

We encourage everyone to view the meeting live via YouTube.

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

Regular Meeting Agenda
300 Walnut Street, Suite 225
Leavenworth, KS 66048
December 4, 2024
9:00 a.m.

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE/MOMENT OF SILENT PRAYER
- III. ROLL CALL
- IV. PUBLIC COMMENT: Public Comment shall be limited to 15 minutes at the beginning of each meeting and limited to three minutes per person. Anyone wishing to make comments either on items on the agenda or not are encouraged to provide their comments in writing no later than 8:00 AM the Monday immediately preceding the meeting. These comments will be included in the agenda packet for everyone to access and review. This allows the Commission to have time to fully consider input and request follow up if needed prior to the meeting.
- V. ADMINISTRATIVE BUSINESS:
 - a) Holiday meeting schedule
- VI. CONSENT AGENDA: The items on the Consent Agenda are considered by staff to be routine business items. Approval of the items may be made by a single motion, seconded, and a majority vote with no separate discussion of any item listed. Should a member of the Governing Body desire to discuss any item, it will be removed from the Consent Agenda and considered separately.
 - a) Approval of the minutes of the meeting of November 26, 2024
 - b) Approval of the schedule for the week December 9, 2024
 - c) Approval of the check register
 - d) Approve and sign the OCB's

VII. FORMAL BOARD ACTION:

- a) Consider a motion to approve Charter Resolution 2024-1, exempting Leavenworth County from certain provisions of K.S.A. 65-201 specifically K.S.A. 65-202 subsection C regarding annual sanitary inspections of school buildings and grounds by the local health officer.
- b) Consider a motion to approve SMK Ventures to install 2 20kw propane generators at the Transfer Station scale houses in the amount of \$18,950.00.
- c) Consider a motion to consider the Planning Commission's amended recommendations regarding the rezoning request from RR-5 to RR-2.5 in Case Number DEV-24-116 for Board action.
- d) Consider a motion to consider the Planning Commission's recommendations regarding the rezoning request from RR-5 to RR-2.5 in Case Number DEV-24-118 for Board action.
- e) Consider a motion to consider the Planning Commission's recommendations regarding the rezoning request from RR-5 to RR-1(43) in Case Number DEV-24-126 for Board action.
- f) Consider a motion to consider the Planning Commission's recommendations regarding the rezoning request from PR-2 to RR-5 in Case Number DEV-24-127 for Board action.
- g) Consider a motion to consider the Planning Commission's recommendations regarding the rezoning request from RR-5 to RR-2.5 in Case Number DEV-24-128 for Board action.
- h) Consider a motion consider the Planning Commission's recommendations regarding the rezoning request from RR-5 to RR-2.5 in Case Number DEV-24-131 for Board action.

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

IX. ADJOURNMENT

LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE

Monday, December 2, 2024

Tuesday, December 3, 2024

9:00 a.m. 2024 Kansas Association of Counties Conference
• Hyatt Regency & Century II Convention Center, Wichita, KS

Wednesday, December 4, 2024

9:00 a.m. 2024 Kansas Association of Counties Conference
• Hyatt Regency & Century II Convention Center, Wichita, KS

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

Thursday, December 5, 2024

9:00 a.m. 2024 Kansas Association of Counties Conference
• Hyatt Regency & Century II Convention Center, Wichita, KS

Friday, December 6, 2024

ALL SUCH OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION

ALL MEETINGS ARE OPEN TO THE PUBLIC

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

*****November 26, 2024 *****

The Board of County Commissioners met in a regular session on Tuesday, November 26, 2024. Commissioner Kaaz, Commissioner Mike Smith, Commissioner Doug Smith and Commissioner Stieben are present; Commissioner Culbertson is absent; Also present: Mark Loughry, County Administrator; David Van Parys, Senior County Counselor; John Jacobson, Planning and Zoning Director; Amy Allison, Planning and Zoning Deputy Director; Misty Brown, County Counselor; John Richmeier, Leavenworth Times

A motion was made by Commissioner Doug Smith and seconded by Commissioner Mike Smith to appoint Vicky Kaaz as temporary chair.

Motion passed, 4-0.

