

Anyone wishing to attend will need to call ahead at 913-684-0417 to reserve a seat as the meeting room has limited capacity. We are encouraging everyone to continue to view the meeting live via YouTube.

Leavenworth County
Board of County Commissioners

Regular Meeting Agenda
300 Walnut Street, Suite 225
Leavenworth, KS 66048
December 22, 2021
9:00 a.m.

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE
- III. ROLL CALL
- IV. PUBLIC COMMENT: Public Comment shall be limited to 15 minutes at the beginning of each meeting for agenda items **only** and limited to three minutes per person. Comments at the end of the meeting shall be open to any topic of general interest to the Board of County Commissioners and limited to five minutes per person. There should be no expectation of interaction by the Commission during this time.

Anyone wishing to make comments either on items on the agenda or not are encouraged to provide their comments in writing no later than 8:00 AM the Monday immediately preceding the meeting. These comments will be included in the agenda packet for everyone to access and review. This allows the Commission to have time to fully consider input and request follow up if needed prior to the meeting.

- V. ADMINISTRATIVE BUSINESS:
- VI. CONSENT AGENDA: The items on the Consent Agenda are considered by staff to be routine business items. Approval of the items may be made by a single motion, seconded, and a majority vote with no separate discussion of any item listed. Should a member of the Governing Body desire to discuss any item, it will be removed from the Consent Agenda and considered separately.

- a) Approval of the minutes of December 15, 2021
- b) Approval of the schedule for the week December 27, 2021

- c) Approval of the check register
- d) Approve and sign the OCB's
- e) Case Number DEV-21-146 & 147, Preliminary and Final Plat for A&A Estates
- f) Case Number DEV-21-177 & 178, Preliminary and Final Plat for Roman Ridge Estates

VII. FORMAL BOARD ACTION:

- a) Consider a motion to approve a letter of support for Goodwill of Western Missouri and Eastern Kansas.
- b) Consider a motion to approve the budget amendment document as presented by the County Clerk
- c) Consider a motion to approve Resolution 2021-57, for the reapportionment of the County Commission Districts of Leavenworth County.
- d) Consider a motion to approve Resolution 2021-52, a special use permit for Forever Fencing.

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

IX. ADDITIONAL PUBLIC COMMENT IF NEEDED

X. ADJOURNMENT

LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE

Monday, December 20, 2021

Tuesday, December 21, 2021

9:00 a.m. Workforce Partnership Board Meeting via Zoom

12:00 p.m. MARC meeting via Zoom

Wednesday, December 22, 2021

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

Thursday, December 23, 2021

Friday, December 24, 2021 THE COURTHOUSE WILL BE CLOSED IN OBSERVANCE OF THE CHRISTMAS HOLIDAY

ALL SUCH OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION

ALL MEETINGS ARE OPEN TO THE PUBLIC

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

*****December 15, 2021*****

The Board of County Commissioners met in a regular session on Wednesday, December 15, 2021. Commissioner Mike Smith, Commissioner Culbertson, Commissioner Kaaz, Commissioner Doug Smith and Commissioner Stieben are present; Also present: Mark Loughry, County Administrator; David Van Parys, Senior County Counselor; Bill Noll, Infrastructure and Construction Services; Connie Harmon, Council on Aging Director; Janet Klasinski, County Clerk; Ed Hingula, Leavenworth City Commissioner-Elect; Mike Reilly, Reilly Insurance; John Richmeier, Leavenworth Times

Residents: AW Himpel, John Matthews, Dennis Taylor

PUBLIC COMMENT:

There were no public comments.

ADMINISTRATIVE BUSINESS:

Mark Loughry announced a reception for Mayor Breuer of Basehor this afternoon at 4:30 p.m.

A motion was made by Commissioner Culbertson and seconded by Commissioner Kaaz to accept the consent agenda for Wednesday, December 15, 2021 as presented.

Motion passed, 5-0.

Mike Reilly presented a proposal from Traveler's Insurance for the County's 2022 insurance program.

A motion was made by Commissioner Kaaz and seconded by Commissioner Doug Smith to accept the proposal from Traveler's Insurance for the 2022 year.

Motion passed, 5-0.

Connie Harmon discussed a change in the fee schedule for the Senior Express Transportation.

Discussion took place regarding the redistricting of Commission districts.

Direction was given to staff to adopt the first map moving Alexandria Township to the 5th district and one precinct from the city of Leavenworth to the 1st District.

Commissioner Doug Smith attended a retirement celebration at the County Shop. He will attend the retirement celebration for Steve Jack on Friday and the reception for Mayor Dave Breuer this afternoon.

Commissioner Culbertson reported the city of Easton will pass a no jake-brake ordinance.

Commissioner Kaaz attended the Leavenworth City Commission meeting and a special Workforce Partnership meeting electing a new CEO.

Commissioner Mike Smith attended the American Legion Post Christmas dinner, attended the Leavenworth Fire District One meeting and met with Lansing City Administrator, Tim Vandall. He proposed Leavenworth County develop a coin that could be presented on special occasions such as retirements.

Commissioner Stieben indicated a school member from Basehor-Linwood will be drafting a letter to KDOT for reduction of speed in front of the new school on K-32.

Commissioner Kaaz announced the new director for the Alliance Against Family Violence.

A motion was made by Commissioner Doug Smith and seconded by Commissioner Stieben that the Board recess for a closed executive meeting for the discussion of potential litigation involving the legal interests of the County as justified by K.S.A. 75-4319(B)(2) for consultation with legal counsel for the Board which would be deemed privileged in the attorney-client relationship and that the Board resume open meeting at 9:55 a.m. in the meeting room of the Board. Present in the executive meeting will be Commissioners Culbertson, Kaaz, Mike Smith, Doug Smith and Stieben, Senior County Counselor David Van Parys and County Administrator Mark Loughry.

Motion passed, 5-0.

The Board returned to regular session at 9:55 a.m. No action was taken, no decisions were made. The subject was limited to the legal interests of the County.

Commissioner Doug Smith inquired if the County receives a year- end report from outside agencies that the County has given contributions to reflecting what they have spent the funds on.

Mr. Loughry indicated he will develop a policy on charitable contributions with required accountability.

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

Motion passed, 5-0.

The Board adjourned at 9:57 a.m.

LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE

Monday, December 27, 2021 THE COURTHOUSE WILL BE CLOSED IN OBSERVANCE OF THE CHRISTMAS HOLIDAY

Tuesday, December 28, 2021

Wednesday, December 29, 2021

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

Thursday, December 30, 2021

Friday, December 31, 2021 THE COURTHOUSE WILL BE CLOSED IN OBSERVANCE OF THE NEW YEAR'S HOLIDAY

ALL SUCH OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION

ALL MEETINGS ARE OPEN TO THE PUBLIC

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

TYPES OF CHECKS SELECTED: * ALL TYPES

			P.O.NUMBER	CHECK#					
20588	ADVANTAGE	ADVANTAGE PRINTING	324425	95844 AP	12/17/2021	1-001-5-19-301	98 DIST CT JUROR LABELS	289.00	
2217	ADVANTAGE SOFTWARE	ADVANTAGE SOFTWARE	324426	95845 AP	12/17/2021	1-001-5-19-204	30776:OCR SOFTWARE SUPPORT ANN	699.00	
249	AMBERWELL	ATCHISON HOSPITAL	324428	95847 AP	12/17/2021	1-001-5-07-206	SHERIFF OFFICE TESTING	310.00	
249	AMBERWELL	ATCHISON HOSPITAL	324428	95847 AP	12/17/2021	1-001-5-28-212	HUMAN RESOURCES TESTING	676.00	
							*** VENDOR 249 TOTAL		986.00
10985	ARAMARK CO	ARAMARK CO	324430	95849 AP	12/17/2021	1-001-5-31-292	792542303 CH MATS (SVC CXLD 11	61.16	
10985	ARAMARK CO	ARAMARK CO	324430	95849 AP	12/17/2021	1-001-5-31-292	6225987 HEALTH DEPT MATS (SVC	47.48	
10985	ARAMARK CO	ARAMARK CO	324430	95849 AP	12/17/2021	1-001-5-31-292	6230254 ANNEX MATS SVC CXLD 11	40.10	
10985	ARAMARK CO	ARAMARK CO	324430	95849 AP	12/17/2021	1-001-5-31-293	792588651 CH UNIFORMS (SVC CXL	56.96	
10985	ARAMARK CO	ARAMARK CO	324430	95849 AP	12/17/2021	1-001-5-32-209	792542302 JC MATS (SVC CXLD 11	87.06	
							*** VENDOR 10985 TOTAL		292.76
541	BAILEY JADEN	JADEN BAILEY	324431	95850 AP	12/17/2021	1-001-5-06-205	REIM MILEAGE FOR PLANNING COMM	128.80	
2621	BOOKER TERRY	TERRY BOOKER	324432	95851 AP	12/17/2021	1-001-5-07-360	LVCO SHERIFF LECA LUNCHEON	300.00	
1065	BTX	BTX KS, INC	324434	95853 AP	12/17/2021	1-001-5-07-219	INMATE X-RAYS	312.00	
24545	CDW GOVERN	CDW GOVERNMENT INC	324437	95856 AP	12/17/2021	1-001-5-18-254	3773122 ADOBE RENEWAL	391.96	
24545	CDW GOVERN	CDW GOVERNMENT INC	324437	95856 AP	12/17/2021	1-001-5-19-301	3773122 HP SB 400 DIST CT CSO	784.16	
24545	CDW GOVERN	CDW GOVERNMENT INC	324437	95856 AP	12/17/2021	1-001-5-21-300	3773122 ELC2 DYMO LABELWRITERS	725.88	
							*** VENDOR 24545 TOTAL		1,902.00
156	CONVERGEONE	CONVERGEONE INC	324439	95858 AP	12/17/2021	1-001-5-18-220	AOSLVCO0001 PAYMENT ON ACCT CR	5,000.00	
11111	CULBERTSON JEFF	JEFF CULBERTSON	324440	95859 AP	12/17/2021	1-001-5-01-205	MILEAGE REIM 2021	1,956.64	
5362	DIAMOND DRUGS	DIAMOND DRUGS,INC	324442	95861 AP	12/17/2021	1-001-5-07-219	NOVEMBER INMATE PRESCRIPTIONS	719.06	
1219	DIST CT CLERK LV	CLERK OF DIST COURT-LEAV	324443	95862 AP	12/17/2021	1-001-5-11-501	DEC COURT COSTS	3,109.50	
971	GALLS	GALLS	324445	95864 AP	12/17/2021	1-001-5-07-350	5289255 SHF UNIFORMS	42.00	
971	GALLS	GALLS	324445	95864 AP	12/17/2021	1-001-5-07-350	5289255 SHF UNIFORMS	239.97	
971	GALLS	GALLS	324445	95864 AP	12/17/2021	1-001-5-07-350	5289255 SHF UNIFORMS	84.00	
971	GALLS	GALLS	324445	95864 AP	12/17/2021	1-001-5-07-350	5289255 SHF UNIFORMS	30.00	
971	GALLS	GALLS	324445	95864 AP	12/17/2021	1-001-5-07-350	5289255 SHF UNIFORMS	604.95	
971	GALLS	GALLS	324445	95864 AP	12/17/2021	1-001-5-07-350	5289255 SHF UNIFORMS	110.00	
971	GALLS	GALLS	324445	95864 AP	12/17/2021	1-001-5-07-350	5289255 UNIFORMS (SHF)	56.00	
971	GALLS	GALLS	324445	95864 AP	12/17/2021	1-001-5-07-350	5289255 UNIFORMS (SHF)	329.00	
971	GALLS	GALLS	324445	95864 AP	12/17/2021	1-001-5-07-350	5289255 UNIFORMS (SHF)	220.00	
971	GALLS	GALLS	324445	95864 AP	12/17/2021	1-001-5-07-350	5289255 UNIFORMS (SHF)	10.00	
971	GALLS	GALLS	324445	95864 AP	12/17/2021	1-001-5-07-350	5289255 UNIFORMS (SHF)	767.00	
971	GALLS	GALLS	324445	95864 AP	12/17/2021	1-001-5-07-350	5289255 UNIFORMS (SHF)	97.00	
971	GALLS	GALLS	324445	95864 AP	12/17/2021	1-001-5-07-350	5289255 UNIFORMS (SHF)	419.97	
971	GALLS	GALLS	324445	95864 AP	12/17/2021	1-001-5-07-350	5289255 UNIFORMS (SHF)	2,309.49	
971	GALLS	GALLS	324445	95864 AP	12/17/2021	1-001-5-07-350	5289255 UNIFORMS (SHF)	1,752.65	
971	GALLS	GALLS	324445	95864 AP	12/17/2021	1-001-5-07-350	5289255 UNIFORMS (SHF)	203.00	
971	GALLS	GALLS	324445	95864 AP	12/17/2021	1-001-5-07-350	5289255 UNIFORMS (SHF)	135.00	
971	GALLS	GALLS	324445	95864 AP	12/17/2021	1-001-5-07-350	5289255 UNIFORMS (SHF)	444.99	
971	GALLS	GALLS	324445	95864 AP	12/17/2021	1-001-5-07-350	5289255 UNIFORMS (SHF)	675.56	
971	GALLS	GALLS	324445	95864 AP	12/17/2021	1-001-5-07-350	5289255 UNIFORMS (SHF)	55.00	
971	GALLS	GALLS	324445	95864 AP	12/17/2021	1-001-5-07-350	5289255 UNIFORMS (SHF)	256.12	
971	GALLS	GALLS	324445	95864 AP	12/17/2021	1-001-5-07-350	5289255 UNIFORMS (SHF)	112.00	
							*** VENDOR 971 TOTAL		8,953.70
27	HEALTH DEPT	LEAV CO HEALTH DEPT	324447	95866 AP	12/17/2021	1-001-5-82-301	COUNTY EMPLOYEE FLU SHOTS 2021	920.00	
2464	HEARTLAND METRO TACT	HEARTLAND METRO TACTICAL OFFIC	324448	95867 AP	12/17/2021	1-001-5-07-203	2022 TAG TEAM MEMBERSHIP TO 12	175.00	
523	JARBALO JU	KENNETH W SHOEMAKER	324450	95869 AP	12/17/2021	1-001-5-07-213	LVSO REPAIR UNIT 112 (<DEDUCTI	572.04	
99	JUROR	5 PANELS							

warrants by vendor

TYPES OF CHECKS SELECTED: * ALL TYPES

P.O.NUMBER CHECK#

99 JUROR

warrants by vendor

TYPES OF CHECKS SELECTED: * ALL TYPES

P.O.NUMBER CHECK#

99 JUROR

warrants by vendor

TYPES OF CHECKS SELECTED: * ALL TYPES

P.O.NUMBER CHECK#

99 JUROR

warrants by vendor

TYPES OF CHECKS SELECTED: * ALL TYPES

		P.O.NUMBER	CHECK#							
99	JUROR									
							*** VENDOR	99 TOTAL		11,785.80
1175	KANS CO APPRAISERS	KANSAS CO APPRAISERS ASSOC	324639	96058 AP	12/17/2021	1-001-5-41-202	10052 ORION ENHANCEMENT ASSIST		2,742.00	
1175	KANS CO APPRAISERS	KANSAS CO APPRAISERS ASSOC	324639	96058 AP	12/17/2021	1-001-5-41-303	10052 ORION ENHANCEMENT ASSIST		400.00	
							*** VENDOR	1175 TOTAL		3,142.00
2017	KANSAS BAR	KANSAS BAR ASSOCIATION	324640	96059 AP	12/17/2021	1-001-5-11-203	CO ATTY OFFICE MEMBERSHIPS		170.00	
2017	KANSAS BAR	KANSAS BAR ASSOCIATION	324640	96059 AP	12/17/2021	1-001-5-11-203	CO ATTY OFFICE MEMBERSHIPS		170.00	
2017	KANSAS BAR	KANSAS BAR ASSOCIATION	324640	96059 AP	12/17/2021	1-001-5-11-203	CO ATTY OFFICE MEMBERSHIPS		170.00	
							*** VENDOR	2017 TOTAL		510.00
26400	KANSAS GAS	KANSAS GAS SERVICE	324641	96060 AP	12/17/2021	1-001-5-14-220	510614745 1628631 73 GAS TRANS		832.86	
26400	KANSAS GAS	KANSAS GAS SERVICE	324641	96060 AP	12/17/2021	1-001-5-32-392	510614745 1628631 73 GAS TRANS		1,119.08	
26400	KANSAS GAS	KANSAS GAS SERVICE	324641	96060 AP	12/17/2021	1-001-5-33-392	510614745 1562996 18 711 MARSH		91.85	
26400	KANSAS GAS	KANSAS GAS SERVICE	324641	96060 AP	12/17/2021	1-001-5-33-392	510614745 1562996 18 711 MARSH		69.02	
							*** VENDOR	26400 TOTAL		2,112.81
1851	KANSAS ONE-CALL SYST	KANSAS ONE-CALL SYSTEM INC	324642	96061 AP	12/17/2021	1-001-5-31-290	08-LVPWD01 LOCATES		6.00	
3915	KANSAS PEA	KANSAS PEACE OFFICERS' ASSN	324643	96062 AP	12/17/2021	1-001-5-07-203	2022 MEMBERSHIPS (SHERIFF)		1,975.00	
1138	KELLER FIRE SAFETY	KELLER FIRE SAFETY	324644	96063 AP	12/17/2021	1-001-5-07-207	FIRE SYSTEM REPAIR IN DISPATCH		3,970.66	
1138	KELLER FIRE SAFETY	KELLER FIRE SAFETY	324644	96063 AP	12/17/2021	1-001-5-32-209	LEAVCI JC DISPATCH FIRE SYSTEM		3,970.66	
1138	KELLER FIRE SAFETY	KELLER FIRE SAFETY	324644	96063 AP	12/17/2021	1-001-5-32-209	LEAVCI JC DISPATCH FIRE SYSTEM		3,970.68	
							*** VENDOR	1138 TOTAL		11,912.00
131	KIESLER POLICE	KIESLER POLICE SUPPLY INC	324645	96064 AP	12/17/2021	1-001-5-07-356	CTS,FLASH BANGS,GRENADES,ETC		5,407.68	
30	KOHL FRANK	FRANK E KOHL	324648	96067 AP	12/17/2021	1-001-5-09-231	COURT APPOINTED ATTORNEY		3,000.00	
1842	KONE INC	KONE INC	324649	96068 AP	12/17/2021	1-001-5-31-220	N40131062 NOVEMBER ELEVATOR MA		129.86	
1842	KONE INC	KONE INC	324649	96068 AP	12/17/2021	1-001-5-32-262	N40131062 NOVEMBER ELEVATOR MA		519.46	
							*** VENDOR	1842 TOTAL		649.32

warrants by vendor

TYPES OF CHECKS SELECTED: * ALL TYPES

			P.O.NUMBER	CHECK#						
148	LAW LIBRARY	LEAV CO LAW LIBRARY	324650	96069 AP	12/17/2021	1-001-5-07-203	2022 ATTORNEY REGISTRATION (HI	10.00		
148	LAW LIBRARY	LEAV CO LAW LIBRARY	324650	96069 AP	12/17/2021	1-001-5-09-203	LAW LIBRARY FEES CO COUNSELOR	10.00		
148	LAW LIBRARY	LEAV CO LAW LIBRARY	324650	96069 AP	12/17/2021	1-001-5-09-203	LAW LIBRARY FEES CO COUNSELOR	10.00		
								*** VENDOR	148 TOTAL	30.00
461	LEAV CO CO	LEAV CO COOP	324652	96071 AP	12/17/2021	1-001-5-31-312	LEASPE DYED DIESEL FOR GENERAT	80.29		
461	LEAV CO CO	LEAV CO COOP	324652	96071 AP	12/17/2021	1-001-5-31-313	LEASPE DYED DIESEL FOR GENERAT	176.29		
461	LEAV CO CO	LEAV CO COOP	324652	96071 AP	12/17/2021	1-001-5-32-265	LEASPE DYED DIESEL FOR GENERAT	474.17		
								*** VENDOR	461 TOTAL	730.75
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	324653	96072 AP	12/17/2021	1-001-5-02-301	PAPER, TONER, SEALS, LABELS, ENVEL	128.20		
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	324653	96072 AP	12/17/2021	1-001-5-02-301	PAPER, TONER, SEALS, LABELS, ENVEL	246.00		
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	324653	96072 AP	12/17/2021	1-001-5-19-301	DIST CT CLERK - CERTIFIED COPY	53.00		
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	324653	96072 AP	12/17/2021	1-001-5-49-301	PAPER, TONER, SEALS, LABELS, ENVEL	633.21		
								*** VENDOR	4755 TOTAL	1,060.41
537	LEAV TIMES	LEAVENWORTH TIMES	324654	96073 AP	12/17/2021	1-001-5-06-220	ACCT 267 RESOLUTIONS	26.75		
537	LEAV TIMES	LEAVENWORTH TIMES	324654	96073 AP	12/17/2021	1-001-5-06-220	ACCT 267 RESOLUTIONS	27.65		
537	LEAV TIMES	LEAVENWORTH TIMES	324654	96073 AP	12/17/2021	1-001-5-06-220	ACCT 267 RESOLUTIONS	48.80		
								*** VENDOR	537 TOTAL	103.20
1492	LEE CLINTON	CLINTON W LEE	324655	96074 AP	12/17/2021	1-001-5-09-231	COURT APPOINTED ATTORNEY	3,000.00		
17677	LEXISNEXIS RISK DATA	LEXISNEXIS RISK DATA MGMT (ACC	324656	96075 AP	12/17/2021	1-001-5-09-203	1314401-20211130 MINIMUM COMMI	50.00		
1694	LIONS CLUB	LIONS CLUB	324658	96077 AP	12/17/2021	1-001-5-11-203	TODD THOMPSON MEMBERSHIP DUES	18.00		
2059	MIDWEST OFFICE TECH	MIDWEST OFFICE TECHNOLOGY INC	324660	96079 AP	12/17/2021	1-001-5-02-301	OPL303_K COPIES CLERK, ELECTION	17.10		
2059	MIDWEST OFFICE TECH	MIDWEST OFFICE TECHNOLOGY INC	324660	96079 AP	12/17/2021	1-001-5-03-301	OPL223_K COURTHOUSE COPIES	12.63		
2059	MIDWEST OFFICE TECH	MIDWEST OFFICE TECHNOLOGY INC	324660	96079 AP	12/17/2021	1-001-5-07-208	LC00_K SHF COPIER	99.70		
2059	MIDWEST OFFICE TECH	MIDWEST OFFICE TECHNOLOGY INC	324660	96079 AP	12/17/2021	1-001-5-07-208	LC00_K SHF COPIER	212.83		
2059	MIDWEST OFFICE TECH	MIDWEST OFFICE TECHNOLOGY INC	324660	96079 AP	12/17/2021	1-001-5-07-208	LC00_K SHF COPIER	94.57		
2059	MIDWEST OFFICE TECH	MIDWEST OFFICE TECHNOLOGY INC	324660	96079 AP	12/17/2021	1-001-5-07-208	LC00_K SHF COPIER	52.55		
2059	MIDWEST OFFICE TECH	MIDWEST OFFICE TECHNOLOGY INC	324660	96079 AP	12/17/2021	1-001-5-49-301	OPL303_K COPIES CLERK, ELECTION	2.34		
								*** VENDOR	2059 TOTAL	491.72
56	MIRROR	THE TONGANOXIE MIRROR	324661	96080 AP	12/17/2021	1-001-5-02-209	CO CLERK 1 YEAR SUB	42.00		
397	NICHOLSON	RAE NICHOLSON LAW, LLC	324662	96081 AP	12/17/2021	1-001-5-09-231	COURT APPOINTED ATTORNEY VOUCH	600.00		
60	NUTRIEN AG SOLUTIONS	NUTRIEN AG SOLUTIONS, INC	324663	96082 AP	12/17/2021	1-001-5-53-305	1692697 KNEENUP PRO 2X2	4,125.00		
1280	POSTMASTER	U S POSTMASTER	324665	96084 AP	12/17/2021	1-001-5-49-302	BR PERMIT FEE 2573793 19-5038-	740.00		
6713	REILLY & S	REILLY & SONS INC	324668	96087 AP	12/17/2021	1-001-5-14-224	3723 2022 POLICIES - TRAVELERS	2,264.00		
6713	REILLY & S	REILLY & SONS INC	324668	96087 AP	12/17/2021	1-001-5-14-224	3723 2022 POLICIES - TRAVELERS	39,284.00		
6713	REILLY & S	REILLY & SONS INC	324668	96087 AP	12/17/2021	1-001-5-14-224	3723 2022 POLICIES - TRAVELERS	119,029.00		
6713	REILLY & S	REILLY & SONS INC	324668	96087 AP	12/17/2021	1-001-5-14-224	3723 2022 POLICIES - TRAVELERS	182,399.00		
6713	REILLY & S	REILLY & SONS INC	324668	96087 AP	12/17/2021	1-001-5-14-224	3723 2022 POLICIES - TRAVELERS	1,712.00		
6713	REILLY & S	REILLY & SONS INC	324668	96087 AP	12/17/2021	1-001-5-14-224	3723 2022 POLICIES - TRAVELERS	18,733.00		
6713	REILLY & S	REILLY & SONS INC	324668	96087 AP	12/17/2021	1-001-5-14-224	3723 2022 POLICIES - TRAVELERS	69,999.00		
6713	REILLY & S	REILLY & SONS INC	324668	96087 AP	12/17/2021	1-001-5-14-224	3723 2022 POLICIES - TRAVELERS	171,023.00		
								*** VENDOR	6713 TOTAL	604,443.00
103	RESTITUTIO									
								*** VENDOR	103 TOTAL	512.00
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	324672	96091 AP	12/17/2021	1-001-5-07-213	SHF/EOC FUEL, VEH MAINT	5,319.39		
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	324672	96091 AP	12/17/2021	1-001-5-07-213	SHF/EOC FUEL, VEH MAINT	59.27		
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	324672	96091 AP	12/17/2021	1-001-5-07-218	SHF/EOC FUEL, VEH MAINT	48.39		
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	324672	96091 AP	12/17/2021	1-001-5-14-332	SHF/EOC FUEL, VEH MAINT	3,457.78		
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	324672	96091 AP	12/17/2021	1-001-5-14-332	SHF/EOC FUEL, VEH MAINT	746.54		
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	324672	96091 AP	12/17/2021	1-001-5-14-336	NOX WEED MAINT/PARTS, FUEL	234.46		
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	324672	96091 AP	12/17/2021	1-001-5-41-213	APPRAISER VEH MAINT	40.85		
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	324672	96091 AP	12/17/2021	1-001-5-53-308	NOX WEED MAINT/PARTS, FUEL	2,823.95		

