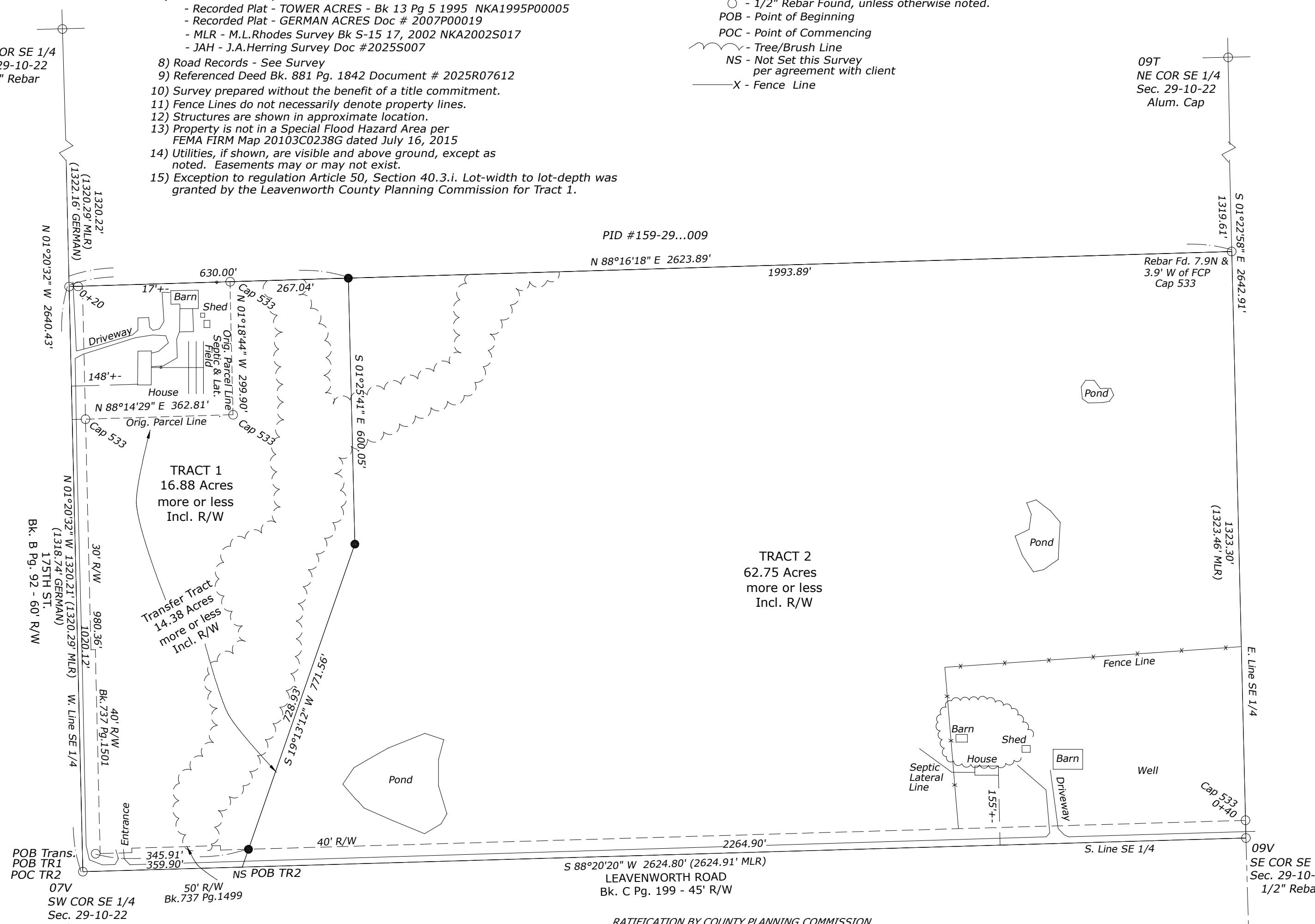
J. Herring, Inc. (dba)  
**HERRING SURVEYING COMPANY**  
 315 North 5th Street, Leav., KS 66048  
 Ph. 913.651.3858 Fax 913.674.5381  
 Email - survey@teamcash.com

### NOTES:

- This survey does not show ownership or easements, per agreement with client
- All distances are calculated from measurements or measured this survey, unless otherwise noted.
- All record and measured distances are the same, unless otherwise noted.
- Error of Closure - See Surveyor's Description
- Basis of Bearing - KS SPC North Zone 1501
- Monument Origin Unknown, unless otherwise noted.
- Referenced Surveys -
  - Recorded Plat - TOWER ACRES - Bk 13 Pg 5 1995 NKA1995P00005
  - Recorded Plat - GERMAN ACRES Doc # 2007P00019
  - MLR - M.L.Rhodes Survey Bk S-15 17, 2002 NKA2002S017
  - JAH - J.A.Herring Survey Doc #2025S007
- Road Records - See Survey
- Referenced Deed Bk. 881 Pg. 1842 Document # 2025R07612
- Survey prepared without the benefit of a title commitment.
- Fence Lines do not necessarily denote property lines.
- Structures are shown in approximate location.
- Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0238G dated July 16, 2015
- Utilities, if shown, are visible and above ground, except as noted. Easements may or may not exist.
- Exception to regulation Article 50, Section 40.3.i. Lot-width to lot-depth was granted by the Leavenworth County Planning Commission for Tract 1.

ZONE:  
 RR-2.5

LEGEND:  
 ● - 1/2" Rebar Set with Cap No.1296  
 ○ - 1/2" Rebar Found, unless otherwise noted.  
 POB - Point of Beginning  
 POC - Point of Commencing  
 ~ - Tree/Brush Line  
 NS - Not Set this Survey per agreement with client  
 X - Fence Line



PID #159-29...009

N 88°16'18" E 2623.89'

1993.89'

09T  
 NE COR SE 1/4  
 Sec. 29-10-22  
 Alum. Cap

S 01°22'58" E 2642.91'  
 1319.61  
 Rebar Fd. 7.9N &  
 3.9' W of FCP  
 Cap 533

PID #158-28...005

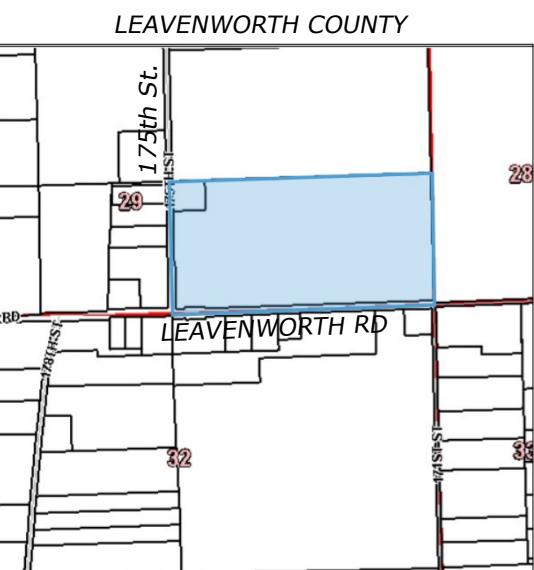
1323.30'

(1323.46' MLR)

E. Line SE 1/4

09V  
 SE COR SE 1/4  
 Sec. 29-10-22  
 1/2" Rebar

Cap 0.40



VICINITY MAP  
 NOT TO SCALE

RATIFICATION BY COUNTY PLANNING COMMISSION  
 This Boundary Line Adjustment, as described and shown above, has been submitted to and approved by the following County Planning Commission persons this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

Planning Director: \_\_\_\_\_  
 Jeff Spink

NOTARY CERTIFICATE  
 Be it remember that on this \_\_\_\_\_ day of \_\_\_\_\_ 2026, before me, a notary public in and for said County and State came Jeff Spink, 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.

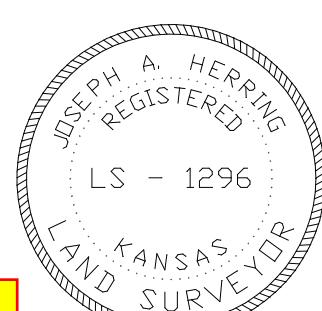
NOTARY PUBLIC: \_\_\_\_\_

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

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

Reviewed 2025.12.29 No Comments

Daniel Baumchen, PS#1363  
 County Surveyor



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of October through November 2025 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring  
 PS # 1296

**PARCEL II:** A parcel of land in the South One-half of the Southeast Quarter of Section 29, Township 10 South, Range 22 East of the Sixth Principal Meridian in Leavenworth County, Kansas, being more particularly described as follows:

NOTE: The bearing system in the following description is oriented to Kansas State Plane North Zone Grid North on the North American Datum 1983, by Global Positioning System observations.

Beginning at the South Quarter Corner of said Section 29, said corner being monumented by 3-inch aluminum disk;

Thence North 01° 20' 24" West 1020.28 feet, along the West line of the Southeast Quarter of said Section 29;

Thence North 88° 16' 19" East 30.00 feet, parallel with the North line of the South One-half of the Southeast Quarter of said Section 29, to a one-half inch reinforcing bar set with LS-533 survey cap;

Thence North 88° 16' 19" East 333.01 feet, parallel with said North line, to a one-half inch reinforcing bar set with LS-533 survey cap;

Thence South 01° 20' 24" East 300.01 feet, parallel with the West line of the Southeast Quarter of said Section 29, to a one-half inch reinforcing bar set with LS-533 survey cap;

Thence South 88° 16' 19" West 333.01 feet, parallel with the North line of the South One-half of the Southeast Quarter of said Section 29, to a one-half inch reinforcing bar set with LS-533 survey cap;

Thence South 88° 16' 19" West 30.00 feet to a point on the West line of the Southeast Quarter of said Section 29;

Thence North 01° 20' 24" West 300.01 feet, along said West line, to the point of beginning of the parcel herein described, containing a gross area of 108,902 square feet or 2.5001 acres.

Subject to the West 30 feet being used for right-of-way purposes leaving a net area of 99,902 square feet or 2.2934 acres.

Subject to all other easements and restrictions of record.

## Schweitzer, Joshua

---

**From:** Anderson, Kyle  
**Sent:** Monday, December 8, 2025 8:44 AM  
**To:** Schweitzer, Joshua  
**Subject:** RE: DEV-25-134 BLA for Reynolds/Oelschlaeger - Herring

We have not received any complaints on these properties, and it appears that the septic system currently installed will remain on the same property as the home it services.



Kyle Anderson

## **Schweitzer, Joshua**

---

**From:** McAfee, Joe  
**Sent:** Monday, December 8, 2025 8:57 AM  
**To:** Schweitzer, Joshua; Noll, Bill; Baumchen, Daniel  
**Cc:** PZ  
**Subject:** RE: DEV-25-134 BLA for Reynolds/Oelschlaeger - Herring

Josh,  
PW Engineering has no comment on the BLA.

---

**From:** Schweitzer, Joshua  
**Sent:** Friday, December 5, 2025 3:41 PM  
**To:** McAfee, Joe ; Noll, Bill ; Baumchen, Daniel  
**Cc:** PZ  
**Subject:** DEV-25-134 BLA for Reynolds/Oelschlaeger - Herring

Good Afternoon,

The Department of Planning and Zoning has received a request for a boundary line adjustment for the properties located at 159-29-0-00-00-008; 008.01

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 December 19, 2025.

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

v / r

Joshua J. Schweitzer  
Development Planner  
Leavenworth County Planning & Zoning  
300 Walnut St, Suite 212  
Leavenworth County, Kansas 66048  
(913) 684-0465

LEAVENWORTH COUNTY  
PLANNING COMMISSION  
STAFF REPORT

CASE NO: DEV-25-141 & 142 Schitt's Creek

January 14, 2026

REQUEST: **Regular Agenda**  
 Preliminary Plat       Final Plat

**STAFF REPRESENTATIVE:**  
 JOSH SCHWEITZER  
 Development Planner

**SUBJECT PROPERTY:** 00000 182ND Street.



**APPLICANT/APPLICANT AGENT:**  
 JOE HERRING  
 HERRING SURVEYING  
 315 N. 5th Street  
 Leavenworth, KS 66048

**PROPERTY OWNER:**  
 Tim & Stacy Jameson  
 8486 Peoria  
 DeSoto, KS 66018

**CONCURRENT APPLICATIONS:**  
 NONE

**LAND USE**  
**ZONING:** RR-2.5

**FUTURE LAND USE DESIGNATION:**  
 RR-2.5

**LEGAL DESCRIPTION:**

A Cross Access Easement Subdivision in the Southeast Quarter of Section 7 & Southwest Quarter of Section 8, Township 12 South, Range 22, East of the 6th P.M., in Leavenworth County Kansas.

**STAFF RECOMMENDATION:** APPROVAL

**ACTION OPTIONS:**

1. Recommend approval of Case No. DEV-25-141 & 142, Preliminary & Final Plat for Schitt's Creek, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-25-141 & 142, Preliminary & Final Plat for Schitt's Creek to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

**PROJECT SUMMARY:**

Request for a preliminary & final plat approval to subdivide property located at 00000 182nd Street (233-07-0-00-06-001; 233-08-0-00-00-018) as Lots 01 through 02 of Schitt's Creek.

**Location Map: FUTURE LAND USE DESIGNATION**



**SUBDIVISION:** N/A

**FLOODPLAIN:** Zone A

**PROPERTY INFORMATION**

**PARCEL SIZE:** 29.80 & 10.10 Acres

**PARCEL ID NO:**  
 233-07-0-00-06-001; 233-08-0-00-00-018

**BUILDINGS:**  
 N/A

**ACCESS/STREET:**  
 182nd Street - Local, Gravel ± 22'

**UTILITIES**

**SEWER:** PRIVATE SEPTIC

**FIRE:** FD# 2

**WATER:** RWD 7

**ELECTRIC:** Evergy

**NOTICE & REVIEW:**

**STAFF REVIEW:**  
 1/7/2026

**NEWSPAPER NOTIFICATION:**  
 N/A

**NOTICE TO SURROUNDING PROPERTY OWNERS:**  
 N/A

<b>STANDARDS TO BE CONSIDERED:</b>			
<b>Leavenworth County Zoning and Subdivision Standards:</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>	X	
43	<b>Cross Access Easements</b>	X	
50-20	<b>Utility Requirements</b>	X	
50-30	<b>Other Requirements</b>	X	
50-40	<b>Minimum Design Standards</b> Article 50, Section 40.3.i (Lot-depth to Lot-width for Lot 2)		X
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 subdivide a 39.90-acre parcels into two (2) 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). Lot 1 will be approximately 5 acres in size. Lots 2 will be approximately 35 acres in size. An exception is required for Lot 2 as it exceeds the 1:4 lot-depth to lot-width ratio by approximately 1100 feet. Both of these lots are impacted by the floodplain and terrain throughout the lots makes development more difficult. If the exception were to be approved, lots would meet the requirements of its current zoning district.

#### **EXCEPTIONS:**

The applicant has requested an exception from Article 50, Section 40.3.i. – Lot-Depth to Lot-Width. The criteria for the acceptance of an exception is as follows:

1. That there are special circumstances or conditions affecting the property.
2. That the variance or exception is necessary for the reasonable and acceptable development of the property in question.
3. That the granting of the variance or exception will not be detrimental to the public welfare or injurious to the adjacent property.

*Motion: Chairman, I find that all three criteria for an exception to Article 50, Section 40.3.i. Lot-Width to Lot-Depth (have/have not) been met and I move to approve an exception from Article 50, Section 40.3.i. Lot-Width to Lot-Depth, as submitted by the application.*

#### **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. If the infrastructure is not available to support fire hydrants, a letter from the Water District stating such must be provided prior to any building permit being issued.
5. Must provide updated plats in compliance with all outstanding review comments made by County Staff prior to recording.
6. The developer must comply with the following memorandums:
  - Memo – RWD 7, dated December 1, 2025
  - Memo – Chuck Magaha, dated January 2, 2026

#### **PROPOSED MOTIONS:**

Approve case DEV-25-141/142, a request to plat the property located at 00000 182nd Street into a 2-lot cross access easement subdivision in conformance with the Zoning and Subdivision Regulations with a majority vote; or

*Motion: Chairman, I find that the subdivision request complies with the Zoning and Subdivision Regulations and move to recommend approval to the Board of County Commissioners of the request as outlined in Case DEV-25-141/142 based on the recommendation of Planning Staff and the findings as set forth in the Staff Report.*

Deny case DEV-25-141/142, a request to plat the property located at 00000 182nd Street into a 2-lot cross access easement subdivision not in conformance with the Zoning and Subdivision Regulations with a majority vote; or

*Motion: Chairman, I find that the subdivision request does not comply with the Zoning and Subdivision Regulations (list Article and Section #) and move to recommend denial to the Board of County Commissioners as outlined in Case DEV-25-141/142.*

Table the case to a date and time certain for additional information.

*Motion: Chairman, I move to table Case No. DEV-25-141/142 to (Date and Time) requesting additional information for (STATE THE REASON(S)).*

#### **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: Herring Surveying Company NAME: Tim and Stacy Jameson

MAILING ADDRESS: 315 North 5th Street MAILING ADDRESS 8486 PEORIA

CITY/ST/ZIP: Leavenworth, KS 66048 CITY/ST/ZIP Desoto, KS 66018

PHONE: 913-651-3858 PHONE: N/A

EMAIL : herringsurveying@outlook.com EMAIL N/A

**GENERAL INFORMATION**

Proposed Subdivision Name: SCHITT'S CREEK

Address of Property: 00000 182nd Street

PID: 233-07-0-00-06-001 & 233-08-0-00  
00-018 Urban Growth Management Area: N/A

**SUBDIVISION INFORMATION**

Gross Acreage: 40.15 AC	Number of Lots: 2	Minimum Lot Size: 5 AC
Maximum Lot Size: 35 AC	Proposed Zoning: RR 2.5	Density: N/A
Open Space Acreage: N/A	Water District: RWD 7	Proposed Sewage: Septic
Fire District: District 2	Electric Provider: Evergy	Natural Gas Provider: Propane
Covenants: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Road Classification: Local – Collector - Arterial – State - Federal	
List of all Requested Exceptions: <i>Exceptions may be granted per Article 56 or as otherwise stated in the Zoning &amp; Subdivision Regulations.</i>	Cross-Access Easement Requested: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	1. 2. 3. 4. 5.	

Is any part of the site designated as Floodplain?  Yes  No if yes, what is the panel number: 319

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 11-30-25

Date: 11-30-25

**ATTACHMENT A**

ENTERED IN TRANSFER RECORD IN  
MY OFFICE THIS DAY 06/04/2025

*Dean Kypler*

COUNTY CLERK

DOC #: 2025R03770  
TERRILOIS MASHBURN  
REGISTER OF DEEDS  
LEAVENWORTH COUNTY, KANSAS  
RECORDED ON:  
06/04/2025 11:05:57 AM  
RECORDING FEE: 55.00  
PAGES: 3

---

File No.: 2624854  
Stewart Title Company

## KANSAS GENERAL WARRANTY DEED (Joint Tenancy)

THIS WARRANTY DEED is made on this 26<sup>th</sup> day of May, 2025, by and between Donald G. Parr and API Exchange, as Qualified Intermediary for Donald G. Parr and Victoria L. Parr, a married couple, as GRANTOR, and Tim Jameson and Stacy Jameson as GRANTEEES, whose mailing address is 8486 Peoria, De Soto, KS 66018

**WITNESSETH:** THAT GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by GRANTOR, does hereby Grant, Bargain, Sell and Convey to GRANTEEES and the survivor of them, as joint tenants, and not as tenants in common, the following described real property (the Property) situated in the County of Leavenworth, State of Kansas, to-wit:

### Tract I:

All of the following described tracts, piece and parcel of land, situated in the County of Leavenworth and State of Kansas, to-wit:

Beginning at the Northeast corner of the Southeast Quarter of Section 7, Township 12, Range 22, thence South along the East line of said Section 7, 2,660.75 feet to the Southeast corner of said Section 7, thence West along the South line of said Section 7, 661.5 feet to a point thence North to the East-West center line of said Section 7, thence East 661.0 feet to the point of beginning.

EXCEPT the following described tract:

A tract of land in the Southeast  $\frac{1}{4}$  of Section 7, Township 12 South, Range 22, East of the 6th P.M., described as follows: Beginning at the Northeast corner of said Southeast  $\frac{1}{4}$ , the East line of said Southeast  $\frac{1}{4}$  having an assumed bearing of South 00 degrees 47 minutes 56 seconds East, thence South 00 degrees 47 minutes 56 seconds East along the East line of said Southeast  $\frac{1}{4}$ , 659.44 feet; thence South 89 degrees 05 minutes 00 seconds West parallel with the North line of said Southeast  $\frac{1}{4}$ , 660.13 feet to the East line of Kelly Replat; thence North 00 degrees 52 minutes 28 seconds West (Replat North 00 degrees 54 minutes 50 seconds West) 659.44 feet to the North line of said Southeast  $\frac{1}{4}$ ; thence North 89 degrees 05 minutes 00 seconds East along the North line of said Southeast  $\frac{1}{4}$ , 661.00 feet to the point of beginning, less any part thereof taken or used for road purposes, in Leavenworth County, Kansas.

### Tract II:

The Southwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 8, Township 12, Range 22, Leavenworth County, Kansas. (Also known as Lot 17, Morning Deer Woods Subdivision).



September 11, 2025

Email To: [tjameson6520@gmail.com](mailto:tjameson6520@gmail.com)

File No.: 2624854

Property Address: 0000 TBD, Linwood, KS 66052

Congratulations on the completion of your recent real estate transaction. The enclosed policy of title insurance should be kept with your other important records regarding this transaction.

Everyone at Stewart Title Company is always committed to providing you with the professionalism and expertise that you desire. Should you have any questions regarding your policy of title insurance, please do not hesitate to call.

Sincerely,

Stewart Title Company

# ALTA OWNER'S POLICY OF TITLE INSURANCE (07-01-2021)

## EXHIBIT "A"

### LEGAL DESCRIPTION

ISSUED BY

STEWART TITLE GUARANTY COMPANY

File No.: 2624854

Policy No.: O-9010-393196

Tract I:

All of the following described tracts, piece and parcel of land, situated in the County of Leavenworth and State of Kansas, to-wit:

Beginning at the Northeast corner of the Southeast Quarter of Section 7, Township 12, Range 22, thence South along the East line of said Section 7, 2,660.75 feet to the Southeast corner of said Section 7, thence West along the South line of said Section 7, 661.5 feet to a point thence North to the East-West center line of said Section 7, thence East 661.0 feet to the point of beginning.

EXCEPT the following described tract:

A tract of land in the Southeast  $\frac{1}{4}$  of Section 7, Township 12 South, Range 22, East of the 6th P.M., described as follows: Beginning at the Northeast corner of said Southeast  $\frac{1}{4}$ , the East line of said Southeast  $\frac{1}{4}$  having an assumed bearing of South 00 degrees 47 minutes 56 seconds East, thence South 00 degrees 47 minutes 56 seconds East along the East line of said Southeast  $\frac{1}{4}$ , 659.44 feet; thence South 89 degrees 05 minutes 00 seconds West parallel with the North line of said Southeast  $\frac{1}{4}$ , 660.13 feet to the East line of Kelly Replat; thence North 00 degrees 52 minutes 28 seconds West (Replat North 00 degrees 54 minutes 50 seconds West) 659.44 feet to the North line of said Southeast  $\frac{1}{4}$ ; thence North 89 degrees 05 minutes 00 seconds East along the North line of said Southeast  $\frac{1}{4}$ , 661.00 feet to the point of beginning, less any part thereof taken or used for road purposes, in Leavenworth County, Kansas.

Tract II:

The Southwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 8, Township 12, Range 22, Leavenworth County, Kansas. (Also known as Lot 17, Morning Deer Woods Subdivision).