PUBLIC COMMENT:

Cody Herbster and Louis Klemp commented.

ADMINISTRATIVE BUSINESS:

Mark Loughry reminded everyone that two commissioners will be at a conference next week for the meeting.

Commissioner Stieben read from an article from a local legislator regarding property taxes.

A motion was made by Commissioner Mike Smith and seconded by Commissioner Doug Smith to accept the consent agenda for Tuesday, November 26, 2024 as presented.

Motion passed, 4-0.

Amy Allison presented case DEV-24-133 a replat request for Thomas Farms.

A motion was made by Commissioner Doug Smith and seconded by Commissioner Stieben to approve Case Number DEV-24-133 is compliant with the County Zoning and Subdivision Regulations and move that the proposed final plat be conditionally approved and accepted by this Board subject to the conditions set forth by staff report and as adopted by the Planning Commission with all the exceptions.

Motion passed, 4-0.

Commissioners Mike Smith and Stieben will attend the 2024 Kansas Association of Counties conference next week.

Commissioner Doug Smith commented on the Extension Office budget.

Commissioner Stieben inquired about the progress of the Humane Society going forward.

Mr. Loughry stated he has spoke with the Sheriff and he has plans in place to continue on with the operations.

Commissioner Kaaz will participate in the Workforce Partnership meeting via Zoom this morning.

A motion was made by Commissioner Mike Smith and seconded by Commissioner Doug Smith to adjourn.

Motion passed, 4-0.

The Board adjourned at 9:38 a.m.

LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE

Monday, December 9, 2024

Tuesday, December 10, 2024

Wednesday, December 11, 2024

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

Thursday, December 12, 2024

12:00 p.m. LCDC meeting

Friday, December 13, 2024

7:30 a.m. Legislative Breakfast
• Council on Aging, 711 Marshall St., Leavenworth, KS