START DATE: 12/11/2021 END DATE: 12/17/2021

TYPES OF CHECKS SELECTED: * ALL TYPES

		P.O. NUMBER	CHECK#							
							*** VENDOR	458 TOTAL	12,730.63	
21594	ROSENTHAL	STEVEN ROSENTHAL	324673	96092 AP	12/17/2021	1-001-5-06-205	REIM MILEAGE PLANNING COMM MEE	117.64		
22331	ROTH JOSEP	JOSEPH ROTH	324674	96093 AP	12/17/2021	1-001-5-41-270	2022 COMMERCIAL APPRAISALS 1ST	11,911.00		
27867	SCHMIDT WOLF	WOLF SCHMIDT	324675	96094 AP	12/17/2021	1-001-5-06-205	REIM MILEAGE PLANNING COMMISSI	89.38		
295	SPINK JEFF	JEFF SPINK	324678	96097 AP	12/17/2021	1-001-5-06-205	REIM MILEAGE FOR PLANNING COMM	88.70		
542	STORK,ALLAN	ALLAN STORK	324679	96098 AP	12/17/2021	1-001-5-06-205	REIM MILEAGE FOR PLANNING COMM	171.14		
829	THOMSON REUTERS	THOMSON REUTERS - WEST	324681	96100 AP	12/17/2021	1-001-5-09-307	1000090351 KS CT R&P STATE/FED	528.89		
22972	TRANSFER STATION	TRANSFER STATION	324682	96101 AP	12/17/2021	1-001-5-31-288	ACCT 158: STANDARD/COMM LEAVES	5.00		
22972	TRANSFER STATION	TRANSFER STATION	324682	96101 AP	12/17/2021	1-001-5-31-290	ACCT 158: STANDARD/COMM LEAVES	10.00		
							*** VENDOR	22972 TOTAL	15.00	
350	TREASURER	LEAV CO TREASURER	324683	96102 AP	12/17/2021	1-001-5-14-241	STORMWATER SPECIALS ON TAX STM	1,200.00		
350	TREASURER	LEAV CO TREASURER	324683	96102 AP	12/17/2021	1-001-5-14-241	STORMWATER SPECIALS ON TAX STM	675.00		
350	TREASURER	LEAV CO TREASURER	324683	96102 AP	12/17/2021	1-001-5-14-241	STORMWATER SPECIALS ON TAX STM	512.00		
350	TREASURER	LEAV CO TREASURER	324683	96102 AP	12/17/2021	1-001-5-14-241	711 MARSHALL STORMWATER SPECIA	1,200.00		
350	TREASURER	LEAV CO TREASURER	324683	96102 AP	12/17/2021	1-001-5-14-241	711 MARSHALL STORMWATER SPECIA	1,200.00		
350	TREASURER	LEAV CO TREASURER	324683	96102 AP	12/17/2021	1-001-5-32-392	STORMWATER SPECIALS ON TAX STM	2,075.00		
							*** VENDOR	350 TOTAL	6,862.00	
41	UNDERGROUN	UNDERGROUND VAULTS & STORAGE	324684	96103 AP	12/17/2021	1-001-5-19-214	100492 FILE RETRIEVAL, PALLET	245.67		
3510	UNIFORM ALLOWANCES									
							*** VENDOR	3510 TOTAL	1,900.00	
2390	UNITED IMAGING	UNITED IMAGING	324690	96109 AP	12/17/2021	1-001-5-07-219	INMATE MEDICAL BILL	41.15		
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	324691	96110 AP	12/17/2021	1-001-5-01-302	NOVEMBER POSTAGE	12.36		
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	324691	96110 AP	12/17/2021	1-001-5-02-302	NOV POSTAGE	6.34		
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	324691	96110 AP	12/17/2021	1-001-5-03-302	NOVEMBER POSTAGE - TREASURER	192.14		
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	324691	96110 AP	12/17/2021	1-001-5-04-302	NOVEMBER POSTAGE - REGISTER OF	14.00		
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	324691	96110 AP	12/17/2021	1-001-5-05-302	NOVEMBER POSTAGE - EMS	295.20		
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	324691	96110 AP	12/17/2021	1-001-5-06-302	NOVEMBER POSTAGE	27.88		
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	324691	96110 AP	12/17/2021	1-001-5-07-302	NOVEMBER POSTAGE	227.74		
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	324691	96110 AP	12/17/2021	1-001-5-09-302	NOVEMBER POSTAGE	76.72		
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	324691	96110 AP	12/17/2021	1-001-5-11-302	NOVEMBER POSTAGE	608.38		
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	324691	96110 AP	12/17/2021	1-001-5-14-302	NOV POSTAGE	17.49		
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	324691	96110 AP	12/17/2021	1-001-5-19-302	NOVEMBER POSTAGE DISTRICT COUR	2,170.13		
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	324691	96110 AP	12/17/2021	1-001-5-28-302	NOV POSTAGE	45.41		
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	324691	96110 AP	12/17/2021	1-001-5-41-302	NOVEMBER POSTAGE APPRAISER	39.40		
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	324691	96110 AP	12/17/2021	1-001-5-49-341	NOV POSTAGE	423.93		
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	324691	96110 AP	12/17/2021	1-001-5-53-301	NOVEMBER POSTAGE NOXIOUS WEED	1.59		
							*** VENDOR	575 TOTAL	4,158.71	
2144	VAN TUYL JOELLEN	JOELLEN M VAN TUYL	324692	96111 AP	12/17/2021	1-001-5-11-255	TRANSCRIPTS - CO ATTY	617.50		
2144	VAN TUYL JOELLEN	JOELLEN M VAN TUYL	324692	96111 AP	12/17/2021	1-001-5-19-251	TRANSCRIPT FEES DIST CT	165.00		
							*** VENDOR	2144 TOTAL	782.50	
2	WATER DEPT	WATER DEPT	324693	96112 AP	12/17/2021	1-001-5-05-215	WATER SVC EMS 9103	50.73		
2007	WIRENUTS	WIRENUTS	324694	96113 AP	12/17/2021	1-001-5-07-363	COURTHOUSE SECURITY - RELOCATE	197.50		
100	WITNESS LIST									

warrants by vendor

TYPES OF CHECKS SELECTED: * ALL TYPES

			P.O.NUMBER	CHECK#						
100	WITNESS LIST									
3955	YOUNG SIGN	YOUNG SIGN CO	324709	96128 AP	12/17/2021	1-001-5-31-290	JOB 10466 STRING LIGHTS ON HOS	495.00	*** VENDOR 100 TOTAL	566.52
							TOTAL FUND 001			723,714.35
4938	BUILDING & GROUNDS	BUILDING & GROUNDS	324436	95855 AP	12/17/2021	1-108-5-00-219	HEALTH DEPT JANITORIAL,MELO,MO	1,716.62		
4938	BUILDING & GROUNDS	BUILDING & GROUNDS	324436	95855 AP	12/17/2021	1-108-5-00-606	HEALTH DEPT JANITORIAL,MELO,MO	572.22		
							*** VENDOR 4938 TOTAL			2,288.84
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	324691	96110 AP	12/17/2021	1-108-5-00-302	NOVEMBER POSTAGE WIC/STATE/TPT	43.08		
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	324691	96110 AP	12/17/2021	1-108-5-00-606	NOVEMBER POSTAGE WIC/STATE/TPT	118.72		
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	324691	96110 AP	12/17/2021	1-108-5-00-610	NOVEMBER POSTAGE WIC/STATE/TPT	.53		
							*** VENDOR 575 TOTAL			162.33
							TOTAL FUND 108			2,451.17
24545	CDW GOVERN	CDW GOVERNMENT INC	324437	95856 AP	12/17/2021	1-115-5-00-409	3773122 SCANNERS, DISPLAYS	402.55		
24545	CDW GOVERN	CDW GOVERNMENT INC	324437	95856 AP	12/17/2021	1-115-5-00-409	3773122 SCANNERS, DISPLAYS	402.55		
24545	CDW GOVERN	CDW GOVERNMENT INC	324437	95856 AP	12/17/2021	1-115-5-00-409	3773122 SCANNERS, DISPLAYS	433.14		
							*** VENDOR 24545 TOTAL			1,238.24
							TOTAL FUND 115			1,238.24
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	324653	96072 AP	12/17/2021	1-117-5-00-301	PAPER, TONER, SEALS, LABELS, ENVEL	186.14		
							TOTAL FUND 117			186.14
20588	ADVANTAGE	ADVANTAGE PRINTING	324425	95844 AP	12/17/2021	1-118-5-00-401	CO TREAS ENVELOPES	1,228.00		
20588	ADVANTAGE	ADVANTAGE PRINTING	324425	95844 AP	12/17/2021	1-118-5-00-401	CO TREAS ENVELOPES	2,757.89		
							*** VENDOR 20588 TOTAL			3,985.89
							TOTAL FUND 118			3,985.89
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	324691	96110 AP	12/17/2021	1-119-5-00-301	NOVEMBER POSTAGE - REGISTER OF	13.64		
							TOTAL FUND 119			13.64
7098	QUILL CORP	QUILL CORP	324667	96086 AP	12/17/2021	1-126-5-00-321	C5645204 OFFICE SUPPLIES COMM	8.64		
7098	QUILL CORP	QUILL CORP	324667	96086 AP	12/17/2021	1-126-5-00-321	C5645204 OFFICE SUPPLIES COMM	373.86		
							*** VENDOR 7098 TOTAL			382.50
113	SUMNERONE INC	SUMNERONE INC	324680	96099 AP	12/17/2021	1-126-5-00-225	50COL COPIER COMM CORR	51.31		
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	324691	96110 AP	12/17/2021	1-126-5-00-210	NOVEMBER POSTAGE COMMUNITY COR	104.71		
							TOTAL FUND 126			538.52
2518	BROWN BEAR PRINTING	BROWN BEAR PRINTING	324433	95852 AP	12/17/2021	1-127-5-00-3	BANNER- PPP WEEK (COMMUNITY CO	84.75		
							TOTAL FUND 127			84.75
2059	MIDWEST OFFICE TECH	MIDWEST OFFICE TECHNOLOGY INC	324660	96079 AP	12/17/2021	1-130-5-00-2	LC00_K CCH OFFICE COPIES	81.97		

warrants by vendor

TYPES OF CHECKS SELECTED: * ALL TYPES

		P.O.NUMBER	CHECK#					TOTAL FUND 130	81.97
188	KING'S CONSTRUCTION	KING'S CONSTRUCTION CO INC	324647	96066 AP	12/17/2021	1-133-5-00-361	12-32 98 MILLINGS	23,910.16	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	324664	96083 AP	12/17/2021	1-133-5-00-360	12-31 19615 FILTERS,SEALS,LIGH	28.99	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	324664	96083 AP	12/17/2021	1-133-5-00-360	12-31 19615 FILTERS,SEALS,LIGH	111.08	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	324664	96083 AP	12/17/2021	1-133-5-00-360	12-31 19615 FILTERS,SEALS,LIGH	35.97	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	324664	96083 AP	12/17/2021	1-133-5-00-360	12-31 19615 FILTERS,SEALS,LIGH	281.79	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	324664	96083 AP	12/17/2021	1-133-5-00-360	12-31 19615 FILTERS,SEALS,LIGH	15.99	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	324664	96083 AP	12/17/2021	1-133-5-00-360	12-31 19615 FILTERS,SEALS,LIGH	150.52	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	324664	96083 AP	12/17/2021	1-133-5-00-360	12-31 19615 FILTERS,SEALS,LIGH	120.58	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	324664	96083 AP	12/17/2021	1-133-5-00-360	12-31 19615 FILTERS,SEALS,LIGH	120.58	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	324664	96083 AP	12/17/2021	1-133-5-00-360	12-31 19615 FILTERS,SEALS,LIGH	24.57	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	324664	96083 AP	12/17/2021	1-133-5-00-360	12-31 19615 FILTERS,SEALS,LIGH	142.28	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	324664	96083 AP	12/17/2021	1-133-5-00-360	12-31 19615 FILTERS,SEALS,LIGH	143.03	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	324664	96083 AP	12/17/2021	1-133-5-00-360	12-31 19615 FILTERS,SEALS,LIGH	27.28	
11799	O'REILLY A	O'REILLY AUTOMOTIVE	324664	96083 AP	12/17/2021	1-133-5-00-360	12-31 19615 FILTERS,SEALS,LIGH	553.37	
								*** VENDOR 11799 TOTAL	408.13
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	324691	96110 AP	12/17/2021	1-133-5-00-301	12-30 NOVEMBER POSTAGE	69.75	
								TOTAL FUND 133	24,388.04
2518	BROWN BEAR PRINTING	BROWN BEAR PRINTING	324433	95852 AP	12/17/2021	1-136-5-00-3	BANNER- PPP WEEK (COMMUNITY CO	84.75	
2505	INTRINSIC INTERVENTI	INTRINSIC INTERVENTIONS	324449	95868 AP	12/17/2021	1-136-5-00-203	SMART SCREEN UA TEST CUPS, JUV	158.00	
2505	INTRINSIC INTERVENTI	INTRINSIC INTERVENTIONS	324449	95868 AP	12/17/2021	1-136-5-00-223	SMART SCREEN UA TEST CUPS, JUV	158.00	
								*** VENDOR 2505 TOTAL	316.00
7098	QUILL CORP	QUILL CORP	324667	96086 AP	12/17/2021	1-136-5-00-238	C5645204 OFFICE SUPPLIES COMM	69.71	
7098	QUILL CORP	QUILL CORP	324667	96086 AP	12/17/2021	1-136-5-00-301	C5645204 OFFICE SUPPLIES COMM	4.33	
7098	QUILL CORP	QUILL CORP	324667	96086 AP	12/17/2021	1-136-5-00-321	C5645204 OFFICE SUPPLIES COMM	4.32	
7098	QUILL CORP	QUILL CORP	324667	96086 AP	12/17/2021	1-136-5-00-321	C5645204 OFFICE SUPPLIES COMM	62.27	
7098	QUILL CORP	QUILL CORP	324667	96086 AP	12/17/2021	1-136-5-00-321	C5645204 OFFICE SUPPLIES COMM	62.28	
								*** VENDOR 7098 TOTAL	202.91
113	SUMNERONE INC	SUMNERONE INC	324680	96099 AP	12/17/2021	1-136-5-00-203	50COL COPIER COMM CORR	12.83	
113	SUMNERONE INC	SUMNERONE INC	324680	96099 AP	12/17/2021	1-136-5-00-223	50ULC08 JUV COMM CORR COPIES	4.52	
113	SUMNERONE INC	SUMNERONE INC	324680	96099 AP	12/17/2021	1-136-5-00-223	50COL COPIER COMM CORR	12.83	
113	SUMNERONE INC	SUMNERONE INC	324680	96099 AP	12/17/2021	1-136-5-00-233	50COL COPIER COMM CORR	25.65	
								*** VENDOR 113 TOTAL	55.83
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	324691	96110 AP	12/17/2021	1-136-5-00-301	NOVEMBER POSTAGE JUV COMM CORR	3.97	
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	324691	96110 AP	12/17/2021	1-136-5-00-321	NOVEMBER POSTAGE JUV COMM CORR	3.98	
								*** VENDOR 575 TOTAL	7.95
								TOTAL FUND 136	667.44
117	BUILDEX, LLC	HAMM INC (FORMERLY BUILDEX)	324435	95854 AP	12/17/2021	1-137-5-00-312	430742 ROCK LESS CREDITS	8,120.59	
117	BUILDEX, LLC	HAMM INC (FORMERLY BUILDEX)	324435	95854 AP	12/17/2021	1-137-5-00-312	430742 ROCK LESS CREDITS	5,482.85	
117	BUILDEX, LLC	HAMM INC (FORMERLY BUILDEX)	324435	95854 AP	12/17/2021	1-137-5-00-312	430742 ROCK LESS CREDITS	2,712.18	
117	BUILDEX, LLC	HAMM INC (FORMERLY BUILDEX)	324435	95854 AP	12/17/2021	1-137-5-00-312	430742 ROCK LESS CREDITS	1,451.67	
117	BUILDEX, LLC	HAMM INC (FORMERLY BUILDEX)	324435	95854 AP	12/17/2021	1-137-5-00-312	430742 ROCK LESS CREDITS	739.20	
117	BUILDEX, LLC	HAMM INC (FORMERLY BUILDEX)	324435	95854 AP	12/17/2021	1-137-5-00-312	430742 ROCK LESS CREDITS	7,613.79	
117	BUILDEX, LLC	HAMM INC (FORMERLY BUILDEX)	324435	95854 AP	12/17/2021	1-137-5-00-312	430742 ROCK LESS CREDITS	6,793.75	
								*** VENDOR 117 TOTAL	4,098.95
434	HAMM QUARR	HAMM QUARRIES	324446	95865 AP	12/17/2021	1-137-5-00-312	12-11 300467 ROCK	370.64	
434	HAMM QUARR	HAMM QUARRIES	324446	95865 AP	12/17/2021	1-137-5-00-312	12-11 300467 ROCK	670.24	
								*** VENDOR 434 TOTAL	1,040.88
								TOTAL FUND 137	5,139.83

TYPES OF CHECKS SELECTED: * ALL TYPES

			P.O.NUMBER	CHECK#					
755	LCPA	LEAV CO PORT AUTHORITY	324651	96070 AP	12/17/2021	1-140-5-00-202	4TH QUARTER PER 2021 LEAV CO B	51,125.00	
								TOTAL FUND 140	51,125.00
2621	BOOKER TERRY	TERRY BOOKER	324432	95851 AP	12/17/2021	1-145-5-00-252	COA ADVISORY BOARD MEETING	140.00	
22972	TRANSFER STATION	TRANSFER STATION	324682	96101 AP	12/17/2021	1-145-5-00-204	220 STANDAR WASTE - CO ON AGIN	40.00	
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIEN-PO	324691	96110 AP	12/17/2021	1-145-5-00-302	NOVEMBER POSTAGE - CO ON AGING	221.70	
2	WATER DEPT	WATER DEPT	324693	96112 AP	12/17/2021	1-145-5-00-246	WATER SVC CO ON AGING	136.68	
								TOTAL FUND 145	538.38
25081	SHRED-IT	SHRED-IT USA DBA SHRED-IT KANS	324677	96096 AP	12/17/2021	1-146-5-00-218	1000223177 CO TREAS SPECIAL -	223.05	
25081	SHRED-IT	SHRED-IT USA DBA SHRED-IT KANS	324677	96096 AP	12/17/2021	1-146-5-00-218	1000223177 CO TREAS SPECIAL -	407.09	
25081	SHRED-IT	SHRED-IT USA DBA SHRED-IT KANS	324677	96096 AP	12/17/2021	1-146-5-00-218	1000223177 CO TREAS SPECIAL -	202.94	
25081	SHRED-IT	SHRED-IT USA DBA SHRED-IT KANS	324677	96096 AP	12/17/2021	1-146-5-00-218	1000223177 CO TREAS SPECIAL -	406.60	
								*** VENDOR 25081 TOTAL	1,239.68
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIEN-PO	324691	96110 AP	12/17/2021	1-146-5-00-302	NOVEMBER POSTAGE TREASURER SP	1,262.68	
								TOTAL FUND 146	2,502.36
282	AQUAFLOW	AITKENS CONTRACTING LLC	324429	95848 AP	12/17/2021	1-160-5-00-213	INSTALLED 2" PVC FOR SECURITY/	2,000.00	
24545	CDW GOVERN	CDW GOVERNMENT INC	324437	95856 AP	12/17/2021	1-160-5-00-212	3773122 APU 6U WALLMOUNT ENCLO	500.32	
461	LEAV CO CO	LEAV CO COOP	324652	96071 AP	12/17/2021	1-160-5-00-304	TRANSFER STATION FUEL	1,547.46	
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	324672	96091 AP	12/17/2021	1-160-5-00-213	TRANSFER STATION	48.00	
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	324672	96091 AP	12/17/2021	1-160-5-00-304	TRANSFER STATION	32.82	
								*** VENDOR 458 TOTAL	80.82
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIEN-PO	324691	96110 AP	12/17/2021	1-160-5-00-201	NOVEMBER POSTAGE - TRANSFER ST	28.09	
								TOTAL FUND 160	4,156.69
1991	MARC	MID-AMERICA REGIONAL COUNCIL	324659	96078 AP	12/17/2021	1-174-5-00-210	MARC NOV 2021 EQUIPMENT SHARE	28,216.81	
								TOTAL FUND 174	28,216.81
5637	CLEARWATER ENTERPRIS	CLEARWATER ENTERPRISES,LLC	324438	95857 AP	12/17/2021	1-195-5-00-290	20642-0305A864032111 GAS SERVI	174.08	
26400	KANSAS GAS	KANSAS GAS SERVICE	324641	96060 AP	12/17/2021	1-195-5-00-290	510614745 1628631 73 GAS TRANS	114.68	
								TOTAL FUND 195	288.76
406	PUBLIC SAFETY	PUBLIC SAFETY UPFITTERS LLC	324666	96085 AP	12/17/2021	1-198-5-07-300	BULLET PROOF VESTS (SPEC GRANT	1,740.00	
406	PUBLIC SAFETY	PUBLIC SAFETY UPFITTERS LLC	324666	96085 AP	12/17/2021	1-198-5-07-300	BULLET PROOF VESTS (SPEC GRANT	876.00	
								*** VENDOR 406 TOTAL	2,616.00
								TOTAL FUND 198	2,616.00
1851	KANSAS ONE-CALL SYST	KANSAS ONE-CALL SYSTEM INC	324642	96061 AP	12/17/2021	1-210-5-00-2	08-LVPWD01 LOCATES	2.40	
								TOTAL FUND 210	2.40
86	EVERGY	EVERGY KANSAS CENTRAL INC	324444	95863 AP	12/17/2021	1-212-5-00-2	ELEC SVC SEWER DIST 2	106.74	
86	EVERGY	EVERGY KANSAS CENTRAL INC	324444	95863 AP	12/17/2021	1-212-5-00-2	ELEC SVC SEWER DIST 2	36.23	
86	EVERGY	EVERGY KANSAS CENTRAL INC	324444	95863 AP	12/17/2021	1-212-5-00-2	ELEC SVC SEWER DIST 2	28.15	
86	EVERGY	EVERGY KANSAS CENTRAL INC	324444	95863 AP	12/17/2021	1-212-5-00-2	ELEC SVC SEWER DIST 2	69.48	
								*** VENDOR 86 TOTAL	240.60
1851	KANSAS ONE-CALL SYST	KANSAS ONE-CALL SYSTEM INC	324642	96061 AP	12/17/2021	1-212-5-00-2	08-LVPWD01 LOCATES	3.60	
16096	SCHUETZ CONST	SCHUETZ CONSTRUCTION LLC	324676	96095 AP	12/17/2021	1-212-5-00-2	WASTEWATER PROJ METRO LIFE STA	2,593.25	
								TOTAL FUND 212	2,837.45
1851	KANSAS ONE-CALL SYST	KANSAS ONE-CALL SYSTEM INC	324642	96061 AP	12/17/2021	1-218-5-00-2	08-LVPWD01 LOCATES	1.20	

warrants by vendor

TYPES OF CHECKS SELECTED: * ALL TYPES

		P.O.NUMBER	CHECK#					TOTAL FUND 218	1.20
301	KING CONSTRUCTION	KING CONSTRUCTION INC	324646	96065 AP	12/17/2021	1-220-5-03-400	12-3 SH-22 BRIDGE REPL TO 11.2	392,292.06	
								TOTAL FUND 220	392,292.06
451	AETNA	AETNA LIFE INSURANCE COMPANY	324427	95846 AP	12/17/2021	1-510-2-00-939	108798268 DECEMBER PREMIUMS	290,190.95	
451	AETNA	AETNA LIFE INSURANCE COMPANY	324427	95846 AP	12/17/2021	1-510-2-00-939	108798268 DECEMBER PREMIUMS	6,484.25	
451	AETNA	AETNA LIFE INSURANCE COMPANY	324427	95846 AP	12/17/2021	1-510-2-00-939	108798268 DECEMBER PREMIUMS	1,997.22	
								*** VENDOR 451 TOTAL	298,672.42
1504	DELTA DENTAL OF KS	DELTA DENTAL OF KANSAS	324441	95860 AP	12/17/2021	1-510-2-00-942	DECEMBER DENTAL PREMIUMS 51269	18,812.40	
1504	DELTA DENTAL OF KS	DELTA DENTAL OF KANSAS	324441	95860 AP	12/17/2021	1-510-2-00-942	DECEMBER DENTAL PREMIUMS 51269	207.62	
1504	DELTA DENTAL OF KS	DELTA DENTAL OF KANSAS	324441	95860 AP	12/17/2021	1-510-2-00-942	DECEMBER DENTAL PREMIUMS 51269	1,626.52	
								*** VENDOR 1504 TOTAL	20,646.54
268	LIFELOCK	NORTONLIFELOCK INC	324657	96076 AP	12/17/2021	1-510-2-00-941	1247233 NOVEMBER PREMIUMS	1,632.93	
268	LIFELOCK	NORTONLIFELOCK INC	324657	96076 AP	12/17/2021	1-510-2-00-941	1247233 LIFELOCK DECEMBER PREM	1,679.38	
								*** VENDOR 268 TOTAL	3,312.31
1485	RELIANCE STANDARD	RELIANCE STANDARD	324669	96088 AP	12/17/2021	1-510-2-00-962	GL144512 DECEMBER LIFE INS PRE	1,527.94	
1485	RELIANCE STANDARD	RELIANCE STANDARD	324669	96088 AP	12/17/2021	1-510-2-00-962	GL144512 DECEMBER LIFE INS PRE	2,939.36	
								*** VENDOR 1485 TOTAL	4,467.30
								TOTAL FUND 510	327,098.57
								TOTAL ALL CHECKS	1,574,165.66

TYPES OF CHECKS SELECTED: * ALL TYPES

FUND SUMMARY

001	GENERAL	723,714.35
108	COUNTY HEALTH	2,451.17
115	EQUIPMENT RESERVE	1,238.24
117	CO CLERK TECHNOLOGY	186.14
118	TREASURER TECH FUND	3,985.89
119	ROD TECHNOLOGY	13.64
126	COMM CORR ADULT	538.52
127	COMM CORR ADULT NON GRANT	84.75
130	CCH PERMITS	81.97
133	ROAD & BRIDGE	24,388.04
136	COMM CORR JUVENILE	667.44
137	LOCAL SERVICE ROAD & BRIDGE	5,139.83
140	E D A C ECONOMIC DEVELOPMENT	51,125.00
145	COUNCIL ON AGING	538.38
146	COUNTY TREASURER SPECIAL	2,502.36
160	SOLID WASTE MANAGEMENT	4,156.69
174	911	28,216.81
195	JUVENILE DETENTION	288.76
198	SPECIAL GRANTS	2,616.00
210	SEWER DISTRICT 1: HIGH CREST	2.40
212	SEWER DISTRICT 2: TIMBERLAKES	2,837.45
218	SEWER DIST #5	1.20
220	CAP IMPR: RD & BRIDGE	392,292.06
510	PAYROLL CLEARING	327,098.57
	TOTAL ALL FUNDS	1,574,165.66

Consent Agenda 12/22/21
Checks dated 12/11-12/17

**Leavenworth County
Request for Board Action
Case No. DEV-21-146 & 147
Preliminary & Final Plat A&A Estates**

Date: December 22, 2021
To: Board of County Commissioners
From: Planning & Zoning Staff

Department Head Review: Krystal Voth, Reviewed

Additional Reviews as needed:

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

Action Requested: The applicants are requesting a Preliminary and Final Plat for a two lot subdivision. Proposed Lot 1 is approximately 12 acres and Lot 2 is approximately 10 acres.

Analysis: The applicant is requesting the approval of a two-lot plat for property with access from Wolcott Road/K-5. Lot 1 is 12 acres in size while Lot 2 is 10 acres in size. The plats lot lines do not meet the Zoning and Subdivision Regulations (ZSR) requirements found in Article 50 and will require an exception be granted to allow the division of the land.

Lot 1 has 903' of road frontage along K-5/ Wolcott Road and is 1324' deep, while Lot 2 has 895' of road frontage and is 965' deep.

Due to the location and orientation of the property toward K-5/Wolcott Road, which is curved at this location, the proposed layout is orderly. A strict application of ZSR 50.43.3.d would result in a poor lot layout. Staff is generally supportive of the proposed layout as it would result in the best division of the land in this situation.

Recommendation: The Planning Commission voted 7-0 (2 absences) to recommend approval of Case No. DEV-21-146 & 147, Preliminary and Final Plat for A&A Estates subject to conditions.

Alternatives:

1. Approve Case No. DEV-21-146 & 147, Preliminary and Final Plat for A&A Estates, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-21-146 & 147, Preliminary and Final Plat for A&A Estates, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-21-146 & 147, Preliminary and Final Plat for A&A Estates, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

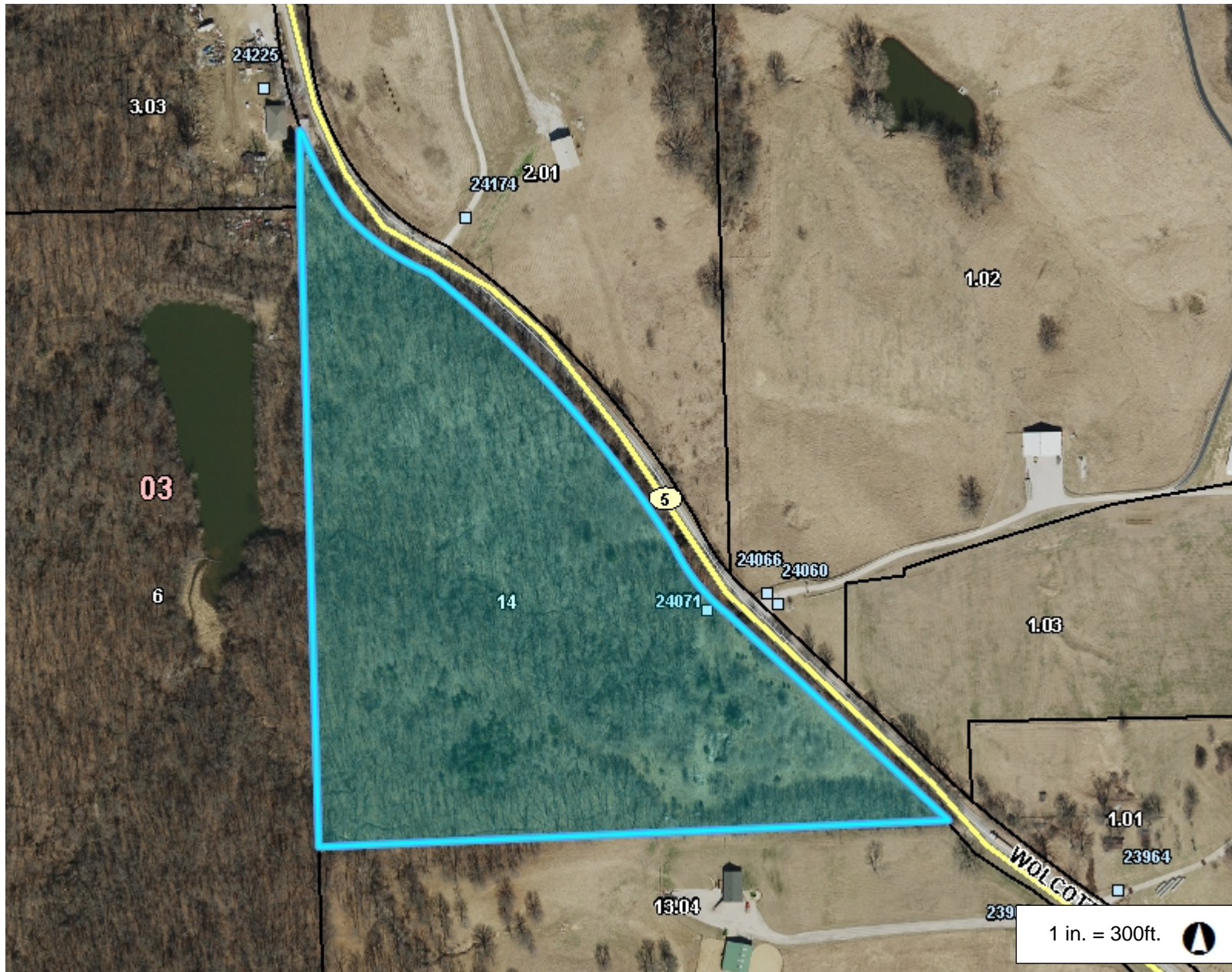
Budgetary Impact:

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

Total Amount Requested: \$0.00

Additional Attachments: Staff Report, Plat, Planning Commission Minutes

DEV-21-146 & 147 A&A Estates



Legend

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

1 in. = 300ft.



600.0 0 300.00 600.0 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

Notes

*****Consent Agenda*****
Case No. DEV-21-146/147
A&A Estates
Preliminary and Final Plat

Staff Report – Board of County Commissioners

December 22, 2021

GENERAL INFORMATION:

**Applicant/
Property Owner:** Francisco Arroyo
P.O. Box 55
Lansing, KS 66043

Agent: Hahn Surveying Company
P.O. Box 186
Basehor, KS 66007

Legal Description: A tract of land in the Northwest Quarter of Section 3, Township 10 South, Range 23 East of the 6th P.M, in Leavenworth County, Kansas.

Parcel Size: ± 22.0 acres

Zoning/Land Use: RR-2.5, Rural Residential 2.5-acre minimum size parcels

Comprehensive Plan: This parcel is within the Residential (3 Units per Acre) land use category.