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File No. 2624854

9010 ALTA Owner's Policy of Title Insurance (07-01-2021)

Policy Serial No.: O-9010-393196

Page 9 of 11





## AFFIDAVIT

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

We/I Tim Jameson and STACY JAMESON  
Being duly sworn, dispose and say that we/I are the owner(s) of said property located at -  
182<sup>ND</sup> & KREIDER - UNKNOWN ADDRESS, 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

Tim Jameson 8486 Peoria, DeSoto, KS. 66018 316-866-7532  
Print Name, Address, Telephone Stacy Jameson 913-375-8322

Signature

STATE OF KANSAS )  
 ) SS  
COUNTY OF LEAVENWORTH )

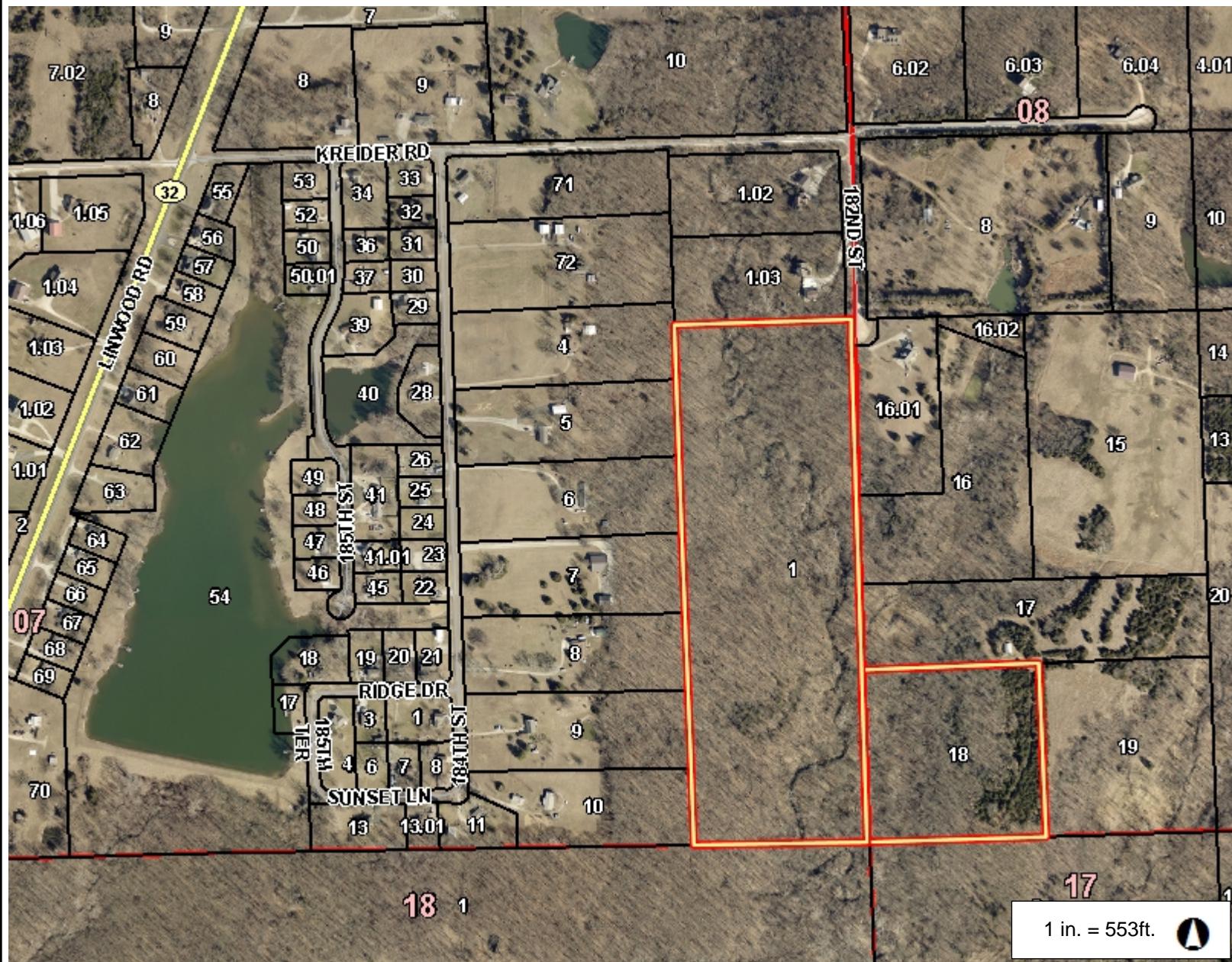
Be it remember that on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, before me, a notary public in and for said County and State came \_\_\_\_\_ to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof,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

# NOTARY PUBLIC

---

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

## Leavenworth County, KS



1,106.0

0

553.00

1,106.0 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

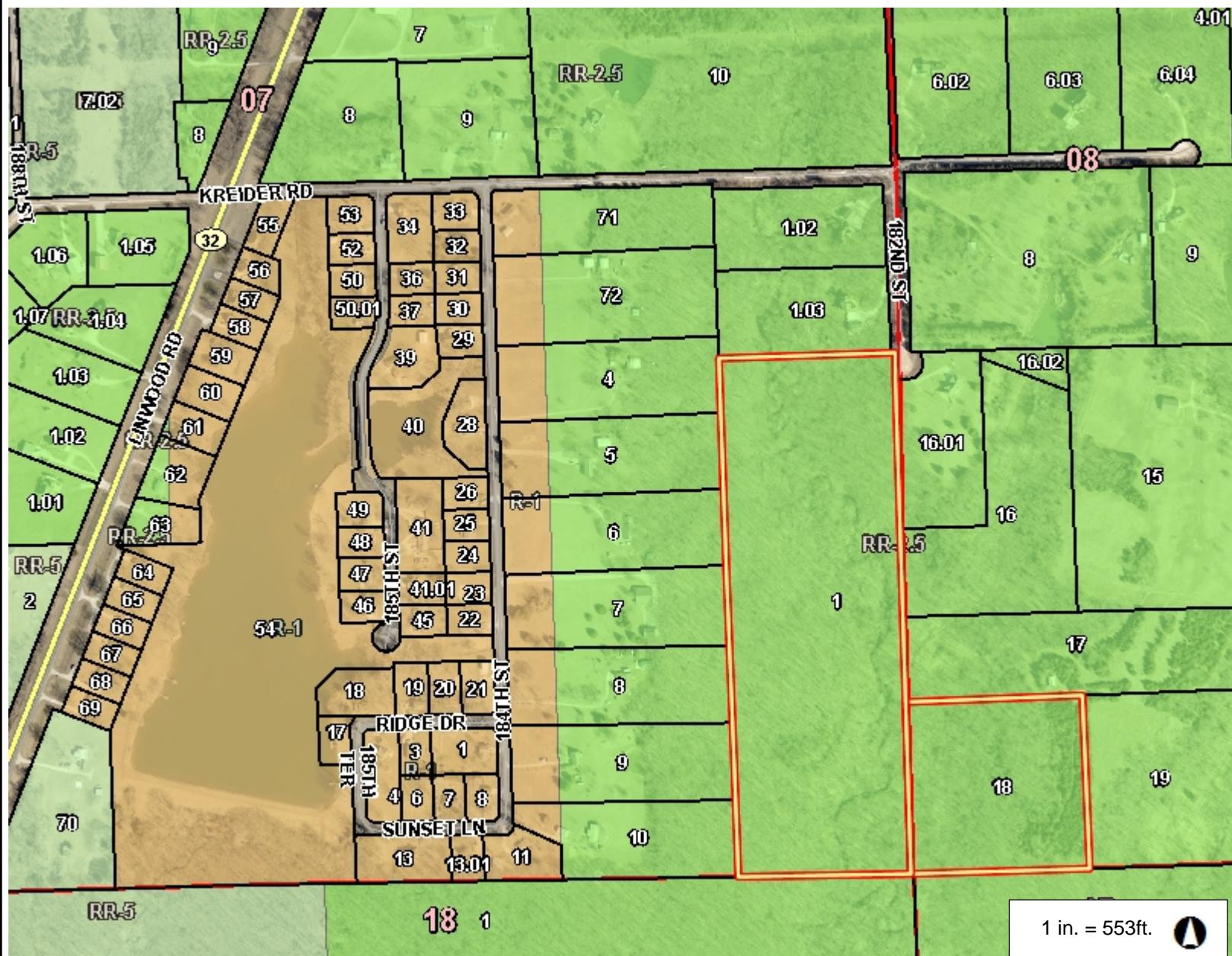


## Legend

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

## Notes

# Leavenworth County, KS



## Legend

- Parcel Number
- Parcel
- City Limit Line
- Major Road
- Road
  - <all other values>
  - 70
- 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

## Notes

## ARTICLE 56 – EXCEPTIONS

Where in the case of a particular proposed subdivision, it can be shown that strict compliance with the requirements of these regulations would result in extraordinary hardship to the subdivider because of unusual topography or other non-self-inflicted conditions; or that these conditions would result in inhibiting the achievement of the objectives of these regulations; the Planning Commission may vary, modify or waive the requirements so that substantial justice may be done and the public interest secured; provided, that such variance, modification or waiver will not have the effect of nullifying the intent and purpose of these regulations or interfering with carrying out the Comprehensive Plan.

In recommending such variance or exception, the Planning Commission shall find the following:

1. That there are special circumstances or conditions affecting the property.  
*Parent property is in 2 Tracts - one is currently a landlocked - flood plain and steep terrain.*
2. That the variance or exception is necessary for the reasonable and acceptable development of the property in question.  
*Yes - for the reason and factors stated above.*
3. That the granting of the variance or exception will not be detrimental to the public welfare or injurious to adjacent property.  
*It will not.*

01-07-26 Olsson Review. No further comment.

Schitt's Creek  
Leavenworth County Kansas  
Drainage Report  
November 29, 2025  
January 5, 2026



dlutgen72@gmail.com

# SCHITT'S CREEK

A Cross Access Easement Subdivision in the Southeast Quarter of Section 7 and the Southwest Quarter of Section 8, Township 12 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

## FINAL PLAT

PREPARED FOR:  
JAMESON, TIM & STACY  
8496 PRAIRIE  
DE SOTO, KS 66018  
PID No. 233-08-0-00-00-018

PROPERTY ADDRESS:  
00000 182nd Street  
Linwood, KS 66052  
PID No. 233-08-0-00-00-001

**SURVEYOR'S DESCRIPTION:**  
Tract of land in the Southeast Quarter of Section 7, and the Southwest Quarter of Section 8, Township 12 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring, PS #1363 on November 30, 2025, and more fully described as follows:  
Beginning at the Southeast corner of said Section 7; thence South 89 degrees 05'11" West for a distance of 657.37 feet to the Southeast corner of KELLY REPLAT; thence North 01 degrees 58'17" West for a distance of 1987.28 feet along the East line of said KELLY REPLAT to the Southwest corner of DEER TRAIL ACRES; thence North 87 degrees 58'40" East for a distance of 660.16 feet along the South line of said DEER TRAIL ACRES to the East line of said Section 7; thence South 01 degrees 54'03" East for a distance of 1334.34 feet along said East line; thence North 88 degrees 00'27" East for a distance of 654.57 feet; thence South 01 degrees 55'52" East for a distance of 664.73 feet to the South line of said Southwest Quarter of Section 8; thence South 87 degrees 55'35" West for a distance of 655.36 feet along the South line of said Southwest Quarter to the point of beginning.  
Together with and subject to covenants, easements, and restrictions of record.  
Said property contains 40.15 acres, more or less, including road right of way.  
Error of Closure: 1 - 999999

**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: SCHITT'S CREEK.

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".

"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 appurteances 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.

An easement to enter and exit under or over the area outlined and designated on this plat as "Cross Access Easement" or "C.A.E.", is hereby granted over Lot 1 and 2 for the benefit of Lots 1 and 2. Maintenance is to be shared between the owners of said Lots 1 and 2. Home Owner's Association (H.O.A.) recorded at the Leavenworth County Register of Deeds Office Doc # 2026R

**IN TESTIMONY WHEREOF,**  
We, the undersigned owners of SCHITT'S CREEK, have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Tim Jameson Stacy Jameson

**NOTARY CERTIFICATE:**  
Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2026, before me, a notary public in and for said County and State came Tim Jameson and Stacy Jameson, husband and wife, 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 SCHITT'S CREEK this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Secretary  
John Jacobson

Chairman  
Jeff Spink

**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 SCHITT'S CREEK this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Chairman  
Mike Smith

County Clerk  
Attest: Fran Keppeler

**REGISTER OF DEED CERTIFICATE:**  
Filed for Record as Document No. \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 2026 at \_\_\_\_\_ o'clock \_\_\_\_\_ M in the Office of the Register of Deeds of Leavenworth County, Kansas,

Register of Deeds - TerriLois G. Todd



Scale 1" = 100'

Job # K-25-1924  
November 29, 2025 Rev. 1-4-26

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

315 North 5th Street, Leavenworth, KS 66048  
Ph. 913.651.3858 Fax 913.674.5381  
Email - survey@teamcash.com

Daniel Baumchen, PS#1363  
County Surveyor

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1" = 100'

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# SCHITT'S CREEK

A Cross Access Easement Subdivision in the Southeast Quarter of Section 7 and the Southwest Quarter of Section 8, Township 12 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

## PRELIMINARY PLAT

PREPARED FOR:  
JAMES DOM TIM & STACY  
84980 KARIA  
DE SOTO, KS 66018  
PID No. 233-08-0-00-00-018

PROPERTY ADDRESS:  
00000 182nd Street  
Linwood, KS 66052  
PID No. 233-08-0-00-00-001

**SURVEYOR'S DESCRIPTION:**  
Tract of land in the Southeast Quarter of Section 7, and the Southwest Quarter of Section 8 Township 12 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring, P.S., #266 on November 20, 2025, and more fully described as follows:  
Beginning at the Southeast corner of said Section 7; thence South 89 degrees 05'11" West for a distance of 657.37 feet to the Southeast corner of KELLY REPLAT; thence North 01 degrees 58'17" West for a distance of 1987.28 feet along the East line of said KELLY REPLAT to the Southwest corner of DEER TRAIL ACRES; thence North 87 degrees 58'40" East for a distance of 660.16 feet along the South line of said DEER TRAIL ACRES to the East line of said Section 7; thence South 01 degrees 54'02" East for a distance of 1334.34 feet along said East line; thence North 88 degrees 00'27" East for a distance of 654.57 feet; thence South 01 degrees 55'52" East for a distance of 664.73 feet to the South line of said Southwest Quarter of Section 8; thence South 87 degrees 55'36" West for a distance of 655.36 feet along the South line of said Southwest Quarter to the point of beginning.  
Together with and subject to covenants, easements, and restrictions of record.  
Said property contains 40.15 acres, more or less, including road right of way.  
Error of Closure: 1 - 999999

1/2" Rebar 0.5' E  
17+43.60

1/2" Rebar 0.4' E  
14+53.69

1/2" Rebar 0.5' E  
11+62.37

1/2" Rebar 1' E  
8+71.64

1/2" Rebar 0.8' E  
5+80.87

1/2" Rebar 0.8' E  
2+90.96

SE COR KELLY REPLAT  
1" Rebar in Conc.

HEATH, AARON E  
LOT 9 KELLY REPLAT  
Bk.9 Pg.53, 1977 NKA 1977P00053  
PID 233-07-0-00-06-010

BEAN, DENNIS LEE & DIANA L  
LOT 8 KELLY REPLAT  
Bk.9 Pg.53, 1977 NKA 1977P00053  
PID 233-07-0-00-06-009

LEWIS, CYNTHIA D  
LOT 7 KELLY REPLAT  
Bk.9 Pg.53, 1977 NKA 1977P00053  
PID 233-07-0-00-06-008

ASHCRAFT, JEFFREY B & TRACIE R  
LOT 6 KELLY REPLAT  
Bk.9 Pg.53, 1977 NKA 1977P00053  
PID 233-07-0-00-06-007

YOUNG, JEFFREY & JESSICA  
LOT 5 KELLY REPLAT  
Bk.9 Pg.53, 1977 NKA 1977P00053  
PID 233-07-0-00-06-006

DALE, LARRY RAY & VALERIE DEE  
LOT 4 KELLY REPLAT  
Bk.9 Pg.53, 1977 NKA 1977P00053  
PID 233-07-0-00-06-005

BROWN, RONNIE C  
LOT 3 KELLY REPLAT  
Bk.9 Pg.53, 1977 NKA 1977P00053  
PID 233-07-0-00-06-004

GALLAGHER, SIMON & MIA  
LOT 2 DEER TRAIL ACRES  
Doc #2014P00004  
PID 233-07-0-00-06-003

CHRISTIAN DISCIPLES OF CHRIST CHURCH  
PID 234-18-0-00-00-001

PARR FAMILY REVOCABLE TRUST  
PID 234-17-0-00-00-002

05G  
East Quarter Corner  
Sec. 7-12-22  
3/4" Rebar Found

Br. 182nd Street  
659.44' Rad  
(659.44' Rad)

NS  
DGW CAP  
0+05.62

20' U/E & D/E

20' U/E & D/E</p



## Schweitzer, Joshua

---

**From:** Dedeke, Andrew <adedeke@lvsheriff.org>  
**Sent:** Tuesday, December 9, 2025 2:36 PM  
**To:** Schweitzer, Joshua  
**Subject:** RE: DEV-25-141 & 142 Preliminary & Final CAE Plat - Herring

No concerns noted from the Sheriff's Office.

---

**From:** Schweitzer, Joshua  
**Sent:** Tuesday, December 9, 2025 1:47 PM  
**To:** Magaha, Chuck ; Dedeke, Andrew ; Brown, Misty ; Khalil, Jon ; Miller, Jamie ; Noll, Bill ; McAfee, Joe ; 'Mitch Pleak' ; San, Soma ; Baumchen, Daniel  
**Cc:** PZ  
**Subject:** DEV-25-141 & 142 Preliminary & Final CAE Plat - Herring

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary & Final Cross Access Easement (CAE) Plat for a 2-lot subdivision located at 233-07-0-00-06.001 & 233-08-0-00-00-018.

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 December 23, 2025.

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

v / r

Joshua J. Schweitzer  
Development Planner  
Leavenworth County Planning & Zoning  
300 Walnut St, Suite 212  
Leavenworth County, Kansas 66048  
(913) 684-0465

## Schweitzer, Joshua

---

**From:** Dylan Ritter <dritter@lvcofd2.com>  
**Sent:** Friday, December 5, 2025 4:06 PM  
**To:** Joe Herring  
**Cc:** Kyle Kraemer; Matt Roecker; Johnson, Melissa  
**Subject:** Re: SCHITTS CREEK

Leavenworth County Fire District #2 has no comments or concerns.

Thank.

Dylan Ritter  
Assistant Chief  
Leavenworth County Fire District #2  
100 Main Street  
P.O. Box 270  
Linwood, KS, 66052  
(913) 339-8973

On Sat, Nov 29, 2025 at 08:47 Joe Herring <[herringsurveying@outlook.com](mailto:herringsurveying@outlook.com)> wrote:  
Please provide the standard service letters for the proposed land division.

Thank you - Joe Herring

---

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

# MEMO

**To:** Amy Allison  
**From:** Chuck Magaha  
**Subject:** Schitt's Creek Subdivision  
**Date:** January 2, 2026

Amy, I have reviewed the preliminary plat of the Schitt's Creek Subdivision presented by Tim and Stacy Jameson. The subdivision meets the requirements for a fire hydrant and supported with a 6" water line as stated in the subdivision guidelines. The area in which the subdivision is proposed a fire hydrant should be placed along the right-a-away between lot 1 and lot 2. This will meet the requirements for this subdivision.

I have no further recommendation for this subdivision.

If you have any questions, please call me 684-0455.

## Schweitzer, Joshua

---

**From:** Anderson, Kyle  
**Sent:** Tuesday, December 16, 2025 8:10 AM  
**To:** Schweitzer, Joshua  
**Subject:** RE: DEV-25-141 & 142 Preliminary & Final CAE Plat - Herring

We have not received any complaints on this property, 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  
**Sent:** Tuesday, December 9, 2025 1:47 PM  
**To:** Magaha, Chuck ; 'adedeke@lvsheriff.org' ; Brown, Misty ; Khalil, Jon ; Miller, Jamie ; Noll, Bill ; McAfee, Joe ; 'Mitch Pleak' ; San, Soma ; Baumchen, Daniel  
**Cc:** PZ  
**Subject:** DEV-25-141 & 142 Preliminary & Final CAE Plat - Herring

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary & Final Cross Access Easement (CAE) Plat for a 2-lot subdivision located at 233-07-0-00-06.001 & 233-08-0-00-00-018.

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 December 23, 2025.

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

v / r

Joshua J. Schweitzer  
Development Planner  
Leavenworth County Planning & Zoning  
300 Walnut St, Suite 212  
Leavenworth County, Kansas 66048  
(913) 684-0465



# Leavenworth Rural Water District No. 7

P. O. Box 257 2451 S. 142<sup>nd</sup> St.  
Bonner Springs, KS 66012

Phone: (913) 441-1205 Fax: (913) 422-3393 Toll Free: (888) 449-4028  
E-Mail: [Jalayne@leavenworthrwd7.com](mailto:Jalayne@leavenworthrwd7.com)  
Website: <http://www.lvrwd7.com>



December 1, 2025

Leavenworth County Planning and Zoning

Schitts Creek. 182<sup>nd</sup> and Kreider road

Leavenworth County Rural Water District #7 would be able to supply Water to this lot split with a water main extension. Line size and footage will be determined with the payment of an engineer study fee to the district. The cost of any needed extensions or upgrades to our current infrastructure would be the responsibility of the developer.

Please let us know if you have any additional questions.

Kyle Kraemer  
LVRWD #7 Manager/Operator  
Office - 913.441.1205  
Cell - 913.645.1636

## Schweitzer, Joshua

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**From:** Matt Roecker <Matt.Roecker@evergy.com>  
**Sent:** Wednesday, December 3, 2025 8:22 AM  
**To:** PZ  
**Subject:** Fw: [EXTERNAL]SCHITTS CREEK  
**Attachments:** K-25-1934 SCHITT'S CREEK Utility.pdf

Internal Use Only

Hello,

Evergy will serve this customer.

Thanks  
Matt Roecker

Designer 4  
o: 913 667-5116  
matt.roecker@evergycom

23505 W. 86<sup>th</sup> Street  
Shawnee, Ks 66227

---

**From:** Joe Herring  
**Sent:** Saturday, November 29, 2025 9:47 AM  
**To:** Kyle Kraemer ; Dylan Ritter ; Matt Roecker ; Johnson, Melissa  
**Subject:** [EXTERNAL]SCHITTS CREEK

**This Message Is From an External Sender**

This message came from outside your organization.

**Report Suspicious**

Please provide the standard service letters for the proposed land division.

Thank you - Joe Herring

---

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



<b>FACTORS TO BE CONSIDERED:</b>			
<i>The following factors are to be considered by the Planning Commission and the Board of County Commissioners when approving or disapproving this Special Use Permit request:</i>		Met	Not Met
<b>1. Character of the Neighborhood:</b>  Density: Surrounding properties range in size from 4.1 to over 196 acres.  Nearby City Limits: The City of Linwood is located 0.45 miles to the Southeast.  Initial Growth Management Area: This parcel is located within the Rural Growth Area of Leavenworth County.		✓	
<b>2. Zoning and uses of nearby property:</b>  Adjacent Uses: Most of the adjacent parcels are residential and agricultural in nature.  Adjacent Zoning: All adjacent properties are zoned RR-2.5.		✓	
<b>3. Suitability of the Property for the uses to which it has been restricted:</b>  The parcel is <u>9.6 acres in size</u> . The property is suitable as a rural residence, for agricultural uses and the proposed use has been operating on the property since 2017 in compliance with Resolution 2017-02.		✓	
<b>4. Extent to which removal of the restrictions will detrimentally affect nearby property:</b>  The use is unlikely to detrimentally impact neighboring parcels. The business is currently in operation under existing sound limitations. Staff proposes to require the same noise requirement as previous resolutions.  Traffic: Traffic to the site will be limited to events. The applicant is proposing to expand the number of events to 60 weddings and 20 additional events per year.  Lighting: The applicant has existing security lighting near the house and outbuilding. They are proposing to install similar lighting to the event building. Staff recommends placing a restriction on lighting.  Outdoor Storage: All storage will be located within existing structures and on the covered patio. No outdoor storage is proposed.  Parking: Parking is provided and is adequate for the proposed use.  Visitors/Employees: The applicant anticipates hiring 2-4 additional part time employees. The number of attendees per event is not proposed to change.  Waste: The applicant does not store chemicals, lubricants, oils or other chemicals on the property. Any waste generated from the property must be disposed of in compliance with all applicable local, state and federal laws.		✓  ✓  ✓ (Condition 7)  ✓  ✓  ✓  ✓  ✓ (Condition 15)	
<b>5. Length of time the property has been vacant as zoned:</b>  <input type="checkbox"/> Vacant:  <input checked="" type="checkbox"/> Not Vacant: An existing single-family residence, event center and outbuilding existing on the property. No additional structures are proposed with this request.		✓	
<b>6. Relative gain to economic development, public health, safety and welfare:</b>		✓	

<p><i>The proposed application would allow for an existing business to remain within Leavenworth County. The Planning &amp; Zoning Department has not received any complaints for this property. There does not appear to be any detrimental effects to the public health, safety or welfare.</i></p>		
<p><b>7. Conformance to the Comprehensive Plan:</b>  <i>Future Land Use Map: Residential (2.5 acres min)</i></p> <p><i>Section 4 Land Use and Development Plan Strategies: The proposed use is not compatible with the future land use designation.</i></p>		✓

#### **STAFF COMMENTS:**

The applicant is requesting to renew their Special Use Permit for an existing event center. The current owners purchased the property in 2022, signing a Transfer of Ownership and agreeing to the previous approved Resolution 2017-02. The applicant is proposing to amend the conditions of the 2017-02 to allow for the 60 wedding events and 20 additional events, for a total of 80 events per calendar year. Previous approval allowed for up to 40 events a year. The applicant would also like to sell and serve alcohol on the premises once they have received all required licensure through the State. They anticipate applying for a CMB license in November 2026. They also anticipate adding permanent signage on the property.

The event center will be utilized primarily on the weekends, with business hours ceasing at midnight Friday and Saturday and 11:00 pm Sunday through Thursday. The applicant anticipates hiring up to 4 part-time employees for the purpose of the business. No additional buildings or structures are proposed with this request. The previous application indicated that up to 200 guests may attend these events, with an anticipated average of 125 guests. The applicant anticipates between 30-65 cars per event, to occur during short period of times during the event. Wedding ceremonies will occur outside, receptions shall take place indoors. The existing house may be used by clients during rental terms. The applicant will not provide food or alcohol services but will allow third party vendors to supply food, until such time as required licensure has been approved for alcohol service.

Staff recommends placing a condition that requires private security be provided during any event where alcohol is being served. The applicant shall not sell or serve alcohol until after October 2026 and upon approval of all State and Local licensure. Once licensure has been procured, all State and Federal requirements for the service of alcoholic beverages must be maintained. The additional events will increase the frequency of traffic coming on and off the property but due to the occupancy not changing, the rate of vehicles will continue to remain the same.

Staff classifies the proposed use as a Type 3 due to the potential for the business to produce nuisances and impact surrounding properties. Since the existing business has been in operation since 2017 and no complaints have been received, staff recommends placing a 10-year time limit on the permit.