ALL SUCH OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION

ALL MEETINGS ARE OPEN TO THE PUBLIC

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

START DATE: 11/23/2024 END DATE: 11/27/2024

TYPES OF CHECKS SELECTED: * ALL TYPES

				P.O.NUMBER	CHECK#					
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	345593	111511 AP	11/27/2024	4-001-5-53-215	413-01994 UNIFORM RENTALS		97.42	
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	345593	111511 AP	11/27/2024	4-001-5-53-215	413-01994 UNIFORM RENTALS		97.42	
								*** VENDOR	4120 TOTAL	194.84
20588	ADVANTAGE	ADVANTAGE PRINTING	345594	111512 AP	11/27/2024	4-001-5-11-307	258 CO ATTY BUSINESS CARDS X3		190.00	
20588	ADVANTAGE	ADVANTAGE PRINTING	345594	111512 AP	11/27/2024	4-001-5-11-307	258 CO ATTY BUSINESS CARDS X3		95.00	
20588	ADVANTAGE	ADVANTAGE PRINTING	345594	111512 AP	11/27/2024	4-001-5-19-301	98 DIST CT JUROR LABELS		319.00	
								*** VENDOR	20588 TOTAL	604.00
282	AITKENS	AITKENS CONTRACTING LLC	345596	111514 AP	11/27/2024	4-001-5-31-290	COURTHOUSE IRRIGATION BLOW OUT		200.00	
249	AMBERWELL	ATCHISON HOSPITAL	345597	111515 AP	11/27/2024	4-001-5-07-206	SHERIFF NEW EMPLOYEE TESTING		70.00	
249	AMBERWELL	ATCHISON HOSPITAL	345597	111515 AP	11/27/2024	4-001-5-28-212	HR EMPLOYEE TESTING		493.00	
								*** VENDOR	249 TOTAL	563.00
1523	BOB BARKER	BOB BARKER CO INC	345600	111518 AP	11/27/2024	4-001-5-07-359	LEAKS4 JAIL SUPPLIES		776.84	
856	BREWER LAW GROUP	BREWER LAW GROUP, LLC	345601	111519 AP	11/27/2024	4-001-5-09-231	COURT APPT ATTORNEY INCLUDES		3,000.00	
2621	CAFE	TERRY BOOKER	345602	111520 AP	11/27/2024	4-001-5-14-212	LEGISLATIVE BREAKFAST 12/13/24		720.00	
24545	CDW GOVERN	CDW GOVERNMENT INC	345603	111521 AP	11/27/2024	4-001-5-18-301	3773122 SUPPLIES		498.73	
24545	CDW GOVERN	CDW GOVERNMENT INC	345603	111521 AP	11/27/2024	4-001-5-18-301	3773122 SUPPLIES		267.60	
24545	CDW GOVERN	CDW GOVERNMENT INC	345603	111521 AP	11/27/2024	4-001-5-18-301	3773122 SUPPLIES		55.34	
24545	CDW GOVERN	CDW GOVERNMENT INC	345603	111521 AP	11/27/2024	4-001-5-18-301	3773122 SUPPLIES		11.04	
								*** VENDOR	24545 TOTAL	832.71
8103	CHARTER COMMUNICATIO	CHARTER COMMUNICATIONS	345672	341	11/27/2024	4-001-5-18-213	122236601 COMMUNICATIONS		2,211.18	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-01-213	BOCC:M SMITH:LODGINADJ FROM OC		9.96-	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-02-301	ELECTION/CLERK:SLOOP		453.04	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-02-301	CO CLERK/ELECTION:OFFICE/ELEC/		66.65	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-03-301	CO TREAS:TT:OFFICE SUPPLIES,TA		290.55	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-03-301	CO TREAS:OFFICE SUPPLIES,CTS:O		104.77	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-03-303	CO TREAS:TT:OFFICE SUPPLIES,TA		17.70	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-05-203	EMS:TVL,SUB,CABLE,WASTE,FIELD		107.31	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-05-205	EMS:TVL,SUB,CABLE,WASTE,FIELD		1.20	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-05-209	EMS:TVL,SUB,CABLE,WASTE,FIELD		55.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-05-215	TONGANOXIE WATER FOR 425 LAMIN		74.10	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-05-216	EMS:TVL,SUB,CABLE,WASTE,FIELD		490.40	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-05-282	EMS:TVL,SUB,CABLE,WASTE,FIELD		363.31	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-05-284	EMS:TVL,SUB,CABLE,WASTE,FIELD		43.76	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-05-301	EMS:CJ,MS:VEH/BLDG MAINT,UNIFO		44.44	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-05-306	EMS:CJ,MS:VEH/BLDG MAINT,UNIFO		633.32	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-05-306	EMS:CJ,MS:VEH/BLDG MAINT,UNIFO		1,616.38	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-05-350	EMS:CJ,MS:VEH/BLDG MAINT,UNIFO		688.31	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-05-350	EMS:CJ,MS:VEH/BLDG MAINT,UNIFO		48.95-	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-05-381	EMS:TVL,SUB,CABLE,WASTE,FIELD		5,819.79	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-05-381	EMS:CJ,MS:VEH/BLDG MAINT,UNIFO		20.92	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-05-383	EMS:CJ,MS:VEH/BLDG MAINT,UNIFO		73.51	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-05-383	EMS:CJ,MS:VEH/BLDG MAINT,UNIFO		194.92	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-06-301	P&Z:DC:OFFICE SUPPLIES		229.55	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-07-202	LVSO TNG 1,2,3,TRANS 2:VEL , T		405.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-07-202	LVSO TNG 1,2,3,TRANS 2:VEL , T		516.25	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-07-202	LVSO JA,BC,SF:BACKGROUND,TNG,S		175.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-07-202	LVSO:AD:TNG,JAIL MAINT,OFCSUP/		164.80	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-07-203	LVSO JA,BC,SF:BACKGROUND,TNG,S		40.95	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-07-208	LVSO JA,BC,SF:BACKGROUND,TNG,S		27.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-07-211	LVSO TNG 1,2,3,TRANS 2:VEL , T		471.21	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-07-211	LVSO:ZP:UNIFORM,KTA,COMMUNITY		.20	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-07-211	LVSO BM:TVL,INV,EQUIP,AMMO,JAI		82.55	