Parcel ID No.: 162-03-0-00-00-014.00

Planner: Joshua Gentzler

REPORT:

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission voted 7-0 (2 absences) to recommend approval of Case No. DEV-21-146 & 147, Preliminary and Final Plat for A&A Estates, with the following 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. The applicant shall adhere to the following memorandums:
 - a. Consolidated Water District #1, September 2, 2021
4. A waiver for the use of private septic systems within this subdivision is granted with this approval.
5. At time of development, fire hydrants shall be required if necessary infrastructure is available.
6. An exception from ZSR 50.40.3.d shall be granted to allow for lot lines for that are not 90° from the street right-of-way.
7. After approval of this subdivision by the Board of County Commission, all conditions listed shall be adhered to and copies shall be provided to the Planning and Zoning Department within 30 days.

Request

The applicant is requesting a Preliminary and Final Plat for a two-lot subdivision.

Adjacent Land Use

The surrounding properties are residences and farms on varying sized parcels ranging from 11 acres to 86 acres in size.

Flood Plain

There are no Special Flood Hazard Areas on this parcel per FEMA Firm Map 20103C0275G July 16, 2015.

Utilities/Services

Sewer: Private septic system

Fire: Fire District 1

Water: Consolidated Water District #1

Electric: Evergy

Access/Streets

The property is accessed by Wolcott Road/K-5. This road is a State Highway with a paved surface ± 24' wide.

Agency Comments

See attached comments – Email – Mitch Pleak – Public Works, November 15, 2021

See attached comments – Email – Mike Bogina – County Surveyor Reviewer, November 10, 2021

See attached comments – Email – Mike Fulkerson – Cons. Water Dist. #1, September 2, 2021

See attached comments – Email – Tyler Rebel – Evergy, August 31, 2021

Findings

1. The proposed subdivision is consistent with the zoning district of RR 2.5; Rural Residential Zoning 2.5-acre minimum size parcels.
2. The property is not within a sewer district boundary or is within 660 feet of the incorporated limits of a municipality; therefore, a waiver to the requirement of allowing private septic systems is supported by staff. A private sewage disposal permit may be issued per Leavenworth County Sanitary Code requirements.
3. At time of development, fire hydrants shall be required if necessary infrastructure is available.
4. The proposed subdivision is in accordance with the Comprehensive Plan.

Subdivision Classification

This is classified as a Class "C" Subdivision. According to the Leavenworth County Zoning & Subdivision regulations, a Class "C" Subdivision is any subdivision in which all the lots lie 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 4.)

Staff Comments

The applicant is requesting the approval of a two-lot plat for property with access from Wolcott Road/K-5. Lot 1 is 12 acres in size while Lot 2 is 10 acres in size. The plats lot lines do not meet the Zoning and Subdivision Regulations (ZSR) requirements found in Article 50 and will require an exception be granted to allow the division of the land.

Lot 1 has 903' of road frontage along K-5/ Wolcott Road and is 1324' deep, while Lot 2 has 895' of road frontage and is 965' deep.

Due to the location and orientation of the property toward K-5/Wolcott Road, which is curved at this location, the proposed layout is orderly. A strict application of ZSR 50.43.3.d would result in a poor lot layout. Staff is generally supportive of the proposed layout as it would result in the best division of the land in this situation.

ACTION OPTIONS:

1. Approve Case No. DEV-21-146 & 147, Preliminary and Final Plat for A&A Estates, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-21-146 & 147, Preliminary and Final Plat for A&A Estates, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-21-146 & 147, Preliminary and Final Plat for A&A Estates, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

ATTACHMENTS:

Aerial Map
Memorandums
Preliminary and Final Plat

A&A Estates
Leavenworth County Kansas
Drainage Report
August 26, 2021
Revised September 18, 2021



Parcel Information - The 22.26-acre (+/-) parcel is located on the west side of K-5 highway north of the county line. The property is zoned RR 2.5.

Existing Conditions – The property is heavily wooded with steep slopes. There is an existing building foundation located on Lot #2. The site can be divided into multiple drainage areas as shown on exhibit #1.

A c value was calculated for the drainage area as shown in the table below. The c value is based on the soil type, slopes, and existing land use, see Exhibits #2 and #2.

Existing	c value	Acres in each Drainage Area		
		DA #1	DA #2	
Wooded	0.50	9.30	2.75	
Impervious	0.90	0.00	0.02	
Composite c		0.50	0.50	

$$\text{composite c} = \frac{(\text{Wooded Acres} * 0.50 + \text{Impervious Acres} * 0.90)}{\text{Total Acres}}$$

Developed Conditions – The proposed development will create two residential building lots. The new homes are assumed to be located as shown on exhibit #1. It is assumed that the house on Lot 2 will be constructed on the existing foundation. A composite c value was calculated for the drainage areas as shown in the table below. The composite c value is based on the soil type, slopes, and land use, see Exhibits #2 and #3. The developed storm water runoff calculations include 10,000 sq ft of impervious area for the new building lots. This impervious area will account for the driveway, house footprint, and outbuilding. It is assumed that two acres in each drainage area will be cleared of trees and maintained as a lawn. A composite c value for the drainage area was calculated as shown below.

Developed	c value	Acres in each Drainage Area		
		DA #1	DA #2	DA #3
Wooded	0.50	7.07	0.54	
Impervious	0.90	0.23	0.23	
Grass	0.30	2.00	2.00	
Composite c		0.47	0.39	

$$\text{composite } c = \frac{(\text{Wooded Acres} * 0.50 + \text{Impervious Acres} * 0.90 + \text{Grass Acres} * 0.30)}{\text{Total Acres}}$$

The storm water runoff for existing and developed conditions is summarized in the following tables. Calculations for the storm water runoff are included with the report.

DA #1

	Q10	Q100
Existing	29.4	51.9
Developed	27.1	47.8
Change	-8%	-8%

DA #2

	Q10	Q100
Existing	9.1	16.0
Developed	6.7	11.8
Change	-26%	-26%

Conclusion – The change in land use for this parcel of ground results in a decrease in storm water runoff from the site.

A SUBDIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER FRACTIONAL SECTION 3-T10S-R23E OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS

PRELIMINARY PLAT



LOCATION MAP
NO SCALE

REFERENCE:
1. RHODES SURVEY, JOB #99065
SHEETS 2, 4, 8 AND 9
(7-21-2000)
2. SURVEY - DOC. #2007S003

"UNPLATTED TRACT"
PN. 162-03-0-00-00-03.03-0
OWNER:
FRANCISCO ARROYO
24225 WOLCOTT DRIVE
KANSAS CITY, KS. 661090

CENTER OF NW 1/4 3-T10S-R23E (14B)
1/2" REBAR WITH #533 CAP (REF. #1)
1. SSW 16.00 TO PK NAIL IN GATE POST
2. SW 18.50 TO CENTER OF 3" STEEL FENCE CORNER POST
3. WSW 13.50 TO PK NAIL IN TREE- IN NORTH-SOUTH FENCE

"UNPLATTED TRACT"
PN. 162-03-0-00-00-02.01-0
OWNER:
JUAN * HEIDI LULLOA
24174 WOLCOTT DRIVE
KANSAS CITY, KS. 661090

LEGEND

- 1/2" x 24" REBAR SET WITH #1349 CAP
- SURVEY MONUMENT FOUND (AS NOTED)
- ◐ 1/2" x 24" REBAR SET WITH #1349 CAP IN CONCRETE
- ◑ FOUND 1/2" REBAR WITH #533 CAP - ADDED CONCRETE
- U/E UTILITY EASEMENT - DEDICATED THIS PLAT
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING

NOTE:
NO MONUMENTS SET ON HIGHWAY CENTERLINE.
MONUMENTS SET ON 33' R/W.

CENTERLINE (66' R/W)
KANSAS STATE HIGHWAY #5
(WOLCOTT DRIVE)
ROAD RECORD
B - 190 (1868)

"UNPLATTED TRACT"
PN. 162-03-0-00-00-01.02-0
OWNER:
RYAN & AMY TROTNIC
24066 WOLCOTT DRIVE
KANSAS CITY, KS. 661090

"UNPLATTED TRACT"
PN. 162-03-0-00-00-01.03-0
OWNER:
DAVID & CYNTHIA SNODGRASS
24060 WOLCOTT DRIVE
KANSAS CITY, KS. 661090

OWNER / DEVELOPER

FRANCISCO R. ARROYO
PO BOX 55
LANSING, KANSAS 66043
(913) 306-8468

DEED DESCRIPTION - BOOK 948, PAGE 1332

A TRACT OF LAND IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 10, RANGE 23, LEAVENWORTH COUNTY, KANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 3; THENCE WEST ALONG THE EAST AND WEST CENTERLINE OF SAID SECTION 3, A DISTANCE OF 1321.25 FEET; THENCE NORTH ALONG THE DIVISION LINE BETWEEN THE EAST 1/2 AND THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 3, A DISTANCE OF 1572 FEET TO THE CENTER OF STATE HIGHWAY NO. 5, THENCE SOUTHEASTERLY ALONG THE CENTER OF SAID HIGHWAY NO. 5 TO THE POINT OF BEGINNING, LESS ANY PART THEREOF TAKEN OR USED FOR ROAD OR HIGHWAY PURPOSES.

SURVEYORS DESCRIPTION

A TRACT OF LAND IN THE EAST HALF OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 3-T10S-R23E OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 3; THENCE N 88°19'05"E, 1308.03 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER TO THE SOUTHWEST CORNER OF THE EAST HALF OF SAID NORTHWEST QUARTER AND THE POINT OF BEGINNING OF THIS TRACT; THENCE N 01°56'20"W, 1580.41 FEET (MEASURED), 1572.00 FEET (DEEDED) ALONG THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER TO THE CENTERLINE OF STATE HIGHWAY #5 (WOLCOTT ROAD); THENCE S 12°50'02"E, 107.76 FEET ALONG SAID CENTERLINE; THENCE S 32°06'09"E, 221.68 FEET ALONG SAID CENTERLINE; THENCE S 54°15'09"E, 341.92 FEET ALONG SAID CENTERLINE; THENCE S 43°12'42"E, 361.64 FEET ALONG SAID CENTERLINE; THENCE S 33°15'22"E, 364.61 FEET ALONG SAID CENTERLINE; THENCE S 45°49'45"E, 688.91 FEET ALONG SAID CENTERLINE TO THE CENTER OF SECTION 3; THENCE S 88°19'05"W, 1308.03 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST TO THE POINT OF BEGINNING. CONTAINS 22.28 ACRES, MORE OR LESS, INCLUDING ROAD RIGHT OF WAY. AS SURVEYED BY LARRY T. HAHN, LS #1349, AUGUST, 2021.

RESTRICTIONS

1. 40' REAR SETBACK FOR RESIDENCES
- 15' REAR SETBACK FOR ACCESSORY BUILDINGS
- 15' SIDE SETBACK
2. AN ENGINEERED WASTEWATER DISPOSAL MAY BE REQUIRED DUE TO POOR SOIL CONDITIONS.
3. EROSION CONTROL SHALL BE USED WHEN DESIGNING AND CONSTRUCTING DRIVEWAYS.
4. A FORM OF SEDIMENT CONTROL SHALL BE INSTALLED BEFORE WORK BEGINS AND MAINTAINED THROUGHOUT THE TIME THAT THE LAND DISTURBING ACTIVITIES ARE TAKING PLACE.
5. RE-VEGETATION OF ALL DISTURBED SITES SHALL BE COMPLETED WITHIN 45 DAYS AFTER COMPLETION OF FINAL GRADING, WEATHER PERMITTING.
6. LOTS ARE SUBJECT TO THE CURRENT ACCESS MANAGEMENT POLICY RESOLUTION.

NOTES

1. FENCE LINES DO NOT DENOTE PROPERTY LINES.
2. LEAVENWORTH COUNTY, KANSAS, DOES NOT REPRESENT, WARRANT OR GUARANTEE THAT THE DETAILS SHOWN ON THIS DOCUMENT AND PROVIDED BY THE APPLICANT OR AGENT OF APPLICANT, INCLUDING ANY SURVEY INFORMATION SHOULD BE RELIED UPON BY ANY THIRD PARTY AS BEING WHOLLY OR PARTIALLY ACCURATE AND COMPLETE.
3. EXISTING USE OF AREA BEING PLATTED - AGRICULTURAL
PROPOSED USE - RESIDENTIAL / AGRICULTURAL
4. THIS PLAT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA
FEMA MAP 20103C0275G, EFFECTIVE 07/18/2015
5. O & E REPORT BY SECURED TITLE OF KANSAS CITY - WYANDOTTE
NO. SKC 0066987 (JULY 29, 2021)

DRAINAGE CALCULATIONS

ON SEPARATE DOCUMENT BY DAVID LUTGEN, PE

BENCHMARK

1/2" REBAR WITH #533 CAP AT THE CENTER OF SECTION 3-T10S-R23E
EL. 875.33 (NAVD 88)

ZONING

RR - 250
EXISTING USE OF AREA BEING PLATTED - AGRICULTURAL
PROPOSED USE - AGRICULTURAL / RESIDENTIAL

ROAD INFORMATION

WOLCOTT DRIVE IS 24' WIDE WITH ASPHALT SURFACE
(STATE HIGHWAY)

PUBLIC IMPROVEMENT

NONE

UTILITIES

ELECTRIC / EVERGY
WATER / R.W.D. #1 CON.
GAS / PRIVATE PROPANE
SEWAGE / PRIVATE ON SITE SYSTEM
TELEPHONE / AT&T

LARRY T. HAHN, LS #1349

THIS IS TO CERTIFY THAT IN THE MONTH OF AUGUST, 2021, THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE "KANSAS MINIMUM STANDARDS" FOR BOUNDARY SURVEYS PURSUANT TO K.S.A. 74-7037.

HAHN SURVEYING
PO BOX 186
BASEHOR, KANSAS 66007
(913) 547-3405
hahnsurvey@gmail.com

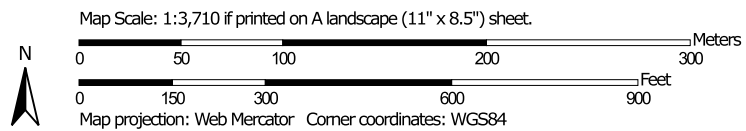
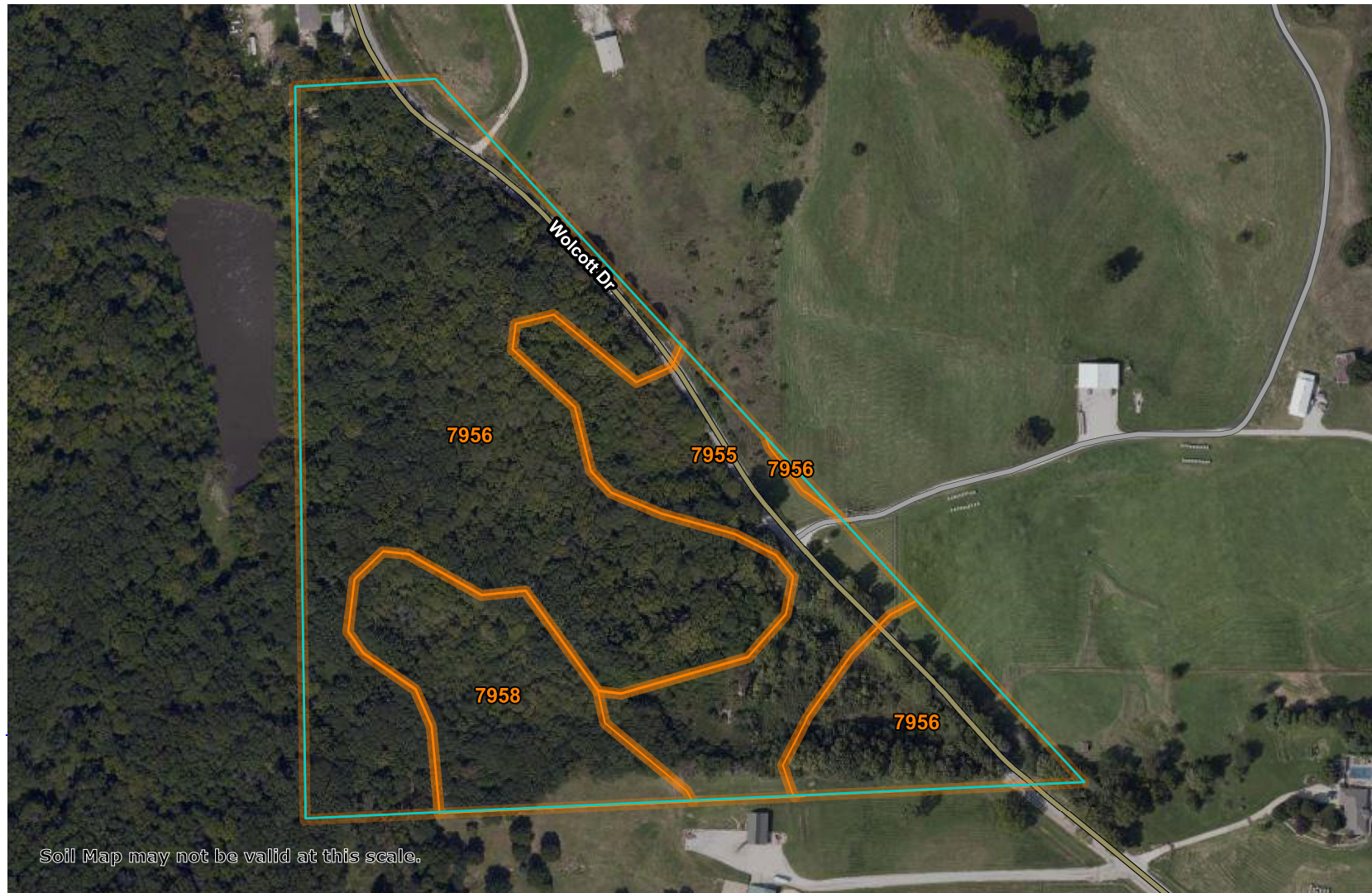
TABLE 1 Values of Runoff Coefficient C

<u>URBAN AREAS:</u>	
<u>Type of drainage area</u>	Runoff coefficient C
Lawns:	0.05 - 0.10
Sandy soil, flat 2%	
Sandy soil, average, 2 - 7%	0.10 - 0.15
Sandy soil, steep, 7%	0.15 - 0.20
Heavy soil, flat, 2%	0.13-0.17
Heavy soil, average, 2 - 7%	0.18 - 0.22
Heavy soil, steep, 7%	0.25 - 0.35
Business:	0.70 - 0.95
Downtown areas Neighborhood areas	0.50.0.70
Residential:	0.30 - 0.50
Single-family areas	0.40 - 0.60
Multi units, detached Multi units,	0.60 - 0.75
attached Suburban	0.25 - 0.40
Apartment dwelling areas	0.50 - 0.70
Industrial:	
Light areas	0.50 - 0.80
Heavy areas	0.60 - 0.90
Parks, cemeteries	0.10 - 0.25
Playgrounds	0.20 - 0.35
Railroad yard areas	0.20 - 0.40
Unimproved areas	0.10 - 0.30
Streets:	0.70 - 0.95
Asphaltic	0.80 - 0.95
Concrete	0.70 - 0.85
Brick	
Drives and walks	0.75 - 0.85
Roofs	0.75 - 0.95

AGRICULTURAL AREAS:

Topography and Vegetation	<u>Runoff Coefficient C Soil Texture</u>		
	Soil Texture		
	Open Sandy Loam	Clay and Silt Loam	Tight Clay
Woodland			
Flat 0 - 5% Slope	0.10	0.30	0.40
Rolling 5 - 10% Slope	0.25	0.35	0.50
Hilly 10 - 30% Slope	0.30	0.50	0.60
Pasture	0.10	0.30	0.40
Flat	0.16	0.36	0.55
Rolling			
Hilly	0.22	0.42	0.60
Cultivated			
Flat	0.30	0.50	0.60
Rolling	0.40	0.60	0.70
Hilly	0.52	0.72	0.82

Source - Natural Resources Conservation Service (NRCS) US Department of Agriculture (USDA) Peak Discharge Course
https://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1083019.pdf



Map Unit Symbol	Map Unit Name
7955	Knox silt loam, 7 to 12 percent slopes
7956	Knox silt loam, 12 to 18 percent slopes
7958	Knox silty clay loam, 7 to 12 percent slopes, eroded

Drainage Area #1- 10 year

Existing Conditions

Area = 9.3 acres
C= 0.50
L= 960
S= 17.0
K= 1

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3}$$

L max = 300

$$i_{10} = 175/(T_c + 18.8) \quad 5 < T_c < 15$$

$$T_i = 7.3$$

$$i_{10} = 214/(T_c + 26.7) \quad 15 < T_c < 60$$

$$T_t = 1.60$$

$$T_c = 8.9$$

$$i_{10} = 6.32$$

$$Q = KCiA$$

$$Q = 29.4 \text{ cfs}$$

Developed Conditions

Area = 9.3 acres
C= 0.47
L= 960
S= 17.0
K= 1

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3}$$

L max = 300

$$i_{10} = 175/(T_c + 18.8) \quad 5 < T_c < 15$$

$$T_i = 7.7$$

$$i_{10} = 214/(T_c + 26.7) \quad 15 < T_c < 60$$

$$T_t = 1.60$$

$$T_c = 9.3$$

$$i_{10} = 6.23$$

$$Q = KCiA$$

$$Q = 27.1 \text{ cfs}$$

Drainage Area #1 - 100 year

Existing Conditions

Area = 9.3 acres
C= 0.50
L= 960
S= 17.0
K= 1.25

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3} \quad L_{max} = 300$$

$$i_{100} = 256/(T_c + 19.8) \quad 5 < T_c < 15$$

$$T_i = 7.3$$

$$i_{100} = 331/(T_c + 30) \quad 15 < T_c < 60$$

$$T_t = 1.60$$

$$T_c = 8.9$$

$$i_{100} = 8.93$$

$$Q = KCiA$$

$$Q = 51.9 \text{ cfs}$$

Developed Conditions

Area = 9.3 acres
C= 0.47
L= 960
S= 17.0
K= 1.25

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3} \quad L_{max} = 300$$

$$i_{100} = 256/(T_c + 19.8) \quad 5 < T_c < 15$$

$$T_i = 7.7$$

$$i_{100} = 331/(T_c + 30) \quad 15 < T_c < 60$$

$$T_t = 1.60$$

$$T_c = 9.3$$

$$i_{100} = 8.80$$

$$Q = KCiA$$

$$Q = 47.8 \text{ cfs}$$

Drainage Area #2- 10 year

Existing Conditions

Area = 2.77 acres
C= 0.50
L= 540
S= 17.9
K= 1

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3} \quad L_{\max} = 300$$

$$i_{10} = 175/(T_c + 18.8) \quad 5 < T_c < 15$$

$$T_i = 7.1$$

$$i_{10} = 214/(T_c + 26.7) \quad 15 < T_c < 60$$

$$T_t = 0.90$$

$$T_c = 8.0$$

$$i_{10} = 6.53$$

$$Q = KCiA$$

$$Q = 9.1 \text{ cfs}$$

Developed Conditions

Area = 2.77 acres
C= 0.39
L= 540
S= 17.9
K= 1

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3} \quad L_{\max} = 300$$

$$i_{10} = 175/(T_c + 18.8) \quad 5 < T_c < 15$$

$$T_i = 8.5$$

$$i_{10} = 214/(T_c + 26.7) \quad 15 < T_c < 60$$

$$T_t = 0.90$$

$$T_c = 9.4$$

$$i_{10} = 6.21$$

$$Q = KCiA$$

$$Q = 6.7 \text{ cfs}$$

Drainage Area #2 - 100 year

Existing Conditions

Area = 2.77 acres
C= 0.50
L= 540
S= 17.9
K= 1.25

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3}$$

L max = 300

$$i_{100} = 256/(T_c + 19.8)$$

5 < T_c < 15

$$C = 0.50$$

$$T_i = 7.1$$

$$i_{100} = 331/(T_c + 30)$$

15 < T_c < 60

$$L = 540$$

$$T_t = 0.90$$

$$S = 17.9$$

$$T_c = 8.0$$

$$K = 1.25$$

$$i_{100} = 9.20$$

$$Q = KCiA$$

$$Q = 16.0 \text{ cfs}$$

Developed Conditions

Area = 2.77 acres
C= 0.39
L= 540
S= 17.9
K= 1.25

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3}$$

L max = 300

$$i_{100} = 256/(T_c + 19.8)$$

5 < T_c < 15

$$C = 0.39$$

$$T_i = 8.5$$

$$i_{100} = 331/(T_c + 30)$$

15 < T_c < 60

$$L = 540$$

$$T_t = 0.90$$

$$S = 17.9$$

$$T_c = 9.4$$

$$K = 1.25$$

$$i_{100} = 8.77$$

$$Q = KCiA$$

$$Q = 11.8 \text{ cfs}$$

PRELIMINARY PLAT APPLICATION
 Leavenworth County Planning and Zoning Department,
 300 Walnut St., Suite 30
 Leavenworth, Kansas
 913-684-0465
 913-684-0398 Fax

Office Use Only		
CAMA No.:	_____	
Township:	_____	
Planning Commission Meeting Date:	_____	
Project No.:	Date Received: _____	Date Paid: _____

APPLICANT/AGENT INFORMATION	OWNER INFORMATION
NAME: _____	NAME: <u>FRANCISCO R. ARROYO</u>
MAILING ADDRESS: _____	MAILING ADDRESS: <u>PO BOX 55</u>
CITY/ST/ZIP: _____	CITY/ST/ZIP: <u>LANSING, KS. 66043</u>
PHONE: _____ EMAIL: _____	PHONE: <u>913-306-8468</u> EMAIL: _____
CONTACT PERSON: _____	CONTACT PERSON: <u>FRANCISCO</u>

GENERAL INFORMATION

Proposed Subdivision Name: A&A Estates

Nearest Intersection: WOLCOTT DRIVE & MARXEN ROAD

Legal Description (S-T-R 1/4 Section): E 1/2 - NW 1/4 - SECTION 3-T10S-R23E

Zoning: RR - 2.5

Comprehensive Plan Land Use Designation: _____

Urban Growth Management Area: _____

Surveyor and/or Engineer Firm: HAHN SURVEYING

Contact Person: LARRY HAHN

Address: PO BOX 186 BASEHOR, KANSAS 66007

Phone: 913-547-3405 Fax: _____ Email: hahnsurvey@gmail.com

SUBDIVISION INFORMATION		
Gross Acreage: <u>22.26 ACRES</u>	Number of Lots: <u>2</u>	Minimum Lot Size: <u>10.01 ACRES</u>
Maximum Lot Size: <u>12.25 ACRES</u>	Proposed Zoning: <u>RR-2.5</u>	Density: _____
Open Space Acreage: _____	Water District: <u>RWD #1 CONS</u>	Proposed Sewage: <u>ON SITE</u>
Fire District: _____	Electric Provider: <u>EVERGY</u>	Natural Gas Provider: <u>PROPANE</u>
Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Road Classification: <u>Local - Collector - Arterial - State - Federal</u>	

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 preliminary plat approval as indicated above.

Signature: Francisco R. Arroyo Date: 8/26/2021

ATTACHMENT A-1

FINAL PLAT APPLICATION
 Leavenworth County Planning and Zoning Department,
 300 Walnut St., County Courthouse
 Leavenworth, Kansas
 913-684-0465
 913-684-0398 Fax

Office Use Only	
CAMA No.: _____	Date Received: _____
Township: _____	
Planning Commission Meeting Date: _____	
Project No.: _____	Date Paid: _____

<p>APPLICANT/AGENT INFORMATION</p> <p>NAME _____</p> <p>ADDRESS _____</p> <p>CITY/ST/ZIP _____</p> <p>PHONE _____ EMAIL _____</p> <p>CONTACT PERSON _____</p>	<p>OWNER INFORMATION</p> <p>NAME <u>FRANCISCO R. ARROYO</u></p> <p>ADDRESS <u>24225 WOLCOTT DRIVE</u></p> <p>CITY/ST/ZIP <u>KANSAS CITY, KS. 66109</u></p> <p>PHONE <u>913-306-8468</u> EMAIL _____</p> <p>CONTACT PERSON <u>FRANCISCO</u></p>
--	---

GENERAL INFORMATION

Subdivision Name: A&A Estates

Legal Description (S-T-R 1/4 Section): E 1/2 - NW 1/4 - SECTION 3-T10S-R23E

Zoning: RR- 2.5

Surveyor and/or Engineer Firm: HAHN SURVEYING

Contact Person: LARRY HAHN

Address: PO BOX 186 BASEHOR, KANSAS 66007

Phone : 913-547-3405 Fax : _____ Email : hahnsurvey@gmail.com

SUBDIVISION INFORMATION		
Gross Acreage: 22.26 ACRES	Number of Lots: 2	Minimum Lot Size: 10.01 ACRES
Maximum Lot Size: 12.25 ACRES	Zoning: RR - 2.5	Density:
Open Space Acreage:	Water District: RWD #1 CONS	Proposed Sewage: ON SITE
Fire District:	Electric Provider: EVERGY	Natural Gas Provider: PROPANE
Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Phase Number:	
Is any part of the site designated as Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, what is the panel number:		

I, the undersigned am the owner, 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 Final Plat approval as indicated above.

Signature: Francisco R. Arroyo Date: 8/26/2021

ATTACHMENT A-2

OWNER AUTHORIZATION

I/WE FRANCISCO R. ARROYO, hereby referred to as the "Undersigned", being of lawful age, do hereby on this ___ day of ___, 20___, make the following statements, to wit:

1. I/We the Undersigned, on the date first above written, am the lawful, owner(s) in fee simple absolute of the following described real property

See Exhibit A attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize LARRY HAHN HAHN SURVEYING (Hereinafter referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Department of Leavenworth County, Kansas, 24071 WOLCOTT DRIVE (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 below.