#### **STAFF RECOMMENDED CONDITIONS:**

Staff recommends the following conditions for Case No. DEV-25-124, Special Use Permit for Countryside Chalet:

1. The SUP shall be limited to a period of ten (10) years.
2. The business hours shall be dependent upon the event. Events shall end by midnight, Friday and Saturday, and by 11 pm Sunday through Thursday.
3. The maximum occupancy for any event shall not exceed 200.
4. The SUP shall be limited to a total of four (4) employees, not including the business owners/family members or third-party vendors.
5. The number of events shall be limited to a maximum of eighty (80) per year.
6. Any noise generated by this Special Use Permit shall not exceed a decibel level of 60 as measured at the property line.

7. Lighting generated from the development shall be limited 0.00 foot-candles net gain, as measured at the property line.
8. The applicant shall provide a certificate of general liability insurance in the amount of \$1,000,000 and shall indicate Leavenworth County as the certificate holder prior to commencement of activities on the site.
9. No signage shall be allowed in the right-of-way. Sign permits shall be required for any on-site or off-site signage. The applicant shall provide an owner authorization form for any off-site signs. All signage shall comply with Article 25, Sign Regulations of the Leavenworth County Zoning and Subdivision Regulations.
10. No on-street parking shall be allowed.
11. Alcohol sale or service shall not be provided by the owners until after October 2026 and until all local and state licensure has been approved and a copy provided to the Planning & Zoning Department.
12. Private security shall be provided by the applicant for any event where alcohol is served.
13. The applicant shall adhere to the following memorandums:
  - a. Memo – Chuck Magaha, Emergency Management, October 30, 2025
14. The Special Use Permit shall be subject to the application and written narrative provided on October 17, 2025 and as amended on November 13, 2025 and December 3, 2025.
15. The applicant shall provide a certificate of general liability insurance in the amount of \$1,000,000 and shall indicate Leavenworth County as the certificate holder prior to commencement of activities on the site.
16. That no public nuisance be allowed or created upon the subject real property.
17. This SUP shall comply with all local, state, and federal rules and regulations that may be applicable.
18. That the conditional Special Use Permit granted herein is subject to revocation upon the breaching of the conditions set forth herein, or any substantial change in the use of the subject property. Kaw Valley Companies, Inc., and its assigns or successors in interest, hereby consent to, and authorize, entry onto the subject property by employees or agents of the County for the purpose of inspecting the subject property for compliance with the conditions set forth herein.

#### **PROPOSED MOTIONS:**

##### **Approve:**

*Chairman, I find that the special use permit request complies with the Golden Factors and move to recommend approval to the Board of County Commissioners of the request as outlined in Case DEV-25-124 based on staff's recommendation and with findings of fact as set forth in the Staff Report.*

##### **Denial:**

*Chairman, I find that the special use permit does not comply with the Golden Factors (LIST FACTORS) and move to recommend denial to the Board of County Commissioners as outlined in Case DEV-25-124.*

##### **Table:**

*Chairman, I move to table Case DEV-25-124 to (DATE AND TIME) requesting additional information for (STATE THE REASONS).*

##### **ATTACHMENTS:**

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

## SPECIAL USE PERMIT APPLICATION

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

### APPLICANT/AGENT INFORMATION

NAME Michael and KaraJo Sprigg  
ADDRESS 14110 Nelson Ct  
CITY/ST/ZIP Basehor, KS 66007  
PHONE 845-820-3859  
EMAIL michael.w.sprigg@gmail.com  
CONTACT PERSON Michael Sprigg

### OWNER INFORMATION (If different)

NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
CITY/ST/ZIP \_\_\_\_\_  
PHONE \_\_\_\_\_  
EMAIL \_\_\_\_\_  
CONTACT PERSON \_\_\_\_\_

### PROPERTY INFORMATION

PID: \_\_\_\_\_ Zoning District: \_\_\_\_\_  
Address of property 12751 206th Street Linwood KS 66052 Parcel size 10 Acres  
Current use of the property Event Venue  
Does the owner live on the property?  Yes  No  
Proposed Special Use Event Venue

### TAX ASSESSMENT STATEMENT

**Upon the granting of a Special Use Permit by the Leavenworth County Board of County Commissioners, the assessable nature of the above referenced property and structures on the property may result in a change of the Appraised Class and Value and in the next year's Tax Assessment.**

I, the applicant, have read and understand that there may be a change in the appraised value of my property due to the presence of a Special Use Permit for my property. (Check one)  Yes  No

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

Signature \_\_\_\_\_

Date \_\_\_\_\_

**ATTACHMENT A**

## **PROPOSED SPECIAL USE PERMIT INFORMATION**

Name of Business **M&K Events DBA Countryside Chalet**

## Existing and Proposed Structures Venue, House

Number of structures used for Special Use Permit 2

Will the use require parking?  Yes  No      How many parking spaces are proposed/available? 60

Is the proposed use seasonal?  Yes  No

Reason for requesting a Special Use Permit: Update current SUP based on expanding events and growing the business.

## Estimated Traffic

*In this section, you are determining the impact your proposed use will have on the county roadways. A vehicle visiting your site is to be considered two trips because the visitor/employee/user will use the roadways twice. If you are planning to expand the use that may generate additional traffic during the duration of the permit, provide the traffic generation for the full expansion.*

How many total Passenger vehicle trips (both entering and exiting) will be generated by the Special Use Permit?

Daily \_\_\_\_\_ Weekly 30-65 \_\_\_\_\_ Monthly \_\_\_\_\_

If applicable, how many total Commercial (delivery, heavy trucks, equipment, etc.) vehicle trips (both entering and exiting) will be generated by the Special Use Permit?

If applicable, describe Seasonal trips not accounted for above: What type (Passenger and Commercial) vehicle trips, how many trips per vehicle type in the seasonal timeframe, and describe the seasonal time frame (months, weeks, or days) in a calendar year.

Commercial: Months Weeks Days

When are trips to the site expected to occur (i.e. throughout the day, limited certain hours, etc.)? If applicable, separate occurrences by vehicle type (Passenger, Commercial, Seasonal Passenger, and Seasonal Commercial):

Primary Occupancy Time 3:00 pm to 11:00pm

Set up 12:00 pm to 3:00 pm Tear down 11:00 pm to 11:45 pm.

What is the anticipated route(s) from the nearest State Highway to the Site? Highway 32 to 206th street then enter Highway 24 to 206th street then enter

## Special Use Permit Renewal

Describe any change to operations since the SUP was last issued including traffic trips compared to this SUP:  
The previous SUP narrative referenced 20-55 cars per event. We estimate between 30-65 depending on the event.

Have you added any buildings since the SUP was last issued?  Yes  No Any parking?  Yes  No

---

**ATTACHMENT B**

ENTERED IN TRANSFER RECORD IN  
MY OFFICE THIS DAY 10/11/2024

*Janet Klasmire*  
COUNTY CLERK

Doc #: 2024R07614  
TERRILOIS MASHBURN  
REGISTER OF DEEDS  
LEAVENWORTH COUNTY, KANSAS  
RECORDED ON:  
10/11/2024 03:54:46 PM  
RECORDING FEE: 21.00  
PAGES: 1

Mail Tax Statement to:  
14110 Nelson Ct.  
Basehor, KS 66007

Property Address 12751 206th Street, Linwood, KS 66052

**JOINT TENANCY QUIT CLAIM DEED**

GRANTOR Michael W Sprigg and KaraJo L Sprigg

(single/married person(s))

CONVEY\_ and QUITCLAIM\_ TO  
M&K Estates LLC.

(single/married person(s))

As JOINT TENANTS and not as tenants in common, with full rights of survivorship, the whole estate to vest in the survivor in the event of the death of either, all of the following described real estate in the County of Leavenworth, State of Kansas, to-wit:

Legal Description: A tract of land in the Southeast Quarter of Section 15, Township 12 South, Range 21 East of the 6th P.M., more particularly described as follows: Commencing at the Northeast corner of the Southeast Quarter of said Section 15; thence South 00°07'11" West on the East line of the Southeast Quarter of said Section 15, a distance of 328.42 feet to a point of beginning; thence South 00°07'11" East on the East line of the Southeast Quarter of said Section 15, a distance of 328.42 feet; thence North 89°21'12" West, a distance of 1328.61 feet; thence North 00°04'33" East, a distance of 328.42 feet; thence South 89°21'12" East, a distance of 1327.49 feet to the point of beginning, less any part thereof taken or used for road purposes, in Leavenworth County, Kansas.

Commonly known as: 12751 206TH ST, Linwood, KS 66052

for the sum of One Dollar ~~and other good and valuable consideration~~, the receipt of which is hereby acknowledged. This conveyance is made subject to easements, restrictions, reservations and covenants of record, if any.

Dated this 11 day of Oct. 6, A.D. 2024.

*Michael W Sprigg*  
GRANTOR (Signature)

Michael W Sprigg  
(Printed Name)

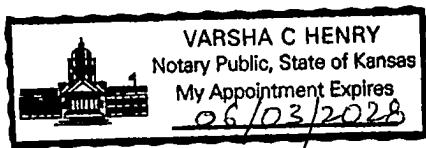
*KaraJo L Sprigg*  
GRANTOR (Signature)

KaraJo L Sprigg  
(Printed Name)

STATE OF KANSAS, COUNTY OF LEAVENWORTH

Be it remembered that before me, a notary public in and for the State and County aforesaid, personally appeared Michael W Sprigg and KaraJo L Sprigg

Known to me be the same person(s) who executed the within document and who acknowledged the execution of same as a free act and deed. In witness whereof, I have hereunto set my hand and affixed my official seal the day and year last above written.



*Varsha C Henry*  
NOTARY PUBLIC (Signature)

Varsha C Henry  
(Printed Name)

My commission expires: 06/03/2028

TX:4110809  
DOCID:8156905



# **ARTICLES OF ORGANIZATION**

## **OF**

### **M&K ESTATES, LLC, A LIMITED LIABILITY COMPANY**

I, the undersigned, hereby associate to form and establish a limited liability company for profit under the laws of the state of Kansas.

#### **ARTICLE I**

The name of this limited liability company is **M&K ESTATES, LLC**.

#### **ARTICLE II**

The period of duration of the **M&K ESTATES, LLC** shall be perpetual from November 2, 2022.

#### **ARTICLE III**

The nature of the business or purposes to be conducted or promoted are:

A. To engage in the business of buying, leasing, and maintaining real estate as well as any and all other lawful business endeavors.

B. To carry on any business whatsoever that this limited liability company may deem proper and convenient in connection with any of the foregoing purposes or otherwise, or that it may deem calculated, directly or indirectly, to improve the interests of this company, and to do all things specified or any activity for which corporations or partnerships may conduct under Kansas law, and to exercise all powers conferred under the laws pursuant to which this company is formed, as such laws are now in effect or may from time to time hereafter be amended, and to do any and all things hereinafter set forth to the same extent as fully as natural persons might or could do, either alone or in connection with other persons, firms, associations or corporations at any locations.

C. To buy, sell and hold all types of property, whether real, personal or intangible.

#### **ARTICLE IV**

The registered office of the **M&K ESTATES, LLC**, 14110 Nelson Ct., Basehor, Kansas 66007 and the name and address of the initial resident agent of **M&K ESTATES, LLC** is Michael Sprigg, 14110 Nelson Ct., Basehor, Kansas 66007.

## ARTICLE V

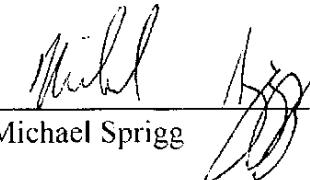
The management of the **M&K ESTATES, LLC**, shall reside in the members of the company, in accordance with the provisions of the Kansas Statutes Annotated, with the managing member to be Michael Sprigg. The names, addresses, and percentage shares are as follows:

Michael Sprigg  
14110 Nelson Ct. 50%  
Basehor, Kansas 66007

KaraJo Sprigg  
14110 Nelson Ct. 50%  
Basehor, Kansas 66007

The active operation and day to day management of the business enterprise shall be by Michael Sprigg.

IN TESTIMONY WHEREOF, the undersigned has set his hand this 2nd day of November, 2022.

  
Michael Sprigg

STATE OF KANSAS )  
 ) ss:  
COUNTY OF Wyandotte )

The execution of the foregoing Articles of Organization were acknowledged by me, a notary public for the State of Kansas by Michael Sprigg.

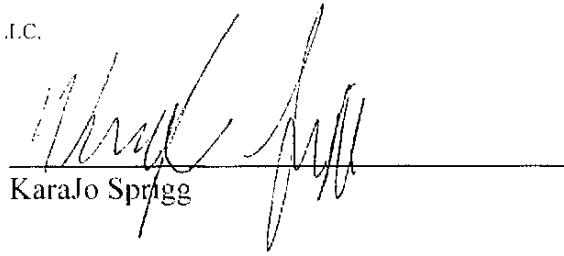
IN WITNESS WHEREOF, I have hereunto set my hand and seal the 2nd day of November, 2022.

  
Notary Public

My Appointment Expires: 12th July 2026

ARIANNA A. RICHARDSON
Notary Public-State of Kansas
My Appt. Expires <u>7-12-26</u>

ARTICLES OF ORGANIZATION OF M&K ESTATES, L.L.C.  
Page 3

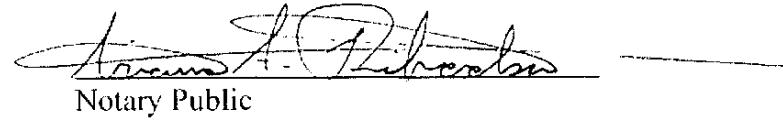


KaraJo Sprigg

STATE OF KANSAS )  
 ) ss:  
COUNTY OF Dyandotte )

The execution of the foregoing Articles of Organization were acknowledged by me,  
a notary public for the State of Kansas by KaraJo Sprigg.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the 2nd day of  
November, 2022.



Notary Public

My Appointment Expires: 12th July 2026.

ARIANNA A. RICHARDSON  
Notary Public-State of Kansas  
My Appt. Expires 7-12-26

# Narrative Guide for Countryside Chalet Event Venue

## Current Use of Property

The property located at 12751 206th Street, Linwood, KS 66007, currently operates as an event venue under the business name Countryside Chalet. The venue specializes in hosting local destination weddings, providing a unique and memorable experience for couples and their guests.

## Proposed Expansion of Services

Countryside Chalet aims to broaden its scope and offerings beyond weddings to include a variety of hosted events. While weddings remain the primary focus, the venue plans to offer services for dinners and dances, murder mystery dinners, paint and sip events, and other similar gatherings. On-site accommodations will continue to be available for the wedding party or families as specified in contractual agreements. **No additional buildings or expansion of existing structures are proposed with this application. We would like to be able to host up to 60 weddings per year and 20 additional events.**

## Hours of Operation

The hours of operation are event-dependent, with most events typically held on weekends. The venue is also considering expanding event availability to weekdays to accommodate a wider array of hosted functions. **Events will cease by midnight on Friday and Saturday and 11:00 pm Sunday through Thursday.**

## Employees and Contractors

Currently, Countryside Chalet is managed by Michael and KaraJo Sprigg, with support from immediate family members. The business intends to hire additional employees in the future to meet growing demands. **We expect to hire 2-4 additional part time employees as the business grows.** contractors and companies are engaged for cleaning, lawn care and application, and security services to maintain the property and uphold high service standards.

## Signage

For signage, please refer to the attached signage application for details regarding the ground sign. **We intend to keep the previous signage that is on the property.**

## Chemicals, Lubricants, Oils, and Fluids

Only common household cleaning supplies are used for maintaining the venue. Lawn fertilization practices are standard, ensuring safe and responsible upkeep.

## Sewage Disposal

All sewage is managed in accordance with county requirements. The property utilizes fully approved and operational septic systems to ensure compliance and safety.

## Water Supply

Water for the property is provided by Rural Water District #10, ensuring a reliable and safe supply for all operational needs.

## Traffic and Access

Access to the venue is off 206th Street, a hard-surface county arterial road approximately 24 feet wide. Primary routes to 206th Street include County Road 32 Highway from the south and State Avenue from the north. The estimated number of vehicles per event ranges from 40 to 60, with typical traffic patterns involving arrivals prior to the event's start and departures after its conclusion. Employee and contractor traffic occurs as needed, primarily during events, and initially includes a small number of staff and caterers. During event weeks, there are typically 3 to 5 deliveries to the site. No deliveries of products or materials are planned to originate from the site.

## Noise and Sound Management

The property features a fully enclosed and insulated event building, effectively isolating noise. Outdoor events are designed to be respectful and maintain low noise levels, comparable to neighboring celebrations. Noise will not exceed county decibel limits, and the building's insulation, including the ceiling, further ensures minimal sound disturbance. Anticipated noise

levels will be similar to existing activities in the area, such as traffic, motorcycles, ATVs, mowing, farming equipment, and occasional shotgun use.

## Odors and Fumes

Odors or fumes may occur only with an approved burn permit and will be managed according to regulations.

## Accessory Buildings and Structures

The property includes an event building, as well as an outbuilding for storing materials required to support the venue and grounds. Any future construction will adhere to county requirements and necessary permitting processes.

## Outdoor Displays and Advertising

No outdoor displays will be used for advertising purposes.

## Equipment

Equipment essential for event readiness, such as tables and chairs, as well as property maintenance tools, will be kept on-site and stored appropriately to ensure safety and organization.

## Food Service

Events may include food service, with catering vendors typically engaged when food is required. Food service options will be tailored to the needs of each event. **Food services are provided by the client or a third-party vendor.**

## Alcohol Service

Alcohol may be included in events as requested by customers. Customers wishing to provide their own alcohol must sign an agreement to use only licensed vendors. Countryside Chalet may also offer an alcohol package and is currently working with the State of Kansas to obtain a liquor license for on-site alcohol sales. Security services are provided for all events that include alcohol to ensure safety and compliance.

## Dust Control

The major county roads leading to the venue are hard-surfaced, minimizing dust concerns. The property's driveway is nearly a quarter-mile long, predominantly concrete, with only a small gravel section near 206th Street. Neighboring driveways are gravel.

## Emergency and Safety Procedures

Emergency and safety are top priorities at Countryside Chalet. Contact numbers for emergencies are as follows:

- Michael Sprigg: 845-820-3859
- KaraJo Sprigg: 785-202-1827

The existing home on the property features a spacious basement that serves as a shelter during severe weather. The venue is built to withstand winds of 90-100 miles per hour. The designated emergency evacuation route utilizes the paved driveway leading to 206th Street. Fire extinguishers will be installed in accordance with Fire Marshal guidelines, and first aid kits will be available in both the venue and the house.

## Outdoor Storage

Equipment and furnishings will be stored inside the buildings and under the covered patio area, ensuring protection and organization.

## Security Lighting

Security lighting is installed near the outbuilding and home. Similar lighting will be implemented for the event building to ensure adequate illumination and a safe environment for guests and staff.

## Parking

The property covers nearly 10 acres, providing ample parking space for all planned events. No additional parking is needed, and there will be no on- or off-street parking allowed. Parking arrangements are sufficient for any event hosted at the venue.

## Use of Existing Home

The existing home on the property is available for use by guests who have signed the event agreement, supporting event preparations as needed. All other non-contracted guests will primarily utilize the event building and outdoor grounds.

# Emergency Plan for the Countryside Chalet

Comprehensive Procedures for Ensuring Safety and Security During Weddings

## Introduction

This document outlines procedures for responding to a variety of emergencies that could occur during a wedding event, including medical emergencies, fire, severe weather, and security threats. The goal is to minimize risk, facilitate quick response, and maintain calm in stressful situations.

### 1. Emergency Contact Information

- Local Emergency Services: 911
- Nearest Hospital: St. Lukes Community Hospital, 544 Parallel Pkwy, Kansas City, KS 66109, 913-222-8325, has an emergency room.
- Venue Manager: Michael Sprigg 845-820-3859, KaraJo Sprigg 785-202-1827
- Security: On site security during events

### 2. Medical Emergencies

1. Call 911 immediately if the situation is life-threatening.
2. Assign a staff member or security to meet emergency personnel at the venue entrance and guide them to the incident location.
3. Have a basic first aid kit on-site and ensure staff are trained in their use.
4. Document the incident and notify the couple and relevant family members as appropriate.

### 3. Fire or Smoke

1. Call 911.
2. Evacuate guests and staff through designated emergency exits in a calm and orderly manner.
3. Ensure all guests are accounted for at the designated assembly point.
4. Only trained personnel should attempt to use fire extinguishers, if safe to do so.

### 4. Severe Weather (e.g., Tornado, Thunderstorm, Flood)

1. Monitor weather alerts using a reliable source (radio, smartphone apps).

2. Identify and communicate the safest areas in the venue for shelter (e.g., interior rooms, away from windows, in the basement of the house).
3. Move guests and staff to shelter areas when a warning is issued.
4. Have flashlights, extra batteries, and bottled water available.
5. Communicate updates clearly and calmly to all attendees.

## 5. Power Outage

1. Guide guests to safe areas using flashlights.
2. Contact energy to report the outage and get an estimated restoration time.
3. Communicate with the wedding party regarding any schedule changes or delays.

## 6. Security Threats (e.g., Uninvited Guests, Disturbances, Suspicious Packages)

1. Immediately notify on-site security or local law enforcement if there is a threat.
2. Do not confront suspicious individuals; instead, keep a safe distance and observe details for reporting.
3. Evacuate the area if instructed by authorities.
4. Document the incident and inform the couple and relevant parties as soon as it is safe to do so.

## 7. Communication Plan

- Designate a spokesperson (venue manager, event coordinator, or security) to communicate with guests and the media if necessary.
- Ensure all staff know their roles and responsibilities during an emergency.

## 8. Post-Emergency Actions

- Account for all guests, staff, and vendors.
- Provide support and first aid as needed.
- Document the incident thoroughly, including actions taken and outcomes.

## Conclusion

A comprehensive emergency plan is essential for any wedding venue to ensure a safe and memorable event. By preparing for various scenarios, training staff, and maintaining clear communication, the venue can effectively respond to emergencies and protect everyone involved.

# Countryside Chalet Site Plan



Trees Surround the Venue / Ceremony Site / and house limiting noise

## **Allison, Amy**

---

**From:** Michael Sprigg <michael.w.sprigg@gmail.com>  
**Sent:** Wednesday, December 3, 2025 8:48 AM  
**To:** Allison, Amy  
**Cc:** PZ  
**Subject:** Re: DEV-25-124 Countryside Chalet Review Comments

Amy,  
We will apply for the liquor license by November 2026.

v/r  
Michael Sprigg  
845-820-3859

On Tue, Nov 25, 2025 at 9:15 AM Allison, Amy <[AAllison@leavenworthcounty.gov](mailto:AAllison@leavenworthcounty.gov)> wrote:

Good Morning Mr. Sprigg,

Please find the final comment for your application attached. Once that has been addressed, your application will be noticed on the next available meeting.

Sincerely,

Amy Allison, AICP

Deputy Director

Planning & Zoning

Leavenworth County

913.364.5757

### **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*



## Department of Planning and Zoning Leavenworth County, Kansas SIGN PERMIT APPLICATION

**APPLICANT RESPONSIBILITIES:** Submission of less than the following items may delay the review and processing of the application.

- A. A complete application form (Attachment A)
- B. Legal description (current deed) of the property.
- C. A tax clearance certificate from the state and a paid tax receipt from Leavenworth County.
- D. One (1) digital set of the sign design.
- E. Payment of application fee. Make check payable to Leavenworth County Planning and Zoning.

Case No: \_\_\_\_\_

**OWNER INFORMATION**

Name Michael Sprigg

Address 12751 206th street

City/St/Zip Linwood, KS, 66007

Phone 845-820-3859

Email michael.w.sprigg@gmail.com

Contact Michael Sprigg

**APPLICANT/CONTRACTOR INFORMATION**

Name N/A

Address \_\_\_\_\_

City/St/Zip \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

Parcel ID No: \_\_\_\_\_

Address of Property 12751 206th Street Linwood, KS 66007

**SIGN SPECIFICATIONS (See Article 25 - Sign Standards – Leavenworth County Zoning and Subdivision Regulations)**

Type of sign Ground sign

Structural type of sign Wood and fabricated painted

Maximum sign area (display surface) 2 signs hanging from a fence, 12sq ft each

Structural height 52 inches Width 3 Area 12 sq ft

I, the undersigned, am the *(circle one)* **owner/duly-authorized agent** of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for a Sign Permit as indicated above.

Signature \_\_\_\_\_ Date 9/25/25



Michael Sprigg &lt;michael.w.sprigg@gmail.com&gt;

---

**special use permit**

2 messages

**Michael Sprigg** <michael.w.sprigg@gmail.com>

Thu, Oct 16, 2025 at 1:11 PM

To: "dritter@lvcofd2.com" &lt;dritter@lvcofd2.com&gt;, "kritter@lvcofd2.com" &lt;kritter@lvcofd2.com&gt;

Kevin / Dylan,

I received your contact information from the Leavenworth county planning and zoning department. I'm the current owner of the countryside chalet wedding venue located on 206th street just outside linwood. I'm looking at updating my special use permit and they recommended I reach out to you before to see if there would be any additional requirements that might keep me from submitting my application. I wanted to know what your availability would be to visit about the special use permit.

Thank you for your time.

v/r  
Michael Sprigg  
845-820-3859

---

**Kevin Ritter** <kritter@lvcofd2.com>

Thu, Oct 16, 2025 at 1:38 PM

To: Michael Sprigg &lt;michael.w.sprigg@gmail.com&gt;

Cc: "dritter@lvcofd2.com" &lt;dritter@lvcofd2.com&gt;

We currently do not have any additional requirements at this time.

Thank you,

Kevin

Kevin Ritter  
Fire Chief  
LVCO Fire District #2  
100 Main Street  
P.O. Box 270  
Linwood, KS 66052  
913-208-5352  
[kritter@lvcofd2.com](mailto:kritter@lvcofd2.com)  
[Quoted text hidden]

## **Allison, Amy**

---

**From:** Anderson, Kyle  
**Sent:** Thursday, October 30, 2025 12:29 PM  
**To:** Allison, Amy  
**Subject:** RE: RE: DEV-25-124 Special Use Permit - Countryside Chalet

We have not received any complaints on this property.