START DATE: 11/23/2024 END DATE: 11/27/2024

TYPES OF CHECKS SELECTED: * ALL TYPES

				P.O.NUMBER	CHECK#					
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-07-218	LVSO TNG 1,2,3,TRANS 2:VEL , T		8.91
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-07-219	LVSO BM:TVL, INV, EQUIP, AMMO, JAI		12.46
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-07-251	LVSO BM:TVL, INV, EQUIP, AMMO, JAI		73.14
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-07-301	LVSO JA, BC, SF:BACKGROUND, TNG, S		18.95
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-07-301	LVSO:AD:TNG, JAIL MAINT, OFCSUP/		474.87
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-07-301	LVSO BM:TVL, INV, EQUIP, AMMO, JAI		166.75
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-07-302	LVSO JA, BC, SF:BACKGROUND, TNG, S		14.54
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-07-305	LVSO:AD:TNG, JAIL MAINT, OFCSUP/		468.97
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-07-350	LVSO:ZP:UNIFORM, KTA, COMMUNITY		638.42
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-07-353	LVSO BM:TVL, INV, EQUIP, AMMO, JAI		103.90
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-07-354	LVSO JA, BC, SF:BACKGROUND, TNG, S		29.82
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-07-354	LVSO:ZP:UNIFORM, KTA, COMMUNITY		548.31
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-07-355	LVSO BM:TVL, INV, EQUIP, AMMO, JAI		8.52
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-07-356	LVSO BM:TVL, INV, EQUIP, AMMO, JAI		135.84
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-07-357	LVSO JA, BC, SF:BACKGROUND, TNG, S		155.02
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-07-357	LVSO:AD:TNG, JAIL MAINT, OFCSUP/		4,589.00
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-07-357	LVSO BM:TVL, INV, EQUIP, AMMO, JAI		48.48
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-07-359	LVSO JA, BC, SF:BACKGROUND, TNG, S		358.82
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-07-359	LVSO:AD:TNG, JAIL MAINT, OFCSUP/		1,701.31-
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-07-359	LVSO BM:TVL, INV, EQUIP, AMMO, JAI		217.78
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-07-362	LVSO BM:TVL, INV, EQUIP, AMMO, JAI		155.75
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-07-450	LVSO:AD:TNG, JAIL MAINT, OFCSUP/		2,454.00
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-11-203	CO ATTY TT:NDAA DUES, OFFICE S		846.00
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-11-253	DRIVEKS KTAG CHARGES CO ATTY		3.26
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-11-301	CO ATTY TT:NDAA DUES, OFFICE S		869.65
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-11-301	CO ATTY:LG:OFFICE SUPPLY, STAN		816.88
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-14-220	TONGANOXIE WATER FOR 725 LAMIN		52.48
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-14-229	BG:CTHSE, JC, CU, SD1, SD5		441.69
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-14-301	ADMIN:TVL, CTHSE SUPPLIES		52.95
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-14-301	CO CLERK/ELECTION:OFFICE/ELEC/		23.86
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-19-213	DIST CT TW:KCCSO CONF LODGING		1,580.64
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-19-213	DIST CT JC:TRAINING, OFC SUPPLY		417.00
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-19-217	DIST CT JC:TRAINING, OFC SUPPLY		1,323.23
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-19-301	DIST CT:SC:CABLE		14.85
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-19-301	DIST CT JC:TRAINING, OFC SUPPLY		72.90
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-23-211	ADMIN:TVL, CTHSE SUPPLIES		126.96
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-28-215	HR:TRAINING, MISC		105.00
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-28-223	HR:TRAINING, MISC		73.42
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-31-290	BG:CTHSE, JC, CU, SD1, SD5		4,585.00
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-31-293	BG:CTHSE, JC, CU, SD1, SD5		244.93
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-31-297	BG:CTHSE, JC, CU, SD1, SD5		324.00
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-31-298	BG:CTHSE, JC, CU, SD1, SD5		300.00
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-31-312	BG:RT:EMS, TOOLS, BLDG MAINT-JC/		9.23
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-31-312	BG:EC:MATERIAL, JC BLDG MAINT S		98.97
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-31-312	BG:CTHSE, JC, CU, SD1, SD5		150.85
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-31-313	BG:CTHSE, JC, CU, SD1, SD5		136.66
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-31-314	BG:NH:ANNEX, SWM, EMS, TOOLS, JC		689.55
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-31-315	BG:NH:ANNEX, SWM, EMS, TOOLS, JC		172.24
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-31-317	BG:NH:ANNEX, SWM, EMS, TOOLS, JC		89.40
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-31-317	BG:RT:EMS, TOOLS, BLDG MAINT-JC/		19.58
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-31-322	BG:NH:ANNEX, SWM, EMS, TOOLS, JC		13.41
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-31-322	BG:RT:EMS, TOOLS, BLDG MAINT-JC/		33.60