STATE OF KANSAS
COUNTY OF LEAVENWORTH

X Francisco R. Arroyo
FRANCISCO R. ARROYO

The foregoing instrument was acknowledged before me on this 26 day of August, 2021, by Francisco Arroyo

My Commission Expires:

Notary Public

[Signature]

ATTACHMENT B

Notary Public State of Kansas
My appointment expires

MAY 06 2025

Teresa A. Weems

Summary of Comments on 2021.11.10 DEV-21-147 FINAL.pdf

Page: 1

☰ Number: 1 Author: mjbogina Subject: Typewritten Text Date: 11/10/2021 1:53:25 PM

Reviewed 2021.11.10. No comments.

From: [Tyler Rebel](#)
Sent: Tuesday, August 31, 2021 8:49 AM
To: [Gentzler, Joshua](#)
Subject: RE: DEV-21-146 & 147 Preliminary/Final Plat for A&A Estates

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

Internal Use Only

No comment or concern – thank you

Tyler Rebel
Distribution Designer
Evergy
tyler.rebel@evergy.com
O: 913.758.2727
evergy.com

From: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Sent: Monday, August 30, 2021 3:17 PM
To: Tyler Rebel <Tyler.Rebel@evergy.com>; 'Mike Stackhouse' <firedistrict1@fd1lv.org>; 'mfulkerson@crwd1.com' <mfulkerson@crwd1.com>; Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Van Parys, David <DVanParys@leavenworthcounty.gov>
Subject: DEV-21-146 & 147 Preliminary/Final Plat for A&A Estates

****CAUTION: This email originated from outside of the Evergy network. Do not click links or open attachments unless you recognize the sender and know the content is safe****

Good afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for A&A Estates.

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 End of Business on Monday, September 6th.

If you have any questions or need additional information, please contact me at (913) 684-0464 or at JGentzler@LeavenworthCounty.gov.

Thank you,

Joshua Gentzler
Planner II
[Planning & Zoning](#)
Leavenworth County
913.684.0464

From: [Mike Fulkerson](#)
Sent: Thursday, September 2, 2021 2:03 PM
To: [Gentzler, Joshua](#)
Subject: RE: DEV-21-146 & 147 Preliminary/Final Plat for A&A Estates

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

Joshua,

Thank you for allowing the water district the opportunity to provide comments on this plat.

The water district currently serves domestic water service to the property in question. Any future connections will follow policies and practices of the water district in place at the time of connection. The water district currently maintains a 4-inch water main on the property for domestic water service. There are no fire hydrants in the area and until the water main size is increased, the water district prohibits the installation of fire hydrants on water mains smaller than 6-inch in size. There are currently no plans to replace the existing water main.

Let me know if you need anything further.



Mike Fulkerson
Operations Manager
Consolidated Water District #1
Bascher, KS 66147
913.724.7000 - Office
www.crw1.com

From: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Sent: Monday, August 30, 2021 3:17 PM
To: 'Tyler.rebel@evergy.com' <Tyler.rebel@evergy.com>; 'Mike Stackhouse' <firedistrict1@fd1lv.org>; Mike Fulkerson <Mfulkerson@crwd1.com>; Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Van Parys, David <DVanParys@leavenworthcounty.gov>
Subject: DEV-21-146 & 147 Preliminary/Final Plat for A&A Estates

Good afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for A&A Estates.

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 End of Business on Monday, September 6th.

If you have any questions or need additional information, please contact me at (913) 684-0464 or at JGentzler@LeavenworthCounty.gov.

Thank you,

Joshua Gentzler
Planner II

From: [Mitch Pleak](#)
Sent: Monday, November 15, 2021 4:14 PM
To: [Gentzler, Joshua](#)
Cc: [Allison, Amy](#); [Anderson, Lauren](#); [Noll, Bill](#); [019-2831](#)
Subject: RE: A & A Estates - DEV-21-146 & 147 - DR, PP & FP

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

Joshua,
Lauren and I have reviewed the revised PP, FP, and drainage report with no further comments.
Thanks,
Mitch Pleak

From: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Sent: Wednesday, November 10, 2021 10:50 AM
To: Mitch Pleak <mpleak@olsson.com>
Cc: Allison, Amy <AAllison@leavenworthcounty.gov>; Anderson, Lauren <LAnderson@leavenworthcounty.gov>
Subject: RE: A & A Estates - DEV-21-146 & 147 - DR, PP & FP

Mitch and Lauren,

Here is the revisions for the Prelim and Final and Drainage Report.

Joshua Gentzler
[Planning & Zoning](#)

From: Mitch Pleak <mpleak@olsson.com>
Sent: Tuesday, November 9, 2021 2:53 PM
To: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Cc: Allison, Amy <AAllison@leavenworthcounty.gov>; Anderson, Lauren <LAnderson@leavenworthcounty.gov>; Noll, Bill <BNoll@leavenworthcounty.gov>; [019-2831](#) <019-2831@olsson.com>
Subject: FW: A & A Estates

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

Joshua,
Lauren and I have reviewed the PP and FP. Comments are in the link below.

Citrix Attachments

Expires May 8, 2022

rev-aa-estates-final.pdf	1.3 MB
rev-aa-estates-pre.pdf	1.4 MB

[Download Attachments](#)

Mitchell Pleak uses Citrix Files to share documents securely.

Thanks,
Mitch Pleak

Mitch Pleak, PE
Project Engineer / Civil

D 913.748.2503

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



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[View Legal Disclaimer](#)

From: Anderson, Lauren <LAnderson@leavenworthcounty.gov>
Sent: Monday, November 8, 2021 2:12 PM
To: Michael Bogina <mjbogina@olsson.com>; Mitch Pleak <mpleak@olsson.com>
Subject: FW: A & A Estates

Please see attached for review.

Thanks,
Lauren

From: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Sent: Monday, November 8, 2021 1:25 PM
To: Anderson, Lauren <LAnderson@leavenworthcounty.gov>
Subject: FW: A & A Estates

Joshua Gentzler
[Planning & Zoning](#)

From: larry hahn <hahnsurvey@gmail.com>
Sent: Friday, October 1, 2021 1:23 PM
To: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Subject: A & A Estates

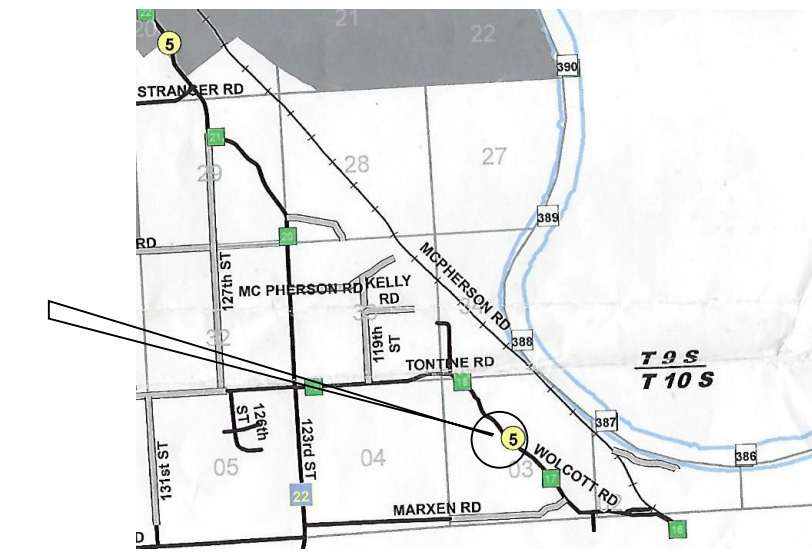
Notice: This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

Joshua -
Attached is the revised A & A Estates.
I sent Michael a copy of the triangle survey to the north.
Thanks,

A&A ESTATES

A SUBDIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER FRACTIONAL SECTION 3-T10S-R23E OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS

FINAL PLAT



LOCATION MAP
NO SCALE

REFERENCE:
1. RHODES SURVEY, JOB #99065
SHEETS 2, 4, 8 AND 9
(7-21-2000)
2. SURVEY - DOC. #20075003
3. DOC. #20215777

"UNPLATTED TRACT"
PN. 162-03-0-00-00-03.03-0

N 1/16 CORNER OF NW 1/4 OF 3-T10S-R23E (14A)
1/2" REBAR WITH #533 CAP (REF. #1)
1. E 10.90 TO PK NAIL IN 14" ELM
2. S 14.50 +/- TO EAST-WEST FENCE
3. SW 21.80 TO 1/2" REBAR
4. W 13.00 +/- TO FENCE RUNNING SOUTH

EASEMENT DEDICATION

AN EASEMENT OR LICENSE TO ENTER UPON, LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION OR MAINTAINANCE AND USE OF CONDUITS, WATER, GAS, SEWER PIPE, POLES, WIRES, DRAINAGE FACILITIES, DUCTS, CABLES AND SIMILAR FACILITIES UPON, OVER AND UNDER THESE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS UTILITY EASEMENT OR U/E IS HEREBY GRANTED TO LEAVENWORTH COUNTY, KANSAS WITH SUBORDINATE USE OF THE SAME BY OTHER GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES AS MAY BE AUTHORIZED BY STATE LAW TO USE SUCH EASEMENT FOR SAID PURPOSES.

STREET DEDICATION

ALL STREETS ON THE ACCOMPANYING PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

DEED DESCRIPTION - BOOK 948, PAGE 1332

A TRACT OF LAND IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 10, RANGE 23, MORE FULLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 3; THENCE WEST ALONG THE EAST AND WEST CENTERLINE OF SAID SECTION 3. A DISTANCE OF 1321.25 FEET; THENCE NORTH ALONG THE DIVISION LINE BETWEEN THE EAST 1/2 AND THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 3, A DISTANCE OF 1572 FEET TO THE CENTER OF STATE HIGHWAY NO. 5. THENCE SOUTHEASTERLY ALONG THE CENTER OF SAID HIGHWAY NO. 5 TO THE POINT OF BEGINNING, LESS ANY PART THEREOF TAKEN OR USED FOR ROAD OR HIGHWAY PURPOSES.

SURVEYORS DESCRIPTION

A TRACT OF LAND IN THE EAST HALF OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 3-T10S-R23E OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS, DESCRIBED AS FOLLOWS; COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 3; THENCE, N 88°19'05"E, 1308.03 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER TO THE SOUTHWEST CORNER OF THE EAST HALF OF SAID NORTHWEST QUARTER AND THE POINT OF BEGINNING OF THIS TRACT; THENCE, N 01°56'20"W, 1324.29 FEET ALONG THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER TO THE CENTER OF THE NORTHWEST QUARTER OF SECTION 3; THENCE, N 88°24'27"E, 108.10 FEET TO THE CENTERLINE OF STATE HIGHWAY #5 (WOLCOTT ROAD); THENCE, S 32°06'09"E, 47.08 FEET ALONG SAID CENTERLINE; THENCE, S 54°15'09"E, 341.92 FEET ALONG SAID CENTERLINE; THENCE, S 43°12'42"E, 361.64 FEET ALONG SAID CENTERLINE; THENCE, S 33°15'22"E, 364.61 FEET ALONG SAID CENTERLINE; THENCE, S 45°49'46"E, 688.91 FEET ALONG SAID CENTERLINE TO THE CENTER OF SECTION 3; THENCE, S 88°19'05"W, 1308.03 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST TO THE POINT OF BEGINNING, CONTAINS 22.91 ACRES, MORE OR LESS, INCLUDING ROAD RIGHT OF WAY. AS SURVEYED BY LARRY T. HAHN, LS #1349, AUGUST, 2021. RELATIVE: 1:988.153

IN TESTIMONY WHEREOF

THE UNDERSIGNED PROPRIETOR STATE THAT ALL TAXES ON THE ABOVE DESCRIBED TRACT OF LAND HAVE BEEN PAID AND THAT HE HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT WHICH SHALL BE KNOWN 'A&A ESTATES'.

FRANCISCO R. ARROYO

STATE OF KANSAS / COUNTY OF LEAVENWORTH

ON THIS _____ DAY OF _____, 2021, BEFORE ME APPEARED FRANCISCO R. ARROYO, KNOWN TO ME TO BE THE SAME PERSON DESCRIBED HEREIN AND WHO EXECUTED THE SAME AS HIS FREE ACT AND DEED. IN WITNESS WHEREOF, I HAVE SET MY HAND AND AFFIXED MY NOTARIAL SEAL THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

"UNPLATTED TRACT"
PN. 162-03-0-00-00-01.02-0

"UNPLATTED TRACT"
PN. 162-03-0-00-00-01.03-0

"UNPLATTED TRACT"
PN. 162-03-0-00-00-01.01-0

CENTER 3-T10S-R23E (15C)
1/2" REBAR WITH #533 CAP (REF. #1)
1. N 24.85 TO 1/2" REBAR ON SHOULDER
2. E 46.67 TO 40D NAIL WITH WASHER IN 12" ELM
3. SSE 64.90 TO 40D NAIL WITH WASHER IN 10" HEDGE
4. W 35.92 TO 40D NAIL WITH WASHER IN 36" HACKBERRY

OWNER / DEVELOPER
FRANCISCO R. ARROYO
PO BOX 55
LANING, KANSAS 66043

APPROVAL

WE THE LEAVENWORTH COUNTY PLANNING COMMISSION, DO HEREBY APPROVE THE FOREGOING PLAT OF 'A&A ESTATES' THIS _____ DAY OF _____, 2021.

CHAIRPERSON / STEVE ROSENTHAL

SECRETARY / AMY ALLISON

THE LEAVENWORTH COUNTY ENGINEERS 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, PE

WE THE BOARD OF COUNTY COMMISSIONERS OF LEAVENWORTH COUNTY, KANSAS, DO HEREBY APPROVE THE FOREGOING PLAT OF 'A&A ESTATES' THIS _____ DAY OF _____, 2021.

CHAIRPERSON / MICHAEL SMITH

COUNTY CLERK / JANET KLASINSKI (ATTEST)

COUNTY REVIEWER CERTIFICATION

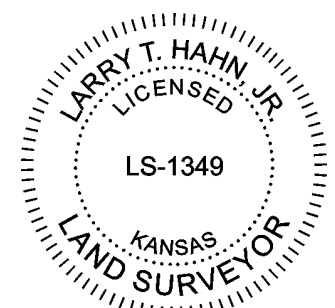
I HEREBY CERTIFY THIS PLAT MEETS THE REQUIREMENTS OF K.S.A. 58-2005. THE FACE OF THIS PLAT WAS REVIEWED FOR COMPLIANCE WITH KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS. NO FIELD VERIFICATION IS IMPLIED. THIS REVIEW IS FOR SURVEY INFORMATION ONLY.

MICHAEL J. BOGINA, KS PS-1655
LEAVENWORTH COUNTY SURVEY REVIEWER

STATE OF KANSAS / COUNTY OF LEAVENWORTH

FILED FOR RECORD IN DOCUMENT # _____ ON THIS _____ DAY OF _____, 2021
AT _____ O'CLOCK _____ IN THE OFFICE OF THE REGISTER OF DEEDS, LEAVENWORTH COUNTY, KANSAS.

REGISTER OF DEEDS / TERRILOIS G. MASHBURN



LARRY T. HAHN, LS #1349

THIS IS TO CERTIFY THAT IN THE MONTH OF AUGUST, 2021, THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE "KANSAS MINIMUM STANDARDS" FOR BOUNDARY SURVEYS.

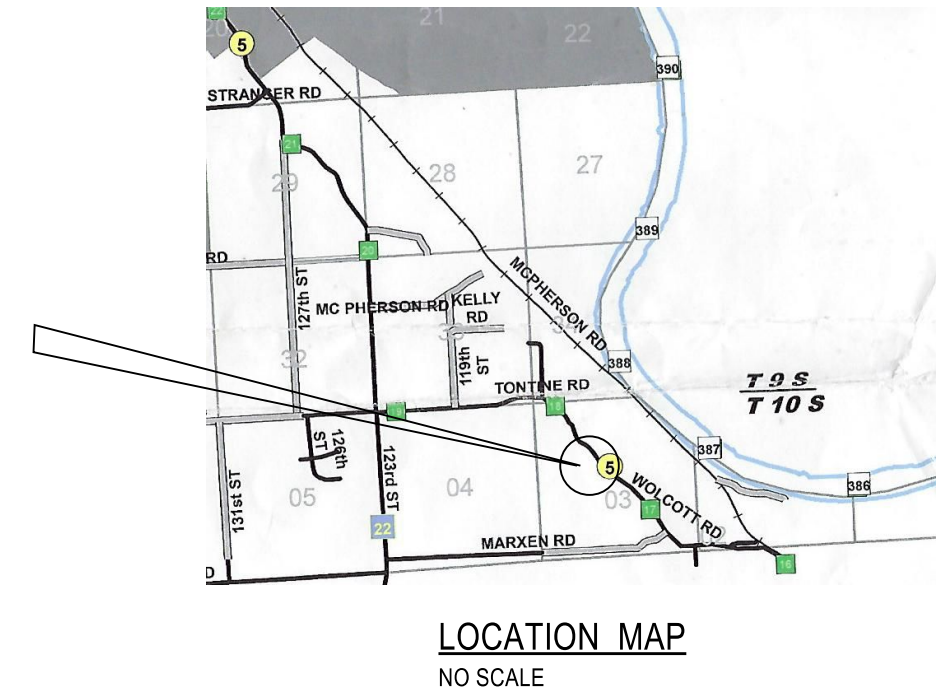
HAHN SURVEYING
PO BOX 186
BASEHOR, KANSAS 66607
(913) 547-3405
hahnsurvey@gmail.com



A&A ESTATES

A SUBDIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER FRACTIONAL SECTION 3-T10S-R23E OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS

PRELIMINARY PLAT



LOCATION MAP
NO SCALE

N 1/4 CORNER OF NW 1/4 OF 3-T10S-R23E (14A)
1/2" REBAR WITH #533 CAP (REF. #1)
1. E 10.90 TO PK NAIL IN 14" ELM
2. S 14.50 +/- TO EAST-WEST FENCE
3. SW 21.80 TO 1/2" REBAR
4. W 13.00 +/- TO FENCE RUNNING SOUTH

"UNPLATTED TRACT"
PN. 162-03-0-00-00-03.03-0
OWNER:
FRANCISCO ARROYO
24225 WOLCOTT DRIVE
KANSAS CITY, KS. 661090

REFERENCE:
1. RHODES SURVEY, JOB #99065
SHEETS 2, 4, 8 AND 9
(7-21-2000)
2. SURVEY - DOC. #2007S003

CENTER OF NW 1/4 3-T10S-R23E (14B)
1/2" REBAR WITH #533 CAP (REF. #1)
1. SSW 16.00 TO PK NAIL IN GATE POST
2. SW 18.50 TO CENTER OF 3" STEEL FENCE CORNER POST
3. WSW 13.50 TO PK NAIL IN TREE- IN NORTH-SOUTH FENCE

"UNPLATTED TRACT"
PN. 162-03-0-00-00-02.01-0
OWNER:
JUAN "HEIDI" LULLOA
24174 WOLCOTT DRIVE
KANSAS CITY, KS. 661090

LEGEND

- 1/2" x 24" REBAR SET WITH #1349 CAP
- SURVEY MONUMENT FOUND (AS NOTED)
- ◐ 1/2" x 24" REBAR SET WITH #1349 CAP IN CONCRETE
- ◑ FOUND 1/2" REBAR WITH #533 CAP - ADDED CONCRETE
- U/E UTILITY EASEMENT - DEDICATED THIS PLAT
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- (M) MEASURED
- (D) DEEDED
- S/B BUILDING SETBACK
- R/W HIGHWAY RIGHT OF WAY

NOTE:
NO MONUMENTS SET ON HIGHWAY CENTERLINE BY
AGREEMENT WITH CLIENT.
MONUMENTS SET ON 33' R/W.

CENTERLINE (66' R/W) - REF. #1
KANSAS STATE HIGHWAY #5
(WOLCOTT DRIVE)
ROAD RECORD
B - 190 (1868)

"UNPLATTED TRACT"
PN. 162-03-0-00-00-01.02-0
OWNER:
RYAN & AMY TROTNIC
24066 WOLCOTT DRIVE
KANSAS CITY, KS. 661090

"UNPLATTED TRACT"
PN. 162-03-0-00-00-01.03-0
OWNER:
DAVID & CYNTHIA SNOODGRASS
24060 WOLCOTT DRIVE
KANSAS CITY, KS. 661090

OWNER / DEVELOPER

FRANCISCO R. ARROYO
PO BOX 55
LANSING, KANSAS 66043
(913) 306-8468

DEED DESCRIPTION - BOOK 948, PAGE 1332

A TRACT OF LAND IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 10, RANGE 23,
MORE FULLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 3; THENCE WEST ALONG
THE EAST AND WEST CENTERLINE OF SAID SECTION 3, A DISTANCE OF 1321.25 FEET; THENCE NORTH ALONG
THE DIVISION LINE BETWEEN THE EAST 1/2 AND THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 3,
A DISTANCE OF 1572 FEET TO THE CENTER OF STATE HIGHWAY NO. 5; THENCE SOUTHEASTERLY ALONG THE
CENTER OF SAID HIGHWAY NO. 5 TO THE POINT OF BEGINNING, LESS ANY PART THEREOF TAKEN OR USED
FOR ROAD OR HIGHWAY PURPOSES.

SURVEYORS DESCRIPTION

A TRACT OF LAND IN THE EAST HALF OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 3-T10S-R23E OF THE 6TH P.M.,
LEAVENWORTH COUNTY, KANSAS, DESCRIBED AS FOLLOWS; COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 3;
THENCE N 88°19'05"E, 1308.03 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER TO THE SOUTHWEST CORNER OF
THE EAST HALF OF SAID NORTHWEST QUARTER AND THE POINT OF BEGINNING OF THIS TRACT;
THENCE N 01°56'20"W, 1324.29 FEET ALONG THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER TO THE CENTER OF THE NORTHWEST QUARTER OF SECTION 3;
THENCE N 88°24'27"E, 108.10 FEET TO THE CENTERLINE OF STATE HIGHWAY #5 (WOLCOTT ROAD);
THENCE S 32°06'09"E, 47.08 FEET ALONG SAID CENTERLINE;
THENCE S 54°15'09"E, 341.92 FEET ALONG SAID CENTERLINE;
THENCE S 43°12'42"E, 361.84 FEET ALONG SAID CENTERLINE;
THENCE S 33°15'22"E, 364.61 FEET ALONG SAID CENTERLINE;
THENCE S 45°49'45"E, 688.91 FEET ALONG SAID CENTERLINE TO THE CENTER OF SECTION 3;
THENCE S 88°19'05"W, 1308.03 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST TO THE POINT OF BEGINNING.
CONTAINS 22.01 ACRES, MORE OR LESS, INCLUDING ROAD RIGHT OF WAY.
AS SURVEYED BY LARRY T. HAHN, LS #1349, AUGUST, 2021.
RELATIVE: 1-988, 153

RESTRICTIONS

1. 40' REAR SETBACK FOR RESIDENCES
- 15' REAR SETBACK FOR ACCESSORY BUILDINGS
- 15' SIDE SETBACK
2. AN ENGINEERED WASTEWATER DISPOSAL MAY BE REQUIRED DUE TO POOR SOIL CONDITIONS.
3. EROSION CONTROL SHALL BE USED WHEN DESIGNING AND CONSTRUCTING DRIVEWAYS.
4. A FORM OF SEDIMENT CONTROL SHALL BE INSTALLED BEFORE WORK BEGINS AND MAINTAINED THROUGHOUT THE TIME THAT THE LAND DISTURBING ACTIVITIES ARE TAKING PLACE.
5. RE-VEGETATION OF ALL DISTURBED SITES SHALL BE COMPLETED WITHIN 45 DAYS AFTER COMPLETION OF FINAL GRADING, WEATHER PERMITTING.
6. LOTS ARE SUBJECT TO THE CURRENT ACCESS MANAGEMENT POLICY RESOLUTION.

NOTES

1. FENCE LINES DO NOT DENOTE PROPERTY LINES.
2. LEAVENWORTH COUNTY, KANSAS, DOES NOT REPRESENT, WARRANT OR GUARANTEE THAT THE DETAILS SHOWN ON THIS DOCUMENT AND PROVIDED BY THE APPLICANT OR AGENT OF APPLICANT, INCLUDING ANY SURVEY INFORMATION SHOULD BE RELIED UPON BY ANY THIRD PARTY AS BEING WHOLLY OR PARTIALLY ACCURATE AND COMPLETE.
3. EXISTING USE OF AREA BEING PLATTED - AGRICULTURAL / RESIDENTIAL
PROPOSED USE - RESIDENTIAL / AGRICULTURAL
4. THIS PLAT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA
FEMA MAP 20103C0275G, EFFECTIVE 07/16/2015
5. O & E REPORT BY SECURED TITLE OF KANSAS CITY - WYANDOTTE
NO. SKC 0066987 (JULY 29, 2021)

DRAINAGE CALCULATIONS

ON SEPARATE DOCUMENT BY DAVID LUTGEN, PE

BENCHMARK

1/2" REBAR WITH #533 CAP AT THE CENTER OF SECTION 3-T10S-R23E
EL. 875.33 (NAVD 88)

ZONING

RR - 2.50
EXISTING USE OF AREA BEING PLATTED - AGRICULTURAL
PROPOSED USE - AGRICULTURAL / RESIDENTIAL

ROAD INFORMATION

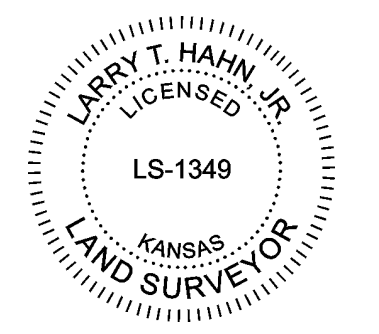
WOLCOTT DRIVE IS 24' WIDE WITH ASPHALT SURFACE
(STATE HIGHWAY)

PUBLIC IMPROVEMENT

NONE

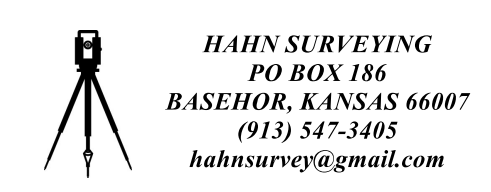
UTILITIES

ELECTRIC / EVERY
WATER / R.W.D. #1 CON.
GAS / PRIVATE PROPANE
SEWAGE / PRIVATE ON SITE SYSTEM
TELEPHONE / AT&T



LARRY T. HAHN, LS #1349

THIS IS TO CERTIFY THAT IN THE MONTH OF AUGUST, 2021, THIS SURVEY
WAS MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY
MEETS OR EXCEEDS THE "KANSAS MINIMUM STANDARDS" FOR BOUNDARY SURVEYS.



HAHN SURVEYING
PO BOX 186
BASEHOR, KANSAS 66007
(913) 547-3405
hahnsurveying@gmail.com

**Leavenworth County
Request for Board Action
Case No. DEV-21-177 & 178
Preliminary & Final Plat Roman Ridge Estates**

Date: December 22, 2021
To: Board of County Commissioners
From: Planning & Zoning Staff

Department Head Review: Krystal Voth, Reviewed

Additional Reviews as needed:

Budget Review Administrator Review Legal Review

Action Requested: The applicants are requesting a Preliminary and Final Plat for a five (5) lot subdivision. The proposed Lots vary from 6.4 to 34.3 acres, in size.

Analysis: The applicant is requesting the approval of a plat for a five-lot subdivision located on or adjacent to K-16/McLouth Road. The lots range from 6.4 to 34.3 acres, in size. Lot 4 does not comply with the ZSR 50.40.3.d. and will require the approval of an exception that the applicant has requested to allow the property line to deviate from a 90° line coming off of K-16/McLouth Road.

The subdivision proposal does not divide the property at the highest level possible as the Future Land Use Map designates the property as divisible into a higher density due to the property's proximity to the City of Tonganoxie.

Lots 1 and 2 lie next to K-16/McLouth Road, but will only have access to 234th Street and Sandusky Road, respectively. Lots 4 and 5 will share an access point onto K-16, as required by Kansas Department of Transportation.

Due to the location and curvature of K-16/McLouth Road, the division of the property is orderly and consistent and staff is generally supportive of the proposed layout.

Recommendation: The Planning Commission voted 7-0 (2 absences) to recommend approval of Case No. DEV-21-177 & 178, Preliminary and Final Plat for Roman Ridge Estates subject to conditions.