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

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---

**From:** Allison, Amy <[AAllison@leavenworthcounty.gov](mailto:AAllison@leavenworthcounty.gov)>  
**Sent:** Wednesday, October 29, 2025 5:07 PM  
**To:** Magaha, Chuck <[cmagaha@lvsheriff.org](mailto:cmagaha@lvsheriff.org)>; Anderson, Kyle <[KAnderson@leavenworthcounty.gov](mailto:KAnderson@leavenworthcounty.gov)>; Miller, Jamie <[JMILLER@leavenworthcounty.gov](mailto:JMILLER@leavenworthcounty.gov)>; 'Dedeke, Andrew'; Khalil, Jon <[jkhalil@leavenworthcounty.gov](mailto:jkhalil@leavenworthcounty.gov)>; 'Mitch Pleak' <[mpleck@olsson.com](mailto:mpleck@olsson.com)>; Noll, Bill <[BNoll@leavenworthcounty.gov](mailto:BNoll@leavenworthcounty.gov)>; McAfee, Joe <[JMcAfee@leavenworthcounty.gov](mailto:JMcAfee@leavenworthcounty.gov)>; 'kritter@lvcofd2.com' <[kritter@lvcofd2.com](mailto:kritter@lvcofd2.com)>; 'dritter@lvcofd2.com' <[dritter@lvcofd2.com](mailto:dritter@lvcofd2.com)>; 'designgrouplawrenceservicecenter@evergy.com' <[designgrouplawrenceservicecenter@evergy.com](mailto:designgrouplawrenceservicecenter@evergy.com)>; 'rwd10@conleysandu.com' <[rwd10@conleysandu.com](mailto:rwd10@conleysandu.com)>  
**Cc:** PZ <[pz@leavenworthcounty.gov](mailto:pz@leavenworthcounty.gov)>  
**Subject:** RE: DEV-25-124 Special Use Permit - Countryside Chalet

Good Afternoon,

The Department of Planning and Zoning has received a Special Use Permit application for Countryside Chalet, an event center, located at 12751 206<sup>th</sup> Street.

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 Wednesday, November 12, 2025

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)

Thank you,

Amy Allison, AICP  
Deputy Director  
Planning & Zoning  
Leavenworth County  
913.364.5757

# MEMO

**To:** Amy Allison  
**From:** Chuck Magaha  
**Subject:** Event Center M&K Events DBA Countryside Chalet  
**Date:** October 30, 2025

Amy, thank you for the opportunity in review the recent special use permit submitted by Michael and Kara Jo Sprigg for an event center on their property. The suggestions I have would be the requirement of a contingent plan which the applicant provided, in all hazard planning pertaining to their facility. The center would be responsible to provide safe shelter in the event of dangerous weather or other emergencies. The applicant needs to consider fire protection, IE. Escape routes posted, notification procedures, fire extinguishers and emergency contacts to be posted throughout the facilities with the address of the center attached to the notification information. The applicant needs to be able to address the public during severe weather, sheltering in the event of tornados or high winds or flood. An all-hazard weather radio needs to be placed in the facility and monitored for impending alerts that may affect the area. Smoke detectors placed throughout the gathering points of the center need to be in working order. A sign posted on the outside of the facility of emergency contacts for emergency responders to make contact if the applicant is not present during the emergency. I have no further comments to make at this time.

## Allison, Amy

---

**From:** Ryan McCallister <Ryan.McCallister@evergy.com>  
**Sent:** Thursday, October 30, 2025 7:49 AM  
**To:** Allison, Amy  
**Subject:** RE: DEV-25-124 Special Use Permit - Countryside Chalet

Internal Use Only

Good morning, Allison,

Evergy does not see an issues with this permit.

Thank you!

### Ryan McCallister

Evergy  
Distribution Designer  
[ryan.mccallister@Evergy.com](mailto:ryan.mccallister@Evergy.com)  
O (785) 865-4844

---

**From:** Allison, Amy <Allison@leavenworthcounty.gov>  
**Sent:** Wednesday, October 29, 2025 5:07 PM  
**To:** Magaha, Chuck <cmagaha@lvsheriff.org>; Anderson, Kyle <KAnderson@leavenworthcounty.gov>; Miller, Jamie <JMILLER@leavenworthcounty.gov>; 'Dedeke, Andrew' <IMCEAEX-\_o=Leavenworth-CJC\_ou=CJC\_cn=Recipients\_cn=Adedeke@namprd09.prod.outlook.com>; Khalil, Jon <jkhalil@leavenworthcounty.gov>; 'Mitch Pleak' <mpleak@olsson.com>; Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; 'kritter@lvcofd2.com' <kritter@lvcofd2.com>; 'dritter@lvcofd2.com' <dritter@lvcofd2.com>; Design Group Lawrence Service Center <designgrouplawrenceservicecenter@evergy.com>; 'rwd10@conleysandu.com' <rwd10@conleysandu.com>  
**Cc:** PZ <pz@leavenworthcounty.gov>  
**Subject:** RE: DEV-25-124 Special Use Permit - Countryside Chalet

### This Message Is From an External Sender

This message came from outside your organization.

[Report Suspicious](#)

Good Afternoon,

The Department of Planning and Zoning has a received a Special Use Permit application for Countryside Chalet, an event center, located at 12751 206<sup>th</sup> Street.

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 Wednesday, November 12, 2025

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)

Thank you,

## **Allison, Amy**

---

**From:** Noll, Bill  
**Sent:** Wednesday, November 5, 2025 3:00 PM  
**To:** Allison, Amy; Anderson, Kyle; Khalil, Jon; 'Mitch Pleak'; McAfee, Joe  
**Cc:** Allison, Amy; Anderson, Kyle; Chamberlain, Dawn; Jacobson, John; Johnson, Melissa; Schweitzer, Joshua  
**Subject:** RE: RE: DEV-25-124 Special Use Permit - Countryside Chalet

Amy,

Since the events are not increasing in size, which would impact traffic study information, I don't see that the increase in the number of events will require a new traffic study to be completed.

Thanks

Bill

---

**From:** Allison, Amy <AAllison@leavenworthcounty.gov>  
**Sent:** Wednesday, October 29, 2025 5:07 PM  
**To:** Magaha, Chuck <cmagaha@lvsheriff.org>; Anderson, Kyle <KAnderson@leavenworthcounty.gov>; Miller, Jamie <JMILLER@leavenworthcounty.gov>; 'Dedeke, Andrew'; Khalil, Jon <jkhalil@leavenworthcounty.gov>; 'Mitch Pleak' <mpleak@olsson.com>; Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; 'kritter@lvcofd2.com' <kritter@lvcofd2.com>; 'dritter@lvcofd2.com' <dritter@lvcofd2.com>; 'designgrouplawrenceservicecenter@evergy.com' <designgrouplawrenceservicecenter@evergy.com>; 'rwd10@conleysandu.com' <rwd10@conleysandu.com>  
**Cc:** PZ <pz@leavenworthcounty.gov>  
**Subject:** RE: DEV-25-124 Special Use Permit - Countryside Chalet

Good Afternoon,

The Department of Planning and Zoning has received a Special Use Permit application for Countryside Chalet, an event center, located at 12751 206<sup>th</sup> Street.

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 Wednesday, November 12, 2025

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)

Thank you,

Amy Allison, AICP  
Deputy Director  
Planning & Zoning  
Leavenworth County  
913.364.5757

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## **Allison, Amy**

---

**From:** Mary Conley <mary.conley@conleysandu.com>  
**Sent:** Thursday, November 6, 2025 8:29 AM  
**To:** Allison, Amy  
**Subject:** Private message regarding: DEV-25-124 Special Use Permit - Countryside Chalet  
**Attachments:** Special Use Permit Application with Traffic Impact Policy 102125.pdf; Narrative Guide updated 101025.pdf; Site Plan 101025.pdf; Emergency Plan for the Countryside Chalet.pdf

Leavenworth RWD10 has no concerns with this request. Also, can you please update our email address to rwd10@rwd10leavenworth.com?

Thank you,  
Mary Conley

On Wednesday, October 29, 2025 at 5:06:46 PM UTC-5 Allison, Amy wrote:

Good Afternoon,

The Department of Planning and Zoning has received a Special Use Permit application for Countryside Chalet, an event center, located at 12751 206<sup>th</sup> Street.

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 Wednesday, November 12, 2025

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)

Thank you,

Amy Allison, AICP

Deputy Director

Planning & Zoning

Leavenworth County

LEAVENWORTH COUNTY  
PLANNING COMMISSION  
STAFF REPORT

CASE NO: DEV-25-137 SUP – Contractors Yard – Tri-Hull Crane Rental

January 14, 2026

<b>REQUEST: Public Hearing Required</b> <p><input type="checkbox"/> Zoning Amendment      <input checked="" type="checkbox"/> Special Use Permit  <input type="checkbox"/> Temporary Special Use Permit</p>		<b>STAFF REPRESENTATIVE:</b> Amy Allison Deputy Director
<b>SUBJECT PROPERTY:</b> 24838 LORING ROAD 		<b>APPLICANT/APPLICANT AGENT:</b> DEE HULL TRI-HULL CRANE RENTAL 24838 LORING RD LAWRENCE, KS 66044
		<b>PROPERTY OWNER:</b> TRI-HULL LLC
		<b>CONCURRENT APPLICATIONS:</b> N/A
		<b>LAND USE</b> ZONING: RR-5 FUTURE LAND USE DESIGNATION: RESIDENTIAL 2.5 acre minimum
<b>LEGAL DESCRIPTION:</b> A tract of land located in the Southeast Quarter of Section 11, Township 12 South, Range 20 East of the 6 <sup>th</sup> P.M., Leavenworth County, Kansas		SUBDIVISION: N/A FLOODPLAIN: N/A
<b>STAFF RECOMMENDATION: DENIAL</b>		<b>PROPERTY INFORMATION</b>
<b>ACTION OPTIONS:</b> <ol style="list-style-type: none"> <li>1. Recommend approval of Case No. Dev-25-137, Special Use Permit for Tri-Hull LLC for a Special Use Contractor Yard, to the Board of County Commission, with or without conditions; or</li> <li>2. Recommend denial of Case No. DEV-25-137 , Special Use Permit for Tri-Hull LLC for a Special Use Contractor Yard, to the Board of County Commission for the following reasons; or</li> <li>3. Continue the hearing to another date, time, and place.</li> </ol>		PARCEL SIZE: +- 39.70 ACRES PARCEL ID NO: 211-11-0-00-00-017.02 BUILDINGS: Three EXISTING: Manufactured Home and two accessory buildings.
<b>PROJECT SUMMARY:</b> The applicant is requesting a renewal of a Special Use Permit for Contractor's Yard for Tri-Hull Crane Rental for the property located at 24838 Loring Road.		ACCESS/STREET: Loring Road – Local, ±22' WIDE, GRAVEL
<b>Location Map:</b> 		<b>UTILITIES</b> SEWER: SEPTIC FIRE: RENO WATER: N/A ELECTRIC: EVERGY <b>NOTICE &amp; REVIEW:</b> STAFF REVIEW: 12/12/2025 NEWSPAPER NOTIFICATION: 12/24/2025 NOTICE TO SURROUNDING PROPERTY OWNERS: 12/22/2025



<p>6. <b>Relative gain to economic development, public health, safety and welfare:</b> The proposed application would allow for another business to continue to operate within Leavenworth County. There does not appear to be any detrimental effects to <i>the public health, safety or welfare</i>.</p>	<input checked="" type="checkbox"/>	
<p>7. <b>Conformance to the Comprehensive Plan:</b>  <i>Future Land Use Map: Rural Residential 2.5</i></p> <p><i>Section 4 Land Use and Development Plan Strategies: The proposed use is not compatible with the future land use designation.</i></p>		<input checked="" type="checkbox"/>

#### STAFF COMMENTS:

The applicant is requesting a Special Use Permit for an existing crane rental business. The business is operating under an active SUP issued in 2023. LVCO BOCC Resolution 2023-32 approved the operation of this business for an additional two years but is non-renewable.

The applicant is requesting to renew the SUP with a 10-year term. The applicant is proposing to change the general hours of operation to Monday-Friday from 6:00AM until 5:00PM, with occasional use on Saturdays. Typically, the site will be visited by five employees. Customers to the site are not proposed. The proposed use is allowed with a special use permit. They do receive 1-2 deliveries a week of equipment. The storage and equipment is parked away from the roadway and is screened by a block wall. The applicant has limited traffic to Loring Road and 24/40 and K-32. Staff is recommending that, if approved, a drainage structure assessment be completed by a licensed engineer and performed over all proposed routes per the traffic study policy.

Staff is not in support of the Special Use Permit request due to Condition #1 of 2023-32 which allowed for the continuation of the business for an additional 2 years, but is non-renewable. The proposed use is an industrial business that is located in residential area. The proposed use is not compatible with the Future Land Use Map and is not in conformance with the Comprehensive Plan. Staff classifies the proposed use as a Type 4 due to the industrial nature of the business. If a recommendation of approval occurs, staff recommends placing a two year time limit on the permit.

#### STAFF RECOMMENDS DENIAL BUT PROPOSE THE FOLLOWING CONDITIONS IF APPROVAL IS CONSIDERED:

Conditions for approval of DEV-25-137, SUP for Tri-Hull Crane Rental are as follows:

1. The SUP shall be compliant with LVCO BOCC Resolution 2020-25 and 2023-32, except for Condition #1, and limited to a period of two (2) years and non-renewable.
2. The business shall be limited to the hours of 6:00 AM until 5:00 PM, Monday-Friday and 8:00 AM until 2:00 PM, Saturday.
3. The SUP shall be limited to five full-time employees.
4. The applicant shall pay for and supply to the Public Works Department for review, prior to issuance of the SUP, a drainage structure assessment by a licensed Kansas engineer. The engineer's assessment and opinion of impacted structure on the specified haul route to resist imposed loading over the term of the 24-month term. The intent is to assess and maintain the structural integrity of the County roadway and structures for the duration of the SUP use.
5. All business-related traffic shall be directed west to 24/40 Highway.
6. Business-related traffic shall not be allowed to travel east along Loring Road.
7. No residential use of any RV shall be allowed on the premises subject to the SUP. Applicant shall promptly supply to the Planning & Zoning Department adequate proof that no residential use of any RV exists on the premises.
8. The applicant shall adhere to the following memorandums:
  - a. Memo - Mitch Pleak, P.E. - Public Works, December 2, 2025

9. No signage is allowed in the right-of-way. No signage is requested with the SUP. All signage shall comply with Article 25, Sign Regulations of the Leavenworth County Zoning and Subdivision Regulations.
10. No on-street parking shall be allowed.
11. Adequate screening shall be installed and maintained around the salvage yard area sufficient to screen the area from public view.
12. An Emergency Plan shall be provided to and approved by the Emergency Management Department prior to the issuance of the permit.
13. This SUP shall be limited to the application and narrative dated November 17, 2025 and updated on December 11, 2025.
14. The applicant shall provide a certificate of general liability insurance in the amount of \$1,000,000 and shall indicate Leavenworth County as the certificate holder prior to commencement of activities on the site.
15. That no public nuisance be allowed or created upon the subject real property.
16. This SUP shall comply with all local, state, and federal rules and regulations that may be applicable.
17. That the conditional Special Use Permit granted herein is subject to revocation upon the breaching of the conditions set forth herein, or any substantial change in the use of the subject property. Kaw Valley Companies, Inc., and its assigns or successors in interest, hereby consent to, and authorize, entry onto the subject property by employees or agents of the County for the purpose of inspecting the subject property for compliance with the conditions set forth herein.

**PROPOSED MOTIONS:**

**Approve:**

*Chairman, I find that the special use permit request complies with the Golden Factors and move to recommend approval to the Board of County Commissioners of the request as outlined in Case DEV-25-137 based on the amended findings [insert specific finding] as set forth in the Staff Report.*

**Denial:**

*Chairman, I find that the special use permit does not comply with the Golden Factors (LIST FACTORS) and move to recommend denial to the Board of County Commissioners as outlined in Case DEV-25-137.*

**Table:**

*Chairman, I move to table Case DEV-25-137 to (DATE AND TIME) requesting additional information for (STATE THE REASONS).*

**ATTACHMENTS:**

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

## SPECIAL USE PERMIT APPLICATION

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

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

### PROPERTY INFORMATION

PID: <u>211-11 017.02</u>	Zoning District: <u>Reno</u>
Address of property <u>24838 Loring Rd</u>	Parcel size <u>40 Acres</u>
Current use of the property _____	
Does the owner live on the property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Proposed Special Use <u>Continued use of Crane Business</u>	

### TAX ASSESSMENT STATEMENT

Upon the granting of a Special Use Permit by the Leavenworth County Board of County Commissioners, the assessable nature of the above referenced property and structures on the property may result in a change of the Appraised Class and Value and in the next year's Tax Assessment.

Donna Hull

I, the applicant, have read and understand that there may be a change in the appraised value of my property due to the presence of a Special Use Permit for my property. (Check one)  Yes  No

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

Signature Donna Hull

Date 11/17/2025

### ATTACHMENT A

## PROPOSED SPECIAL USE PERMIT INFORMATION

Name of Business Tri-Hull Crane Rental, LLC

Existing and Proposed Structures House, Horse Barn, Large barn/garage proposed new home and additional building

Number of structures used for Special Use Permit 1

Will the use require parking?  Yes  No      How many parking spaces are proposed/available? 9/9

Is the proposed use seasonal?  Yes  No

Reason for requesting a Special Use Permit: Continued use of Crane Rental Business

### Estimated Traffic

*In this section, you are determining the impact your proposed use will have on the county roadways. A vehicle visiting your site is to be considered two trips because the visitor/employee/user will use the roadways twice. If you are planning to expand the use that may generate additional traffic during the duration of the permit, provide the traffic generation for the full expansion.*

How many total Passenger vehicle trips (both entering and exiting) will be generated by the Special Use Permit?

Daily 4 Weekly 20 Monthly 80

If applicable, how many total Commercial (delivery, heavy trucks, equipment, etc.) vehicle trips (both entering and exiting) will be generated by the Special Use Permit?

Daily 6                    Weekly 32                    Monthly 128

If applicable, describe Seasonal trips not accounted for above: What type (Passenger and Commercial) vehicle trips, how many trips per vehicle type in the seasonal timeframe, and describe the seasonal time frame (months, weeks, or days) in a calendar year.

Passenger: **Months** **Weeks** **Days**

**Commercial: Months Weeks Days**

When are trips to the site expected to occur (i.e. throughout the day, limited certain hours, etc.)? If applicable, separate occurrences by vehicle type (Passenger, Commercial, Seasonal Passenger, and Seasonal Commercial):

What is the anticipated route(s) from the nearest State Highway to the Site? Right from the driveway to US/24/40  
no changes from current restrictions

### Special Use Permit Renewal

Describe any change to operations since the SUP was last issued including traffic trips compared to this SUP:

We have purchased additional equipment, however we have reduced the number of employees, no additional traffic trips are expected

Have you added any buildings since the SUP was last issued?  Yes  No Any parking?  Yes  No

**ATTACHMENT B**

Entered in the transfer record in my office this  
17th day of June, 2005  
*Dennis H. Milleret & Carolyn Y. Milleret*  
County Clerk

STATE OF KANSAS  
COUNTY OF LEAVENWORTH-SC  
FILED FOR RECORD

2005 JUN -7 P 1:39 2

STACY M. DISCOLL  
REGISTER OF DEEDS

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

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

For One Dollar and other valuable considerations conveys and warrants to

Grantee: **Tri-Hull, LLC**

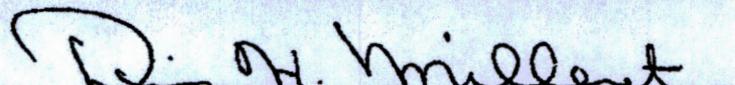
the following described real estate:

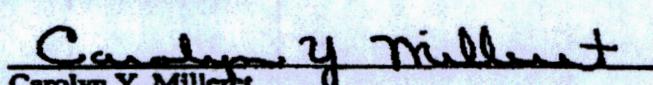
A tract of land located in the Southeast Quarter (SE/4) of Section Eleven (11), Township Twelve South (T12S), Range Twenty East (R20E) of the 6th P.M., Leavenworth County, Kansas, described as follows: Commencing at the Southwest corner of said Southeast Quarter (SE/4), thence North 90° 00' 00" East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

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

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

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

  
Dennis H. Milleret

  
Carolyn Y. Milleret

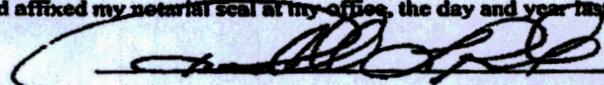
STATE OF KANSAS )

COUNTY OF DOUGLAS )

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

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

RANDALL L. RUSSELL  
Notary Public - State of Kansas  
My Not. Exp. 12-2008

  
Notary Public

BK 0952 PG 1256

## OWNER AUTHORIZATION

I/WE Tri-Hull Crane Rental, LLC, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 17<sup>th</sup> day of November, 2025, make the following statements, to wit:

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

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

Donna Hull  
Owner

\_\_\_\_\_  
Owner

STATE OF KANSAS  
COUNTY OF LEAVENWORTH

The foregoing instrument was acknowledged before me on this 17 day of November, 2025  
by Donna Hull

My Commission Expires: 02-21-28

Michelle Gini  
\_\_\_\_\_  
Notary Public



ATTACHMENT C

## Business Search [?](#)

The business name or identification number on file with the Secretary of State.

By business name  By Kansas Secretary of State Business ID  By current resident agent name

Tri-Hull Crane Rental LLC

Contains  Starts With



I'm not a robot

reCAPTCHA is changing its terms of service.  
[Take action.](#)

reCAPTCHA  
Privacy - Terms

[Search](#)

[Return To Search Results](#)

[General Information](#)

[View Documents](#)

### Business ID

7757842 [Purchase Certified Copies](#)

### Business Name

TRI-HULL CRANE RENTAL, LLC

### Type

Domestic Limited Liability Company

### Formation Date

05/08/2014

### Jurisdiction

Kansas

### Status

Active and in Good Standing

[Purchase Certificate of Good Standing](#)

### Principal Office

#### Address

24838 Loring Rd [Update Online](#)

#### City, State Zip

Lawrence, KS 66044

#### Country

United States of America

### Resident Agent Name

DONNA MARIE HULL MRS.

### Registered Office

#### Address

24838 Loring Road

#### City, State Zip

LAWRENCE, KS 66044

**Last Reporting Year**

2024

**Next Report Due Date**

04/15/2026

**Forfeiture Date**

07/15/2026

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# Leavenworth County, KS



725.3 0 362.65 725.3 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

## Business Description 2025

Our small family business consists of specialized mobile cranes and occasional use of semi tractors and trailers. In addition, we have a variety of farm vehicles for property maintenance and farm use. Our business is weather dependent like construction. We do not produce or manufacture a product to sell and have no store front for sales. Our location is not open to the public.

We would like to apply for a 10-year extension of the current SUP. There are several Special Use Permits along this road and in the area that we know of; 2 Wineries with high volumes of traffic that way exceeds the amount of traffic that we use and is continually increasing and a nursery. In addition, the economy has continued to worsen since our first application and doesn't appear to be getting better. Currently our property is taxed as commercial property, which the other SUPs are not.

We don't have food or alcohol service.

We don't have any signs or have any plans to install any currently.

Our hours of operation are 6am to 5pm, Monday through Friday and occasionally Saturday. We have 5 full-time employees, 3 of which are family. Only 3 of our employees come to this place of business as work is scheduled.

We receive deliveries; however, nothing is regularly scheduled. We get 1-2 deliveries a week of equipment.

Our storage and equipment are parked several hundred feet off the roadway. We have placed a concrete block wall to screen some of the equipment.

We do offer short-term storage of equipment that we are going to place on a job for our customers, which consists largely of mechanical equipment. We recycle equipment thru American Recycling out of Topeka or Kansas City and Rapid Recovery for any equipment removed.

Our initial traffic route is right out of the driveway on to Loring Rd a (gravel road) to US-24 Hwy or KS-32 Hwy.

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

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

We have a bulk fuel tank that is serviced by Leavenworth CO-OP, it fills our farm and business vehicles. We do use oil and we store a small bulk amount of it for use in routine oil changes and maintenance, as well as parts and supplies. The used oils are then recycled

Our plans are to build a new home to replace our current one.

We have security lighting on both the garage and horse barn  
Emergency and safety contacts are posted on the door, fire extinguishers, and evaluation plans are in place.

## Allison, Amy

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**From:** Steven Heath <Steven.Heath@evergy.com>  
**Sent:** Tuesday, November 18, 2025 3:56 PM  
**To:** Allison, Amy; Ryan McCallister  
**Subject:** Re: DEV-25-137 Special Use Permit - Tri-Hull LLC

Internal Use Only

Evergy does not have conflict with the requested special use permit.