TYPES OF CHECKS SELECTED: * ALL TYPES

			P.O.NUMBER	CHECK#						
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-31-322	BG:CTHSE, JC, CU, SD1, SD5		558.40	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-31-383	BG:CTHSE, JC, CU, SD1, SD5		150.36	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-31-390	BG:CTHSE, JC, CU, SD1, SD5		953.16	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-31-391	BG:CTHSE, JC, CU, SD1, SD5		182.44	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-32-209	BG:CTHSE, JC, CU, SD1, SD5		225.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-32-296	BG:CTHSE, JC, CU, SD1, SD5		2,073.90	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-32-297	BG:CTHSE, JC, CU, SD1, SD5		595.61	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-32-391	BG:NH:ANNEX, SWM, EMS, TOOLS, JC		537.07	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-32-391	BG:ZF:BLDG MAIN-JC		63.96	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-32-391	BG:RT:EMS, TOOLS, BLDG MAINT-JC/		87.40	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-32-391	BG:EC:MATERIAL, JC BLDG MAINT S		108.68	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-32-391	BG:CTHSE, JC, CU, SD1, SD5		1,191.90	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-33-209	BG:CTHSE, JC, CU, SD1, SD5		349.98	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-33-296	BG:CTHSE, JC, CU, SD1, SD5		1,281.24	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-33-297	BG:CTHSE, JC, CU, SD1, SD5		302.45	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-33-391	BG:RT:EMS, TOOLS, BLDG MAINT-JC/		58.63	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-33-391	BG:CTHSE, JC, CU, SD1, SD5		170.51	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-41-201	APPRAISER WM:COPIES, OFFICE AN		141.20	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-41-211	APPRAISER CARD:ORION CONF LODG		249.58	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-41-301	APPRAISER WM:COPIES, OFFICE AN		231.14	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-41-371	APPRAISER WM:COPIES, OFFICE AN		325.36	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-42-293	GIS ESRI CREDITS (SS)		480.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-49-204	ELECTION - GRIER		418.97	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-49-204	ELECTION:KEPPLER		327.18	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-49-301	CO CLERK/ELECTION:OFFICE/ELEC/		41.07	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-49-341	ELECTION:KEPPLER		60.14	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-49-341	ELECTION/CLERK:SLOOP		480.77	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-49-341	ELECTION:KLASINSKI		122.20	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-49-341	CO CLERK/ELECTION:OFFICE/ELEC/		121.90	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-49-341	4IMPRINT - 15K ELECTION PENS (5,139.04	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-49-341	4IMPRINT - 15K ELECTION PENS (126.12-	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-53-203	NX:KH, AP:LICENSE, SAFETY, MAINT/		50.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-53-306	NX:KH, AP:LICENSE, SAFETY, MAINT/		1,066.91	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-53-307	NX:KH, AP:LICENSE, SAFETY, MAINT/		421.23	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-53-308	NX:KH, AP:LICENSE, SAFETY, MAINT/		2,052.84	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-001-5-53-308	NX:KH, AP:LICENSE, SAFETY, MAINT/		1,050.52	
							*** VENDOR	648 TOTAL		57,426.73
889	DENT BARN	BRADLEY J REA	345606	111524 AP	11/27/2024	4-001-5-07-213	PAINTLESS DENT REMOVAL (HAIL) 1		2,250.00	
889	DENT BARN	BRADLEY J REA	345606	111524 AP	11/27/2024	4-001-5-07-213	PAINTLESS DENT REMOVAL (HAIL) 1		2,250.00	
889	DENT BARN	BRADLEY J REA	345606	111524 AP	11/27/2024	4-001-5-07-213	PAINTLESS DENT REMOVAL (HAIL) 1		2,250.00	
889	DENT BARN	BRADLEY J REA	345606	111524 AP	11/27/2024	4-001-5-07-213	PAINTLESS DENT REMOVAL (HAIL) 1		2,250.00	
							*** VENDOR	889 TOTAL		9,000.00
1219	DIST CT CLERK LV	CLERK OF DIST COURT-LEAV	345607	111525 AP	11/27/2024	4-001-5-11-501	CO ATTORNEY - NOVEMBER COURT C		3,278.00	
3998	DREXEL TEC	DREXEL TECHNOLOGIES INC	345608	111526 AP	11/27/2024	4-001-5-42-301	28927 GIS-INKJET PREMIUM BOND		218.92	
818	ECOSOLUTIONS	PELLUCID INC	345609	111527 AP	11/27/2024	4-001-5-07-404	48 BAGS SPHAG SORB		1,005.60	
1011	FEDEX	FEDEX	345612	111530 AP	11/27/2024	4-001-5-19-302	2049-3883-4 TRANSPORTATION CHA		58.59	
2410	FIRST CALL INC	FIRST CALL INC	345613	111531 AP	11/27/2024	4-001-5-13-211	OCTOBER TRANSPORTS		150.00	
2410	FIRST CALL INC	FIRST CALL INC	345613	111531 AP	11/27/2024	4-001-5-13-211	OCTOBER TRANSPORTS		150.00	
2410	FIRST CALL INC	FIRST CALL INC	345613	111531 AP	11/27/2024	4-001-5-13-211	OCTOBER TRANSPORTS		150.00	
2410	FIRST CALL INC	FIRST CALL INC	345613	111531 AP	11/27/2024	4-001-5-13-211	OCTOBER TRANSPORTS		150.00	
2410	FIRST CALL INC	FIRST CALL INC	345613	111531 AP	11/27/2024	4-001-5-13-211	OCTOBER TRANSPORTS		150.00	
2410	FIRST CALL INC	FIRST CALL INC	345613	111531 AP	11/27/2024	4-001-5-13-211	OCTOBER TRANSPORTS		150.00	