Alternatives:

1. Approve Case No. DEV-21-177 & 178, Preliminary and Final Plat for Roman Ridge Estates, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-21-177 & 178, Preliminary and Final Plat for Roman Ridge Estates, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-21-177 & 178, Preliminary and Final Plat for Roman Ridge Estates, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

Budgetary Impact:

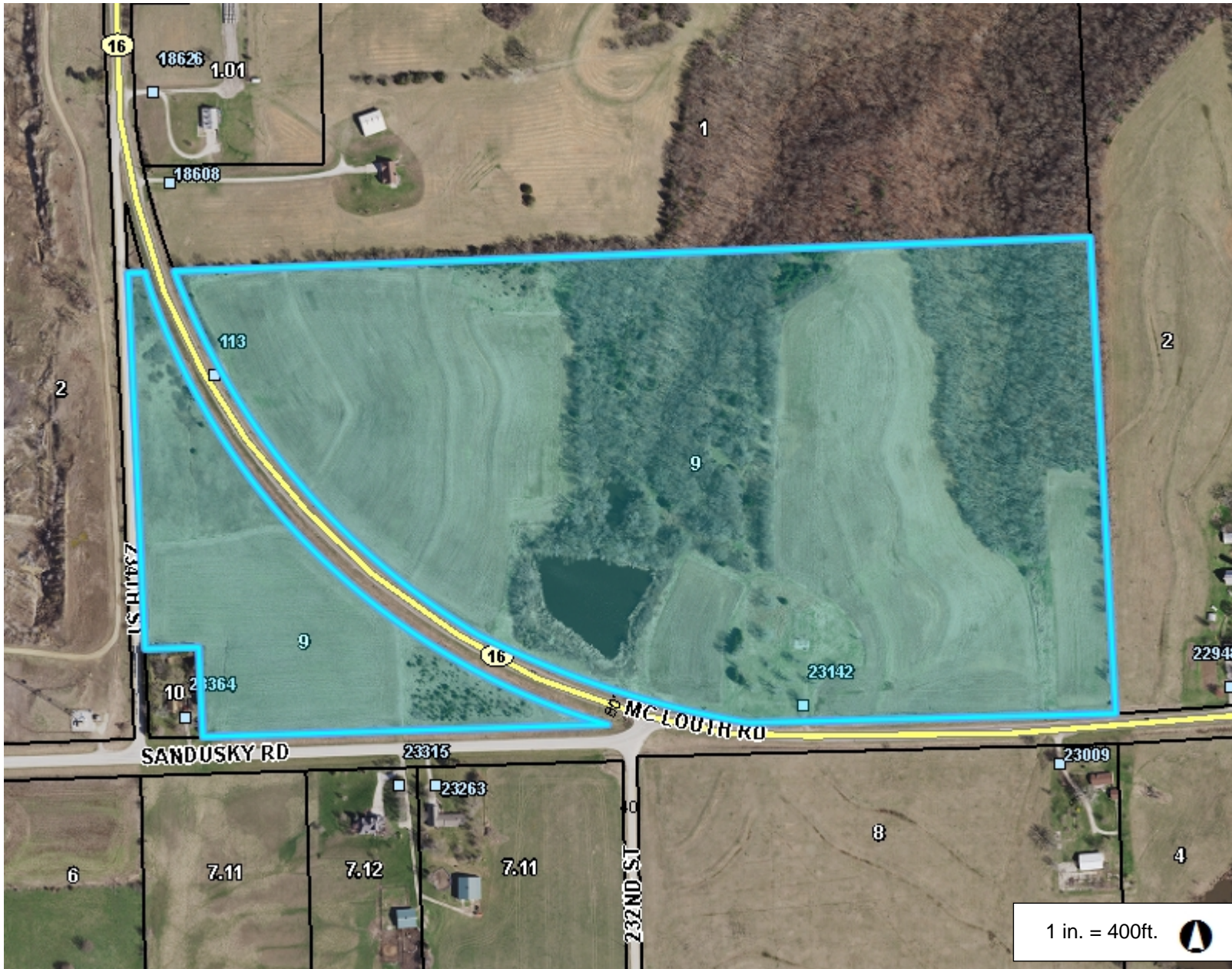
Not Applicable

- Budgeted item with available funds
- Non-Budgeted item with available funds through prioritization
- Non-Budgeted item with additional funds requested

Total Amount Requested: \$0.00

Additional Attachments: Staff Report, Plat, Planning Commission Minutes

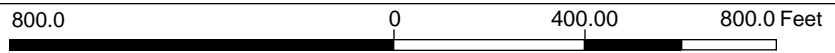
DEV-21-177 & 178 Roman Ridge Estates



Legend

- Address Point
- Parcel Number
- Parcel
- City Limit Line
- Major Road
- <all other values>
- 70
- Road
- + Railroad

1 in. = 400ft.



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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Case No. DEV-21-177/178
Roman Ridge Estates
Preliminary and Final Plat

Staff Report – Board of County Commissioners

December 22, 2021

GENERAL INFORMATION:

**Applicant/
Property Owner:** Robbins Acquisitions
PO Box 480
Tonganoxie, KS 66086

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

Legal Description: A tract of land in the South half of the Northeast Quarter of Section 7,
Township 11 South, Range 21 East of the 6th P.M, in Leavenworth County,
Kansas.

Location: 23142 McLouth Road

Parcel Size: ± 71 acres

Zoning/Land Use: RR-5, Rural Residential 5-acre minimum size parcels & RR-2.5, Rural Residential
2.5-acre minimum size parcels

Comprehensive Plan: This parcel is within the Residential (3 units per acre) land use category.

Parcel ID No.: 193-07-0-00-00-009.00

Planner: Joshua Gentzler

REPORT:

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission voted 7-0 (2 absences) to recommend approval of Case No. DEV-21-177 & 178, Preliminary and Final Plat for Roman Ridge Estates, with the following 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. The applicant shall adhere to the following memorandums:
 - a. Steven Taylor – KS Department of Transportation, November 1, 2021
 - b. Timothy Smith – Tonganoxie TWP Fire District, November 1, 2021
4. A waiver for the use of private septic systems within this subdivision is granted with this approval.
5. At time of development, fire hydrants shall be required if necessary infrastructure is available.
6. An exception shall be granted to allow the western property line of Lot 4 to deviate from the requirements of ZSR 50.40.3.d.
7. After approval of this subdivision by the Board of County Commission, all conditions listed shall be adhered to and copies shall be provided to the Planning and Zoning Department within 30 days.

Request

The applicant is requesting a Preliminary and Final Plat for a five (5) lot subdivision.

Adjacent Land Use

The surrounding properties consist of agricultural, residential, and heavy industrial usage on varying sized parcels ranging from 0.8 acres to over 180 acres in size.

Flood Plain

There are no Special Flood Hazard Areas on this parcel per FEMA Firm Map 20103C0301G July 16, 2015.

Utilities/Services

Sewer: Private septic system
Fire: Tonganoxie Township Fire Department
Water: RWD 6
Electric: Evergy

Access/Streets

The property is accessed by:

- K-16 Highway/Mclouth Road - A State Highway with a paved surface \pm 40' wide.
- Sandusky Road – A County collector road with a paved surface \pm 25' wide.
- 234th Street – A County local road with a gravel surface \pm 20' wide.

Agency Comments

See attached comments – Email – Lauren Anderson – Public Works, December 2, 2021
See attached comments – Email – Mike Bogina –County Survey Reviewer, December 2, 2021
See attached comments – Email – Steven Taylor – KS Department of Transportation, November 1, 2021
See attached comments – Email – Timothy Smith – Tonganoxie Twp. Fire Department, November 1, 2021
See attached comments – Email – Tyler Rebel – Evergy, November 24, 2021

Findings

1. The proposed subdivision is consistent with the zoning districts of RR-2.5 and RR-5 zoning districts.
2. The property is not within a sewer district boundary or is within 660 feet of the incorporated limits of a municipality; therefore, a waiver to the requirement of allowing private septic systems is supported by staff. A private sewage disposal permit may be issued per Leavenworth County Sanitary Code requirements.
3. At time of development, fire hydrants shall be required if necessary infrastructure is available.
4. The proposed subdivision is in accordance with the Comprehensive Plan.

Subdivision Classification

This is classified as a Class “C” Subdivision. According to the Leavenworth County Zoning & Subdivision regulations, a Class “C” Subdivision is any subdivision in which all the lots lie 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 4.)

Staff Comments

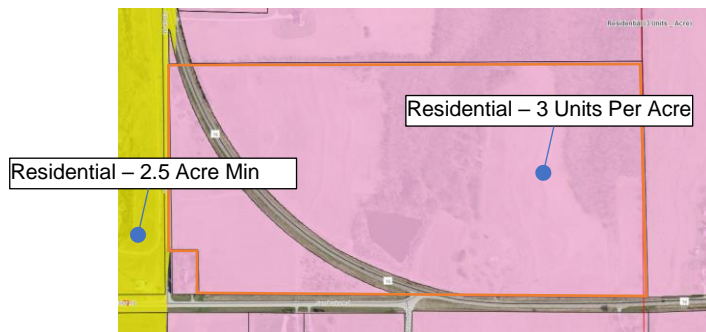


Figure 1 Future Land Use Map



Figure 2 Current Zoning Map

The applicant is requesting the approval of a plat for a five-lot subdivision located on or adjacent to K-16/McLouth Road. The lots range from 6.4 to 34.3 acres, in size. Lot 4 does not comply with the ZSR 50.40.3.d. and will require the approval of an exception that the applicant has requested to allow the property line to deviate from a 90° line coming off of K-16/McLouth Road.

The subdivision proposal does not divide the property at the highest level possible as the Future Land Use Map designates the property as divisible into a higher density due to the property's proximity to the City of Tonganoxie.

Lots 1 and 2 lie next to K-16/McLouth Road, but will only have access to 234th Street and Sandusky Road, respectively. Lots 4 and 5 will share an access point onto K-16, as required by Kansas Department of Transportation.

Due to the location and curvature of K-16/McLouth Road, the division of the property is orderly and consistent and staff is generally supportive of the proposed layout.

ACTION OPTIONS:

1. Approve Case No. DEV-21-177 & 178, Preliminary and Final Plat for Roman Ridge Estates, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-21-177 & 178, Preliminary and Final Plat for Roman Ridge Estates, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-21-177 & 178, Preliminary and Final Plat for Roman Ridge Estates, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

ATTACHMENTS:

Aerial Map
Memorandums
Preliminary and Final Plat

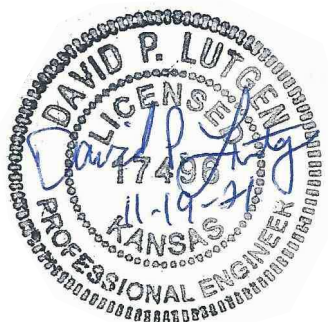
Roman Ridge Estates
Leavenworth County Kansas

Drainage Report

October 21, 2021

November 18, 2021

November 19, 2021



Parcel Information - The 71.5-acre (+/-) parcel is located on K-16 Highway west of Tonganoxie in Leavenworth County KS. The property is zoned both RR 2.5 and RR 5.0.

Existing Conditions – K-16 divides the parcel into two pieces. The tract southwest of the highway is at the north east corner of 234th Street and Sandusky Road. This area is a mixture of pasture and row crops. The remainder of the parcel is located to the north of K-16. Approximately 20 acres of the site is wooded. There are two small ponds that are assumed to remain. There are two entrances and a concrete slab on the property. The remainder of the site is used for row crops. The site can be divided into multiple drainage areas, see exhibit #1.

A composite c value was calculated for the drainage area as shown in the table below. The composite c value is based on the soil type, slopes, and existing land use, see Exhibits #1, #3, #4, and #5.

Existing	Acres in each Drainage Area			
	DA #1	DA #2	DA #3	DA #4
Wooded	0.00	0.00	11.80	8.00
Pasture	3.36	1.50	0.00	0.00
Crops	2.51	2.73	18.29	15.73
Gravel Drive	0.00	0.00	0.01	0.01
Impervious	0.00	0.00	0.00	0.02
Composite c	0.46	0.43	0.50	0.52

$$\text{composite c} = \frac{(\text{Wooded Acres} * \text{c value} + \text{Pasture Acres} * \text{c value} + \text{Crop Acres} * \text{c value} + \text{Gravel Acres} * \text{c value} + \text{Impervious Acres} * \text{c value})}{\text{Total Acres}}$$

Developed Conditions – The proposed development will create five residential building lots. The new homes are assumed to be located as shown on exhibit #2. The developed storm water runoff calculations include 10,000 sq ft of impervious area for the new building lots. This impervious area will account for the driveway, house footprint, and outbuilding. It is assumed that two acres of each lot will be maintained as a grass lawn. A composite c value was calculated for the drainage area as shown in the table below. The composite c value is based on the soil type, slopes, and existing land use, see Exhibits #2, #3, #4, and #5. No construction is anticipated in drainage areas #5 or #6 so those drainage areas were not analyzed. It is assumed that areas that are currently row crops will be used as pasture in the future.

Developed	Acres in each Drainage Area			
	DA #1	DA #2	DA #3	DA #4
Wooded	0.00	0.00	11.80	8.00
Pasture	3.64	2.00	16.06	11.27
Gravel Drive	0.00	0.00	0.01	0.01
Impervious	0.23	0.23	0.23	0.48
Grass	2.00	2.00	2.00	4.00
Composite c	0.33	0.29	0.35	0.34

$$\text{composite c} = \frac{(\text{Wooded Acres} * \text{c value} + \text{Pasture Acres} * \text{c value} + \text{Gravel Acres} * \text{c value} + \text{Impervious Acres} * \text{c value} + \text{Grass Acres} * \text{c value})}{\text{Total Acres}}$$

The storm water runoff for existing and developed conditions is summarized in the following tables. Calculations for the storm water runoff are included with the report.

DA #1

	Q10	Q100
Existing	14.8	26.3
Developed	9.7	17.3
Change	-34%	-34%

DA #2

	Q10	Q100
Existing	9.3	16.6
Developed	5.7	10.2
Change	-38%	-38%

DA #3

	Q10	Q100
Existing	84.5	149.7
Developed	54.2	96.3
Change	-36%	-36%

DA #4

	Q10	Q100
Existing	68.7	121.8
Developed	41.3	73.4
Change	-40%	-40%

Conclusion – The change in land use for this parcel of ground results in a decrease in storm water runoff from all drainage areas.

DA #3

Land Use - Wooded
Acres - 11.80
c Value - 0.35

Land Use - Row Crops
Acres - 18.29
c Value - 0.60

DA #5

Land Use - Row Crops
Acres - 6.12
c Value - 0.50

DA #1

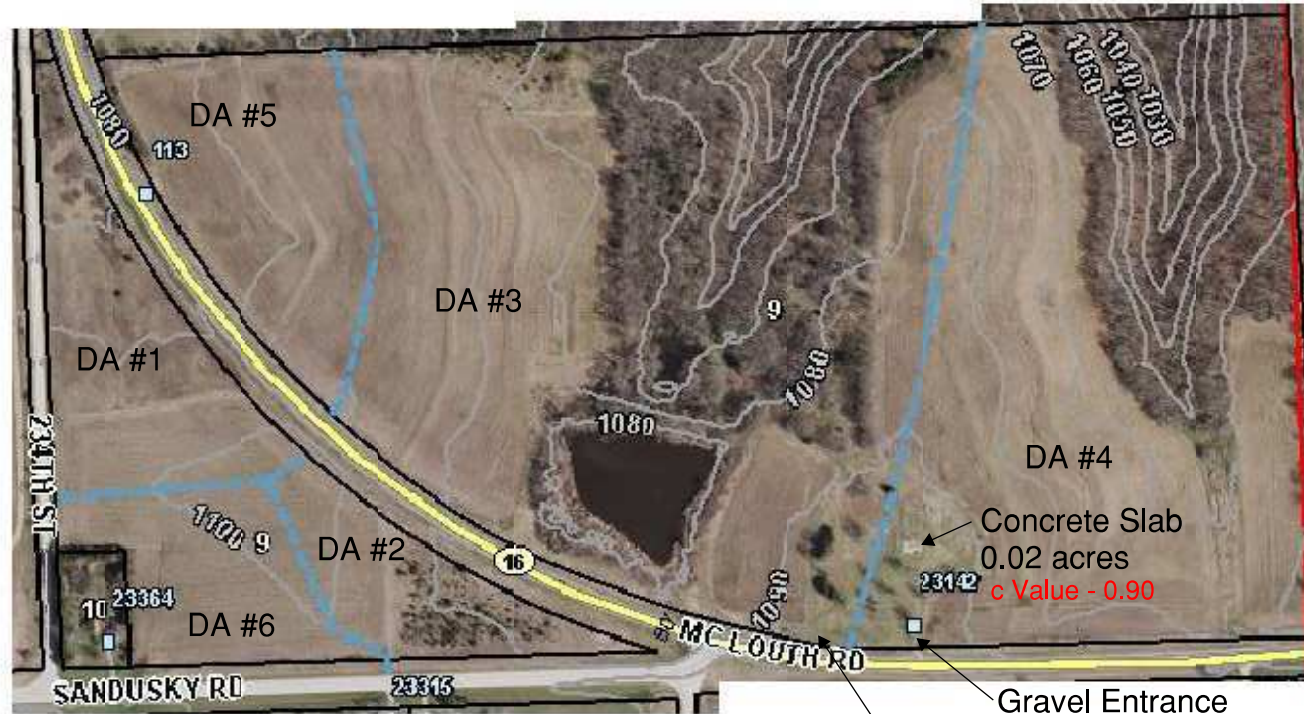
Land Use - Pasture
Acres - 3.36
c Value - 0.36

Land Use - Row Crops
Acres - 2.51
c Value - 0.60

DA #4

Land Use - Wooded
Acres - 8.00
c Value - 0.35

Land Use - Row Crops
Acres - 15.73
c Value - 0.60



Concrete Slab
0.02 acres
c Value - 0.90

Gravel Entrance
0.01 acres
c Value - 0.50

Gravel Entrance
0.01 acres
c Value - 0.50

DA #6

Land Use - Row Crops
Acres - 4.24
c Value - 0.50

DA #2

Land Use - Pasture
Acres - 1.50
c Value - 0.30

Land Use - Row Crops
Acres - 2.73
c Value - 0.50

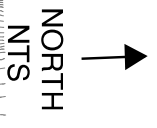
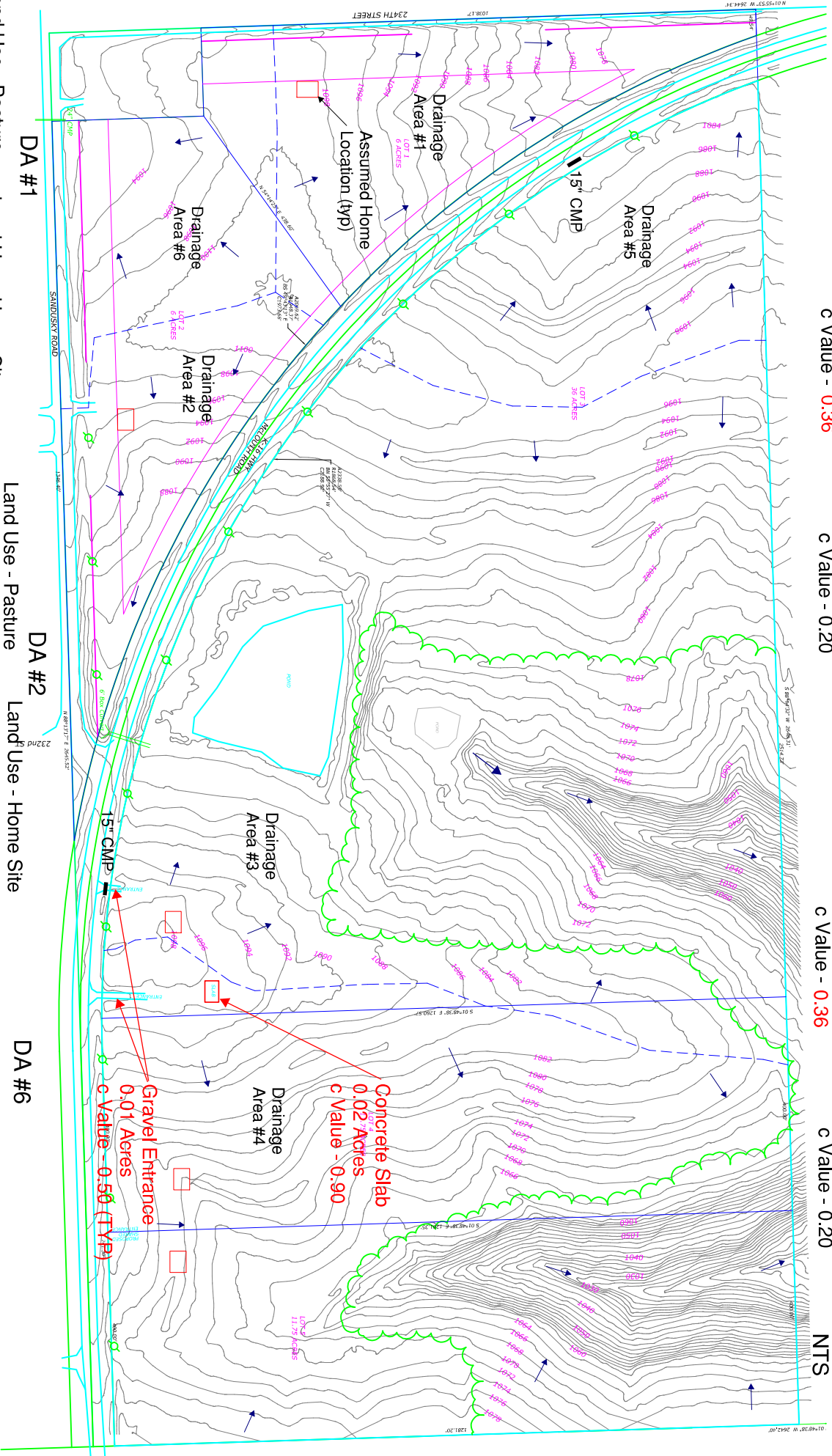
DA #5
 Land Use - Row Crops
 Acres - 6.12
 c Value - 0.50

DA #3
 Land Use - Wooded
 Acres - 11.80
 c Value - 0.35
 Land Use - Pasture
 Acres - 16.06
 c Value - **0.36**

DA #3
 Land Use - Home Site
 Acres - 0.23
 c Value - 0.90
 Land Use - Lawn
 Acres - 2.00
 c Value - 0.20

DA #4
 Land Use - Wooded
 Acres - 8.00
 c Value - 0.35
 Land Use - Pasture
 Acres - 11.27
 c Value - **0.36**

DA #4
 Land Use - Home Site
 Acres - 0.46
 c Value - 0.90
 Land Use - Lawn
 Acres - 4.00
 c Value - 0.20



DA #1
 Land Use - Pasture
 Acres - 3.64
 c Value - 0.36

DA #1
 Land Use - Home Site
 Acres - 0.23
 c Value - 0.90

DA #2
 Land Use - Pasture
 Acres - 2.00
 c Value - 0.30

DA #2
 Land Use - Home Site
 Acres - 0.23
 c Value - 0.90

DA #6
 Land Use - Row Crops
 Acres - 4.24
 c Value - 0.50

DA #1
 Land Use - Lawn
 Acres - 2.00
 c Value - 0.20

DA #2
 Land Use - Lawn
 Acres - 2.00
 c Value - 0.20



Map Unit Symbol	Map Unit Name
7252	Grundy silty clay loam, 1 to 3 percent slopes
7254	Grundy silty clay loam, 3 to 7 percent slopes, eroded
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded
7550	Rosendale-Bendena silty clay loams, 3 to 40 percent slopes
7575	Shelby clay loam, 4 to 8 percent slopes, eroded
9983	Gravel pits and quarries

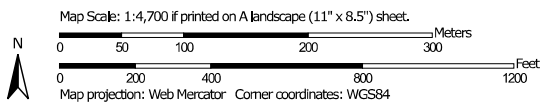


TABLE 1 Values of Runoff Coefficient C

URBAN AREAS:	
Type of drainage area	Runoff coefficient C
Lawns:	0.05 - 0.10
Sandy soil, flat 2%	0.10 - 0.15
Sandy soil, average, 2 - 7%	0.15 - 0.20
Sandy soil, steep, 7%	0.13-0.17
Heavy soil, flat, 2%	0.18 - 0.22
Heavy soil, average, 2 - 7%	0.25 - 0.35
Heavy soil, steep, 7%	
Business:	0.70 - 0.95
Downtown areas Neighborhood areas	0.50.0.70
Residential:	0.30 - 0.50
Single-family areas	0.40 - 0.60
Multi units, detached Multi units,	0.60 - 0.75
attached Suburban	0.25 - 0.40
Apartment dwelling areas	0.50 - 0.70
Industrial:	
Light areas	0.50 - 0.80
Heavy areas	0.60 - 0.90
Parks, cemeteries	0.10 - 0.25
Playgrounds	0.20 - 0.35
Railroad yard areas	0.20 - 0.40
Unimproved areas	0.10 - 0.30
Streets:	0.70 - 0.95
Asphaltic	0.80 - 0.95
Concrete	0.70 - 0.85
Brick	
Drives and walks	0.75 - 0.85
Roofs	0.75 - 0.95

AGRICULTURAL AREAS:

Topography and Vegetation	Runoff Coefficient C Soil Texture		
	Soil Texture		
	Open Sandy Loam	Clay and Silt Loam	Tight Clay
Woodland			
Flat 0 - 5% Slope	0.10	0.30	0.40
Rolling 5 - 10% Slope	0.25	0.35	0.50
Hilly 10 - 30% Slope	0.30	0.50	0.60
Pasture			
Flat	0.10	0.30	0.40
Rolling	0.16	0.36	0.55
Hilly	0.22	0.42	0.60
Cultivated			
Flat	0.30	0.50	0.60
Rolling	0.40	0.60	0.70
Hilly	0.52	0.72	0.82

Source - Natural Resources Conservation Service (NRCS) US Department of Agriculture (USDA) Peak Discharge Course
https://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1083019.pdf

Table 3-1 Runoff Coefficients for Rational Formula

Type of Drainage Area	Runoff Coefficient, C*
Concrete or Asphalt Pavement	0.8 – 0.9
Commercial and Industrial	0.7 – 0.9
Gravel Roadways and Shoulders	0.5 – 0.7
Residential – Urban	0.5 – 0.7
Residential – Suburban	0.3 – 0.5
Undeveloped	0.1 – 0.3
Berms	0.1 – 0.3
Agricultural – Cultivated Fields	0.15 – 0.4
Agricultural – Pastures	0.1 – 0.4
Agricultural – Forested Areas	0.1 – 0.4

For flat slopes or permeable soil, lower values shall be used. For steep slopes or impermeable soil, higher values shall be used. Steep slopes are 2:1 or steeper.

From Michigan State Administrative Rules R 280.9.