Thank you,  
**Steven Heath**  
Evergy  
TD Designer III  
[Steven.Heath@evergy.com](mailto:Steven.Heath@evergy.com)  
O: 785-865-4857  
C: 785-508-2550 **(does not receive texts)**

---

**From:** Allison, Amy <Allison@leavenworthcounty.gov>  
**Sent:** Tuesday, November 18, 2025 3:46 PM  
**To:** Magaha, Chuck <cmagaha@lvsheriff.org>; Anderson, Kyle <KAnderson@leavenworthcounty.gov>; Miller, Jamie <JMILLER@leavenworthcounty.gov>; 'Dedeke, Andrew' <IMCEAEX\_o=Leavenworth-CJC\_ou=CJC\_cn=Recipients\_cn=Adedeke@namprd09.prod.outlook.com>; Brown, Misty <MBrown@leavenworthcounty.gov>; Khalil, Jon <jkhalil@leavenworthcounty.gov>; Design Group Lawrence Service Center <designgrouplawrenceservicecenter@evergy.com>; 'dritter@lvcofd2.com' <dritter@lvcofd2.com>; 'kritter@lvcofd2.com' <kritter@lvcofd2.com>; Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; 'Mitch Pleak' <mpleak@olsson.com>  
**Cc:** PZ <pz@leavenworthcounty.gov>  
**Subject:** RE: DEV-25-137 Special Use Permit - Tri-Hull LLC

**This Message Is From an External Sender**  
This message came from outside your organization.

**Report Suspicious**

Good Afternoon,

The Department of Planning and Zoning has received a Special Use Permit application for a crane contractors yard at the property located at 24838 Loring Road.

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 Tuesday, December 2, 2025.

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)

Thank you,

## **Allison, Amy**

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**From:** Dylan Ritter <dritter@lvcofd2.com>  
**Sent:** Wednesday, November 19, 2025 4:45 AM  
**To:** Allison, Amy  
**Subject:** Re: DEV-25-137 Special Use Permit - Tri-Hull LLC

Leavenworth County Fire District #2 has no comments or concerns regarding this SUP request.

Thank you

Dylan Ritter  
Assistant Chief  
Leavenworth County Fire District #2  
100 Main Street  
P.O. Box 270  
Linwood, KS, 66052  
(913) 339-8973

On Tue, Nov 18, 2025 at 15:46 Allison, Amy <[AAllison@leavenworthcounty.gov](mailto:AAllison@leavenworthcounty.gov)> wrote:

Good Afternoon,

The Department of Planning and Zoning has received a Special Use Permit application for a crane contractors yard at the property located at 24838 Loring Road.

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 Tuesday, December 2, 2025.

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)

Thank you,

Amy Allison, AICP

Deputy Director



# COUNTY OF LEAVENWORTH

## Department of Public Works

300 Walnut, Suite 007

Leavenworth, Kansas 66048-2815

Phone (913) 684-0470

Fax (913) 684-0473

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December 2, 2025

### **Tri-Hull, LLC SUP DEV-25-137 – Public Works Review**

The Public Works Department have reviewed the following documents:

- 2025.11.18 Application.
- 2025.11.18 Narrative.
- 2025.11.18 Aerial.

Public Works review is limited to public right-of-way only and the route along Loring Road between US-24/40 and the SUP Site (24838 Loring Road). Route is a gravel roadway. Fire Protection was not reviewed by Public Works.

The application as presented represents no additional traffic trips to the road network when compared to the current SUP. Trip generation and turning template information submitted under the current SUP is expected to adequately represent the site. Based on visual inspection, it does not appear that current operations are overtracking or exceeding the available drive width.

Below are the initial comments from the documents received listed above. Based on the review of the requested information below, additional comments, investigations, and studies may be generated. Direct any questions to Amy Allison at [aallison@leavenworthcounty.gov](mailto:aallison@leavenworthcounty.gov)

1. Per the Traffic Impact Policy: The Applicant shall inspect and complete a structural health assessment for the structures along the route (Loring Road from Site to US-24/40). This assessment shall evaluate the condition and ability for all drainage structures under the public roadway to satisfactorily carry the anticipated truck loadings. The structures shall be defined as all bridges (including those with a length less than FHWA's 20-foot bridge length), culverts, and storm pipes greater than 15 inches in diameter. The assessment shall include a photo log of each structure, condition assessment (utilize NBI ratings criteria, where applicable), tabulation of deficiencies, and recommendation for suitability to sustain the proposed traffic loadings. Provide weights, lengths, and configurations (axle weights and spacings) for cranes and semis (commercial vehicles used in the SUP). The assessment shall be signed and sealed by a professional engineer registered in the State of Kansas. The photo log shall include two structure end elevations, one photo looking in each direction along the roadway at the structure, one photo looking upstream, one photo looking downstream, and at least one photo through the opening of the structure.
2. US-24-40 is within KDOT jurisdiction. Application to be sent to KDOT for review and determination of any study requirements. Documentation from KDOT on findings to be submitted to the County.

## **RESOLUTION 2023-32**

A resolution of the Leavenworth County Kansas Board of County Commission, conditionally issuing a Special Use Permit for Tri-Hull Crane Rentals LLC on the following described property:

**A tract of land located in the Southeast Quarter of Section 11, Township 12 South, Range 20 East of the 6<sup>th</sup> P.M., Leavenworth County, Kansas more commonly known as 24838 Loring Road.**

**WHEREAS**, it is hereby found and determined that a request for a Special Use Permit as described above was filed with the Secretary of the Leavenworth County Planning Commission, on the 13<sup>th</sup> day of October, 2023, and

**WHEREAS**, it is hereby found that the Leavenworth County Planning Commission, after notice as required by law, did conduct a public hearing upon the granting of such request for a Special Use Permit on the 8<sup>th</sup> day of November, 2023; and

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

**WHEREAS**, the Board of County Commission considered, in session on the 13<sup>th</sup> day of December, 2023, the recommendation of the Leavenworth County Planning Commission.

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

1. Based upon the findings as set forth in the staff report and as adopted by the Planning Commission; and
2. Based upon the recommendation and findings of fact of the Leavenworth County Planning Commission; and
3. Based upon the findings of fact adopted by the Board of County Commission in regular session on the 13<sup>th</sup> day of December, 2023, and incorporated herein by reference;

**That Case No. DEV-23-136, Special Use Permit for Tri-Hull Crane Rentals LLC be conditionally approved subject to the performance and observation of the following conditions:**

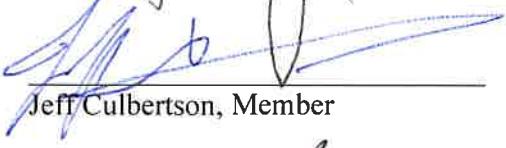
1. The SUP shall be compliant with LVCO BOCC Resolution 2020-25 and limited to a period of two (2) years and is non-renewable.

2. The business shall be limited to the hours of 6:00 AM until 5:00 PM, Monday-Friday and 8:00 AM until 2:00 PM, Saturday.
3. The SUP shall be limited to six full-time employees.
4. The applicant shall pay for and supply to public works for review, prior to issuance of the SUP, a drainage structure assessment by a licensed Kansas engineer. The engineer's assessment shall include an opinion of impacted structure on the specified haul route to resist imposed loading over the term of the 24-month term. The intent is to assess and maintain the structural integrity of the county roadway and structures for the duration of the SUP use.
5. All business-related traffic shall be directed west to 24/40 Highway.
6. Business-related traffic shall not be allowed to travel east along Loring Road.
7. The existing RV shall be removed or an affidavit stating it will not be lived in shall be signed and notarized.
8. The applicant shall adhere to the following memorandums:
  - a. Memo - Kyle Anderson - Planning and Zoning, October 04, 2023
  - b. Memo - Mitch Pleak, P.E. - Public Works, October 24, 2023
  - c. Memo - John Jacobson - Planning and Zoning October 25, 2023
9. No signage is allowed in the right-of-way. No signage is requested with the SUP. All signage shall comply with Article 25, Sign Regulations of the Leavenworth County Zoning and Subdivision Regulations.
10. No on-street parking shall be allowed.
11. This SUP shall be limited to the Narrative dated October 2, 2023 submitted with this application.
12. This SUP shall comply with all local, state, and federal rules and regulations that may be applicable. After approval of this SUP by the Board of County Commission, all conditions listed shall be adhered to and copies shall be provided to the Planning and Zoning Department within 30 days.

located in the Southeast Quarter of Section 11, Township 12 South, Range 20 East of the 6<sup>th</sup> P.M., Leavenworth County, Kansas **more commonly known as 24838 Loring Road.**

Adopted this 13<sup>th</sup> day of December, 2023  
Board of County Commission  
Leavenworth, County, Kansas

  
Vicky Kaaz, Chairperson

  
Jeff Culbertson, Member

  
Doug Smith, Member

  
Mike Smith, Member

  
Mike Stieben, Member



**Development Narrative:**

The applicants are requesting to the rezone the properties at 17688 & 17548 Golden Road from RR-2.5 to R-1(10) One-Family Dwelling District (10,000 sf min), R-3 Two-Family Dwelling District and B-3 General Business District. The applicant had indicated that they would like to develop approximately 277 acres into single family residential lots with a maximum area of 10,000 sf per lot, 58 acres as duplex residential and 60 acres as commercial development. They have indicated that some of the land will be used for common and undisturbed open space. An existing house will be converted into a communal space with day care center. Another structure will be used as an Event Center. The developer will install a private sanitary sewer system for the benefit of the development as private septic systems are not permitted on lots this small. Other utilities will need to be substantially upgraded and extended into this parcel in order to serve the development. An internal road network based on urban street standards will be installed to support the development.

**FACTORS TO BE CONSIDERED: R-1(10) One-Family Dwelling District**

<i>The following factors are to be considered by the Planning Commission and the Board of County Commissioners when approving or disapproving this Rezone request:</i>	<b>Met</b>	<b>Not Met</b>
<p><b>1. Character of the Neighborhood:</b>  <i>Density:</i> Surrounding parcels range in size from 4.2 acres to more than 200 acres. The area is not densely populated.</p> <p><i>Nearby City Limits:</i> Linwood is located approximately 1.44 miles to the west and DeSoto is located 1.41 miles to the southeast.</p> <p><i>Initial Growth Management Area:</i> This parcel is located within the Rural Growth Area.</p>		X
<p><b>2. Zoning and uses of nearby property:</b>  <i>Adjacent Uses:</i> Most of the adjacent parcels are residential and agricultural in nature.</p> <p><i>Adjacent Zoning:</i> All adjacent properties are zoned RR-2.5. I-3 is located south of the property, within 400 ft of the property.</p>		X
<p><b>3. Suitability of the Property for the uses to which it has been restricted:</b>  The property is suitable for rural residences and agricultural uses. Based on the information received by local utility providers, there are not sufficient utilities to the property, currently, to support the proposed densities.</p>		X
<p><b>4. Extent to which removal of the restrictions will detrimentally affect nearby property:</b>  <i>The proposed densities requested in this rezoning request are significantly denser than the existing development styles of surrounding properties. This type of development is more commonly found in urban or urban-adjacent properties. If approved, this request will likely detrimentally impact surrounding properties due to an increase in traffic, noise and light that are common attributes of developments of this size.</i></p>		X
<p><b>5. Length of time the property has been vacant as zoned:</b>  <input type="checkbox"/> Vacant:  <input checked="" type="checkbox"/> Not Vacant: Single family residence on property.</p>	X	
<p><b>6. Relative gain to economic development, public health, safety and welfare:</b>  The rezoning does not impact economic development, but may impact the public health, safety and welfare. Potential impact to the utility systems and road networks can affect the public health, safety and welfare, if approved.</p>		X
<p><b>7. Conformance to the Comprehensive Plan:</b>  <i>Future Land Use Map: Residential (2.5 acres min)</i>  <i>Section 4 Land Use and Development Plan Strategies: The proposed use is not compatible with the future land use designation.</i></p>		X

## **STAFF COMMENTS:**

### **R-1(10)**

Staff has concerns about the incompatible proposed densities with the surrounding area and zoning, lack of utilities within the area and the potential impact this type of development will have on existing road networks and surrounding parcels. As mentioned in the analysis, surrounding parcels range in size from 4.2 acres to more than 200 and are rural residences and agricultural in nature. The proposed development is comprised of single-family residences, 10,000 sf minimum lot size, that are more compatible with urban development. Since the nearest city is located over a mile from this site and is located within the rural growth area of the county, the proposed density is not compatible with this site. Furthermore, the Future Land Use has identified this area for Residential (2.5-acre min) which is compliant with the existing zoning and not compatible with these proposed zoning districts.

Based on information provided by the local electrical and water providers, system upgrades will be needed in order to provide the required services for a development of this size. Evergy has indicated that the single phase currently in the area will likely need to be upgraded to three phase electric and that with all variables such as they are, cannot guarantee they have capacity to serve the required service load. RWD 7 will need to perform a study, at the expense of the developer, before system upgrade requirements can be determined.

The proposed development will have a noticeable impact on surrounding properties and the existing road network. The development conceptually proposes more than 200+ new homes, far exceeding the density currently in surrounding parcels. With that type of density, increased noise and light pollution must be anticipated, far exceeding that which would be created by developments under the current standards. Additionally, the trips generated by the proposed housing will impact the existing road network. A traffic study will be required during the platting phase but until such time a study has been performed, the true impact on the road is difficult to estimate.

## **Proposed Motions:**

1. Approve case DEV-25-143, a request to rezone the property as outlined by legal description from RR-2.5 to R-1(10) with Findings of Fact with a majority vote; or

Motion: Chairman, I find that the rezoning request complies with the Golden Factors and move to recommend approval to the Board of County Commissioners of the request as outlined in Case DEV-25-143, R-1(10) request, based on the recommendation of Planning Staff and the findings as set forth in the Staff Report.

2. Deny case DEV-25-143, a request to rezone the property as outlined by legal description from RR-2.5 to R-1(10) without Findings of Fact with a majority vote; or

Motion: Chairman, I find that the rezoning request does not comply with Golden Factors (LIST FACTORS) and move to recommend denial to the Board of County Commissioners as outlined in Case DEV-25-143, R-1(10) request.

3. Table the case to a date and time certain for additional information.

Motion: Chairman, I move to table Case No. DEV-25-143 to (Date and Time) requesting additional information for (STATE THE REASON(S)).

<b>FACTORS TO BE CONSIDERED: R-3 Two-Family Dwelling District</b>		
<i>The following factors are to be considered by the Planning Commission and the Board of County Commissioners when approving or disapproving this Rezone request:</i>	<b>Met</b>	<b>Not Met</b>
<p><b>8. Character of the Neighborhood:</b>  <i>Density: Surrounding parcels range in size from 4.2 acres to more than 200 acres. The area is not densely populated.</i>    <i>Nearby City Limits: Linwood is located approximately 1.44 miles to the west and DeSoto is located 1.41 miles to the southeast.</i>    <i>Initial Growth Management Area: This parcel is located within the Rural Growth Area.</i></p>		X
<p><b>9. Zoning and uses of nearby property:</b>  <i>Adjacent Uses: Most of the adjacent parcels are residential and agricultural in nature.</i>    <i>Adjacent Zoning: All adjacent properties are zoned RR-2.5. I-3 is located south of the property, within 400 ft of the property.</i></p>		X
<p><b>10. Suitability of the Property for the uses to which it has been restricted:</b>  The property is suitable for rural residences and agricultural uses. Based on the information received by local utility providers, there are not sufficient utilities to the property, currently, to support the proposed densities.</p>		X
<p><b>11. Extent to which removal of the restrictions will detrimentally affect nearby property:</b>  <i>The proposed densities requested in this rezoning request are significantly denser than the existing development styles of surrounding properties. This type of development is more commonly found in urban or urban-adjacent properties. If approved, this request will likely detrimentally impact surrounding properties due to an increase in traffic, noise and light that are common attributes of developments of this size.</i></p>		X
<p><b>12. Length of time the property has been vacant as zoned:</b>  <input type="checkbox"/> Vacant:  <input checked="" type="checkbox"/> Not Vacant: Single family residence on property.</p>	X	
<p><b>13. Relative gain to economic development, public health, safety and welfare:</b>  The rezoning does not impact economic development, but may impact the public health, safety and welfare. Potential impact to the utility systems and road networks can affect the public health, safety and welfare, if approved.</p>		X
<p><b>14. Conformance to the Comprehensive Plan:</b>  <i>Future Land Use Map: Residential (2.5 acres min)</i>  <i>Section 4 Land Use and Development Plan Strategies: The proposed use is not compatible with the future land use designation.</i></p>		X

#### **STAFF COMMENTS:**

##### **R-3**

Staff has the same concerns for this proposed zoning request as the R-1(10) zoning designation. The R-3 district allows for two-family dwelling or duplexes on as small as 6,000 sf lots. Development of this nature is more compatible with design standards that are found in the City and not required by the County. Again, this type of density is more compatible with urban development and is not found in the rural growth area of Leavenworth County. This proposed zoning district is not compatible with the future land use designation. The same concern for the existing utilities, road network and impact on surrounding properties is a concern for this zoning district as well.

**Proposed Motions:**

1. Approve case DEV-25-143, a request to rezone the property as outlined by legal description from RR-2.5 to R-3 with Findings of Fact with a majority vote; or

Motion: Chairman, I find that the rezoning request complies with the Golden Factors and move to recommend approval to the Board of County Commissioners of the request as outlined in Case DEV-25-143, R-3 request, based on the recommendation of Planning Staff and the findings as set forth in the Staff Report.

2. Deny case DEV-25-143, a request to rezone the property as outlined by legal description from RR-2.5 to R-3 without Findings of Fact with a majority vote; or

Motion: Chairman, I find that the rezoning request does not comply with Golden Factors (LIST FACTORS) and move to recommend denial to the Board of County Commissioners as outlined in Case DEV-25-143, R-3 request.

3. Table the case to a date and time certain for additional information.

Motion: Chairman, I move to table Case No. DEV-25-143 to (Date and Time) requesting additional information for (STATE THE REASON(S)).

<b>FACTORS TO BE CONSIDERED: B-3 General Business District</b>		
<i>The following factors are to be considered by the Planning Commission and the Board of County Commissioners when approving or disapproving this Rezone request:</i>	<b>Met</b>	<b>Not Met</b>
<b>15. Character of the Neighborhood:</b> <i>Density:</i> Surrounding parcels range in size from 4.2 acres to more than 200 acres. The area is not densely populated.  <i>Nearby City Limits:</i> Linwood is located approximately 1.44 miles to the west and DeSoto is located 1.41 miles to the southeast.  <i>Initial Growth Management Area:</i> This parcel is located within the Rural Growth Area.		X
<b>16. Zoning and uses of nearby property:</b> <i>Adjacent Uses:</i> Most of the adjacent parcels are residential and agricultural in nature.  <i>Adjacent Zoning:</i> All adjacent properties are zoned RR-2.5. I-3 is located south of the property, within 400 ft of the property.		X
<b>17. Suitability of the Property for the uses to which it has been restricted:</b> The property is suitable for rural residences and agricultural uses. Based on the information received by local utility providers, there are not sufficient utilities to the property, currently, to support the proposed densities.		X
<b>18. Extent to which removal of the restrictions will detrimentally affect nearby property:</b> <i>The proposed densities requested in this rezoning request are significantly denser than the existing development styles of surrounding properties. This type of development is more commonly found in urban or urban-adjacent properties. If approved, this request will likely detrimentally impact surrounding properties due to an increase in traffic, noise and light that are common attributes of developments of this size.</i>		X

<p><b>19. Length of time the property has been vacant as zoned:</b></p> <p><input type="checkbox"/> Vacant:  <input checked="" type="checkbox"/> Not Vacant: Single family residence on property.</p>	X	
<p><b>20. Relative gain to economic development, public health, safety and welfare:</b></p> <p>The rezoning does not impact economic development, but may impact the public health, safety and welfare. Potential impact to the utility systems and road networks can affect the public health, safety and welfare, if approved.</p>		X
<p><b>21. Conformance to the Comprehensive Plan:</b></p> <p><i>Future Land Use Map: Residential (2.5 acres min)</i>  <i>Section 4 Land Use and Development Plan Strategies: The proposed use is not compatible with the future land use designation.</i></p>		X

## STAFF COMMENTS:

### B-3

The General Business District is the least restrictive commercial district in the county. Uses ranging from small scale retail to auto repair and contractor yards are permitted within this district. Consideration of a rezoning request of this nature requires the Planning Commission to consider all of the potential new uses that may be allowed if approved. A copy of the Land Use Table has been provided for consideration. While Golden Road is a collector road and nodal commercial is likely to occur, there are no adjacent commercial zoning districts in the vicinity. Heavy Industrial is located to the south of this property but is separated by a railroad track. When reviewed in totality, the impact of rezoning over 60 acres to a high impact commercial zone is not compatible with the surrounding area nor with the Future Land Use Map.

Staff is also concerned about the existing utilities, road network and impact on surrounding properties for this proposal, as outlined above.

## Proposed Motions:

1. Approve case DEV-25-143, a request to rezone the property as outlined by legal description from RR-2.5 to B-3 with Findings of Fact with a majority vote; or

Motion: Chairman, I find that the rezoning request complies with the Golden Factors and move to recommend approval to the Board of County Commissioners of the request as outlined in Case DEV-25-143, B-3 request, based on the recommendation of Planning Staff and the findings as set forth in the Staff Report.

2. Deny case DEV-25-143, a request to rezone the property as outlined by legal description from RR-2.5 to B-3 without Findings of Fact with a majority vote; or

Motion: Chairman, I find that the rezoning request does not comply with Golden Factors (LIST FACTORS) and move to recommend denial to the Board of County Commissioners as outlined in Case DEV-25-143, B-3 request.

3. Table the case to a date and time certain for additional information.

Motion: Chairman, I move to table Case No. DEV-25-143 to (Date and Time) requesting additional information for (STATE THE REASON(S)).

## ATTACHMENTS:

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

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

Office Use Only

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

**APPLICANT/AGENT INFORMATION**

NAME Pate - Campbell Prop., INC  
ADDRESS 8302 Hedge Lane Terrace Unit C  
CITY/ST/ZIP Shawnee, KS 66227  
PHONE 913-208-7622  
EMAIL jcampbell@patecampbell.com  
CONTACT PERSON Joe Campbell

**OWNER INFORMATION (If different)**

NAME Don Parr  
ADDRESS PO BOX 362  
CITY/ST/ZIP Desoto, KS 66018  
PHONE 913-709-6693  
EMAIL donparrjr@gmail.com  
CONTACT PERSON Don Parr

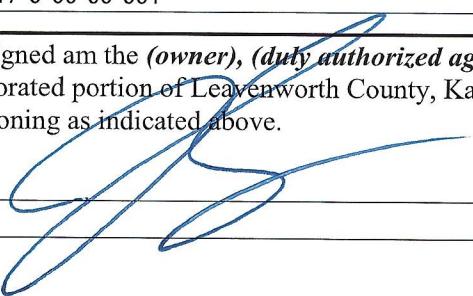
**PROPOSED USE INFORMATION**

Proposed Land Use Residential / Commercial and AG  
Current Zoning RR-5 Requested Zoning R1-10, R-3, B-3  
Reason for Requesting Rezoning Rezone to develop the property with affordable housing and future development

**PROPERTY INFORMATION**

Address of Property 17688 Golden Road  
Parcel Size 435 Acres  
Current use of the property Residential and Agriculture  
Present Improvements or structures Residence and Agriculture Structures  
PID 234-17-0-00-001

I, the undersigned am the *(owner)*, *(duly authorized agent)*, *(Circle One)* of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for rezoning as indicated above.

Signature  Date 10-8-25

**ATTACHMENT A**

# LEAVENWORTH COUNTY DEVELOPMENT APPLICATION PERMIT

CASE NUMBER DEV-25-143

PERMIT SUB-TYPE REZONING

PID	234-17-0-00-001.00	PARCEL SIZE	432.5	AC	ZONE	RR-2.5
TWSP	SHERMAN	SCHOOL DIST	458		SDD	
SUBDIVISION		LOT NO			BLOCK NO	
WATER DIST	RWD 7	ELECTRIC	EVERGY	SEWER DIST		n/a
FLOOD PLAIN IN PARCEL	YES	FLOOD PLAIN ON BUILDING SITE			NO	
SITE ADDRESS	17688 Golden Rd	SITE STATE	KS	SITE ZIP CODE	66052	
SITE CITY	Linwood					

LAST NAME	Pate-Campbell Properties, Parr	FIRST NAME	Don Parr	PHONE	913-208-7622
EMAIL	jcampbell@patecampbell.com				
ADDRESS	8302 Hedge Lane Terrace Unit C	STATE	KS	ZIP CODE	66227
CITY	Shawnee				

CONSULTANT		CONSULTANT PHONE	
CONSULTANT EMAIL			

PROPOSED ZONING	R-1 (10)	SUP CATEGORY - USE			
VARIANCE REGULATION		CURRENT USE	RESIDENTIAL	ROAD	COLLECTOR
COMP PLAN USE DESIGNATION	2.5 Acre Min			UGMA	

SUBDIVISION TYPE		GROSS ACREAGE	435	Covenants	NO
MAXIMUM LOT SIZE		MINIMUM LOT SIZE		OPEN SPACE ACREAGE	
LOTS	TRACTS	TOTAL PARCELS		DENSITY	

NOTES: 234-17-0-00-001.00  
Zoning from RR 2.5 to R1 (10), R-3 and B-3

STAFF	12/09/2025	STAFF ACTION	PENDING	NO PUBLIC HEARING	AGENDA AREA
PC		PC ACTION	PENDING	NOTICE PUB	
BOCC		BOCC ACTION	PENDING	RESOLUTION PUB	
BZA		BZA ACTION	-	DURATION	EXPIRATION

APPLICATION FEE	\$400.00	TIF	\$0.00	BOND	\$0.00	DEV FEE	\$0.00
						TOTAL FEES	\$400.00
CHECK NO		NO CASH	YES CC		TIFF CHECK NO		
					DEV FEE CK NO		

STAFF APPROVAL	<i>M. Johnson</i>	DATE	12.09.2025
APPLICANT		DATE	

ENTERED IN TRANSFER RECORD IN  
MY OFFICE THIS DAY 06/03/2024

*Janet Klasmire*  
COUNTY CLERK

Doc #: 2024R03893  
TERRILOIS MASHBURN  
REGISTER OF DEEDS  
LEAVENWORTH COUNTY, KANSAS  
RECORDED ON:  
06/03/2024 08:06:53 AM  
RECORDING FEE: 72.00  
PAGES: 4

Mail Tax Statement to:

Don Parr  
Po Box 362, De Soto KS 66018

Property Address \_\_\_\_\_

JOINT TENANCY QUIT CLAIM DEED Pursuant to K.S.A. 79-1437 (e), a real estate validation questionnaire is not required due to exemption no. 3.  
GRANTOR Donald G Parr AKA Donald G Parr Jr and Victoria L Parr  
(single/married person(s))

CONVEY\_and QUITCLAIM\_TO  
Donald G Parr Jr and Victoria L Parr  
husband and wife (single/married person(s))

As JOINT TENANTS and not as tenants in common, with full rights of survivorship, the whole estate to vest in the survivor in the event of the death of either, all of the following described real estate in the County of Leavenworth, State of Kansas, to-wit:

*See attached Exhibit "A"*

This conveyance is made subject to easements, restrictions, reservations and covenants of record, if any.  
Dated this 1<sup>st</sup> day of June A.D. 2024.

Donald G Parr Jr.  
GRANTOR (Signature)

Donald G Parr Jr  
(Printed Name)

STATE OF KANSAS, COUNTY OF LEAVENWORTH

Be it remembered that before me, a notary public in and for the State and County aforesaid, personally appeared Donald G Parr Jr and Victoria L Parr husband and wife Known to me be the same person(s) who executed the within document and who acknowledged the execution of same as a free act and deed. In witness whereof, I have hereunto set my hand and affixed my official seal the day and year last above written.

Elouise Jahnke  
NOTARY PUBLIC (Signature)

Elouise Jahnke  
(Printed Name)

My commission expires: 7-21-27



TX:4106255

DOCID:8150193



*Exhibit "A"*

**PARCEL 1 PROPERTY DESCRIPTION:**

A TRACT OF LAND LOCATED IN SECTION 16, 17 AND FRACTIONAL SECTION 20, ALL IN T12S, R22E OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN AND LYING NORTH OF THE CENTERLINE OF GOLDEN ROAD AS IT NOW EXIST IN LEAVENWORTH COUNTY, KANSAS. MORE PARTICULARLY DESCRIBED AS FOLLOWS BY MICHAEL J. SCHMIDTBERGER, PS NO. 954 ON MAY 18, 2024.

BEGINNING AT THE NW CORNER OF THE SW QUARTER OF SECTION 16, T12S, R22E OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN IN LEAVENWORTH COUNTY, KANSAS. THENCE N88°05'33"E COINCIDENT WITH THE NORTH LINE OF SAID SW QUARTER SECTION, 1219.54 FEET; THENCE S1°53'31"E, 1319.46 FEET; THENCE S87°57'46"W, 1219.62 FEET TO A POINT ON THE WEST LINE OF SAID SW QUARTER SECTION; THENCE S1°52'08"E COINCIDENT WITH SAID WEST LINE, 1322.39 FEET TO THE SW CORNER OF SAID SECTION 16; THENCE S1°53'19"E COINCIDENT WITH THE EAST LINE OF FRACTIONAL SECTION 20, 680.85 FEET TO A POINT ON THE CENTERLINE OF GOLDEN ROAD AS IT NOW EXIST; THENCE COINCIDENT WITH SAID CENTERLINE N80°05'07"W, 507.99 FEET; THENCE DEPARTING SAID CENTERLINE N1°42'33"W, 1350.11 FEET; THENCE S88°03'08"W, 618.15 FEET; THENCE N1°53'19"W, 1871.63 FEET TO A POINT ON THE NORTH LINE OF THE SE QUARTER OF SECTION 17; THENCE N88°05'18"E COINCIDENT WITH LAST SAID NORTH LINE, 1111.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 100.68 ACRES, MORE OR LESS. SUBJECT TO THAT PART IN ROAD RIGHT OF WAY EASEMENT.

**PARCEL 2 PROPERTY DESCRIPTION:**

A TRACT OF LAND LOCATED IN SECTION 17 AND FRACTIONAL SECTION 20, ALL IN T12S, R22E OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN AND LYING NORTH OF THE CENTERLINE OF GOLDEN ROAD AS IT NOW EXIST IN LEAVENWORTH COUNTY, KANSAS. MORE PARTICULARLY DESCRIBED AS FOLLOWS BY MICHAEL J. SCHMIDTBERGER, PS NO. 954 ON MAY 18, 2024.

BEGINNING AT THE SE CORNER OF THE NE QUARTER OF SECTION 17, T12S, R22E OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN IN LEAVENWORTH COUNTY, KANSAS. THENCE S88°05'18"W COINCIDENT WITH THE SOUTH LINE OF SAID NE QUARTER, 1111.62 FEET; THENCE S1°53'19"E, 1871.63 FEET; THENCE N88°03'08"E, 618.15 FEET; THENCE S1°42'33"E, 1350.11 FEET TO A POINT ON THE CENTERLINE OF GOLDEN ROAD AS IT NOW EXIST; THENCE COINCIDENT WITH SAID CENTERLINE N79°48'48"W, 729.46 FEET; THENCE CONTINUING COINCIDENT WITH SAID CENTERLINE N78°31'12"W, 431.10 FEET; THENCE CONTINUING COINCIDENT WITH SAID CENTERLINE N79°30'14"W, 431.10 FEET; THENCE CONTINUING COINCIDENT WITH SAID CENTERLINE ON A CURVE TO RIGHT WITH A CHORD BEARING OF N73°41'14"W, A CHORD DISTANCE OF 612.23 FEET, A RADIUS OF 1904.86 FEET AND A CURVE LENGTH OF 614.89 FEET; THENCE CONTINUING COINCIDENT WITH SAID CENTERLINE ON A CURVE TO RIGHT WITH A CHORD BEARING OF N59°50'02"W, A CHORD DISTANCE OF 316.61 FEET, A RADIUS OF 2175.50 FEET AND A CURVE LENGTH OF 316.89 FEET; THENCE CONTINUING

COINCIDENT WITH SAID CENTERLINE N57°57'26"W, 279.00 FEET; THENCE CONTINUING COINCIDENT WITH SAID CENTERLINE ON A CURVE TO LEFT WITH A CHORD BEARING OF N68°11'07"W, A CHORD DISTANCE OF 771.92 FEET, A RADIUS OF 1754.27 FEET AND A CURVE LENGTH OF 778.29 FEET; THENCE CONTINUING COINCIDENT WITH SAID CENTERLINE N82°30'04"W, 98.33 FEET; THENCE DEPARTING SAID CENTERLINE N34°13'04"W, 137.60 FEET; THENCE N31°47'41"W, 828.92 FEET; THENCE N29°14'20"W, 791.92 FEET; THENCE N1°54'55"W, 496.00 FEET TO A POINT ON THE NORTH LINE OF THE SW QUARTER OF SAID SECTION 17; THENCE N88°05'48"E COINCIDENT WITH SAID NORTH LINE, 849.92 FEET TO THE SW CORNER OF THE EAST HALF OF THE NW QUARTER OF SAID SECTION 17; THENCE COINCIDENT WITH SAID WEST LINE N1°55'30"W, 2652.83 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 17; THENCE COINCIDENT WITH SAID NORTH LINE N87°57'29"E, 1312.21 FEET TO THE NE CORNER OF SAID NW QUARTER SECTION; THENCE N88°28'54"E COINCIDENT WITH THE NORTH LINE OF THE NE QUARTER OF SECTION 17, 2620.03 FEET TO THE NE CORNER OF SAID SECTION 17; THENCE S2°02'48"E COINCIDENT WITH THE EAST LINE OF SAID NE QUARTER, 2638.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 453.28 ACRES, MORE OR LESS. SUBJECT TO THAT PART IN RAILROAD RIGHT OF WAY AND ROAD RIGHT OF WAY EASEMENTS.

**PARCEL 3 PROPERTY DESCRIPTION:**

A TRACT OF LAND LOCATED IN SECTION 17 AND 18, ALL IN T12S, R22E OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN AND LYING NORTH OF THE CENTERLINE OF GOLDEN ROAD AS IT NOW EXIST IN LEAVENWORTH COUNTY, KANSAS. MORE PARTICULARLY DESCRIBED AS FOLLOWS BY MICHAEL J. SCHMIDTBERGER, PS NO. 954 ON MAY 18, 2024.

BEGINNING AT THE NW CORNER OF THE SW QUARTER OF SECTION 17, T12S, R22E OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN IN LEAVENWORTH COUNTY, KANSAS. THENCE N88°05'48"E COINCIDENT WITH THE NORTH LINE OF SAID SW QUARTER SECTION, 462.00 FEET; THENCE S1°54'55"E, 496.00 FEET; THENCE S29°14'20"E, 791.92 FEET; THENCE S31°47'41"E, 828.92 FEET; THENCE S34°13'04"E, 137.60 FEET TO A POINT ON THE CENTERLINE OF GOLDEN ROAD AS IT NOW EXIST; THENCE COINCIDENT WITH SAID CENTERLINE N84°37'43"W, 3196.29 FEET; THENCE DEPARTING SAID CENTERLINE N1°36'55"W, 1654.56 FEET TO A POINT ON THE NORTH LINE OF THE SE QUARTER OF SECTION 18; THENCE N88°51'59"E COINCIDENT WITH LAST SAID NORTH LINE, 1850.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 108.52 ACRES, MORE OR LESS. SUBJECT TO THAT PART IN RAILROAD RIGHT OF WAY AND ROAD RIGHT OF WAY EASEMENT.

**PARCEL 4 PROPERTY DESCRIPTION:**

A TRACT OF LAND LOCATED IN SECTION 17 AND FRACTIONAL SECTION 20, ALL IN T12S, R22E OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN AND LYING SOUTH OF THE CENTERLINE OF GOLDEN ROAD AS IT NOW EXIST IN LEAVENWORTH COUNTY, KANSAS. MORE

PARTICULARLY DESCRIBED AS FOLLOWS BY MICHAEL J. SCHMIDTBERGER, PS NO. 954 ON MAY 18, 2024.

COMMENCING AT THE NW CORNER OF THE NE QUARTER OF FRACTIONAL SECTION 20, T12S, R22E OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN IN LEAVENWORTH COUNTY, KANSAS. THENCE S2°16'30"E COINCIDENT WITH THE CENTERLINE OF SAID FRACTIONAL SECTION 20, 47.10 FEET TO A POINT ON THE CENTERLINE OF GOLDEN ROAD AS IT NOW EXIST, SAID POINT BEING THE POINT OF BEGINNING; THENCE COINCIDENT WITH SAID CENTERLINE ON A CURVE TO LEFT WITH A CHORD BEARING OF S73°41'14"E, A CHORD DISTANCE OF 612.23 FEET, A RADIUS OF 1904.86 FEET AND A CURVE LENGTH OF 614.89 FEET; THENCE CONTINUING COINCIDENT WITH SAID CENTERLINE S79°30'14"E, 431.10 FEET; THENCE CONTINUING COINCIDENT WITH SAID CENTERLINE S78°31'12"E, 431.10 FEET TO A POINT ON THE CENTERLINE OF A CREEK AS IT NOW EXIST; THENCE COINCIDENT WITH LAST SAID CENTERLINE THE FOLLOWING FIVE COURSES; S21°52'17"W, 114.20 FEET; S55°02'59"W, 72.06 FEET; S26°44'30"W, 117.54 FEET; S53°37'41"W, 23.37 FEET; S32°29'22"W, 48.22 FEET TO A POINT 50.00 FEET DISTANT NORTH OF AND PERPENDICULAR TO THE CENTERLINE OF TWO RAILROAD TRACKS AS THEY NOW EXIST; THENCE COINCIDENT WITH A LINE 50.00 FEET DISTANT NORTH FROM AND PARALLEL TO LAST SAID RAILROAD CENTERLINE ON A CURVE TO THE RIGHT WITH A CHORD BEARING OF N76°01'36"W, A CHORD DISTANCE OF 671.70 FEET, A RADIUS OF 4981.37 FEET AND A CURVE LENGTH OF 672.21 FEET; THENCE CONTINUING COINCIDENT WITH LAST SAID LINE N73°55'34"W, 2256.92 FEET TO THE CENTERLINE OF A CREEK AS IT NOW EXIST; THENCE COINCIDENT WITH LAST SAID CENTERLINE THE FOLLOWING FOUR COURSES; N19°10'30"E, 133.46 FEET; N84°56'22"E, 165.75 FEET; N38°03'33"E, 177.76 FEET; N13°24'54"E, 174.06 FEET TO A POINT ON SAID CENTERLINE OF GOLDEN ROAD; THENCE COINCIDENT WITH LAST SAID CENTERLINE ON A CURVE TO THE RIGHT WITH A CHORD BEARING OF S68°11'07"E, A CHORD DISTANCE OF 771.92 FEET, A RADIUS OF 1754.27 FEET AND A CURVE LENGTH OF 778.29 FEET; THENCE CONTINUING COINCIDENT WITH LAST SAID CENTERLINE S57°57'26"E, 279.00 FEET; THENCE CONTINUING COINCIDENT WITH LAST SAID CENTERLINE ON A CURVE TO THE LEFT WITH A CHORD BEARING OF S59°50'02"E, A CHORD DISTANCE OF 316.61 FEET, A RADIUS OF 2175.50 FEET AND A CURVE LENGTH OF 316.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 25.19 ACRES, MORE OR LESS. SUBJECT TO THAT PART IN RAILROAD RIGHT OF WAY AND ROAD RIGHT OF WAY EASEMENTS.

AFFIDAVIT

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

COUNTY OF LEAVENWORTH

STATE OF KANSAS

We/I JOSEPH CAMPBELL and Port-Campbell Pools, Inc.

Being duly sworn, dispose and say that we/I are the owner(s) of said property located at -  
ATTACHMENT LEAVES, 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 December, 2025

JOSEPH CAMPBELL 8349 MONTICELLO ROAD SHAWNEE, KS. 66227  
Print Name, Address, Telephone

Signature

STATE OF KANSAS

)  
) SS

COUNTY OF ~~LEAVENWORTH~~) JOHNSON

Be it remember that on this 5<sup>th</sup> day of December 2025 before me, a notary public in and for said County and State came JOSEPH CAMPBELL 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: 10-18-26

(seal)



## **Allison, Amy**

---

**From:** Joe Herring <herringsurveying@outlook.com>  
**Sent:** Monday, December 22, 2025 8:42 AM  
**To:** Allison, Amy  
**Subject:** Fw: Authorization

Thank you - Joe Herring

---

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

---

**From:** Vicky Parr <vickylparr@gmail.com>  
**Sent:** Friday, December 19, 2025 11:29 AM  
**To:** herringsurveying@outlook.com <herringsurveying@outlook.com>; mjohnson@leavenworthcounty.gov  
<mjohnson@leavenworthcounty.gov>  
**Subject:** Authorization

I, Vicky Parr, authorize Joe Herring to handle the rezone process for [17688 Golden Rd, Linwood Ks](https://www.google.com/search?q=17688+Golden+Rd,+Linwood+Ks).

AFFIDAVIT

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

COUNTY OF LEAVENWORTH

STATE OF KANSAS

We/I Don Parr Jr. and \_\_\_\_\_

Being duly sworn, dispose and say that we/I are the owner(s) of said property located at - 17688 GOLDEN RD, LINWOOD KS., 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 17<sup>th</sup> day of DECEMBER, 2024.

Donald G. Parr Jr. 17688 GOLDEN RD, LINWOOD 913-709-6693  
Print Name, Address, Telephone

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)



STATE OF KANSAS  
OFFICE OF SECRETARY OF STATE  
RESIDENT AGENT/REGISTERED OFFICE CHANGE

---

Business ID: 3012887

Business Name: PATE-CAMPBELL PROPERTIES, INC.

---

Resident Agent

Joseph Campbell

---

Registered Office Address

8349 Monticello Road

Shawnee, KS 66227

---

Signatures

Joseph W. Campbell

2025 Real Estate Tax Statement # 16194  
Tax ID 2025 1-20685

Leavenworth County Treasurer  
Stacy Driscoll  
300 Walnut St Ste 105  
Leavenworth, Ks. 66048-2725

ASSESSMENT	LEVY	118.401	
CLASS	LAND	IMPROVEMENT	TAX
A	25,866	62,490	10,461.45
F	15,898	72,836	10,506.19
SGEX		8,625	172.50-
Total Val		Tax	20,795.14

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PARR, DONALD G JR & VICTORIA L  
PO BOX 362  
DESOTO KS 66018-4534

PAYMENT INSTRUCTIONS	
TREASURER'S PHONE: 913-684-0434	
Make checks payable to Leavenworth County Treasurer. Interest will be charged after due date, if personal tax becomes delinquent the full tax becomes due. TREASURER IS NOT RESPONSIBLE FOR OMISSIONS, PLEASE MAKE SURE THAT ALL YOUR PROPERTY IS LISTED.	

PROPERTY INFORMATION	
TAX UNIT 117 Twp-SHERMAN TOWNSHIP	
USD 458 CAMA # 234-17-0-00-001.00-0	
Prop Addr: 17688 GOLDEN RD 66052	
Sec-17 Twp-12 Rng-22E Acres-427.10	
S17, T12, R22E, ACRES 432.51, COMM AT W 495.4' FROM THE SE COR OF SEC 17-12-22.	
THEN N 1350', W 615.1', N 1871.6', E 1111.6', N 2638.4', W 3932.2', S 2652.8'	

DISTRIBUTION OF TAX		TAX AMT
USD 458 - GENERAL		3,369.30
USD 458 - OTHER		2,237.89
USD 458 - BOND/INT NO.1		3,631.06
USD 458 CAPITAL OUTLAY		1,142.41
STATE		265.64
LEAVENWORTH COUNTY		6,609.69
SHERMAN TWP.		123.08
LINWOOD LIBRARY		459.55
FIRE DISTRICT #2		1,362.53
LOCAL SERVICE/COUNTY		1,593.99

Pay at [www.kansastreasurers.org](http://www.kansastreasurers.org)

<b>TOTAL TAX DUE</b>	<b>20,795.14</b>
Half due 12/22/2025	10,397.57

Please remit appropriate payment stub with payment

LEAVENWORTH COUNTY  
FIRST HALF PAYMENT  
DUE 12/22/2025

STATEMENT # 16194  
1st Half 10,397.57

LEAVENWORTH COUNTY  
SECOND HALF / FULL PAYMENT  
DUE 05/11/2026 / 12/22/2025

STATEMENT # 16194  
2nd Half 10,397.57  
Full Amt 20,795.14

Tax ID # 2025 1-20685  
PARR, DONALD G JR & VICTORIA L

Tax ID # 2025 1-20685  
PARR, DONALD G JR & VICTORIA L



NO STATEMENT FOR SECOND HALF WILL BE MAILED.



NO STATEMENT FOR SECOND HALF WILL BE MAILED.

## 2025 Real Estate Tax Statement # 16201

Tax ID 2025 1-40263

Leavenworth County Treasurer  
 Stacy Driscoll  
 300 Walnut St Ste 105  
 Leavenworth, Ks. 66048-2725

ASSESSMENT	LEVY	118.401	
CLASS	LAND	IMPROVEMENT	TAX
R	31,421	1,840	3,938.14
SGEX		8,625	172.50-
Total Val		Tax	3,765.64

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PARR, DONALD G JR & VICTORIA L  
 PO BOX 362  
 DESOTO KS 66018

## PAYMENT INSTRUCTIONS

TREASURER'S PHONE: 913-684-0434  
 Make checks payable to Leavenworth County Treasurer. Interest will be charged after due date, if personal tax becomes delinquent the full tax becomes due. TREASURER IS NOT RESPONSIBLE FOR OMISSIONS, PLEASE MAKE SURE THAT ALL YOUR PROPERTY IS LISTED.

## PROPERTY INFORMATION

TAX UNIT 117 Twp-SHERMAN TOWNSHIP  
 USD 458 CAMA # 234-20-0-00-001.01-0  
 Prop Addr: 17548 GOLDEN RD 66052  
 Sec-20 Twp-12 Rng-22E Acres-16.08  
 S20, T12, R22E, ACRES 16.08, COMM AT W 495.4' FROM THE NE COR OF SEC 20-12-22. THEN W 2245', ALONG THE GOLDEN RD FROM 1480', N 516.6' TO THE POB

DISTRIBUTION OF TAX		TAX AMT
USD 458	- GENERAL	492.72
USD 458	- OTHER	420.32
USD 458	- BOND/INT NO.1	681.98
USD 458	CAPITAL OUTLAY	214.57
STATE		49.89
LEAVENWORTH COUNTY		1,241.44
SHERMAN TWP.		23.12
LINWOOD LIBRARY		86.31
FIRE DISTRICT #2		255.91
LOCAL SERVICE/COUNTY		299.38

Pay at [www.kansastreasurers.org](http://www.kansastreasurers.org)

TOTAL TAX DUE	3,765.64
Half due 12/22/2025	1,882.82

Please remit appropriate payment stub with payment

LEAVENWORTH COUNTY  
 FIRST HALF PAYMENT  
 DUE 12/22/2025

STATEMENT # 16201  
 1st Half 1,882.82

LEAVENWORTH COUNTY  
 SECOND HALF / FULL PAYMENT  
 DUE 05/11/2026 / 12/22/2025

STATEMENT # 16201  
 2nd Half 1,882.82  
 Full Amt 3,765.64

Tax ID # 2025 1-40263  
 PARR, DONALD G JR & VICTORIA L

Tax ID # 2025 1-40263  
 PARR, DONALD G JR & VICTORIA L



NO STATEMENT FOR SECOND HALF WILL BE MAILED.



NO STATEMENT FOR SECOND HALF WILL BE MAILED.

## 2025 Real Estate Tax Statement # 16185

Tax ID 2025 1-20686

Leavenworth County Treasurer  
 Stacy Driscoll  
 300 Walnut St Ste 105  
 Leavenworth, Ks. 66048-2725

ASSESSMENT	LEVY	118.401	
CLASS	LAND	IMPROVEMENT	TAX
A	1,749		207.08
Total Val		Tax	207.08

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PARR FAMILY REVOCABLE TRUST  
 17688 GOLDEN RD  
 LINWOOD KS 66052

## PAYMENT INSTRUCTIONS

TREASURER'S PHONE: 913-684-0434  
 Make checks payable to Leavenworth County Treasurer. Interest will be charged after due date, if personal tax becomes delinquent the full tax becomes due. TREASURER IS NOT RESPONSIBLE FOR OMISSIONS, PLEASE MAKE SURE THAT ALL YOUR PROPERTY IS LISTED.

DISTRIBUTION OF TAX	TAX AMT
USD 458 - GENERAL	34.98
USD 458 - OTHER	22.10
USD 458 - BOND/INT NO.1	35.86
USD 458 CAPITAL OUTLAY	11.28
STATE	2.62
LEAVENWORTH COUNTY	65.28
SHERMAN TWP.	1.22
LINWOOD LIBRARY	4.54
FIRE DISTRICT #2	13.46
LOCAL SERVICE/COUNTY	15.74

## PROPERTY INFORMATION

TAX UNIT 117 Twp-SHERMAN TOWNSHIP  
 USD 458 CAMA # 234-17-0-00-002.00-0  
 Prop Addr: 189TH ST 66052  
 Sec-17 Twp-12 Rng-22E Acres-79.46  
 S17, T12, R22E, ACRES 79.46, W1/2NW1/4

Pay at <a href="http://www.kansastreasurers.org">www.kansastreasurers.org</a>	
<b>TOTAL TAX DUE</b>	<b>207.08</b>
Half due 12/22/2025	103.54

Please remit appropriate payment stub with payment

LEAVENWORTH COUNTY  
 FIRST HALF PAYMENT  
 DUE 12/22/2025

STATEMENT # 16185  
 1st Half 103.54

LEAVENWORTH COUNTY  
 SECOND HALF / FULL PAYMENT  
 DUE 05/11/2026 / 12/22/2025

STATEMENT # 16185  
 2nd Half 103.54  
 Full Amt 207.08

Tax ID # 2025 1-20686  
 PARR FAMILY REVOCABLE TRUST

Tax ID # 2025 1-20686  
 PARR FAMILY REVOCABLE TRUST

  
 20250001618506  
 NO STATEMENT FOR SECOND HALF WILL  
 BE MAILED.

  
 20250001618512  
 NO STATEMENT FOR SECOND HALF WILL  
 BE MAILED.

## 2025 Real Estate Tax Statement # 16198

Tax ID 2025 1-20725

Leavenworth County Treasurer  
 Stacy Driscoll  
 300 Walnut St Ste 105  
 Leavenworth, Ks. 66048-2725

ASSESSMENT	LEVY	118.401	
CLASS	LAND	IMPROVEMENT	TAX
V	23,542		2,787.40
Total Val		Tax	2,787.40

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PARR, DONALD G JR & VICTORIA L  
 PO BOX 362  
 DESOTO KS 66018-9377

## PAYMENT INSTRUCTIONS

TREASURER'S PHONE: 913-684-0434  
 Make checks payable to Leavenworth County Treasurer. Interest will be charged after due date, if personal tax becomes delinquent the full tax becomes due. TREASURER IS NOT RESPONSIBLE FOR OMISSIONS, PLEASE MAKE SURE THAT ALL YOUR PROPERTY IS LISTED.