Referenced from MDOT Drainage Manual, www.michigan.gov

Drainage Area #1- 10 year

Existing Conditions

Area = 5.87 acres
C= 0.46
L= 950
S= 5.0
K= 1

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3} \quad L_{\max} = 300$$

$$i_{10} = 175/(T_c + 18.8) \quad 5 < T_c < 15$$

$$T_i = 11.6$$

$$i_{10} = 214/(T_c + 26.7) \quad 15 < T_c < 60$$

$$T_t = 1.58$$

$$T_c = 13.2$$

$$i_{10} = 5.47$$

$$Q = KCiA$$

$$Q = 14.8 \text{ cfs}$$

Developed Conditions

Area = 5.87 acres
C= 0.33
L= 950
S= 5.0
K= 1

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3} \quad L_{\max} = 300$$

$$i_{10} = 175/(T_c + 18.8) \quad 5 < T_c < 15$$

$$T_i = 14.1$$

$$i_{10} = 214/(T_c + 26.7) \quad 15 < T_c < 60$$

$$T_t = 1.58$$

$$T_c = 15.7$$

$$i_{10} = 5.07$$

$$Q = KCiA$$

$$Q = 9.7 \text{ cfs}$$

Drainage Area #1 - 100 year

Existing Conditions

Area = 5.87 acres
C= 0.46
L= 950
S= 5.0
K= 1.25

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3} \quad L_{max} = 300$$

$$i_{100} = 256/(T_c + 19.8) \quad 5 < T_c < 15$$

$$T_i = 11.6$$

$$i_{100} = 331/(T_c + 30) \quad 15 < T_c < 60$$

$$T_t = 1.58$$

$$T_c = 13.2$$

$$i_{100} = 7.76$$

$$Q = KCiA$$

$$Q = 26.3 \text{ cfs}$$

Developed Conditions

Area = 5.87 acres
C= 0.33
L= 950
S= 5.0
K= 1.25

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3} \quad L_{max} = 300$$

$$i_{100} = 256/(T_c + 19.8) \quad 5 < T_c < 15$$

$$T_i = 14.1$$

$$i_{100} = 331/(T_c + 30) \quad 15 < T_c < 60$$

$$T_t = 1.58$$

$$T_c = 15.7$$

$$i_{100} = 7.21$$

$$Q = KCiA$$

$$Q = 17.3 \text{ cfs}$$

Drainage Area #2- 10 year

Existing Conditions

Area = 4.23 acres
C= 0.43
L= 1400
S= 4.3
K= 1

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3} \quad L_{\max} = 300$$

$$i_{10} = 175/(T_c + 18.8) \quad 5 < T_c < 15$$

$$T_i = 12.9$$

$$i_{10} = 214/(T_c + 26.7) \quad 15 < T_c < 60$$

$$T_t = 2.33$$

$$T_c = 15.2$$

$$i_{10} = 5.15$$

$$Q = KCiA$$

$$Q = 9.3 \text{ cfs}$$

Developed Conditions

Area = 4.23 acres
C= 0.29
L= 1400
S= 4.3
K= 1

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3} \quad L_{\max} = 300$$

$$i_{10} = 175/(T_c + 18.8) \quad 5 < T_c < 15$$

$$T_i = 15.6$$

$$i_{10} = 214/(T_c + 26.7) \quad 15 < T_c < 60$$

$$T_t = 2.33$$

$$T_c = 18.0$$

$$i_{10} = 4.76$$

$$Q = KCiA$$

$$Q = 5.7 \text{ cfs}$$

Drainage Area #2- 100 year

Existing Conditions

Area = 4.23 acres
C= 0.43
L= 1400
S= 4.3
K= 1.25

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3} \quad L_{\max} = 300$$

$$i_{100} = 256/(T_c + 19.8) \quad 5 < T_c < 15$$

$$T_i = 12.9$$

$$i_{100} = 331/(T_c + 30) \quad 15 < T_c < 60$$

$$T_t = 2.33$$

$$T_c = 15.2$$

$$i_{100} = 7.32$$

$$Q = KCiA$$

$$Q = 16.6 \text{ cfs}$$

Developed Conditions

Area = 4.23 acres
C= 0.29
L= 1400
S= 4.3
K= 1.25

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3} \quad L_{\max} = 300$$

$$i_{100} = 256/(T_c + 19.8) \quad 5 < T_c < 15$$

$$T_i = 15.6$$

$$i_{100} = 331/(T_c + 30) \quad 15 < T_c < 60$$

$$T_t = 2.33$$

$$T_c = 18.0$$

$$i_{100} = 6.78$$

$$Q = KCiA$$

$$Q = 10.2 \text{ cfs}$$

Drainage Area #3- 10 year

Existing Conditions

Area = 30.1 acres
C= 0.50
L= 1200
S= 5.6
K= 1

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3}$$

L max = 300

$$i_{10} = 175/(T_c + 18.8)$$

5 < T_c < 15

$$T_i = 10.5$$

$$T_i = 10.5$$

$$i_{10} = 214/(T_c + 26.7)$$

15 < T_c < 60

$$L = 1200$$

$$T_t = 2.00$$

$$S = 5.6$$

$$T_c = 12.5$$

$$K = 1$$

$$i_{10} = 5.59$$

$$Q = KCiA$$

$$Q = 84.5 \text{ cfs}$$

Developed Conditions

Area = 30.1 acres
C= 0.35
L= 1200
S= 5.6
K= 1

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3}$$

L max = 300

$$i_{10} = 175/(T_c + 18.8)$$

5 < T_c < 15

$$T_i = 13.2$$

$$T_i = 13.2$$

$$i_{10} = 214/(T_c + 26.7)$$

15 < T_c < 60

$$L = 1200$$

$$T_t = 2.00$$

$$S = 5.6$$

$$T_c = 15.2$$

$$K = 1$$

$$i_{10} = 5.15$$

$$Q = KCiA$$

$$Q = 54.2 \text{ cfs}$$

Drainage Area #3 - 100 year

Existing Conditions

Area = 30.1 acres
C= 0.50
L= 1200
S= 5.6
K= 1.25

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3}$$

L max = 300

$$i_{100} = 256/(T_c + 19.8)$$

5 < T_c < 15

C=

0.50

$$T_i = 10.5$$

$$i_{100} = 331/(T_c + 30)$$

15 < T_c < 60

L=

1200

S=

5.6

$$T_t = 2.00$$

$$T_c = 12.5$$

$$i_{100} = 7.93$$

$$Q = KCiA$$

$$Q = 149.7 \text{ cfs}$$

Developed Conditions

Area = 30.1 acres
C= 0.35
L= 1200
S= 5.6
K= 1.25

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3}$$

L max = 300

$$i_{100} = 256/(T_c + 19.8)$$

5 < T_c < 15

C=

0.35

$$T_i = 13.2$$

$$i_{100} = 331/(T_c + 30)$$

15 < T_c < 60

L=

1200

S=

5.6

$$T_t = 2.00$$

$$T_c = 15.2$$

$$i_{100} = 7.32$$

$$Q = KCiA$$

$$Q = 96.3 \text{ cfs}$$

Drainage Area #4- 10 year

Existing Conditions

Area = 23.76 acres
C= 0.52
L= 1300
S= 5.6
K= 1

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3} \quad L_{\max} = 300$$

$$i_{10} = 175/(T_c + 18.8) \quad 5 < T_c < 15$$

$$T_i = 10.3$$

$$i_{10} = 214/(T_c + 26.7) \quad 15 < T_c < 60$$

$$T_t = 2.17$$

$$T_c = 12.4$$

$$i_{10} = 5.61$$

$$Q = KCiA$$

$$Q = 68.7 \text{ cfs}$$

Developed Conditions

Area = 23.76 acres
C= 0.34
L= 1300
S= 5.6
K= 1

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3} \quad L_{\max} = 300$$

$$i_{10} = 175/(T_c + 18.8) \quad 5 < T_c < 15$$

$$T_i = 13.3$$

$$i_{10} = 214/(T_c + 26.7) \quad 15 < T_c < 60$$

$$T_t = 2.17$$

$$T_c = 15.5$$

$$i_{10} = 5.10$$

$$Q = KCiA$$

$$Q = 41.3 \text{ cfs}$$

Drainage Area #4 - 100 year

Existing Conditions

Area = 23.76 acres
C= 0.52
L= 1300
S= 5.6
K= 1.25

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3} \quad L_{\max} = 300$$

$$i_{100} = 256/(T_c + 19.8) \quad 5 < T_c < 15$$

$$T_i = 10.3$$

$$i_{100} = 331/(T_c + 30) \quad 15 < T_c < 60$$

$$T_t = 2.17$$

$$T_c = 12.4$$

$$i_{100} = 7.95$$

$$Q = KCiA$$

$$Q = 121.8 \text{ cfs}$$

Developed Conditions

Area = 23.76 acres
C= 0.34
L= 1300
S= 5.6
K= 1.25

$$T_i = 1.8(1.1-C)L^{.5}/S^{1/3} \quad L_{\max} = 300$$

$$i_{100} = 256/(T_c + 19.8) \quad 5 < T_c < 15$$

$$T_i = 13.3$$

$$i_{100} = 331/(T_c + 30) \quad 15 < T_c < 60$$

$$T_t = 2.17$$

$$T_c = 15.5$$

$$i_{100} = 7.25$$

$$Q = KCiA$$

$$Q = 73.4 \text{ cfs}$$

From: [Steven Taylor \[KDOT\]](#)
Sent: Monday, November 1, 2021 2:38 PM
To: [Gentzler, Joshua](#)
Subject: RE: DEV-21-177 & 178 Review Request of Preliminary/Final Plat for Roman Ridge Estates

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

Joshua,

Mr. Robbins as applied for and received a permit(#01-21-000036A) to construct a shared access between lots 4 and 5.

Steve Taylor
Kansas Department of Transportation
Utility Coordinator
District 1 Area 3
650 north K-7 Highway
Bonner Springs, Ks.
913-942-3049

From: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Sent: Monday, November 1, 2021 12:45 PM
To: Steven Taylor [KDOT] <Steven.Taylor@ks.gov>
Subject: DEV-21-177 & 178 Review Request of Preliminary/Final Plat for Roman Ridge Estates

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

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for Roman Ridge Estates, located at 23142 Mclouth Road, Tonganoxie, KS 66086.

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 End of Business on Friday, November 5th, 2021.

If you have any questions or need additional information, please contact me at (913) 684-0464 or at JGentzler@LeavenworthCounty.gov.

Thank you,

Joshua Gentzler
Planner II
[Planning & Zoning](#)
Leavenworth County
913.684.0464

From: [Anderson, Lauren](#)
Sent: Tuesday, November 23, 2021 10:08 AM
To: [Gentzler, Joshua](#)
Cc: 'Mitch Pleak'
Subject: RE: DEV-21-177 & 178 Roman Ridge Estates - DR

Categories: Approvals

Joshua,

No additional comments on the DR for Roman Ridge.

Lauren

From: Gentzler, Joshua
Sent: Monday, November 22, 2021 8:52 AM
To: Anderson, Lauren <LAnderson@leavenworthcounty.gov>
Subject: RE: DEV-21-177 & 178 Roman Ridge Estates - DR

Lauren,

Attached is the revised Drainage Report.

Joshua Gentzler
[Planning & Zoning](#)

From: Anderson, Lauren
Sent: Friday, November 19, 2021 1:42 PM
To: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>; Mitch Pleak <MPleak@olsson.com>
Cc: Allison, Amy <AAllison@leavenworthcounty.gov>; Sloop, Stephanie <SSloop@leavenworthcounty.gov>
Subject: RE: DEV-21-177 & 178 Roman Ridge Estates - PP, FP, DR

Joshua,

Please see attached for engineering comments. As requested by Amy, I have provided comment to the DR in the attachment (directly on the cover page of the report) rather than in the body of this email.

Lauren

From: Gentzler, Joshua
Sent: Friday, November 19, 2021 11:22 AM
To: Anderson, Lauren <LAnderson@leavenworthcounty.gov>; Mitch Pleak <MPleak@olsson.com>
Subject: RE: DEV-21-177 & 178 Roman Ridge Estates - PP, FP, DR

(As a follow up, these were received yesterday)

Joshua Gentzler
[Planning & Zoning](#)

From: Anderson, Lauren
Sent: Thursday, November 4, 2021 3:46 PM
To: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>; Mitch Pleak <MPleak@olsson.com>
Subject: RE: DEV-21-177 & 178 Roman Ridge Estates

Josh,

I have provided response below. Please let me know if you have any additional questions come in.

Lauren

From: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Sent: Thursday, November 4, 2021 12:32 PM
To: Mitch Pleak <MPleak@olsson.com>; Anderson, Lauren <LAnderson@leavenworthcounty.gov>
Subject: FW: DEV-21-177 & 178 Roman Ridge Estates

All,

David has questions concerning comments on the Drainage Report.

Joshua Gentzler
[Planning & Zoning](#)

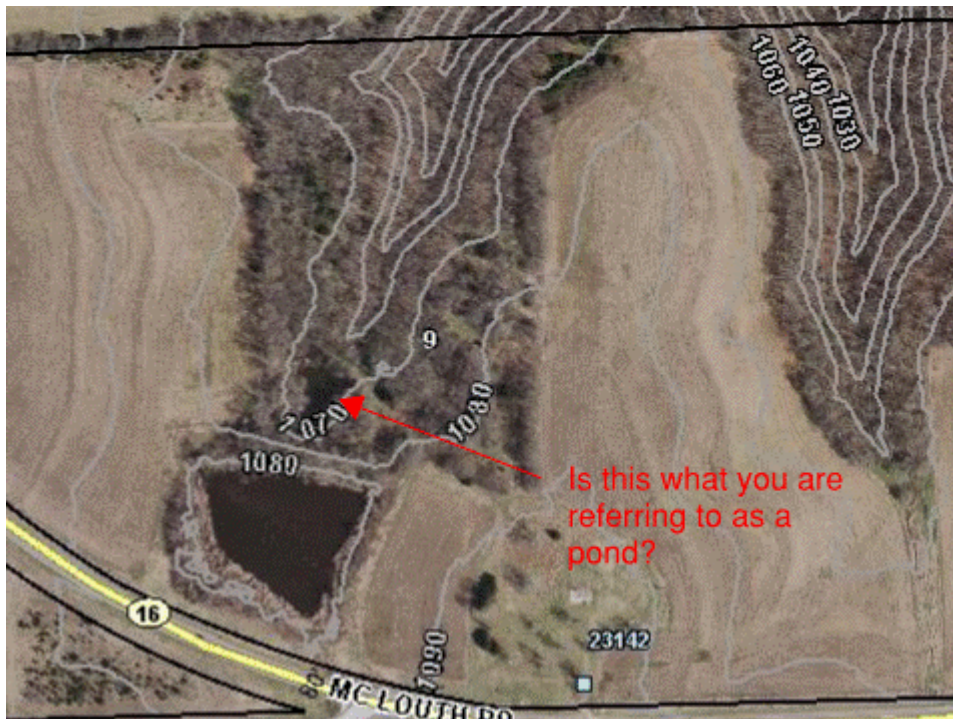
From: David Lutgen <dlutgen72@gmail.com>
Sent: Thursday, November 4, 2021 12:02 PM
To: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Cc: Joe Herring <herringsurveying@outlook.com>
Subject: Re: DEV-21-177 & 178 Roman Ridge Estates

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

Joshua,

I have a few comments/questions on the County's review comments -

- Page 2 – Existing conditions narrative – GIS shows 2 ponds. Revise.
Is this what you are referring to as a pond? Contours do not indicate this is a pond. Looks more like a low area at the outlet of the pond. Yes, this appeared to have standing water in all aeriels and it was assumed to be a separate basin/pond, if this is not a pond, please disregard



- Page 2 – Existing Composite C chart and Developed C chart – Break up Wooded, Pasture, and Crop rows to a single c value.

Please clarify this comment. The c value varies based on the slope of the ground. I have shown this way on previous reports with no comment to change. Current chart is not easily reproducible, similar request was made on Brockertt Hill. Previously it was resolved by identifying the locations of slopes associated with different c values on drainage area exhibit. That would work as well.

- Page 2 – Existing composite C chart – DA #1 – GIS indicates +/- 3.36 acre of pasture. Verify. *Please provide a map showing the area you are referring to.*

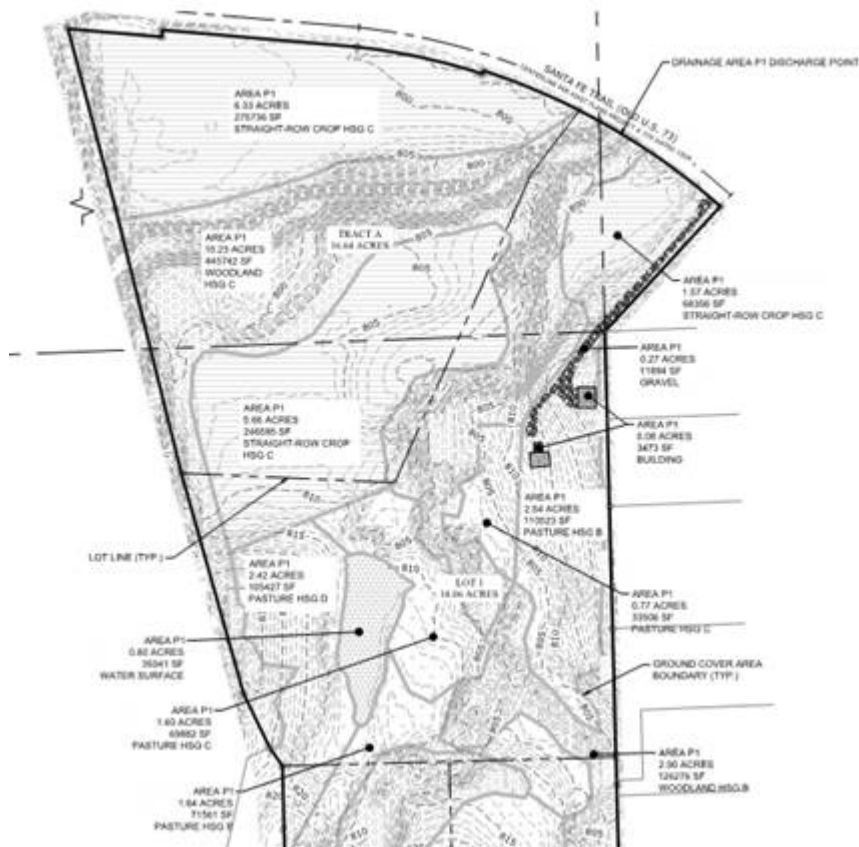
- Page 2 – Existing composite C chart – DA #2 – GIS indicates +/- 1.5 acre of over grown pasture. Verify. *Please provide a map showing the area you are referring to.*



Highlighted areas do

not appear to be used as crop ground

- Drainage Map – Depict the changes of c values per use for wooded, pasture and crops. Please clarify what you are asking for. The provided map is similar to just about every report that I have submitted to LV County. I have never received this comment before. **Identify locations corresponding with different c values on exhibit (Brockert Hill)** The following image is from a drainage report that did this very nicely.



Thanks

David Lutgen

On Thu, Nov 4, 2021 at 8:26 AM Gentzler, Joshua <JGentzler@leavenworthcounty.gov> wrote:

Joe,

I had not.

Dave,

Please address the following comments from Public Works regarding the Drainage Report:

- Change title of report to Roman Ridge Estates.
- Page 2 – Existing conditions narrative – GIS shows 2 ponds. Revise.
- Page 2 – Existing Composite C chart and Developed C chart – Break up Wooded, Pasture, and Crop rows to a single c value.
- Page 2 – Existing composite C chart – DA #1 – GIS indicates +/- 3.36 acre of pasture. Verify.
- Page 2 – Existing composite C chart – DA #2 – GIS indicates +/- 1.5 acre of over grown pasture. Verify.
- Page 2 – DA#3 includes 1 gravel driveway. DA#4 includes 1 gravel driveway and building slab. If measurable, include in the analysis. If not measurable, provide a statement in the narrative.
- Page 2 – Developed conditions narrative – a couple of drainage areas are not analyzed due to no change in the developed vs existing conditions. Provide a statement explaining why some drainage areas were not analyzed within the plat.

- Page 2 – Developed conditions narrative – Provide a statement row crop areas will be pasture in the developed condition as presented in the report.
- Drainage Map – Depict the changes of c values per use for wooded, pasture and crops.
- Drainage Map – Note, a comment has been provided in the preliminary plan regarding the verification of existing driveway culverts along KDOT row. If exists, revise map to include the culverts.

Joshua Gentzler
[Planning & Zoning](#)

From: Joe Herring <herringsurveying@outlook.com>
Sent: Wednesday, November 3, 2021 6:39 PM
To: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>; Allison, Amy <AAllison@leavenworthcounty.gov>
Subject: Re: DEV-21-177 & 178 Roman Ridge Estates

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did you send Dave Lutgen the drainage comments?

Thank you - Joe Herring

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

From: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Sent: Wednesday, November 3, 2021 11:44 AM
To: herringsurveying@outlook.com <herringsurveying@outlook.com>
Cc: Allison, Amy <AAllison@leavenworthcounty.gov>
Subject: DEV-21-177 & 178 Roman Ridge Estates

Joe,

Attached are comments on the plats from:

1. Planning & Zoning
2. Public Works
3. Survey
4. Tonganoxie Twp. Fire Department
5. KDOT

Please address the following comments from Public Works regarding the Drainage Report:

- Change title of report to Roman Ridge Estates.
- Page 2 – Existing conditions narrative – GIS shows 2 ponds. Revise.
- Page 2 – Existing Composite C chart and Developed C chart – Break up Wooded, Pasture, and Crop rows to a single c value.
- Page 2 – Existing composite C chart – DA #1 – GIS indicates +/- 3.36 acre of pasture. Verify.
- Page 2 – Existing composite C chart – DA #2 – GIS indicates +/- 1.5 acre of over grown pasture. Verify.
- Page 2 – DA#3 includes 1 gravel driveway. DA#4 includes 1 gravel driveway and building slab. If measurable, include in the analysis. If not measurable, provide a statement in the narrative.
- Page 2 – Developed conditions narrative – a couple of drainage areas are not analyzed due to no change in the developed vs existing conditions. Provide a statement explaining why some drainage areas were not analyzed within the plat.
- Page 2 – Developed conditions narrative – Provide a statement row crop areas will be pasture in the developed condition as presented in the report.
- Drainage Map – Depict the changes of c values per use for wooded, pasture and crops.
- Drainage Map – Note, a comment has been provided in the preliminary plan regarding the verification of existing driveway culverts along KDOT row. If exists, revise map to include the culverts.

Lastly, **provide the LSRR** for this plat.

All revisions are due by End of Business on Wednesday, November 10th, 2021.

Regards,

Joshua Gentzler

Planner II

[Planning & Zoning](#)

Leavenworth County

913.684.0464

From: [Ross Harris](#)
Sent: Monday, October 25, 2021 10:47 AM
To: [Gentzler, Joshua](#)
Subject: FW: [EXTERNAL]DEV-21-177 & 178 Review Request of Preliminary/Final Plat for Roman Ridge Estates
Attachments: 2021.10.22 DEV-21-177 & 178 Application.pdf; 2021.10.22 DEV-21-178 Final Plat.pdf; 2021.10.22 DEV-21-177 Prelim Plat.pdf

Internal Use Only

Everything looks good on my part Josh.

Thanks

Ross Harris
Evergy – Lawrence
785-865-4857

From: Tyler Rebel <Tyler.Rebel@evergy.com>
Sent: Monday, October 25, 2021 10:02 AM
To: Design Group Lawrence Service Center <DesignGroupLawrenceServiceCenter@evergy.com>
Subject: FW: [EXTERNAL]DEV-21-177 & 178 Review Request of Preliminary/Final Plat for Roman Ridge Estates

Internal Use Only

LVCO just lookin for comment – thanks

Tyler Rebel
Distribution Designer
Evergy
tyler.rebel@evergy.com
O: 913.758.2727
evergy.com

From: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Sent: Monday, October 25, 2021 8:54 AM
To: Tyler Rebel <Tyler.rebel@evergy.com>; 'Timothy Smith' <chief1860@ttrfd.com>; Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Van Parys, David <DVanParys@leavenworthcounty.gov>
Subject: [EXTERNAL]DEV-21-177 & 178 Review Request of Preliminary/Final Plat for Roman Ridge Estates

****WARNING:** This email originated from an external source outside of Evergy. Think before you click on links or attachments!**

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary and Final Plat for Roman Ridge Estates, located at 23142 Mclouth Road, Tonganoxie, KS 66086.

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 End of Business on Monday, November 1st, 2021.

If you have any questions or need additional information, please contact me at (913) 684-0464 or at JGentzler@LeavenworthCounty.gov.

Thank you,

Joshua Gentzler
Planner II
[Planning & Zoning](#)
Leavenworth County
913.684.0464

ROMAN RIDGE ESTATES

A Minor Subdivision in the Northeast Quarter of Section 7, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

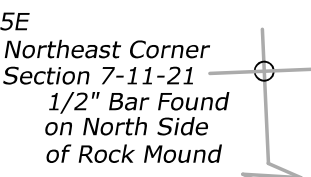
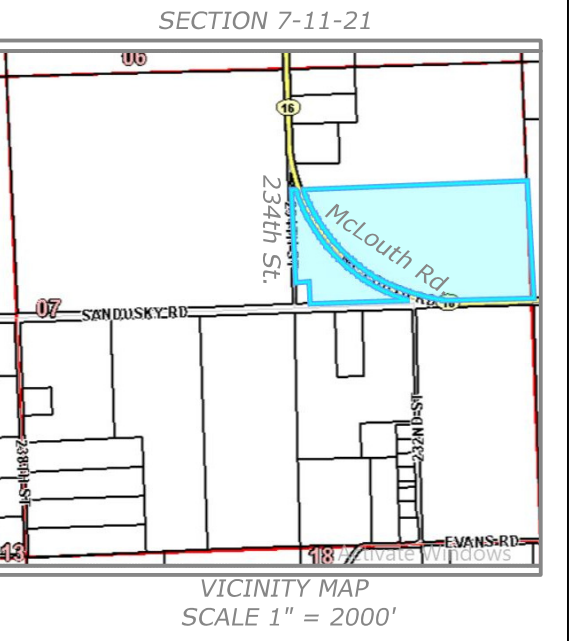
PREPARED FOR:
Robbins Acquisitions
PO BOX 480
Tonganoxie, KS 66086
PID #193-07-00-00-009

SURVEYOR'S DESCRIPTION:

TRACT 1
A tract of land in the South Half of the Northeast Quarter of Section 7, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 dated October 22, 2021, more fully described as follows: Beginning at the Southwest corner of said Northeast Quarter; thence North 01 degrees 55'53" West for distance of 284.00 feet along the West line of said Northeast Quarter to the TRUE POINT OF BEGINNING; thence continuing North 01 degrees 55'53" West for a distance of 1038.17 feet along said East line; thence North 88 degrees 14'32" East for a distance of 49.54 feet to the Westerly right of way line of McClouth Road (Kansas Highway 16); thence along a non-tangent curve to the left having a radius of 1948.37 feet and an arc length of 2069.62 feet along said right of way, being subtended by a chord bearing of South 49 degrees 43'13" East and a chord distance of 1973.68 feet, to the South line of said Northeast Quarter; thence South 88 degrees 13'17" West for a distance of 1346.40 feet along the South line of said Northeast Quarter; thence North 01 degrees 55'53" West for a distance of 284.00 feet; thence South 88 degrees 13'17" West for a distance of 165.00 feet to the point of beginning. Together with and subject to covenants, easements, and restrictions of recorded. Said property contains 14.38 Acres, more or less, including road right of ways. Error of Closure - 1 : 981584

TRACT 2

A tract of land in the South Half of the Northeast Quarter of Section 7, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 dated November 18, 2021, more fully described as follows: Beginning at the Southwest corner of said Northeast Quarter; thence North 01 degrees 55'53" West for a distance of 1322.17 feet along the West line of said Northeast Quarter; thence North 88 degrees 14'32" East for a distance of 133.62 feet to the Easterly right of way line of McClouth Road (Kansas Highway 16) and to the TRUE POINT OF BEGINNING; thence continuing North 88 degrees 14'32" East for a distance of 2514.73 feet to East line of said Northeast Quarter; thence South 01 degrees 48'38" East for a distance of 1281.40 feet along said Northerly right of way line of said McClouth Road; thence South 88 degrees 13'21" West for a distance of 741.30 feet along said right of way; thence along a curve to the right having a radius of 1868.37 feet and an arc length of 2338.58 feet along said right of way, being subtended by a chord bearing of North 55 degrees 55'26" West and a chord distance of 2188.88 feet, to the point of beginning. Together with and subject to covenants, easements, and restrictions of recorded. Said property contains 60.0 Acres, more or less, including road right of ways. Error of Closure - 1 : 983041



RESTRICTIONS:

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

ZONING:

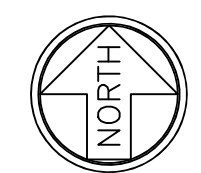
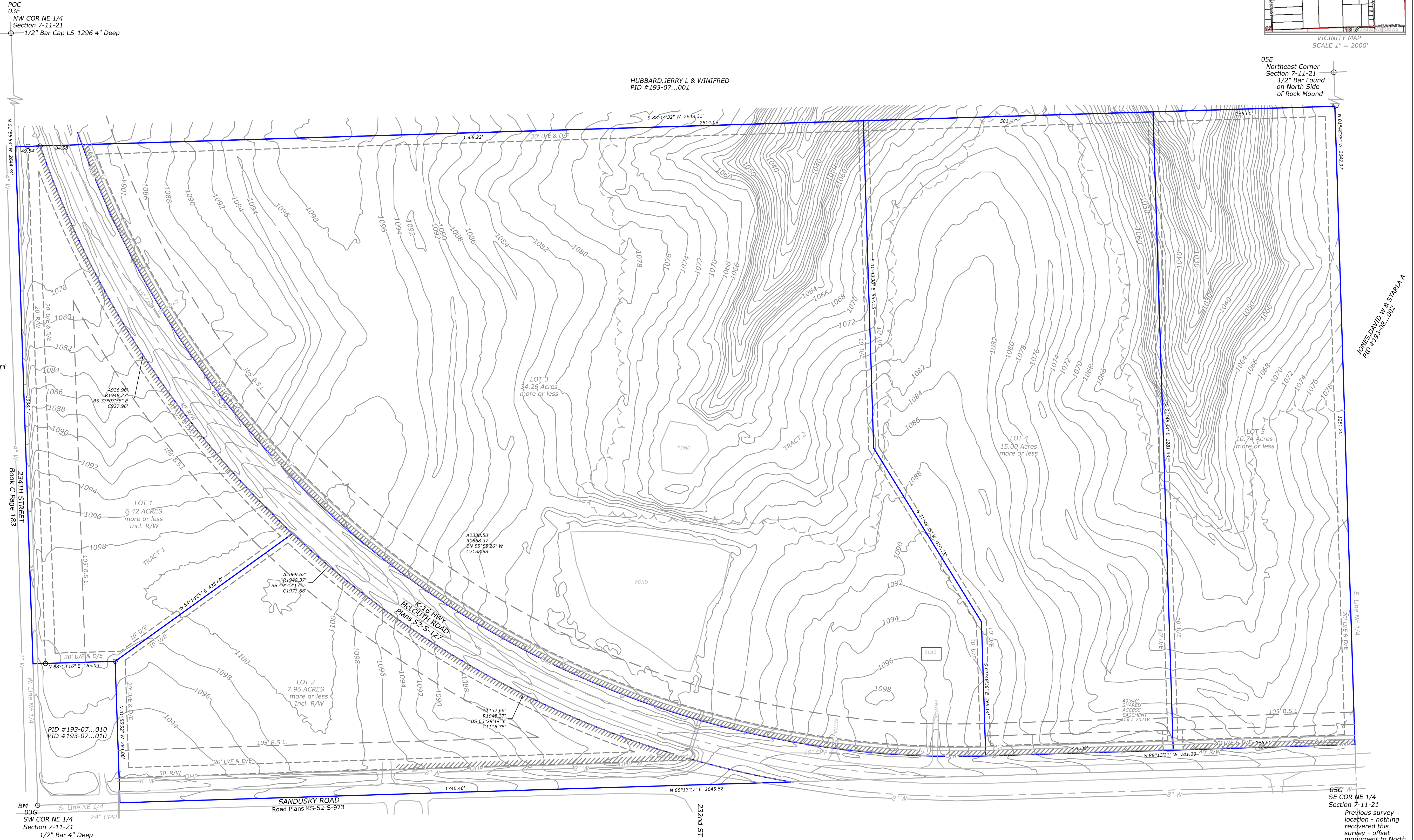
RR- 2.5, Rural Residential, 2.5-Acre minimum size parcels - Current and proposed

NOTES:

- 1) This survey does not show ownership.
- 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
- 3) All recorded and measured distances are the same, unless otherwise noted.
- 4) Error of Closure - See Error of Closure Calculations
- 5) Basis of Bearing - KS State Plane NAD 83, North Zone 1501 South Line Northeast Quarter
- 6) Monument Origin Unknown, unless otherwise noted.
- 7) Proposed Lots for Residential Use.
- 8) Road Record - See Survey
- 9) Benchmark - NAVD88
Project Benchmark (BM) - Southwest Corner - 998.6'
- 10) Easements, if any, are created hereon or listed in referenced title commitment.
- 11) Reference Recorded Deed Document Number 2020R11726
- 12) Utility Companies -
- Water - RWD 6
- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
- 13) Reference Continental Title Insurance Company Case Number 21422340 updated October 14, 2021
- 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 2010C0301G dated July 16, 2015
- 15) Building Setback Lines as shown hereon or noted below
- All side yard setbacks - 15' (Accessory - 15')
- All rear yard setbacks - 40' (Accessory - 15')
- 16) Distances to and of structures, if any, are +- 1'.
- 17) Easements as per referenced Title Commitment are shown hereon
- Oil and Gas Lease Book 336 Page 37, blanket in nature, not shown.
- Right of way to Rural Water No. 6 Book 646 Page 1898,
- 18) Fence Lines do not necessarily denote the boundary line for the property.
- 19) Reference Surveys:
(DOW) - D.G.White Survey recorded Book S-6 #54 dated 1987
(JAH) - J.A.Herring Survey Doc #2011S003 & #2018S033

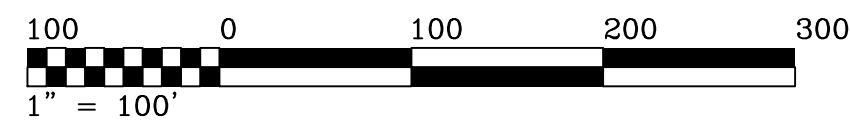
LEGEND:

- - 1/2" Rebar Set with Cap No. 1296
- - 1/2" Rebar Found, unless otherwise noted.
- - Concrete Base around monument
- D/E - Utility Easement
- D/E - Drainage Easement
- B.S.L. - Building Setback Line
- R/W - Permanent Dedicated Roadway Easement
- BM - Benchmark
- POB - Point of Beginning
- /// - No Vehicle Entrance Access
- NS - Not Set this survey per agreement with client
- - Tree/Brush Line
- A - Arc Distance
- R - Arc Radius
- B - Chord Bearing
- C - Chord Distance



Scale 1" = 100'

Job # K-21-1466
October 22, 2021 Rev. Nov. 18, 2021



VAUGHT, JOYCE A.; TRUST
PID #193-07...007.11

MILES, VIRGIL E & CHRISTIANNE
PID #193-07...007.12

VAUGHT, JOYCE A.; TRUST
PID #193-07...007.11

SOMERS, FLORENCE E
PID #193-07...008

I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of August thru October 2021 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
PS # 1296

ROMAN RIDGE ESTATES

A Minor Subdivision in the Northeast Quarter of Section 7, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
Robbins Acquisitions
PO BOX 480
Troy, MO 64686
PID #193-07-000-009

SURVEYOR'S DESCRIPTION:
TRACT 1
A tract of land in the South Half of the Northeast Quarter of Section 7, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 dated November 18, 2021, more fully described as follows: Beginning at the Southwest corner of said Northeast Quarter; thence North 01 degrees 55'53" West for distance of 284.00 feet along the West line of said Northeast Quarter to the TRUE POINT OF BEGINNING; thence continuing North 01 degrees 55'53" West for a distance of 1038.17 feet along said East line; thence North 88 degrees 14'32" East for a distance of 49.54 feet to the Westerly right of way line of McLouth Road (Kansas Highway 16); thence along a non-tangent curve to the left having a radius of 1948.37 feet and an arc length of 2069.62 feet along said right of way, being subtended by a chord bearing of South 49 degrees 43'13" East and a chord distance of 1973.66 feet, to the South line of said Northeast Quarter; thence South 88 degrees 13'17" West for a distance of 1346.40 feet along the South line of said Northeast Quarter; thence North 01 degrees 55'53" West for a distance of 284.00 feet; thence South 88 degrees 13'17" West for a distance of 165.00 feet to the point of beginning. -
Together with and subject to covenants, easements, and restrictions of recorded. Said property contains 14.38 Acres, more or less, including road right of ways. Error of Closure - 1 : 981584

TRACT 2
A tract of land in the South Half of the Northeast Quarter of Section 7, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 dated November 18, 2021, more fully described as follows: Beginning at the Southwest corner of said Northeast Quarter; thence North 01 degrees 55'53" West for a distance of 1322.17 feet along the West line of said Northeast Quarter; thence North 88 degrees 14'32" East for a distance of 133.62 feet to the Easterly right of way line of McLouth Road (Kansas Highway 16) and to the TRUE POINT OF BEGINNING; thence continuing North 88 degrees 14'32" East for a distance of 2514.69 feet to East line of said Northeast Quarter; thence South 01 degrees 48'38" East for a distance of 1281.20 feet along the East line of said Northeast Quarter to the Northerly right of way line of said McLouth Road; thence South 88 degrees 13'21" West for a distance of 741.30 feet along said right of way; thence along a curve to the right having a radius of 1868.37 feet and an arc length of 2338.58 feet along said right of way, being subtended by a chord bearing of North 55 degrees 55'26" West and a chord distance of 2188.88 feet, to the point of beginning. -
Together with and subject to covenants, easements, and restrictions of recorded. Said property contains 60.0 Acres, more or less, including road right of ways. Error of Closure - 1 : 983041

- RESTRICTIONS:**
- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
 - 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
 - 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
 - 4) Lots are subject to the current Access Management Policy. Lot 4 and 5 have a shared access per KDOT Permit #01-21-000036A Access and Maintenance to be equally shared by Owners of said Lots.
 - 5) Any improvements and access within KDOT Right of Way required separate permitting and approval by KDOT.
 - 6) No off-plat restrictions.

ZONING:
RR- 2.5 and 5, Rural Residential

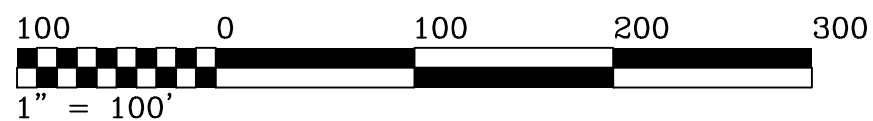
- NOTES:**
- 1) This survey does not show ownership.
 - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
 - 3) All recorded and measured distances are the same, unless otherwise noted.
 - 4) Error of Closure - See Error of Closure Calculations
 - 5) Basis of Bearing - KS State Plane NAD 83, North Zone 1501
 - 6) West Line Northeast Quarter
 - 7) Monument Origin Unknown, unless otherwise noted.
 - 8) Proposed Lots for Residential Use.
 - 9) Road Record - See Survey
 - 10) Benchmark - NAVD88
 - 11) Project Benchmark (BM) - Southwest Corner - 998.6'
 - 12) Easements, if any, are created hereon or listed in referenced title commitment.
 - 13) Reference Recorded Deed Document Number 2020R11726
 - 14) Utility Companies -
- Water - RWD 6
- Electric - Evergy
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
 - 15) Reference Continental Title Insurance Company Case Number 21422340 updated October 14, 2021
 - 16) Property is not in a Special Flood Hazard Area per FEMA FIR Map 20103C0301G dated July 16, 2015
 - 17) Building Setback Lines as shown hereon or noted below
- All side yard setbacks - 15' (Accessory - 15')
- All rear yard setbacks - 40' (Accessory - 15')
 - 18) Distances to and of structures, if any, are +- 1'.
 - 19) Easements as per referenced Title Commitment are shown hereon
- Oil and Gas Lease Book 336 Page 37, blanket in nature, not shown.
- Right of way to Rural Water No. 6 Book 646 Page 1898,
- Fence Lines do not necessarily denote the boundary line for the property.
 - 20) Reference Surveys:
(DGW) - D.G.White Survey recorded Book S-6 #54 dated 1987
(JAH) - J.A.Herring Survey Doc #20115003 & #20185033

- LEGEND:**
- - 1/2" Rebar Set with Cap No.1296
 - - 1/2" Rebar Found, unless otherwise noted.
 - - Concrete Base to be Set around Point
 - U/E - Utility Easement
 - D/E - Drainage Easement
 - B.S.L. - Building Setback Line
 - R/W - Permanent Dedicated Roadway Easement
 - BM - Benchmark
 - POB - Point of Beginning
 - //// - No Vehicle Entrance Access
 - NS - Not Set this survey per agreement with client
 - A - Arc Distance
 - R - Arc Radius
 - B - Chord Bearing
 - C - Chord Distance



Scale 1" = 100'
Job # K-21-1466
October 22, 2021 Rev. Nov. 18, 2021

J. Herring, Inc. (dba)
SURVEYING
COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.661.3858 Fax 913.674.5381
Email - survey@jeamcasha.com



CERTIFICATION AND DECLARATION
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: ROMAN RIDGE ESTATES.

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

"Drainage Easements" or "D/E" shown on this plat are hereby dedicated for the purpose of constructing, using, replacing and maintaining a culvert, storm sewer, drainage ditch, or other drainage facility or tributary connections, including similar facilities, and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and future expansion of such facility, together with the right of access for the same, is hereby dedicated for public use. Drainage Easements shall be kept clear of obstructions that impair the right of access 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.

Streets shown on the accompanying plat and not heretofore dedicated for public use are hereby so dedicated.

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

IN TESTIMONY WHEREOF,
We, the undersigned owners of ROMAN RIDGE ESTATES, have set our hands this _____ day of _____, 2021.

Ben Robbins
Robbins Acquisitions, LLC

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____, 2021, before me, a notary public in and for said County and State came Ben Robbins, Robbins Acquisitions, LLC, 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 ROMAN RIDGE ESTATES this _____ day of _____, 2021.

Secretary
Krystal A. Voth

Chairman
Steven Rosenthal

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

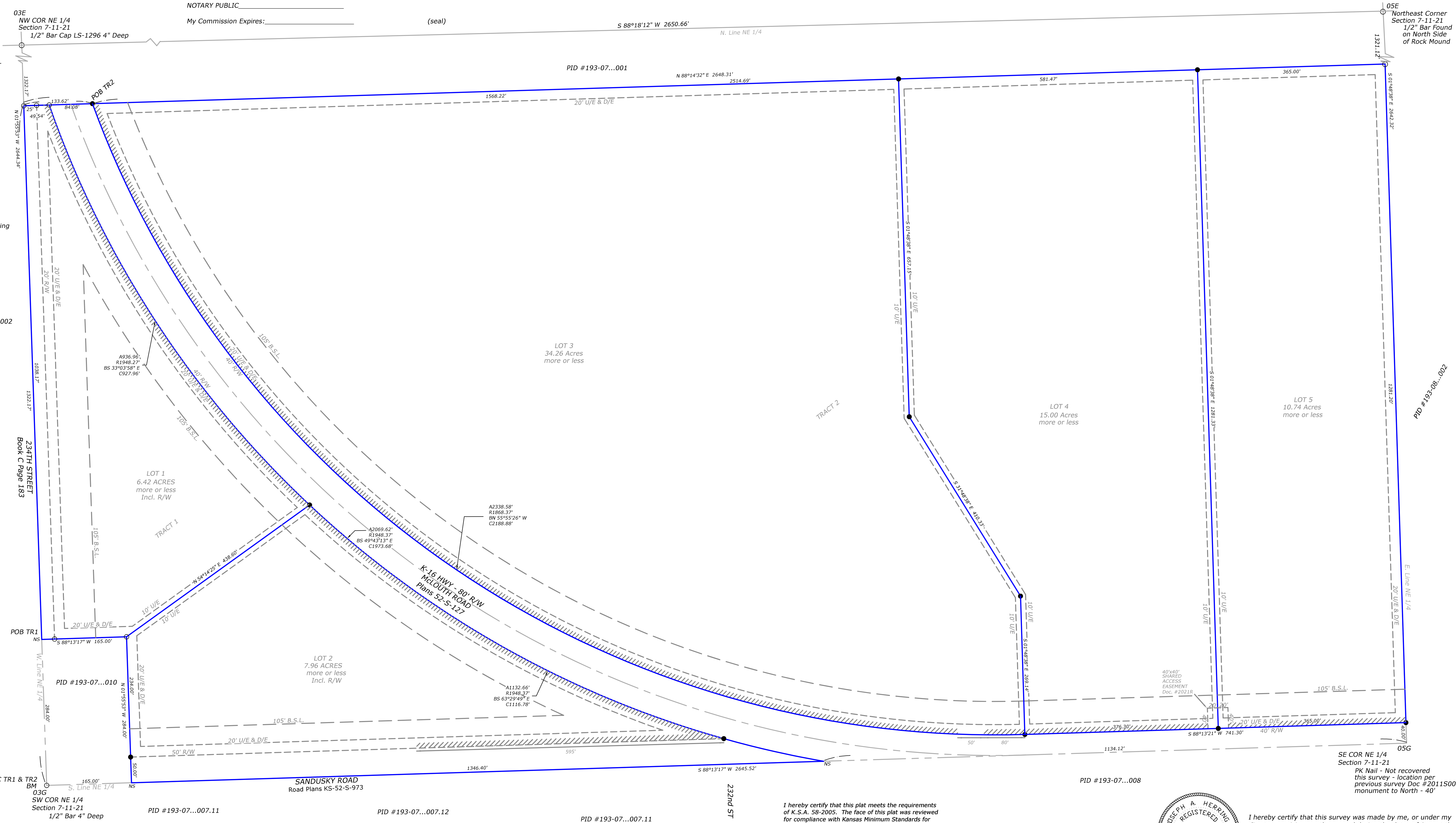
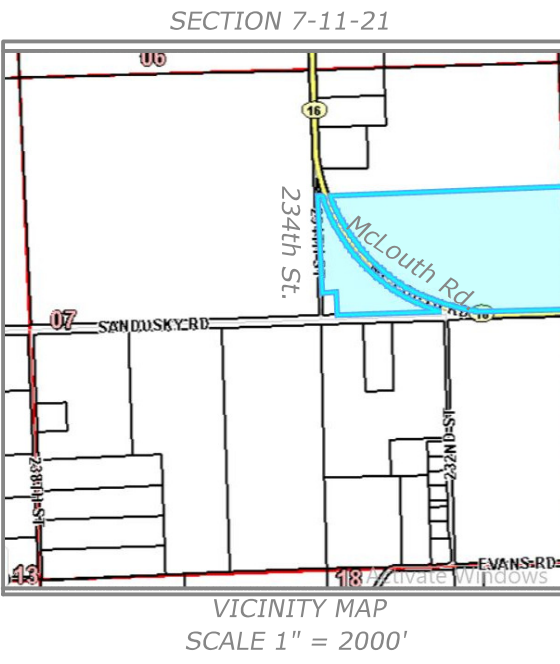
COUNTY COMMISSION APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of ROMAN RIDGE ESTATES, this _____ day of _____, 2021.

Chairman
Michael W. Smith

County Clerk
Attest: Janet Klasinski

REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. _____ on this _____ day of _____, 2021 at _____ o'clock _____ M in the Office of the Register of Deeds of Leavenworth County, Kansas,

Register of Deeds - TerriLois G. Mashburn



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

Michael J. Bogina, KS PS-1655
Leavenworth County Survey Reviewer



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of August thru October 2021 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
PS # 1296



COUNTY OF LEAVENWORTH
BOARD OF COUNTY COMMISSIONERS

300 Walnut, Suite 225
Leavenworth, Kansas 66048-2815
(913) 684-0417
Facsimile (913) 684-0410
email: bocc@leavenworthcounty.gov

December 22, 2021

Jameson Auten, Chair
Goodwill Board of Directors
800 E. 18th Street
Kansas City, MO 64108

Dear Mr. Auten,

Leavenworth County strongly supports Goodwill of Western Missouri and Eastern Kansas's (Goodwill) proposal to the U.S. Economic Development Administration (EDA)'s FY 2021 American Rescue Plan Act Good Jobs Challenge, which would create an advanced manufacturing sector partnership for the Kansas City region. This letter should fulfill the requirement that public or private nonprofit organizations or associations act in cooperation with officials of a general- purpose political subdivision of a State.

The creation of an advanced manufacturing sector partnership in the Kansas City region will benefit our county. The recruitment and training of talent will contribute to unfilled demand for trained workers at our local manufacturing companies.

The county is supportive of community-based efforts to develop and enhance workforce capacity, especially in our economically disadvantaged areas. With this proposal, we have the opportunity to create a significant impact improving residents' quality of life and economic opportunity. We appreciate your consideration of Goodwill's grant request.

Sincerely,

Mike Smith, 4th District
Leavenworth County Commission Chairman

The US Economic Development Administration is seeking applications for its Good Jobs Challenge. The purpose of this grant is to support economic recovery and growth in communities impacted by the pandemic. Funding will support the creation of a sectoral partnership – a partnership of employers from the same industry who join with other strategic partners to train and place workers into high-quality jobs that the employers need filled and intend to fill through the partnership. Strategic partners can include government, education, training organizations, economic development organizations, unions, labor management partnerships, industry associations, employer-serving organizations, and/or community based organizations providing human services.

Goodwill of Western Missouri and Eastern Kansas (Goodwill) has an opportunity to apply for a Good Jobs Challenge award through Goodwill Industries International, which is making a nationwide application. Goodwill proposes using these resources to create and support a robust sectoral partnership for advanced manufacturing within the Kansas City region. If awarded, this grant would provide dedicated resources for building and maintaining a sector partnership, identifying and building training needs, recruiting participants, training participants, placing participants, supporting job retention for participants, and data collection and reporting. The planning and sector partnership development phase would take place between July 2022 through December 2022, and program implementation would take place in 2023, 2024, and potentially the first half of 2025. The primary goal is placing underserved individuals into high wage, in-demand jobs with benefits.

There will be demand for about 75,000 manufacturing jobs in our region over the next ten years. As more companies adopt Industry 4.0 technologies like robotics, artificial intelligence, and automation, new and additional training will be required to meet demand and to upskill workers for jobs of the future. This sectoral partnership will help recruit, train, and place job seekers into roles such as Manufacturing Technician, Automation Technician, Controls Technician, Robot Operator, and Robot Maintenance Technician, as well as other roles defined throughout implementation.

Program details will be developed by the sector partnership collaboratively over the next year. However, this is an initial sketch of what this training program could look like:

Prior to enrolling a participant in one of the following three tracks, Goodwill will conduct a thorough pre-assessment process and intake to understand each participant's interest in and aptitude for advanced manufacturing employment. The intake and pre-assessment process will include collection and review of demographic information and eligibility criteria, a thorough aptitude and career assessment, digital skills assessment, and an academic assessment focusing on reading and math levels.

Track 1: The pre-apprenticeship will lay the foundation for a successful career in manufacturing, utilizing emerging technology, such as robotics, in a manufacturing environment and exposing students to relevant terminology, overviews of processes, and potential careers. Missouri Enterprise will consult on curriculum development. For part of the pre-apprenticeship instruction, we will be utilizing the Valor curriculum which covers topics on health and safety, quality, six sigma, lean manufacturing skills, automation, robotics, and other manufacturing topics. Additionally, for the pre-apprenticeship instruction, we will be incorporating VR headsets and 3D hands-on, simulation-based training content from Transfr VR. The pre-apprenticeship course will also build essential skills advanced manufacturing employers identify as necessary, such as communication, customer service, teamwork, time management, problem solving, and work ethic.

Track 2: Participants will be referred to partner employers for on-the-job training (OJT), with Goodwill support. Employers and Goodwill will collaborate to create customized job training plans that cover all necessary competencies for successful employment after completion of the OJT. Employers will be able to use this time to conditionally hire a candidate and confirm the candidate is a good fit for the company and has demonstrated key foundational skills and learned proprietary knowledge prior to permanently hiring the candidate.

Track 3: Incumbent workers of manufacturing firms from underrepresented groups including women and Black and Latino employees will have access to the Valor Manufacturing curriculum, TransfrVR curriculum, and degrees offered by local community colleges to develop skills in emerging technologies and other competencies. These skills will allow them to continue to advance along their chosen career pathway within their organization.

Throughout their participation, job seekers will receive one-on-one support from Employment Specialists who will guide them through creating a career development plan, identifying barriers to success, and connecting them to wraparound services to overcome those barriers. Grant funds will provide resources to pay for necessary wraparound services. Placement Specialists will support participants in earning temporary employment, permanent employment, and retaining employment.

Services will be provided in a 9-county bi-state region, including Johnson, Leavenworth, Miami, and Wyandotte Counties in Kansas, and Cass, Clay, Jackson, Platte, and Ray Counties in Missouri. We are seeking letters of support from all counties prior to grant submission on January 12th, 2022.

The more government support we can exhibit, the more competitive the application can be and the more likely we are to bring these resources to the Kansas City area to support advanced manufacturing. Additionally, if awarded, we hope to continue to work with you in implementation; perspectives like yours are critical to ensuring an inclusive, supportive, and effective sectoral partnership.

Thank you for your consideration.

2021

**Amended
Certificate
For Calendar Year 2021**

To the Clerk of Leavenworth County, State of Kansas
We, the undersigned, duly elected, qualified, and acting officers of
Leavenworth County
certify that: (1) the hearing mentioned in the attached publication was held;(2) after the Budget Hearing this Budget was duly approved and adopted as the maximum expenditure for the various funds for the year.

			2021 Amended Budget		
Table of Contents:		Page No.	Amount of 2020 Tax that was Levied	Adopted 2021 Expenditures	Proposed Amended 2021 Expenditures
Fund	K.S.A.				
Solid Waste	65-3410	2		1,747,696	1,872,696
Bond & Interest	10-113	3		1,784,566	1,925,016
Treasurer Tech	0	4		23,700	29,700
911 Taxes	0	5		547,000	577,000
2006 10 Yr. Sales Tax (170)	0	6			156,808
20 Yr. Sales Tax (171)	0	7		1,784,566	10,945,566
American Recovery Plan	0	8			7,940,805
Totals		xxxxxxxx	0	5,887,528	23,447,591
Summary of Amendments		9			

Attested date: _____

County Clerk

Assisted by:
Janet Klasinski
Leavenworth County Clerk
Address:
300 Walnut, Suite 106
Leavenworth, KS 66048

Email:
jklasinski@leavenworthcounty.gov

Governing Body

CPA Summary

Leavenworth County

2021

Adopted Budget

Solid Waste	2021 Adopted Budget	2021 Proposed Budget
Unencumbered Cash Balance January 1	580,277	803,417
Receipts:		
Ad Valorem Tax	0	0
Delinquent Tax	0	0
Motor Vehicle Tax	24,788	24,788
Recreational Vehicle Tax	369	369
16/20M Vehicle Tax	211	211
Commercial Vehicle Tax	787	787
Watercraft Tax	0	0
Program Income	1,400,000	1,635,000
Recycle Materials	10,000	23,000
Interest on Idle Funds		
Total Receipts	1,436,155	1,684,155
Resources Available:	2,016,432	2,487,572
Expenditures:		
Salaries	359,616	359,616
Contractual	1,082,800	1,087,800
Commodities	31,000	31,000
Capital Outlay	25,000	0
Transfer to Employee Benefits	139,280	139,280
Transfer to Capital Improvement		145,000
Transfer to Equipment Reserve	110,000	110,000
Total Expenditures	1,747,696	1,872,696
Unencumbered Cash Balance December 31	268,736	614,876

CPA Summary

Leavenworth County

2021

Adopted Budget

Bond & Interest	2021 Adopted Budget	2021 Proposed Budget
Unencumbered Cash Balance January 1	47,172	47,172
Receipts:		
Ad Valorem Tax		
Delinquent Tax		
Motor Vehicle Tax		
Recreational Vehicle Tax		
16/20M Vehicle Tax		
Transfer In from 20 Yr. Sales Tax	1,784,566	3,126,768
Interest on Idle Funds		
Total Receipts	1,784,566	3,126,768
Resources Available:	1,831,738	3,173,940
Expenditures:		
Principal Payments	1,235,000	1,235,000
Interest Payments	549,566	690,016
Total Expenditures	1,784,566	1,925,016
Unencumbered Cash Balance December 31	47,172	1,248,924

CPA Summary

Leavenworth County

2021

Adopted Budget

Treasurer Tech	2021 Adopted Budget	2021 Proposed Budget
Unencumbered Cash Balance January 1	341	11,368
Receipts:		
Ad Valorem Tax		
Delinquent Tax		
Motor Vehicle Tax		
Recreational Vehicle Tax		
16/20M Vehicle Tax		
Program Income	26,000	40,177
Interest on Idle Funds		
Total Receipts	26,000	40,177
Resources Available:	26,341	51,545
Expenditures:		
Contractual	18,700	29,700
Capital Outlay	5,000	
Total Expenditures	23,700	29,700
Unencumbered Cash Balance December 31	2,641	21,845

CPA Summary

Leavenworth County

2021

Adopted Budget

911 Taxes	2021 Adopted Budget	2021 Proposed Budget
Unencumbered Cash Balance January 1	474,922	466,286
Receipts:		
Ad Valorem Tax		
Delinquent Tax		
Motor Vehicle Tax		
Recreational Vehicle Tax		
16/20M Vehicle Tax		
911 Taxes, LV County	246,120	271,791
911 Taxes, LV City	218,868	166,822
Interest on Idle Funds		
Total Receipts	464,988	438,613
Resources Available:	939,910	904,899
Expenditures:		
Contractual	540,000	570,000
Commodities	2,000	2,000
Capital Outlay	5,000	5,000
Total Expenditures	547,000	577,000
Unencumbered Cash Balance December 31	392,910	327,899

CPA Summary

Leavenworth County

2021

Adopted Budget

2006 10 Yr. Sales Tax (170)	2021 Adopted Budget	2021 Proposed Budget
Unencumbered Cash Balance January 1	0	156,808
Receipts:		
Ad Valorem Tax		
Delinquent Tax		
Motor Vehicle Tax		
Recreational Vehicle Tax		
16/20M Vehicle Tax		
Interest on Idle Funds		
Total Receipts	0	0
Resources Available:	0	156,808
Expenditures:		
Contractual, Tower Rent	0	4,200
Contractual, System Upgrades	0	107,468
Transfer to General Fund, to Close Fund	0	45,140
Total Expenditures	0	156,808
Unencumbered Cash Balance December 31	0	0

CPA Summary

Leavenworth County

2021

Adopted Budget

20 Yr. Sales Tax (171)	2021 Adopted Budget	2021 Proposed Budget
Unencumbered Cash Balance January 1	11,485,270	13,625,704
Receipts:		
Ad Valorem Tax		
Delinquent Tax		
Motor Vehicle Tax		
Recreational Vehicle Tax		
16/20M Vehicle Tax		
Sales Tax Collections	3,925,000	4,774,407
Interest on Idle Funds		
Total Receipts	3,925,000	4,774,407
Resources Available:	15,410,270	18,400,111
Expenditures:		
Contactual		7,645,720
Transfer to Bond & Interest 2015 B	536,323	
Transfer to Bond & Interest 2016 A	583,125	
Transfer to Bond & Interest 2016 B	665,118	
Transfer to Bond & Interest for Principal Pmts.		2,372,500
Transfer to Bond & Interest for Interest Pmts.		927,346
Total Expenditures	1,784,566	10,945,566
Unencumbered Cash Balance December 31	13,625,704	7,454,545

CPA Summary

Leavenworth County

2021

Adopted Budget

American Recovery Plan	2021 Adopted Budget	2021 Proposed Budget
Unencumbered Cash Balance January 1	0	0
Receipts:		
Ad Valorem Tax		
Delinquent Tax		
Motor Vehicle Tax		
Recreational Vehicle Tax		
16/20M Vehicle Tax		
Wire-In Federal Funds		7,940,267
Interest on Idle Funds		538
Total Receipts	0	7,940,805
Resources Available:	0	7,940,805
Expenditures:		
Public Health Capital Improvements		260,462
Other Capital Projects		7,680,343
Total Expenditures	0	7,940,805
Unencumbered Cash Balance December 31	0	0

CPA Summary

**Notice of Budget Hearing for Amending the
2021 Budget**

The governing body of
Leavenworth County

will meet on the day of December 22, 2021 at 9:15 a.m. at Leavenworth County Courthouse, Commission Meeting Room for the purpose of hearing and answering objections of taxpayers relating to the proposed amended use of funds.

Detailed budget information is available at Leavenworth County Clerk's Office, 300 Walnut., Leavenworth and will be available at this hearing.

Summary of Amendments

Fund	2021 Adopted Budget			2021 Proposed Amended Expenditures
	Actual Tax Rate	Amount of Tax that was Levied	Expenditures	
Solid Waste			1,747,696	1,872,696
Bond & Interest			1,784,566	1,925,016
Treasurer Tech			23,700	29,700
911 Taxes			547,000	577,000
2006 10 Yr. Sales Tax (170)			0	156,808
20 Yr. Sales Tax (171)			1,784,566	10,945,566
American Recovery Plan			0	7,940,805
			0	0
			0	0
			0	0

Leavenworth County
Official Title: Leavenworth County

RESOLUTION 2021-57

**A RESOLUTION FOR THE REAPPORTIONMENT OF THE COUNTY COMMISSION DISTRICTS OF
LEAVENWORTH COUNTY, KANSAS**

WHEREAS, In accordance with K.S.A. 19-204 the Board of County Commissioners of Leavenworth County, Kansas, has considered the apportionment of the County Commission Districts of Leavenworth County, Kansas, and

WHEREAS, it is the duty of the Board of County Commissioners to apportion the County Commissioner Districts so that the Districts are as equal and compact as possible, and

WHEREAS, changes in the size and distribution of the population of the County require that the Board of County Commissioners reapportion the County Commissioner Districts of the County,

NOW, THEREFORE, BE IT RESOLVED, that the County Commissioners Districts for the County of Leavenworth, Kansas, are established as follows:

The **First District** shall consist of the following Townships in Leavenworth County, Kansas:

Easton Township (including Easton City)

Kickapoo Township

And in addition thereto, the following precincts of the City of Leavenworth, Leavenworth County, Kansas:

1st Pct. 1st Ward, 1st Pct. 2nd Ward, 2nd Pct. 2nd Ward, 1st Pct. 3rd Ward, 1st Pct. 4th Ward, 1st Pct. 5th Ward, 2nd Pct. 5th Ward, 3rd Pct. 5th Ward, 4th Pct. 5th Ward, 1st Pct. 6th Ward and 2nd Pct. 6th Ward

Total Estimated Population of the First District: 13,768

The **Second District** shall consist of the following Township is Leavenworth County, Kansas:

High Prairie Township

And in addition thereto, the following precincts of the City of Leavenworth, Leavenworth County, Kansas:

3rd Pct. 6th Ward, 4th Pct. 6th Ward, 5th Pct. 6th Ward, 2nd Pct. 7th Ward and 3rd Pct. 7th Ward.

Total Estimated Population of the Second District: 14,092

The **Third District** shall consist of the following Townships in Leavenworth County, Kansas:

Fairmount Township (including the City of Basehor, Basehor Township Precinct and Glenwood Precinct)

Stranger Township (including Stranger Precinct and Walnut Precinct)

Total Estimated Population of the Third District: 14,096

The **Fourth District** shall consist of the following Township in Leavenworth County, Kansas:

Delaware Township

And in addition thereto, the following precincts of the City of Leavenworth, Leavenworth County, Kansas:

3rd Pct. 2nd Ward and 1st Pct. 7th Ward.

And the following Wards of the City of Lansing, Leavenworth County, Kansas:

Ward 1, Ward 2, Ward 3 and Ward 4.

Total Estimated Population of the Fourth District: 13,339

The **Fifth District** shall consist of the following Townships in Leavenworth County, Kansas:

Alexandria Township

Reno Township (including Reno East Precinct and Reno West Precinct)

Sherman Township (including the City of Linwood)

Tonganoxie Township (including Tonganoxie North Precinct and Tonganoxie South Precinct in the City of Tonganoxie and Tonganoxie Rural Precinct)

Total Estimated Population of the Fifth District: 13,280

ADOPTED this 22 day of December, 2021, by the Board of County Commissioners of Leavenworth County, Kansas.