DISTRIBUTION OF TAX		TAX AMT
USD 458	- GENERAL	470.84
USD 458	- OTHER	297.50
USD 458	- BOND/INT NO.1	482.71
USD 458	CAPITAL OUTLAY	151.87
STATE		35.31
LEAVENWORTH COUNTY		878.69
SHERMAN TWP.		16.36
LINWOOD LIBRARY		61.09
FIRE DISTRICT #2		181.13
LOCAL SERVICE/COUNTY		211.90

## PROPERTY INFORMATION

TAX UNIT 117 Twp-SHERMAN TOWNSHIP  
 USD 458 CAMA # 235-16-0-00-009.00-0  
 Prop Addr: 170TH ST 66052  
 Sec-16 Twp-12 Rng-22E Acres-9.79  
 S16, T12, R22E, ACRES 9.79,  
 SW1/4NW1/4NW1/4

Pay at <a href="http://www.kansastreasurers.org">www.kansastreasurers.org</a>	
<b>TOTAL TAX DUE</b>	<b>2,787.40</b>
Half due 12/22/2025	1,393.70

Please remit appropriate payment stub with payment

LEAVENWORTH COUNTY  
 FIRST HALF PAYMENT  
 DUE 12/22/2025

STATEMENT # 16198  
 1st Half 1,393.70

LEAVENWORTH COUNTY  
 SECOND HALF / FULL PAYMENT  
 DUE 05/11/2026 / 12/22/2025

STATEMENT # 16198  
 2nd Half 1,393.70  
 Full Amt 2,787.40

Tax ID # 2025 1-20725  
 PARR, DONALD G JR & VICTORIA L

Tax ID # 2025 1-20725  
 PARR, DONALD G JR & VICTORIA L



NO STATEMENT FOR SECOND HALF WILL  
 BE MAILED.

NO STATEMENT FOR SECOND HALF WILL  
 BE MAILED.

## 2025 Real Estate Tax Statement # 16193

Tax ID 2025 1-20682

Leavenworth County Treasurer  
 Stacy Driscoll  
 300 Walnut St Ste 105  
 Leavenworth, Ks. 66048-2725

ASSESSMENT	LEVY	118.401	
CLASS	LAND	IMPROVEMENT	TAX
A	3,708		439.04
Total Val		Tax	439.04

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PARR, DONALD G JR & VICTORIA L  
 PO BOX 362  
 DESOTO KS 66018-4534

## PAYMENT INSTRUCTIONS

TREASURER'S PHONE: 913-684-0434  
 Make checks payable to Leavenworth County Treasurer. Interest will be charged after due date, if personal tax becomes delinquent the full tax becomes due. TREASURER IS NOT RESPONSIBLE FOR OMISSIONS, PLEASE MAKE SURE THAT ALL YOUR PROPERTY IS LISTED.

## PROPERTY INFORMATION

TAX UNIT 117 Twp-SHERMAN TOWNSHIP  
 USD 458 CAMA # 233-08-0-00-00-021.00-0  
 Prop Addr: 174TH ST 66052  
 Sec-08 Twp-12 Rng-22E Acres-78.57  
 S08, T12, R22E, ACRES 78.58, S1/2SE1/4

DISTRIBUTION OF TAX	TAX AMT
USD 458 - GENERAL	74.16
USD 458 - OTHER	46.86
USD 458 - BOND/INT NO.1	76.03
USD 458 CAPITAL OUTLAY	23.92
STATE	5.56
LEAVENWORTH COUNTY	138.40
SHERMAN TWP.	2.58
LINWOOD LIBRARY	9.62
FIRE DISTRICT #2	28.53
LOCAL SERVICE/COUNTY	33.38

Pay at [www.kansastreasurers.org](http://www.kansastreasurers.org)

TOTAL TAX DUE	439.04
Half due 12/22/2025	219.52

Please remit appropriate payment stub with payment

LEAVENWORTH COUNTY  
 FIRST HALF PAYMENT  
 DUE 12/22/2025

STATEMENT # 16193  
 1st Half 219.52

LEAVENWORTH COUNTY  
 SECOND HALF / FULL PAYMENT  
 DUE 05/11/2026 / 12/22/2025

STATEMENT # 16193  
 2nd Half 219.52  
 Full Amt 439.04

Tax ID # 2025 1-20682  
 PARR, DONALD G JR & VICTORIA L

Tax ID # 2025 1-20682  
 PARR, DONALD G JR & VICTORIA L



NO STATEMENT FOR SECOND HALF WILL  
 BE MAILED.



NO STATEMENT FOR SECOND HALF WILL  
 BE MAILED.

REZONING DESCRIPTION - R1-10

Tract of land in the Southeast Quarter of Section 8 and Section 17, Township 12 South, Range 22 East of the 6th P.M., written by Joseph A. Herring PS-1296 on October 8, 2025, more fully described as follows:

Commencing at the East Quarter Corner of said Section 17;  
thence S 88 degrees 05'26" West for a distance of 1311.62 feet to the TRUE POINT OF BEGINNING;

thence N 36 degrees 07'05" E a distance of 1024.62 feet;  
thence N 26 degrees 12'12" E a distance of 849.34 feet;  
thence N 08 degrees 42'11" W a distance of 1092.57 feet;  
thence N 25 degrees 11'56" E a distance of 896.40 feet;  
thence N 01 degrees 31'41" W a distance of 540.31 feet;  
thence S 88 degrees 33'16" W a distance of 460.88 feet;  
thence S 69 degrees 45'48" W a distance of 567.67 feet;  
thence S 88 degrees 38'34" W a distance of 1032.65 feet;  
thence S 43 degrees 31'35" W a distance of 423.40 feet;  
thence S 01 degrees 35'24" E a distance of 863.00 feet;  
thence S 43 degrees 26'09" W a distance of 212.23 feet;  
thence S 88 degrees 27'41" W a distance of 699.30 feet;  
thence S 49 degrees 16'33" W a distance of 708.56 feet;  
thence S 01 degrees 48'43" E a distance of 2638.57 feet;  
thence N 88 degrees 04'06" E a distance of 2431.19 feet;  
thence N 01 degrees 53'19" W a distance of 571.93 feet to the point of beginning,

Subject to covenants, easements, and restrictions of record

Said property contains 277.25 Acres, more or less.

REZONING DESCRIPTION - R-3 Multi-family

Tract of land in the South Half of Section 17, Township 12 South, Range 22 East of the

6th P.M., written by Joseph A. Herring PS-1296 on October 8, 2025, more fully described as follows:

Commencing at the East Quarter Corner of said Section 17;  
thence S 88 degrees 05'26" W for a distance of 1311.62 feet;  
thence S 01 degrees 53'19" E a distance of 571.93 feet to the TRUE POINT OF BEGINNING;

thence S 88 degrees 04'06" W a distance of 2431.19 feet;

thence S 01 degrees 49'43" E a distance of 830.65 feet;

thence S 81 degree 49'12" E a distance of 2470.35 feet;

thence N 01°53'19" W a distance of 1264.36 feet to the point of beginning,

Subject to covenants, easements, and restrictions of record

Said property contains 58.48 Acres, more or less.

REZONE DESCRIPTION - Business Commercial Area

Tract of land in the South Half of Section 17 and the North Half of Section 20, Township 12 South, Range 22 East of the 6th P.M., written by Joseph A. Herring PS-1296 on October 8, 2025, more fully described as follows:

Commencing at the Southeast Corner of said Section 17; thence S 88 degrees 14'34" W for a distance of 1225.01 feet to the POINT OF BEGINNING; thence S 07 degrees 28'17" E a distance of 392.53 feet to the North right of way of Golden Road as it exists today; thence S 21 degrees 54'01" W a distance of 40.83 feet to the apparent centerline of Golden Road, as it exists today; thence N 79 degrees 41'56" W a distance of 869.03 feet along said centerline; thence N 78 degrees 24'25" W a distance of 179.30 feet along said centerline; thence along a curve to the right having a radius of 1851.77 feet and an arc length of 693.51 feet along said centerline; thence N 57 degrees 46'46" W a distance of 317.27 feet along said centerline; thence along a curve to the left having a radius of 1910.08 feet and an arc length of 788.14 feet along said centerline; thence N 06 degrees 50'10" E a distance of 682.92 feet; thence S 81 degrees 49'12" E a distance of 2470.35 feet; thence S 07 degrees 28'17" E a distance of 808.62 feet to the point of beginning, Subject to covenants, easements, and restrictions of record  
Said property contains 60.07 Acres, more or less.

APR 04 2025

**PUD Narrative**  
**Wheatley Ridge**  
**Residential / Commercial**  
**Pate-Campbell Properties, Inc.**  
**Don Parr Properties**

Wheatley Ridge is a master planned development that includes multiple phases. The residential portion of the development focuses on affordable / workforce housing that as in many places around the U.S. today is greatly lacking. Being able to supply this needed housing product to people and families that offers them a safe environment, great schools and an overall community feeling without having to contend with the average home price in the area is something special. The ability to live close to where jobs exist in Leavenworth, Wyandotte and Johnson County and have a new home also, is something many of these future residents know currently doesn't exist. Some of the benefits from this development to the county will include an increased tax base for both schools and county services. The creation of infrastructure such as water, electricity and roads that will be developer driven and built with the cooperation of these services. The development will be governed by an HOA that will be comparable to the one in the packet which will include both the residential and commercial areas.

Building this development in this area is made possible using sanitary sewers. More and more sanitary sewer systems are being approved and utilized throughout Kansas like this one from Aqua Tech. Aqua Tech was chosen by myself with the input of my engineer due to their record of already having a good working relationship with KDHE. The system that is being proposed will be monitored by state-approved technicians and meet all KDHE requirements. The system can be expanded at some point to serve additional areas in the county if needed.

The commercial components of this development will be those types used for neighborhood support. There is a current residence on site that will stay in place and will be partially completed into a day care facility along with being used as a clubhouse / office for the overall development. There is also an event center that is built and will stay for that same use, located in the southern commercial portion.

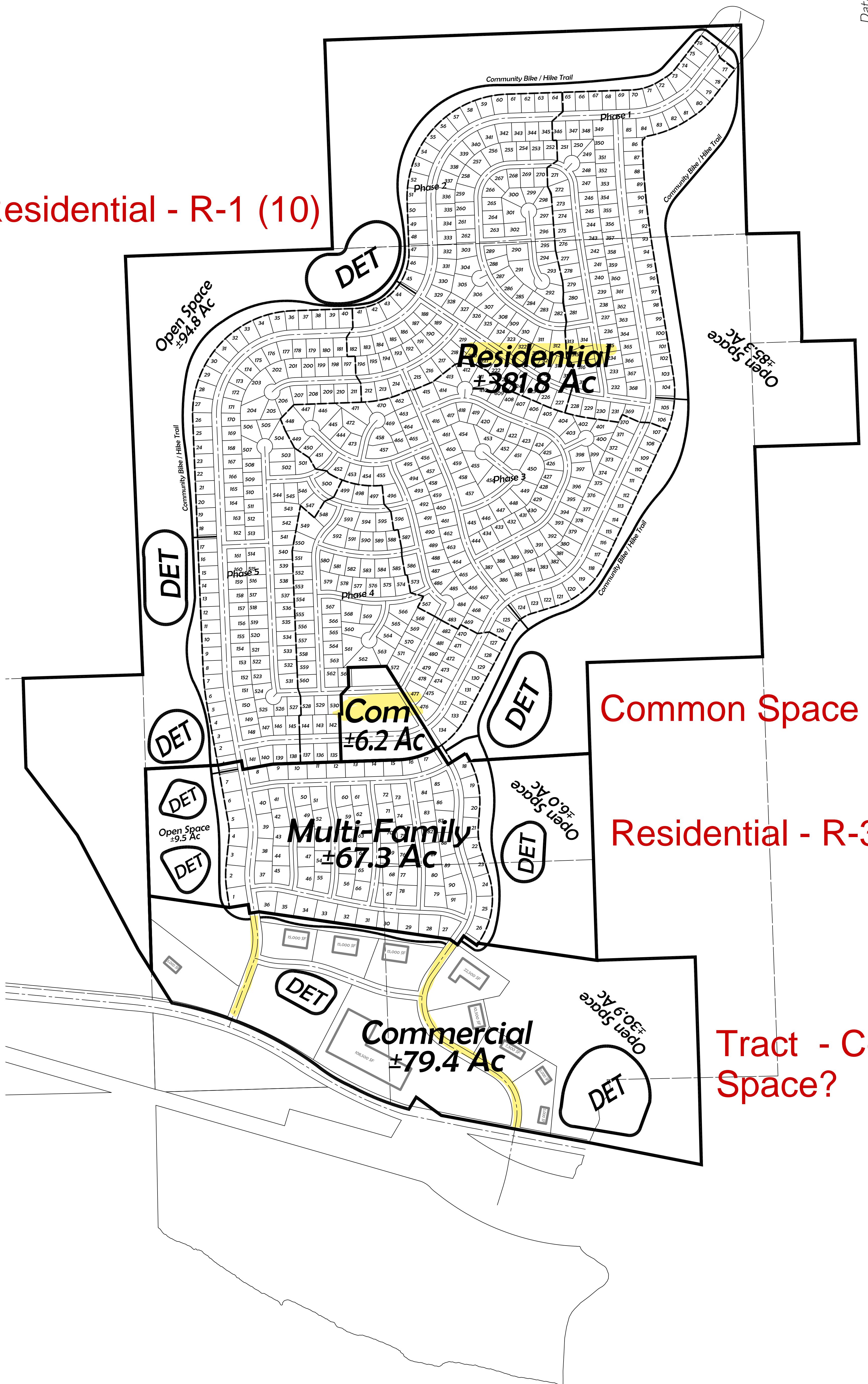
The residential and commercial area of the PUD add up to 534.7 acres. Out of that area we have preserved 226.5 acres as undisturbed open space for the residents which will include a biking and hiking trail. That is 42% of the total area with an emphasis being made to have that area on the surrounding boundary in respect for the adjacent current landowners.

It is agreed that as a stipulation to both the PUD and the separate SUP being submitted an updated traffic study may be required as a condition to be satisfied before final plat is recorded. The county is in possession of multiple studies that are both private and public. It is also understood that should a traffic study be required that it would only limit the number of homes to be built and could lower that number but will not raise that number. This is one of the reasons for the phasing of the project.

# Wheatley Ridge - Leavenworth County

SHEET  
1/1

Residential - R-1 (10)

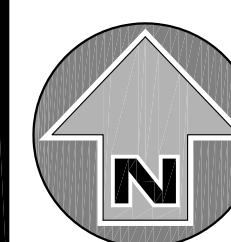


15720 S Keefer St, Ste 100 Olath, KS, 66062 | 913-256-5296  
Hometown Engineering

CONCEPTUAL PLAN  
PRELIMINARY LAYOUT  
WHEATLEY RIDGE  
25-0217

WHEATLEY RIDGE  
PREPARED FOR:  
WHEATLEY RIDGE

Certificate of  
Authorization:  
000-150-300  
ENGINEERING - E-3749  
KANSAS



0

150

300

Date of Preparation:  
4/08/2025

REVISION

NO. BY DATE

UNIT SUMMARY PER CATEGORY	ITEM	QUANTITY
	1. RESIDENTIAL (MIN. +/-85' x 120')	+/600
	2. MULTIFAMILY (MIN. +/-120' x 100')	+/90
	3. COMMERCIAL	+/209,000
	EAT SF	

## Allison, Amy

---

**From:** Travis Shockey <Travis.Shockey@evergy.com>  
**Sent:** Sunday, December 14, 2025 8:38 PM  
**To:** Matt Roecker; Allison, Amy  
**Subject:** RE: Evergy

Internal Use Only

Amy,

I want to touch base on this one, No we will not be able to feed this entire proposed development with the single phase that feeds the buildings on this property.  
At very minimum we will have to build a three phase feed in to carry the load required for this number of homes and probably need to upgrade some of our existing infrastructure. Additionally due to all the variables we will not guarantee that we have capacity to serve this load.

### Travis Shockey

Evergy  
Supervisor, Field Design  
Lawrence & Shawnee  
Service Centers  
[Travis.Shockey@evergy.com](mailto:Travis.Shockey@evergy.com)  
O 785-508-2874  


---

**From:** Matt Roecker <Matt.Roecker@evergy.com>  
**Sent:** Friday, December 12, 2025 4:17 PM  
**To:** Travis Shockey <Travis.Shockey@evergy.com>  
**Subject:** Fw: Evergy

Internal Use Only

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**From:** Allison, Amy <[AAllison@leavenworthcounty.gov](mailto:AAllison@leavenworthcounty.gov)>  
**Sent:** Friday, December 12, 2025 3:10 PM  
**To:** Matt Roecker <[Matt.Roecker@evergy.com](mailto:Matt.Roecker@evergy.com)>  
**Cc:** PZ <[pz@leavenworthcounty.gov](mailto:pz@leavenworthcounty.gov)>  
**Subject:** RE: Evergy

### This Message Is From an External Sender

This message came from outside your organization.

[Report Suspicious](#)

Good Afternoon Matt,

Thank you for providing the letter. We do have some additional questions. Can Evergy provide service for the proposed development with the current infrastructure to site? And if not, what type of upgrades will need to occur in order to provide adequate service?

Also, please send me the address of the property in Linwood and I will try to figure out where the property is located.

Sincerely,  
Amy Allison, AICP  
Deputy Director  
Planning & Zoning  
Leavenworth County  
913.364.5757

**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.*

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**From:** Matt Roecker <[Matt.Roecker@evergy.com](mailto:Matt.Roecker@evergy.com)>  
**Sent:** Wednesday, December 10, 2025 11:25 AM  
**To:** PZ <[pz@leavenworthcounty.gov](mailto:pz@leavenworthcounty.gov)>  
**Subject:** Evergy

Internal Use Only

Attached is the will serve letter.

Thanks

Sr. Designer  
o: 913 667-5116  
[matt.roecker@evergycom](mailto:matt.roecker@evergycom)

23505 W. 86<sup>th</sup> Street  
Shawnee, Ks 66227



12/10/2025  
Campbell & Parr

**Re:    Wheatley Ridge  
17688 Golden  
De Soto Ks**

Dear Leavenworth County:

At your request, Evergy is providing this acknowledgement that the above-mentioned property is within Evergy's service territory and, consequently, Evergy will serve the project consistent with its General Rules and Regulations. This correspondence is not a guarantee of service on any specific timeline. Changes, delays, or additions to the project's design, timeline, and installation may result in delays or additional equipment necessary to ensure service upon completion of the project. Additionally, Evergy is subject to the availability of distribution equipment and any supply chain disruptions may affect Evergy's ability to provide service.

All projects must conform to Evergy's Electrical Service Standards and service is dependent upon a timely application for electrical service and supporting information. Upon submission of updated project information, Evergy will work with you to provide information regarding our timeline for provision of service.

Sincerely,

Matt Roecker  
Sr. Design T&D  
Evergy  
23505 W 86<sup>th</sup> St Shawnee  
913 667-5116

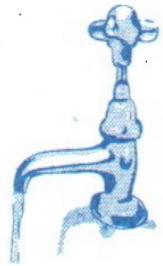
Attachment: Commercial Application



# Leavenworth Rural Water District No. 7

P. O. Box 257 2451 S. 142<sup>nd</sup> St.  
Bonner Springs, KS 66012

Phone: (913) 441-1205 Fax: (913) 422-3393 Toll Free: (888) 449-4028  
E-Mail: [Jalayne@leavenworthrwd7.com](mailto:Jalayne@leavenworthrwd7.com)  
Website: <http://www.lvrwd7.com>



Leavenworth County Planning Commissioners  
300 Walnut St. Ste 30  
Leavenworth, KS 66048

11/17/2025

RE: ParrCampbell Wheat Ridge Development

Dear Planning Commissioners:

Leavenworth Rural Water District No. 7 has met with Joe Campbell regarding the potential Wheat Ridge housing development within our water district. At this time, we are confident that, after significant developer funded infrastructure upgrades are completed to our water system, we could service this area.

Engineer study fee of \$600 and landowner petition documents must be signed for us to proceed to the engineering phase.

Kyle Kraemer

Kraemer & Sons Construction and Excavating

DBA LVRWD #7 Manager/Operator

Office - 913.441.1205

Cell - 913.645.1636

## **Allison, Amy**

---

**From:** Anderson, Kyle  
**Sent:** Tuesday, December 16, 2025 8:14 AM  
**To:** Allison, Amy  
**Subject:** RE: RE: DEV-25-143 Rezone - Campbell

We have not received any complaints on this property.

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:** Allison, Amy <AAllison@leavenworthcounty.gov>  
**Sent:** Tuesday, December 9, 2025 4:01 PM  
**To:** Magaha, Chuck <cmagaha@lvsheriff.org>; Anderson, Kyle <KAnderson@leavenworthcounty.gov>; Miller, Jamie <JMILLER@leavenworthcounty.gov>; 'Dedeke, Andrew'; Brown, Misty <MBrown@leavenworthcounty.gov>; Khalil, Jon <jkhalil@leavenworthcounty.gov>; 'Mitch Pleak' <mpleak@olsson.com>; Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; 'designgroupshawnee@evergy.com' <designgroupshawnee@evergy.com>; 'jalayne@leavenworthrwd7.com' <jalayne@leavenworthrwd7.com>; 'manager@leavenworthrwd7.com' <manager@leavenworthrwd7.com>; 'dritter@lvcofd2.com' <dritter@lvcofd2.com>; 'kritter@lvcofd2.com' <kritter@lvcofd2.com>  
**Cc:** PZ <pz@leavenworthcounty.gov>  
**Subject:** RE: DEV-25-143 Rezone - Campbell

Good Afternoon,

The Department of Planning and Zoning has received an application to rezone the property at 17688 Golden Road from RR-2.5 to R-1 (10), R-3 and B-3. The proposed boundaries of each district have been provided.

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 Wednesday, December 17, 2025 .

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

Thank you,  
Amy Allison, AICP  
Deputy Director  
Planning & Zoning  
Leavenworth County  
913.364.5757

# MEMO

**To:** Amy Allison  
**From:** Chuck Magaha  
**Subject:** Wheatley Ridge Subdivision rezoning  
**Date:** January 2, 2026

Amy, I have reviewed the preliminary plat of the Wheatley Ridge Subdivision rezoning request presented by Don Parr. The subdivision if it moves forward will meet the requirements for a fire hydrant and supported with a 6" water line as stated in the subdivision guidelines. I am not for sure what type of structure(s) will be proposed to be built but would like to add the following as suggestions. When these home are being built that we consider resident structures be built with safe rooms that meet the FEMA codes per the FEMA publication P-361 if these resident structures are built on slabs. The second comment would that the developer uses the proposed commons structure as a safe room for the residents to go to if severe weather is imminent such as high wind warning or Tornado Warnings. Again, this structure should also meet the FEMA P-361 safe room construction.

I have no further recommendation for this subdivision.

If you have any questions, please call me 684-0455.

## ARTICLE 19 – TABLE OF USES

(BOCC Resolution 2020-13; April 1, 2020, Updated BOCC Resolution 2023-08; May 3, 2023)

Land Uses and Development: The following Table of Uses establishes the principal uses that are permitted subject to the provisions of the Zoning and Subdivision Regulations, permitted as allowed use under this Article, or permitted as a special use under the Zoning and Subdivision regulations for each zoning district. Notwithstanding the designation on the Table of Uses, any use required to be permitted as a right in a residential district by applicable federal or state law shall be so permitted.

<b>RR-2.5/5</b>	<b>R-1/2/3/4</b>	<b>B-1</b>	<b>B-2</b>	<b>B-3</b>	<b>I-1</b>
Rural Residential	1 & 2 Family Apt.	Neighborhood Business	Limited Business	General Business	Limited Industry
<b>I-2</b>	<b>I-3</b>	<b>PR-1/2/3</b>	<b>MXD</b>	<b>PC</b>	<b>PI</b>
Light Industry	Heavy Industry	Planned Residential Dist.	Mixed Land Use	Planned Commercial	Planned Industrial

<b>S = Special Use Permit</b>	<b>RR-2.5/5</b>	<b>R-1/2/3/4</b>	<b>B-1</b>	<b>B-2</b>	<b>B-3</b>	<b>I-1</b>	<b>I-2</b>	<b>I-3</b>	<b>PR-1/2/3</b>	<b>MXD</b>	<b>PC</b>	<b>PI</b>
<b>A = Allowed Use</b>	<b>Rural</b>	<b>1/2 Fam Apt</b>	<b>Neigh Bus</b>	<b>Lim Bus</b>	<b>Gen Bus</b>	<b>Lim Ind</b>	<b>Lite Ind</b>	<b>Hvy Ind</b>	<b>Plnd Res Dis</b>	<b>Mixed</b>	<b>Plnd Comm</b>	<b>Plnd Ind</b>
<b>RESIDENTIAL</b>												
Apartment		A (R-4 only)	A	A	A				A (PR-3 only)	A	A	
Group Home Type 1	A	A	A	A	A				A	A	A	
Group Home Type 2	S	S	S	S	S				S			
Single Family attached (1-2 dwelling units)		A (R-3/ R-4 only)	A	A	A				A (PR-2/PR-3 only)	A	A	
Single Family Residential (detached)	A	A	A	A	A				A	A	A	
<b>NON-RESIDENTIAL</b>												
Airport or landing field	S				S	S	S	S				S
Accessory buildings and uses	A	A	A	A	A	A	A	A	A	A	A	A
Adult Entertainment/Book store								S				
Agriculturally related business (agri-business)	S	S	A	A	A	A	A	A	S	A	A	A
Amusement park, commercial athletic fields, racetracks, circuses, carnivals and fairgrounds	S	S	A	A	A	A	A	A		A	A	A
Event Center/Meeting Space or any enclosed building used for receptions, gatherings, meetings, or other social or business functions; including dining and lodging facilities, employee housing, recreation facilities, offices, meeting rooms and classrooms.	S	S	S	A	A	A	A			A	A	A

S = Special Use Permit	RR-2.5/5	R-1/2/3/4	B-1	B-2	B-3	I-1	I-2	I-3	PR-1/2/3	MXD	PC	PI
A = Allowed Use	Rural	1/2 Fam Apt	Neigh Bus	Lim Bus	Gen Bus	Lim Ind	Lite Ind	Hvy Ind	Plnd Res Dis	Mixed	Plnd Comm	Plnd Ind
Animal Hospital, Animal Care Facility, Veterinarian Office or Clinic, enclosed and soundproofed kennels only (outdoor stables and pens for horses and livestock are permitted)	S	S	A	A	A	A	A			A	A	A
Art Studio/Gallery	S	S	A	A	A	A	A			A	A	A
Auction or swap meet	S				A	A	A	A			A	A
Auto service station & repair	S	S	S	A	A	A	A	A		A	A	A
Bank or Financial Services	S	S	A	A	A	A	A			A	A	A
Bed and Breakfast	S	S	S	A	A					A		
Boat and RV sales, storage & Repair	S			A	A	A	A	A		A	A	A
Campgrounds	S	S										
Caretaker/Security Dwelling						A	A	A			A	A
Cemetery, mausoleum or crematory	S	S	S	S	S	S	S	S	S	S	S	S
Chemical, Petroleum, Coal & Allied Products												
-compounding of cosmetics, toiletries, drugs, and pharmaceutical products						A	A	A				A
-cosmetics and toiletries; ice manufacture, incl. dry ice; ink manufacture (mixing only); insecticides, fungicides, disinfectants, related industrial/household chemical compounds (blending only); laboratories; perfumes and perfumed soap (compounding only); Pharmaceutical products; soap, washing or cleaning products, powder or soda (compounding only)							A	A				A

<b>S = Special Use Permit</b>	<b>RR- 2.5/5</b>	<b>R- 1/2/3/4</b>	<b>B-1</b>	<b>B-2</b>	<b>B-3</b>	<b>I-1</b>	<b>I-2</b>	<b>I-3</b>	<b>PR-1/2/3</b>	<b>MXD</b>	<b>PC</b>	<b>PI</b>
<b>A = Allowed Use</b>	<b>Rural</b>	<b>1/2 Fam Apt</b>	<b>Neigh Bus</b>	<b>Lim Bus</b>	<b>Gen Bus</b>	<b>Lim Ind</b>	<b>Lite Ind</b>	<b>Hvy Ind</b>	<b>Plnd Res Dis</b>	<b>Mixed</b>	<b>Plnd Comm</b>	<b>Plnd Ind</b>
-acids and derivatives; acetylene; ammonia; carbide; caustic soda; cellulose; chlorine; coke oven products; distillation, manufacture or refining of coal, tar, asphalt; explosives; fertilizer (organic); fish oil and meals; glue (organic); hydrogen and oxygen; lamp black and carbon black; nitrating of cotton and other materials; petroleum, gasoline, and lubricating oil refining and wholesale storage; plastic materials and synthetic resins; potash; pyroxylin; rendering and storage of dead animals, offal, garbage or waste products; turpentine and resins									A			
Childcare facility – independent childcare center or preschool when not conducted by or in a private or public school	S	S	A	A	A	A				A	A	A
Churches, synagogues, other places of worship	A	A	A	A	A	A	A	A	A	A	A	A
Clay, Stone, & Glass Products												
-clay stone and other glass products (electric or gas fired); concrete products, except central mixing and proportioning plant; pottery and porcelain products							A	A				A
-brick, firebrick, refractory and clay products (coal fired); cement, lime, gypsum, or plaster of Paris;								A				
Club, Private	S	S	A	A	A					A	A	
Coal, fuel or ice storage, saw mills, and treatment of building materials	S						A	A				A
College or University, educational facilities either public or private	A	A	A	A	A	A	A	A	A	A	A	A
Communication Tower**	A	A	A	A	A	A	A	A	A	A	A	A
Community buildings, recreational and athletic fields	A	A	A	A	A	A			A	A	A	

S = Special Use Permit	RR-2.5/5	R-1/2/3/4	B-1	B-2	B-3	I-1	I-2	I-3	PR-1/2/3	MXD	PC	PI
A = Allowed Use	Rural	1/2 Fam Apt	Neigh Bus	Lim Bus	Gen Bus	Lim Ind	Lite Ind	Hvy Ind	Plnd Res Dis	Mixed	Plnd Comm	Plnd Ind
Conservation or flood control project	A	A	A	A	A	A	A	A	A	A	A	A
Contractor's yard (as defined in Article 3)	S				A	A	A	A				A
Custom Cabinetry – Structure 7,500 Square Feet or Less (BOCC Resolution 2017-58)	S		S	A	A	A	A	A		A	A	A
Custom Cabinetry – Structure 7,501 Square Feet or Greater (BOCC Resolution 2017-58)	S			A	A	A	A	A			A	A
Dairy farms that process, package and distribute their product	A											
Delivery Service (Not to include freight transfer, i.e. semi-tractor trailers)			A	A	A	A	A	A		A	A	A
Detention facility	S	S	S	S	S							
Disposal or storage of waste materials; landfill, incinerator, transfer station, etc. and recycle centers	S	S	S	S	S	S	S	S				
Distillation of alcohol from grain including mixing, bottling if conducting retail sales on premises	S		S	A	A	A	A	A		A	A	A
Extraction of raw materials such as rock, gravel, sand and clay; minerals and earths, quarrying, extracting, grinding, crushing and processing.	S						S	S				
Farm implement sale/repair	S				A	A	A			A	A	A
Farm store/Feed Store	S				A	A	A			A	A	A
Farming, including buildings & structures	A	A	A	A	A	A	A	A	A	A	A	A
Farming, publicly/privately, for the feeding/disposal of garbage, rubbish, or offal for a stipulated period not exceeding three (3) years and under such measures of control as necessary	S	S	S	S	S	S	S	S	S	S	S	S
Food Storage Lockers				A	A	A	A	A		A	A	A
Funeral Home or Mortuary					A	A						A
Gas filling station/sales	S		A	A	A	A	A	A		A	A	A
Golf course including miniature golf or commercial practice driving tees	A	A	A	A	A	A	A	A	A	A	A	A

<b>S = Special Use Permit</b>	<b>RR- 2.5/5</b>	<b>R- 1/2/3/4</b>	<b>B-1</b>	<b>B-2</b>	<b>B-3</b>	<b>I-1</b>	<b>I-2</b>	<b>I-3</b>	<b>PR-1/2/3</b>	<b>MXD</b>	<b>PC</b>	<b>PI</b>
<b>A = Allowed Use</b>	<b>Rural</b>	<b>1/2 Fam Apt</b>	<b>Neigh Bus</b>	<b>Lim Bus</b>	<b>Gen Bus</b>	<b>Lim Ind</b>	<b>Lite Ind</b>	<b>Hvy Ind</b>	<b>Plnd Res Dis</b>	<b>Mixed</b>	<b>Plnd Comm</b>	<b>Plnd Ind</b>
Gun Clubs, Skeet Shoot, Target Ranges (Indoors)	S			A	A	A	A				A	A
Gun Clubs, Skeet Shoot, Target Ranges (Outdoors)	S		S	S	S	S	S			S	S	S
Health Club			A	A	A	A	A			A	A	A
Home occupations; owner/applicant residing on the property (see Article 3 - Definitions)	A	A										
Hospital, Clinic and/or Institution	S	S	A	A	A	A				A	A	
Hotel, Motel, Lodging House					A	A	A	A		A	A	A
Horse boarding 10 or fewer horses	A											
Horse boarding 11 or more horses	S			A	A							
Ice Manufacturing and Storage	S					A	A	A				A
Kennel – dog	S		S	S	S	S	S					
Laboratory – research, experimental, or testing					A	A	A	A		A	A	A
Landscaping, lawn care, lawn maintenance, snow removal and related business	S				A	A	A	A				A
Manufacture or assembly of medical or dental equipment, drafting, optical, and musical instruments, watches, clocks, toys, games, and electrical or electronic equipment						A	A	A				A
Manufacturing of Case goods – Boxes, Crates, Furniture, Baskets, veneer & other similar wood products						A	A	A				A
Manufacturing of Food and Beverage												

S = Special Use Permit	RR-2.5/5	R-1/2/3/4	B-1	B-2	B-3	I-1	I-2	I-3	PR-1/2/3	MXD	PC	PI
A = Allowed Use	Rural	1/2 Fam Apt	Neigh Bus	Lim Bus	Gen Bus	Lim Ind	Lite Ind	Hvy Ind	Plnd Res Dis	Mixed	Plnd Comm	Plnd Ind
-manufacture of food products, including beverage blending, or bottling, bakery products, candy manufacture, dairy products, ice cream, fruit and vegetable processing and canning, packaging and processing of meat and poultry products, but not to include the following: distilling beverages, slaughtering of poultry or animals, or processing or bulk storage of grain or feeds for animal or poultry						A	A	A				A
-bakery products, wholesale; beverages, blending and bottling; candy, chewing gum, chocolate, cocoa and cocoa products; coffee, tea, and spices, processing and packaging; condensed and evaporated milk processing and canning; creamery and dairy operations; flour, feed and grain (packaging, blending and storage); fruit and vegetable processing; gelatin products; glucose and dextrin; grain blending and packaging but not milling; wholesale ice cream; malt products, manufacturing except breweries; meat products, packaging and processing but no slaughtering; poultry packing and slaughtering; yeast								A	A			A
-fat rendering; fish curing, packing and storage; slaughtering of animals; starch manufacture								A				
Manufacturing of Textiles – Rugs, Quilts, mattresses, pillows, millinery, Hosiery, Clothing, Fabrics, Printing & finishing of textiles						A	A	A				A

<b>S = Special Use Permit</b>	<b>RR- 2.5/5</b>	<b>R- 1/2/3/4</b>	<b>B-1</b>	<b>B-2</b>	<b>B-3</b>	<b>I-1</b>	<b>I-2</b>	<b>I-3</b>	<b>PR-1/2/3</b>	<b>MXD</b>	<b>PC</b>	<b>PI</b>
<b>A = Allowed Use</b>	<b>Rural</b>	<b>1/2 Fam Apt</b>	<b>Neigh Bus</b>	<b>Lim Bus</b>	<b>Gen Bus</b>	<b>Lim Ind</b>	<b>Lite Ind</b>	<b>Hvy Ind</b>	<b>Plnd Res Dis</b>	<b>Mixed</b>	<b>Plnd Comm</b>	<b>Plnd Ind</b>
Material storage yard w/retail sales					A	A	A	A				A
Medical Outpatient Care Facility and/or Medical/Dental Lab and/or Services			A	A	A	A	A	A		A	A	A
Metal & Metal Products												
-manufacture or assembly of boats, bolts, nuts screws rivets, ornamental products, firearms, tools and dies, machinery, hardware products, sheet metal products, and vitreous enameled products						A	A	A			A	A
-agricultural or farm implements; aircraft and parts; aluminum extrusion, rolling, fabrication, and forming; automobile, truck, trailer, mobile home, motorcycles and bicycle assembly; blacksmith or welding shop; boat manufacture (vessels less than 5 tons); bolts, nuts, screws, washers, rivets, containers; culverts; foundry products manufacture (electrical only); heating, ventilation, cooking and refrigeration supplies and appliances; iron (ornamental) fabrication; machinery, manufacture; nails, brads, tacks, spikes, and staples; plating, electrolytic process; plumbing supplies; scale and vault; sheet metal products; silverware and plated ware; stove and range manufacture; structural iron and steel fabrication; tool, die, gauge, and machine shops; tools and hardware products; vitreous enameled products						A	A				A	

S = Special Use Permit	RR-2.5/5	R-1/2/3/4	B-1	B-2	B-3	I-1	I-2	I-3	PR-1/2/3	MXD	PC	PI
A = Allowed Use	Rural	1/2 Fam Apt	Neigh Bus	Lim Bus	Gen Bus	Lim Ind	Lite Ind	Hvy Ind	Plnd Res Dis	Mixed	Plnd Comm	Plnd Ind
-aluminum powder and paint manufacturing; blast furnaces and cupolas; blooming mill; metal and metal ores, reduction, refining, smelting, and alloying; scrap metal reduction; steel works and rolling mill; vehicle, junk, debris salvage yard								A				
Milk Distribution - including bottling			S	S	A	A	A				A	A
Mobile Home and Tourist Courts	S	S										
Micro Distillery (as defined in Article 3)	S		A	A	A	A	A	A		A	A	A
Motion Picture Production	S			A	A	A	A	A		A	A	A
Natural Gas Pumping Stations	S				S	A	A					A
Office/office buildings with more than 2 employees			A	A	A	A	A	A		A	A	A
Office, Professional (no employees other than family members)	A	A	A	A	A	A	A	A	A	A	A	A
Off-Street Parking Lots			A	A	A	A	A	A		A	A	A
Outdoor advertising structure			A	A	A	A	A	A		A	A	A
Parking Structures				A	A	A	A	A		A	A	A
Personal Service uses – Barbershop, Bank, Beauty parlor, Photographic/Artist studio, Messenger/Taxi service, Newspaper			A	A	A	A	A	A		A	A	A
Photographic processing, services			A	A	A	A	A	A		A	A	A
Picnic Groves and Fishing Lakes	S	S	S	S	A	A	A					
Printing – Publishing – Engraving				A	A	A	A	A		A	A	A
Processing & Canning of fruits, vegetables, meats, poultry					A	A	A					A
Propane Storage – Bulk					S	A	A	A				A
Public Utilities: drinking water towers and standpipes, drinking water treatment facilities, drinking water treatment monofills, drinking water well houses, wastewater lift stations, wastewater treatment facilities	A						A	A				A

<b>S = Special Use Permit</b>	<b>RR-2.5/5</b>	<b>R-1/2/3/4</b>	<b>B-1</b>	<b>B-2</b>	<b>B-3</b>	<b>I-1</b>	<b>I-2</b>	<b>I-3</b>	<b>PR-1/2/3</b>	<b>MXD</b>	<b>PC</b>	<b>PI</b>
<b>A = Allowed Use</b>	<b>Rural</b>	<b>1/2 Fam Apt</b>	<b>Neigh Bus</b>	<b>Lim Bus</b>	<b>Gen Bus</b>	<b>Lim Ind</b>	<b>Lite Ind</b>	<b>Hvy Ind</b>	<b>Plnd Res Dis</b>	<b>Mixed</b>	<b>Plnd Comm</b>	<b>Plnd Ind</b>
Public/Private utility substation including, but not limited to: cable, electric, fiber optics, natural gas, oil or petroleum products, telephone, and private water towers	S	S	S	S	S	S	A	A	S	S	S	A
Public Uses/Government Uses	A	A	A	A	A	A	A	A	A	A	A	A
Radio/Television Station Studio & Offices				A	A	A	A			A	A	A
Railroad ROW & Facilities, Inc. Tracks & operations Excluding all other Railroad uses	A	A	A	A	A	A	A	A	A	A	A	A
Recreation and Entertainment Indoor and Outdoor			A	A	A	A				A	A	
Recreational Vehicle Park	S	S	S	S	A	A	A	A			A	A
Renewable Energy Conversion System	S					S	S	S				S
Commercial Wind Energy Conversion System	S (RR-5 only)											
Noncommercial Wind Energy Conversion System	A	A	A	A	A	A	A	A	A	A	A	A
Solar Energy Conversion System	S											
Retail Sales and Service	S		A	A	A	A	A			A	A	A
-Big Box Retail				A	A	A	A	A		A	A	A
-Boat Sales/Service				A	A	A	A	A		A	A	A
-Home Remodeling and Light construction Supply/Sales (BOCC Resolution 2018-7)	S		A	A	A	A	A	A		A	A	A
Riding stables and tracks	S											
Roadside Seasonal Produce Stand	A	A	A	A	A	A	A	A	A	A	A	A
Rock crushers, asphalt and concrete plant	S						A	A				A
Salvage yard	S			S	S	S	A	A				
Self-storage warehouse, Mini-warehouse					A	A	A	A			A	A
Signs in accordance with Article 25	A	A	A	A	A	A	A	A	A	A	A	A
Sign Shop (BOCC Resolution 2019-06; March 6, 2019)	S				A	A	A	A				
Signs-Temporary in accordance with Article 25	A	A	A	A	A	A	A	A	A	A	A	A
Small Limited Businesses (See Article 3-Definitions)	S	S	A	A	A	A	A	A	S	A	A	A

S = Special Use Permit	RR-2.5/5	R-1/2/3/4	B-1	B-2	B-3	I-1	I-2	I-3	PR-1/2/3	MXD	PC	PI
A = Allowed Use	Rural	1/2 Fam Apt	Neigh Bus	Lim Bus	Gen Bus	Lim Ind	Lite Ind	Hvy Ind	Plnd Res Dis	Mixed	Plnd Comm	Plnd Ind
Storage, packaging and distribution of smokeless Class 1.3c and Black Class 1.1d powder								S	S			
Storage of liquid/solid fertilizer					A	A	A	A			A	A
Swimming pool or natatorium	S	S	A	A	A	A	A		A	A	A	A
Television and amateur radio antennae exceeding district height limitations	S	S	S	S	S	S	S	S	S	S	S	S
Temporary construction site buildings or sale of lots during development being conducted on the same/adjoining tract or subdivision, or upon the expiration of a two-year period from the time of erection of such building, whichever is sooner	A	A	A	A	A	A	A	A	A	A	A	A
Theater (enclosed)			A	A	A	A	A	A		A	A	A
Theater, outside or drive-in	S			A	A	A	A	A		A	A	A
Truck Hauling Business	S		S	S	A	A	A	A			A	A
Truck Terminal					A	A	A	A				A
Unclassified Uses												
-building materials (cement, lime in bags or containers, sand, gravel, shell, lumber, and the like), storage and sales; bus garage and repair shop; button manufacture; carbon paper and inked ribbon manufacturing; cleaning and dyeing of garments, hats, rugs; coal and coke storage and sales; exposition building; fur finishing; gas fired electricity generating stations (subject to Article 20, section 4, height requirements); industrial vocation training schools; leather goods manufacturing; livery stable and riding academy; railroad switching yards; sign painting and fabrication; tire retreading plant; accessory uses and buildings								A	A			A

<b>S = Special Use Permit</b>	<b>RR- 2.5/5</b>	<b>R- 1/2/3/4</b>	<b>B-1</b>	<b>B-2</b>	<b>B-3</b>	<b>I-1</b>	<b>I-2</b>	<b>I-3</b>	<b>PR-1/2/3</b>	<b>MXD</b>	<b>PC</b>	<b>PI</b>
<b>A = Allowed Use</b>	<b>Rural</b>	<b>1/2 Fam Apt</b>	<b>Neigh Bus</b>	<b>Lim Bus</b>	<b>Gen Bus</b>	<b>Lim Ind</b>	<b>Lite Ind</b>	<b>Hvy Ind</b>	<b>Plnd Res Dis</b>	<b>Mixed</b>	<b>Plnd Comm</b>	<b>Plnd Ind</b>
-hair, hides, and raw fur curing, tanning, dressing, dyeing and storage; accessory buildings and uses								A				
Warehouse						A	A	A				A
Wastewater treatment plant	S						A	A				
Wholesale merchandise/establishment					A	A	A	A			A	A
Wood & Paper Products												
-baskets and hampers; boxes and crates; cooperage works; furniture; lumber yard; pencils; planing and millwork; pulp goods; shipping containers (corrugated board, fiber or wire bound); trailer, carriage, and wagon; veneer; wood products							A	A				A
-match manufacture; wood pulp and fiber, reduction and processing								A				

\*\* Towers, radio antennas, commercial satellite earth stations and similar appurtenances, subject to the following conditions: Failure to abide by the conditions of approval by the applicant shall be cause for an action to rescind approval of the Special Use Permit.

- a. Applicant must provide documentation acceptable to the Planning Commission that existing structures within an approximate one (1) mile radius of the proposed location are not available for collocation.
- b. All proposed towers 150 feet or less, not including lightning rod, shall be designed to accommodate at least one (1) additional PCS/Cellular platform. All proposed towers in excess of 150 feet shall be designed to accommodate at least two (2) additional PCS/Cellular platforms.
- c. Any application for a tower in excess of 150 feet in height shall include supported testimony of an RF engineer, or other licensed Professional Engineer, substantiating the need for the requested height.
- d. The minimum setback from adjoining property lines shall be the height of the tower plus twenty (20) feet. And that setbacks may, on a case by case basis, be considered for a variance and the applicant shall provide such documents for such.
- e. The tower and accessory equipment must meet all requirements of the Federal Communication Commission and the Federal Aviation Administration.
- f. Any tower that is not operated for a continuous period of two (2) years shall be considered abandoned, and the owner of such tower shall remove same within ninety

## Allison, Amy

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**From:** Jacobson, John  
**Sent:** Monday, December 29, 2025 8:24 AM  
**To:** 'anthony schmitt'  
**Cc:** Allison, Amy  
**Subject:** RE: Application ( DEV-25-143 )

Mr. Schmitt-

Your letter will be included in the planning commission packet for their review as part of consideration of DEV-25-143.

Sincerely,  
John Jacobson

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**From:** anthony schmitt <freakyschmitt@gmail.com>  
**Sent:** Sunday, December 28, 2025 11:05 AM  
**To:** Jacobson, John <JJacobson@leavenworthcounty.gov>  
**Subject:** Application ( DEV-25-143 )

Hope you had a good holiday.

My name is Tony Schmitt, my wife (Stacey) and I live at 17322 Golden Rd, Linwood, KS 66052.

We are in strong opposition to this application.

After reading your mission statement again this application does not fit the growth plan of the comprehensive plan. Pages 74-79 of the plan state how LVCO wants to proceed with growth. I would like to encourage every member of the P&Z commission to read these pages as their viewpoints probably differ from ours.

Our main take is that this kind of Urban growth management area or mixed-use development does not belong at the Southern end of the county. According to the Comp. plan it should be within a mile of existing city boundaries where infrastructure and everything else associated with this kind of development can be easily extended.

My In-laws have lived along Golden rd. since the 1950's. Stacey has lived in this house since 1990's. Everyone along here is on private wells there has never been any proposed waterline to my knowledge. There is no sewer line of any kind, and the power is single phase. Major upgrades would be needed.

Personally, I would like everything to stay the same. I could however live with homes on RR-2.5 as this still leaves that rural feel that's some much talked in the comp. plan. Would you please include this in the application packet for the P&Z commission.

Much appreciation for your time. Thank you, Tony Schmitt

## **Allison, Amy**

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**From:** Jacobson, John  
**Sent:** Tuesday, January 6, 2026 8:20 AM  
**To:** 'Jeff Young'  
**Cc:** Allison, Amy  
**Subject:** RE: Wheatley ridge

Mr. Young,

Your letter will be included in Planning Commission agenda packet for their review.

Respectfully,  
John Jacobson

-----Original Message-----

From: Jeff Young <jlineman81@yahoo.com>  
Sent: Monday, January 5, 2026 7:07 PM  
To: Jacobson, John <JJacobson@leavenworthcounty.gov>  
Subject: Wheatley ridge

I moved to the area of the proposed subdivision about 12 years ago and love it here. Quiet country feel with friendly people. I can assure you there is nobody around this area that is in favor of some rich developer building something like this and ruining what is so special about this area. It's greed at its core and sickening. Small affordable housing for a workforce is exactly what Clearview City was, and I can't think anyone wants that here. Thanks for taking a minute to read this letter.

Sent from my iPhone

## **Allison, Amy**

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**From:** Jacobson, John  
**Sent:** Friday, January 9, 2026 8:26 AM  
**To:** Allison, Amy  
**Subject:** FW: Proposed development concerns

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**From:** Jacobson, John  
**Sent:** Friday, January 9, 2026 8:26 AM  
**To:** 'Andrea Wonka-Jasper' <[ajwonkajasper@olatheschools.org](mailto:ajwonkajasper@olatheschools.org)>  
**Subject:** RE: Proposed development concerns

Mrs. Wonka-Jasper

Your email will be included in the planning commission agenda for their consideration in the case.

Respectfully,

John

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**From:** Andrea Wonka-Jasper <[ajwonkajasper@olatheschools.org](mailto:ajwonkajasper@olatheschools.org)>  
**Sent:** Thursday, January 8, 2026 9:57 PM  
**To:** Jacobson, John <[JJacobson@leavenworthcounty.gov](mailto:JJacobson@leavenworthcounty.gov)>  
**Subject:** Proposed development concerns

Mr. Jacobson,

Just over a year ago we finished building our dream home on the 40 acres we've owned since 2006. Now we love our home as much as we've always owned our land. After teaching 22 fifth graders all day, it is amazing to spend a peaceful evening watching a doe in the pasture or a morning counting turkeys with a cup of coffee!

This morning we read about the proposed development that would back to the edge of our property. While we certainly understand the need for affordable housing, we fear the deer will stop bedding here and it will no longer be safe to hunt with homes so close.

Please vote against this development and prove we didn't just build a half million dollar mistake.

Thank you for your consideration,

Andrea Wonka-Jasper  
17845 Cantrell Rd

913-269-6700

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distribute this message or any attachments. We ask that you please delete this message and any attachments and notify the sender by return email or by phone (913) 780-7000.

**Allison, Amy**

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**From:** Jacobson, John  
**Sent:** Tuesday, January 13, 2026 1:45 PM  
**To:** PZ  
**Cc:** Brown, Misty; Loughry, Mark  
**Subject:** FW: DEV - 25-143

-----Original Message-----

From: Joe Campbell <jcampbell@patecampbell.com>  
Sent: Tuesday, January 13, 2026 1:29 PM  
To: Jacobson, John <JJacobson@leavenworthcounty.gov>  
Cc: Joseph Campbell <jcampbell@patecampbell.com>  
Subject: DEV - 25-143

John,

I request that the above application be pulled for from further action as we assess the plan and move forward with the appropriate process in the future.

Thank you,

Joe Campbell

Sent from my iPhone