THE BOARD OF COUNTY COMMISSIONERS
OF LEAVENWORTH COUNTY, KANSAS

By: _____

Mike Smith, Chairman, Fourth District

By: _____

Jeff Culbertson, First District

By: _____

Vicky A. Kaaz, Second District

By: _____

Doug Smith, Third District

By: _____

Mike Stieben, Fifth District

ATTEST:

By: _____

Janet Klasinski

Leavenworth County Clerk

**Leavenworth County
Request for Board Action
Resolution 2021-52
Special Use Permit - Contractor's Yard
Forever Fencing**

Date: December 22, 2021
To: Board of County Commissioners
From: Planning & Zoning Staff

Department Head Review: Amy Allison, Reviewed

Additional Reviews as needed:

Budget Review Administrator Review Legal Review

Update: This item was previously brought before the Board on December 1, 2021. During the meeting the applicant's attorney provided the Board with additional information. The Board tabled this matter in order to have an opportunity to review the items presented.

Staff has provided a list of all burn permits issued to the applicants since 2015.

Action Requested: Consider Resolution 2021-52, a request for a Special Use Permit for a Contractor's Yard for Forever Fencing.

Analysis: The applicants are requesting the approval of a Contractor's Yard for their company. The company would use the yard to store fencing materials and trailers used for the business.

In 2018, the applicant was notified the operation of a business without a special use permit was in violation of Leavenworth County's Zoning and Subdivision Regulations. In December 2020, it was discovered that the applicant constructed a building without a permit and was continuing to operate a business on-site. On February 1, 2021, the County filed legal charges with the District Court. This case was closed after a pre-application meeting was held with Planning and Zoning Staff. The applicant did not submit an application until after a new case was filed with the District Court in August of 2021. For more information regarding the history of this application, please reference the attached memo from Code Enforcement.

The applicant has indicated that the storage yard will be screened upon approval of the Special Use Permit. The applicants stated in their narrative that approximately 5 pallets of wood are dropped off and stored on-site each month. The business then uses that stock to complete jobs throughout the month.

Planning Commission Recommendation: The Planning Commission voted 5-2 (2 absent) to recommend approval of Resolution 2021-52 (Case No. DEV-21-160), Special Use Permit for a Contractor's Yard for Forever Fencing.

Alternatives:

1. Approve Resolution 2021-52 (Case No. DEV-21-160), Special Use Permit for a Contractor's Yard for Forever Fencing, with Findings of Fact, and with or without conditions; or
2. Deny Resolution 2021-52 (Case No. DEV-21-160), Special Use Permit for a Contractor's Yard for Forever Fencing, with Findings of Fact; or

3. Revise or Modify the Planning Commission Recommendation to Resolution 2021-52 (Case No. DEV-21-160), Special Use Permit for a Contractor's Yard for Forever Fencing, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

Budgetary Impact:

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

Total Amount Requested:

\$0.00

Additional Attachments: Staff Report, Planning Commission Minutes, Photos, Burn Permit List

DEV-21-160 Forever Fencing SUP



Legend

- Address Point
- Parcel Number
- Lot Line
- Parcel
- City Limit Line
- Major Road
- <all other values>
- Road
- Railroad

Notes

400.0 0 200.00 400.0 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

Burn Permits issued from 2015 - 2020

6/7/2015 12:49:42 PM	REYNALDS, RAYMOND	Union	25701 DONAHOO ITONGANOXIE KS	66086	12:50	20:00	OLD CEDER FENCE AND BRUSH	9134865841
8/14/2015 11:55:44 AM	REYNOLDS, RAYMOND	Union	25701 DONAHOO ITONGANOXIE KS	66086	1600	2100	BRUSH, CEDAR WOOD	913-486-5841
11/14/2016 9:23:06 AM	REYNOLDS, RAYMOND	Union	25701 DONAHOO ITONGANOXIE KS	66086	1200	1530	OLD WOOD, BRUSH	913-486-5841
5/27/2017 12:37:01 PM	REYNOLDS, RAYMOND	Union	25701 DONAHOO ITONGANOXIE KS	66086	1236	1600	BRUSH	9134865841
10/14/2017 1:52:54 PM	RAYMOND REYNOLDS	Union	25701 DONAHOO ITONGANOXIE KS	66086	1400	1800	BRUSH/CEDAR WOOD	913-486-5841
4/2/2018 2:45:05 PM	REYNOLDS, RAYMOND	Union	25701 DONAHOO ITONGANOXIE KS	66086	1445	1930	BRUSH, SCRAP WOOD	913-486-5841
4/22/2018 12:20:08 PM	RAYMOND REYNOLDS	Union	25701 DONAHOO TONGANOXIE	66086	1230	1900	BRUSH	913-486-5841
6/2/2018 7:48:19 AM	RAYMOND REYNOLDS	Union	25701 DONAHOO ITONGANOXIE	66086	8:00AM	8:30PM	BRUSH	913-486-5841
6/22/2018 9:09:00 AM	REYNOLDS, RAYMOND	Union	25701 DONAHOO ITONGANOXIE	66086	0900	1930	BRUSH	913-486-5841
7/26/2018 9:40:08 AM	REYNOLDS, RAYMOND	Union	25701 DONAHOO ITONGANOXIE	66086	1000	1930	BRUSH	913-486-5841
10/26/2018 9:22:28 AM	REYNOLDS, RAYMOND	Union	25701 DONAHOO ITONGANOXIE	66086	0930	1900	BRUSH, CEDAR WOOD	913-486-5841
12/27/2018 10:14:24 AM	REYNOLDS, RAYMOND	Union	25701 DONAHOO ITONGANOXIE	66086	10:11 AM	15:30 PM	BRUSH	913-486-5841
4/1/2019 8:33:59 AM	REYNOLDS, RAYMOND	Union	25701 DONAHOO TONGANOXIE	66086	0830	1930	BRUSH	913-486-5841
4/8/2019 10:06:27 AM	REYNOLDS, RAYMOND	Union	25701 DONAHUE RTONGANOXIE	66086	10:03 AM	19:30 PM	BRUSH	913-486-5841
6/19/2019 7:42:17 AM	RAYMOND REYNOLDS	Union	25701 DONAHOO ITONGANOXIE	66086	07:30	20:00	BRUSH	9134865841
8/27/2019 8:53:20 AM	RAYMOND REYNOLDS	Union	25701 DONAHOO ITONGANOXIE	66086	0900	1959	BRUSH	9134865841
12/17/2019 8:37:03 AM	REYNOLDS, RAYMOND	Union	25701 DONAHOO TONGANOXIE	66086	0830	1700	BRUSH	913-486-5841
4/2/2020 9:29:27 AM	REYNOLDS, RAYMOND	Union	25701 DONAHOO ITONGANOXIE	66086	0930	1800	BRUSH	913-486-5841
5/2/2020 7:34:41 AM	REYNOLDS, RAYMOND	Union	25701 DONAHOO ITONGANOXIE	66086	0734	1600	BRUSH	913 486 5841
5/22/2020 1:33:07 PM	RAYMOND REYNOLD	Union	25701 DONAHOO ITONGANOXIE	66086	1333	1800	BRUSH PILE	9134865841
5/25/2020 12:44:04 PM	REYNOLD, RAYMOND	Union	25701 DONAHOO ITONGANOXIE	66086	1243	1500	BRUSH	9134865841
6/19/2020 9:39:56 AM	REYNOLDS, RAYMOND	Union	25701 DONAHOO ITONGANOXIE	66086	0930	1800	BRUSH	913-486-5841
7/15/2020 12:38:09 PM	REYNOLDS, RAYMOND	Union	25701 DONAHOO ITONGANOXIE	66086	1230	1800	BRUSH	913-486-5841
9/1/2020 8:24:17 AM	REYNOLDS, RAYMOND	Union	25701 DONAHOO ITONGANOXIE	66086	0830	1900	BRUSH	913-486-5841
9/27/2020 12:27:35 PM	RAYMOND REYNOLDS	Union	25701 DONAHOO ITONGANOXIE	66086	12:30 PM	07:00 PM	BRUSH	913-486-5841

Burn Permits issued for 2021

198	Agreed to Abide Resolution 2015-12	Agreed to Abide K.S.A.s 28-19-645; 28-19-646; 28-19-647; 28-19-648	RAYMOND	REYNOLDS	913-486-5841	None	None	25701 DONAHOO RD	TONGANOXIE	66086	Union-tow	Yes	3/15/2021	9:10	18:00	
199	Agreed to Abide Resolution 2015-12	Agreed to Abide K.S.A.s 28-19-645; 28-19-646; 28-19-647; 28-19-648	RAYMOND	REYNOLDS	913-486-5841	None	None	25701 DONAHOO RD	TONGANOXIE	66086	Union-tow	Yes	3/15/2021	9:10	18:00	
900	Agreed to Abide Resolution 2015-12	Agreed to Abide K.S.A.s 28-19-645; 28-19-646; 28-19-647; 28-19-648	RAMOND	REYNOLDS	9134865841	NONE	NONE	25701 DONAHOO RD	TONGANOXIE	66086	Union-tow	Yes	BRUSH	4/11/2021	10:41	19:39
1772	Agreed to Abide Resolution 2015-12	Agreed to Abide K.S.A.s 28-19-645; 28-19-646; 28-19-647; 28-19-648	RAYMOND	REYNOLDS	913-486-5841	NONE	NONE	25701 DONAHOO RD	TONGANOXIE	66086	Union-tow	Yes	BRUSH	5/15/2021	14:54	20:30
2321	Agreed to Abide Resolution 2015-12	Agreed to Abide K.S.A.s 28-19-645; 28-19-646; 28-19-647; 28-19-648	RAYMOND	REYNOLDS	913-486-5841	NONE	NONE	25701 DONAHOO RD	TONGANOXIE	66086	Alexandria	Yes	BRUSH	6/24/2021	9:53	18:30
2710	Agreed to Abide Resolution 2015-12	Agreed to Abide K.S.A.s 28-19-645; 28-19-646; 28-19-647; 28-19-648	RAYMOND	REYNOLDS	913-486-5841	NONE	NONE	25701 DONAHOO RD	TONGANOXIE	66086	Union-tow	Yes	BRUSH	7/20/2021	9:17	19:30
3243	Agreed to Abide Resolution 2015-12	Agreed to Abide K.S.A.s 28-19-645; 28-19-646; 28-19-647; 28-19-648	RAYMOND	REYNOLDS	913-486-5841	FOREVERFENCING@YAHOO.COM	FOREVERFENCING@YAHOO.COM	25701 DONAHOO RD	TONGANOXIE	66086	Union-tow	Yes	BRUSH	8/30/2021	7:55	18:30
3932	Agreed to Abide Resolution 2015-12	Agreed to Abide K.S.A.s 28-19-645; 28-19-646; 28-19-647; 28-19-648	RAYMOND	REYNOLDS	913-486-5841	NONE	NONE	25701 DONAHOO RD	TONGANOXIE	66086	Union-tow	Yes	BRUSH	10/14/2021	9:43	18:00
5042	Agreed to Abide Resolution 2015-12	Agreed to Abide K.S.A.s 28-19-645; 28-19-646; 28-19-647; 28-19-648	RAYMOND	REYNOLDS	913-486-5841	NONE	NONE	25701 DONAHOO RD	TONGANOXIE	66086	Union-tow	Yes	BRUSH	12/3/2021	8:12	20:12



11-30-21



12-3-21









Resolution 2021-52
Case No. DEV-21-160
Forever Fencing
Special Use Permit – Contractor’s Yard

Staff Report – Board of County Commissioners

December 1, 2021

GENERAL INFORMATION:

**Applicant/
Property Owner:** Raymond & Lisa Reynolds
25701 Donahoo Road
Tonganoxie, KS 66086

Legal Description: A tract of land in the Northwest Quarter of Section 27, Township 10 South, Range 20 East of the 6th P.M, in Leavenworth County, Kansas.

Location: 25701 Donahoo Road, Tonganoxie, KS 66086

Parcel Size: ± 5 acres

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

Comprehensive Plan: This parcel is within the Residential and Residential Estate land use categories.

Parcel ID No.: 138-27-0-00-00-003.00

Planner: Joshua Gentzler

REPORT:

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission voted 5-2 (2 absences) to recommend approval of Resolution 2021-52 (Case No. DEV-21-160), Special Use Permit for Forever Fencing with the following recommendations:

1. The Special Use Permit shall be limited to a period of five (5) years.
2. The business shall be limited to the hours of 7:30 am to 4:30 pm, Monday through Friday.
3. The business, as permitted by the Special Use Permit, shall be limited to no more than 5 employees.
4. All equipment and materials shall be screened by a wooden privacy fence, at least 6 foot in height or greater, on all sides of the storage area.
5. No signage is allowed in the right-of-way. No signage is requested with the SUP. Any requested signage shall comply with Article 25, Sign Regulations of the Leavenworth County Zoning and Subdivision Regulations.
6. No on-street parking shall be allowed.
7. This Special Use Permit shall be limited to the Narrative dated September 23, 2021 submitted with this application.
8. This SUP shall comply with all local, state, and federal rules and regulations that may be applicable. After approval of this SUP by the Board of County Commission all conditions listed shall be adhered to and copies shall be provided to the Planning and Zoning Department within 30 days.

Request

The applicant is requesting a Special Use Permit for a Contractor's Yard for the Forever Fencing business.

Adjacent Land Use

The surrounding properties are residences and farms on varying sized parcels ranging from 5 acres to over 20 acres in size.

Flood Plain

There are no Special Flood Hazard Areas on this parcel per FEMA Firm Map 20103C0200G, effective July 16, 2015.

Utilities/Services

Sewer: Private septic system
Fire: Union Township Fire Department
Water: RWD 9
Electric: Freestate

Access/Streets

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

Agency Comments

See attached comments – Memo – Kyle Anderson – Planning and Zoning, October 1, 2021
See attached comments – Memo – Mitch Pleak – Public Works, October 1, 2021
See attached comments – Memo – David Van Parys – County Counselor, October 5, 2021
See attached comments – Email – Amanda Tarwater – FreeState, September 28, 2021
See attached comments – Email – Chuck Magaha – Emergency Management, September 29, 2021

Factors to be considered

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

1. Character of the neighborhood: The character of the neighborhood is rural; primarily rural residences, and agricultural uses.
2. Zoning and uses of nearby property: The surrounding properties are zoned RR-5, Rural Residential 5-acre minimum size parcels. The uses are rural residences and agricultural.
3. Suitability of the property for the uses to which it has been restricted: The property is within an area suited for rural residences and agricultural use. The use is allowed with an approval of a Special Use Permit.
4. Extent to which removal of the restrictions will detrimentally affect nearby property: The area is not likely be detrimentally affected by allowing Forever Fencing to establish a Contractor's Yard on this parcel.
5. Length of time the property has been vacant as zoned: The property is not vacant.
6. Relative gain to economic development, public health, safety and welfare: The proposed use will allow Forever Fencing to legally establish a storage yard on-site at the business owner's home.
7. Conformance to the Comprehensive Plan: The Future Land Use Map indicates this area as Residential and Residential Estate.
8. Staff recommendation is for the denial of the Special Use Permit.

Staff Analysis

LOCATION	
Adjacent Residences	Adjacent residences are rural-suburban uses. Most properties surrounding the property are on five (5) acre parcels or larger.
Adjacent Zoning/Uses	Zoning in the area is RR-5 and are used primarily as rural residences and agricultural uses.
Density	The area is not densely populated.
Nearby City Limits	Tonganoxie is located approximately 4.5 miles to the southeast.
Initial Growth Management Area	The property is not located within an Initial Growth Management Area.

IMPACT	
Noise Pollution	This use will not cause prolonged noise pollution. The primary times of elevated noise levels will be in the morning, between 7:00 AM and 8:00 AM when employees arrive at the site to gather equipment. During the evening, between 4:00 PM and 5:00 PM there will be elevated noise levels when employees return with equipment. However, this traffic is similar to other traffic from surrounding properties.
Traffic	The use will create additional traffic in the morning and evening. Up to three employees may arrive during the morning. They will then leave in company vehicles, and typically will not return until the end of the day. Employees will then depart for the day in their personal vehicles. The operation employs three full-time employees. The business does have a lumber company deliver materials to the property once a month. The delivery is made with a pickup truck and trailer.
Lighting	The applicant has security lighting around the fencing materials and is not requesting lighting.
Outdoor Storage	The applicant stores two (2) pickup trucks and three (3) trailers outside.
Parking	The applicant has ample parking space for employees.
Visitors/Employees	Typically, three (3) employees report to the site each day of the work week. Customers do not come to the site on a regular basis.
Waste	The business generates waste in the form of fencing products. This waste is properly disposed of according to KDHE standards.

SITE COMPATABILITY	
Size of Parcel	The parcel is five (5) acres in size.
Zoning of Parcel	The parcel is zoned Rural Residential-5
Buildings (Existing & Proposed)	The applicant has a shop on the property that is approximately 40' x 60'. Materials are not stored within the business.
Setbacks	Existing building meet the required setbacks.
Screening	Materials are stored on site. The applicant is in process to screen the materials by building a fenced area to store the materials.

Staff Comments

The applicants are requesting the approval of a Contractor's Yard for their company. The company would use the yard to store fencing materials and trailers used for the business.

In 2018, the applicant was notified the operation of a business without a special use permit was in violation of Leavenworth County's Zoning and Subdivision Regulations. In December 2020, it was discovered that the applicant constructed a building without a permit and was continuing to operate a business on-site. On February 1, 2021, the County filed legal charges with the District Court. This case was closed after a preapplication meeting was filed and held with Planning and Zoning Staff. Applicant did not file an application until after a new case was filed with the District Court in August of 2021. For more information regarding the history of this application, please reference the attached memo from Code Enforcement.

The applicant has indicated that the storage yard will be screened upon approval of the Special Use Permit. The applicants stated in their narrative that approximately 5 pallets of wood are dropped off and stored on-site each month. The business then uses that stock to complete jobs throughout the month.

ACTION OPTIONS:

1. Approve Resolution 2021-52 (Case No. DEV-21-160), Special Use Permit for a Contractor's Yard for Forever Fencing, with Findings of Fact, and with or without conditions; or
2. Deny Resolution 2021-52 (Case No. DEV-21-160), Special Use Permit for a Contractor's Yard for Forever Fencing, with Findings of Fact; or

3. Revise or Modify the Planning Commission Recommendation to Resolution 2021-52 (Case No. DEV-21-160), Special Use Permit for a Contractor's Yard for Forever Fencing, with Findings of Fact; or
 4. Remand the case back to the Planning Commission.
-

ATTACHMENTS:

Narrative
Location/Aerial Maps
Future Land Use Map Aerial
Memorandums
Public Comment



11

Donahoo Rd

3.01

3

2.01

Residential Estate (5-Acre Minimum)

SPECIAL USE PERMIT APPLICATION

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

Office Use Only

PID: _____ Date Received: _____
Township _____
Planning Commission Date: _____
Case No. _____ Date Paid _____
Zoning District _____
Comprehensive Plan land use designation _____

APPLICANT/AGENT INFORMATION

NAME Raymond + Lisa Reynolds
ADDRESS 25701 Donahoo Rd
CITY/ST/ZIP Tonganoxie, KS 66086
PHONE 913-486-5841
EMAIL lisa@foreverfencingkc.com
CONTACT PERSON Lisa Reynolds

OWNER INFORMATION (If different)

NAME _____
ADDRESS _____
CITY/ST/ZIP _____
PHONE _____
EMAIL _____
CONTACT PERSON _____

PROPOSED USE INFORMATION

Existing and Proposed structures House, Pole Barn
Reason for requesting a Special Use Permit Fence Contractor

PROPERTY INFORMATION

Address of property 25701 Donahoo Rd Tonganoxie, KS 66086 Parcel size 4.77 acres
Current use of the property Single family dwelling
Does the owner live on the property? Yes
Does the applicant own property in states or counties other than Kansas and Leavenworth County? 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 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 Lisa Reynolds Date 4/26/21

ATTACHMENT A

Narrative Description

This is a request for a special use permit for Forever Fence, which is in a residential zoned property.

We currently have three employees that will arrive M-F at 7:30 am park their personal vehicles, load material on two of the Forever Fence pick up trucks and leave. They will return at 4:30 pm with the Forever Fence pick up trucks, and leave in their personal vehicles. (A Dodge pickup truck and a Ford Expedition)

We will have a delivery once a month from a lumber company.

We store up to a months worth of sold projects materials on site, that is roughly 5 pallets of wood. Which will be behind a privacy fence. No storing of any stock materials.

There is no business in the accessory building located on sight, that is personal storage.

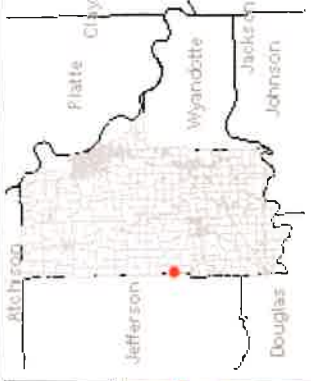
Leavenworth County, KS



1 in. = 121ft.



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

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

Notes

From: [Forever Fencing, Inc.](#)
Sent: Tuesday, October 5, 2021 9:40 PM
To: [Gentzler, Joshua](#)
Subject: Re: Questions regarding Special Use Permit DEV-21-160

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

Joshua,

Sorry for the delay in getting back with you. Here is the answers to their questions.

- 1: We have three small trailers on the property.
- 2: There is a light on the fence materials
- 3: A pickup truck with a trailer is used to deliver materials.

Let me know should you need anything else.

Thanks,

Lisa

Forever Fence

913-369-0104

On Tuesday, October 5, 2021, 1:54 PM, Gentzler, Joshua <JGentzler@leavenworthcounty.gov> wrote:

Good afternoon Raymond and Lisa,

After reviewing your Special Use Permit application, Leavenworth County does have a number of questions to clarify how the property is being used for your business.

1. How many trailers are stored on the property?
2. Is there any lighting of the fencing materials?

3. What type of vehicle does the lumber company use to deliver the materials?

Please return your answers to the above questions by Tuesday, October 12th, 2021.

Regards,

Joshua Gentzler

Planner II

[Planning & Zoning](#)

Leavenworth County

913.684.0464



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

To: Krystal Voth
Director

From: Kyle Anderson
Environmental Tech/Code Enforcement

Date: October 1, 2021

RE: Raymond & Lisa Reynolds
Case DEV-21-160, Special Use Permit
25701 Donahoo Rd
Tonganoxie, KS 66086
PID# 138-27-0-00-00-003.00

In 2018 Raymond and Lisa Reynolds were sent three violation letters stating they needed a Special Use Permit to operate their fencing business. They never submitted an application to our office.

In December 2020 a 30-day violation was sent to them. They never contacted our office.

February 23, 2021 their case went to codes court and they did not show up for court.

In April 2021 they finally contacted our office and sent in a building permit application for an accessory building that they had already built on the property.

On April 30, 2021 they had a preapplication meeting in our office. They were instructed to make a few changes to the application and turn it back in to us with payment.

On July 19, 2021 I sent Raymond and Lisa an email giving them til Friday July 23, 2021 to submit the SUP application with payment or the case would go back to codes court.

On September 22, 2021 the case was heard in court. They gave excuses for why they abandoned the SUP process and told the judge they would be in this week to apply. The case is still open and scheduled for review.

On September 26, 2021 Raymond and Lisa paid for their accessory building permit and turned in their SUP application with payment.

To summarize all of this, Raymond and Lisa Reynolds have known for several years they needed a SUP to operate their business and have ignored and abandoned our process. It took a second trip to codes court to get them to comply and turn in the application.

Thank you,

Kyle Anderson

kanderson@leavenworthcounty.gov

MEMO

To: Krystal Voth
From: Chuck Magaha
Subject: Forever Fence
Date: November 2, 2021

Krystal, thank you for the opportunity to review the special use permit submitted by Raymond and Lisa Reynolds with their fencing business located at 25701 Donahoo Road. After reviewing the application I have couple of comments regarding this permit. I would like to suggest that an emergency contact sign be placed in plain view in the event of an emergency. The sign should be placed on the side of the building on a legible material for the responder in the event an emergency should one occur. I would ask that caution be taken in allowing no burning of commercial waste generated from job sites. In reviewing the parcel there is what appears to be fencing scraps in a pile just behind the home. This pile also shows up on the aerial view on GIS. In the event that this business would use hazardous chemicals, stain and others that they file the appropriate State permits as well as notifying the local fire department of the locations of storage of these solvents. If chemicals are to be stored on site they will need to provide a detailed site diagram of where the product is stored to include fuels and oils. If you have any questions please give me a call 684-0455.

From: [Amanda Tarwater](#)
Sent: Tuesday, September 28, 2021 10:17 AM
To: [Gentzler, Joshua](#)
Subject: Re: DEV-21-160 Special Use Permit Request - Forever Fencing

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FreeState Electric has no objection to this request.

Thank you,

Amanda Tarwater
Member Accounts Coordinator



1-800-794-1989 | www.freestate.coop

From: "Gentzler, Joshua" <JGentzler@leavenworthcounty.gov>
Date: Monday, September 27, 2021 at 4:02 PM
To: 'Timothy Smith' <chief1860@ttrfd.com>, "RWD 9 (Lvrwd9@gmail.com)" <Lvrwd9@gmail.com>, Amanda Tarwater <amanda.holloway@freestate.coop>, "Anderson, Kyle" <KAnderson@leavenworthcounty.gov>, "Anderson, Lauren" <LAnderson@leavenworthcounty.gov>, "Magaha, Chuck" <cmagaha@lvsheriff.org>, "Miller, Jamie" <JMiller@leavenworthcounty.gov>, Mitch Pleak <MPleak@olsson.com>, "Thorne, Eric" <ethorne@lvsheriff.org>, "Van Parys, David" <DVanParys@leavenworthcounty.gov>
Subject: DEV-21-160 Special Use Permit Request - Forever Fencing

Warning: This message originated outside of the FEC organization. Do not click links or open attachments unless you have validated the sender and know the content is safe. <="" span="">

Good afternoon,

The Department of Planning and Zoning has received an application for a Special Use Permit for a contractor's yard for Forever Fencing, at 25701 Donahoo 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, October 5th.

If you have any questions or need additional information, please contact me at (913) 684-0464 or at jgentzler@leavenworthcounty.gov.

Thank you,

From: [Van Parys, David](#)
Sent: Tuesday, October 5, 2021 10:06 AM
To: [Gentzler, Joshua](#)
Subject: RE: DEV-21-160 Special Use Permit Request - Forever Fencing

Aerial appears to show an accumulation of materials or vehicles in between the house and the proposed site. Will screening be required?

From: Gentzler, Joshua
Sent: Monday, September 27, 2021 4:02 PM
To: 'Timothy Smith' <chief1860@ttrfd.com>; RWD 9 (Lvrwd9@gmail.com) <Lvrwd9@gmail.com>; Amanda Holloway (Amanda.holloway@freestate.coop) <Amanda.holloway@freestate.coop>; Anderson, Kyle <KAnderson@leavenworthcounty.gov>; Anderson, Lauren <LAnderson@leavenworthcounty.gov>; Magaha, Chuck <cmagaha@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Mitch Pleak <MPleak@olsson.com>; Thorne, Eric <ethorne@lvsheriff.org>; Van Parys, David <DVanParys@leavenworthcounty.gov>
Subject: DEV-21-160 Special Use Permit Request - Forever Fencing

Good afternoon,

The Department of Planning and Zoning has received an application for a Special Use Permit for a contractor's yard for Forever Fencing, at 25701 Donahoo 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, October 5th.

If you have any questions or need additional information, please contact me at (913) 684-0464 or at jgentzler@leavenworthcounty.gov.

Thank you,

Joshua Gentzler
Planner II
[Planning & Zoning](#)
Leavenworth County
913.684.0464

RESOLUTION 2021-52

A resolution of the Leavenworth County Kansas Board of County Commission, issuing a Special Use Permit for a Contractor's Yard – Forever Fencing on the following described property:

A tract of land in the Northwest Quarter of Section 27, Township 10 South, Range 20 East of the 6th P.M, in Leavenworth County, Kansas, more commonly known as 25701 Donahoo 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 23rd day of September, 2021, 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 10th day of November, 2021; 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 1st day of December, 2021, the recommendation of the Leavenworth County Planning Commission.

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

1. Based upon the recommendation and findings of fact of the Leavenworth County Planning Commission; and,
2. Based upon the findings of fact adopted by the Board of County Commission in regular session on the 1st day of December, 2021, and incorporated herein by reference;

That Case No. DEV-21-160, Special Use Permit for a Contractor's Yard approved subject to the following conditions:

1. The Special Use Permit shall be limited to a period of five (5) years.
2. The business shall be limited to the hours of 7:30 am to 4:30 pm, Monday through Friday.
3. The business, as permitted by the Special Use Permit, shall be limited to no more than 5 employees.
4. All equipment and materials shall be screened by a wooden privacy fence, at least 6 foot in height or greater, on all sides of the storage area.
5. No signage is allowed in the right-of-way. No signage is requested with the SUP. Any requested signage shall comply with Article 25, Sign Regulations of the Leavenworth County Zoning and Subdivision Regulations.
6. No on-street parking shall be allowed.
7. This Special Use Permit shall be limited to the Narrative dated September 23, 2021 submitted with this application.

8. This SUP shall comply with all local, state, and federal rules and regulations that may be applicable. After approval of this SUP by the Board of County Commission all conditions listed shall be adhered to and copies shall be provided to the Planning and Zoning Department within 30 days.

located in Section 27, Township 10 South, Range 20 East, also known as 25701 Donahoo Road, parcel no. 138-27-0-00-00-003.00 in Leavenworth County, Kansas.

Adopted this 1st day of December, 2021
Board of County Commission
Leavenworth, County, Kansas

Mike Smith, Chairman

ATTEST

Jeff Culbertson, Member

Janet Klasinski

Vicky Kaaz, Member

Doug Smith, Member

Mike Stieben, Member