START DATE: 11/23/2024 END DATE: 11/27/2024

TYPES OF CHECKS SELECTED: * ALL TYPES

			P.O.NUMBER	CHECK#					
2410	FIRST CALL INC	FIRST CALL INC	345613	111531 AP	11/27/2024	4-001-5-13-211	OCTOBER TRANSPORTS	150.00	
2410	FIRST CALL INC	FIRST CALL INC	345613	111531 AP	11/27/2024	4-001-5-13-211	OCTOBER TRANSPORTS	300.00	
							*** VENDOR		2410 TOTAL
									1,350.00
738	FIVE STAR CONSULTING	ALVIN LECOUNT	345614	111532 AP	11/27/2024	4-001-5-18-220	LVIS0020 PROFESSIONAL SERVICES	5,000.00	
605	FLEET HOSTER	FLEET HOSTER LLC	345615	111533 AP	11/27/2024	4-001-5-05-271	INV PS-INV100105566 DEC CAMERA	140.00	
605	FLEET HOSTER	FLEET HOSTER LLC	345615	111533 AP	11/27/2024	4-001-5-06-222	INV PS-INV100105566 DEC CAMERA	19.95	
605	FLEET HOSTER	FLEET HOSTER LLC	345615	111533 AP	11/27/2024	4-001-5-11-271	INV PS-INV100105566 DEC CAMERA	19.95	
605	FLEET HOSTER	FLEET HOSTER LLC	345615	111533 AP	11/27/2024	4-001-5-31-230	INV PS-INV100105566 DEC CAMERA	59.85	
605	FLEET HOSTER	FLEET HOSTER LLC	345615	111533 AP	11/27/2024	4-001-5-41-271	INV PS-INV100105566 DEC CAMERA	120.00	
605	FLEET HOSTER	FLEET HOSTER LLC	345615	111533 AP	11/27/2024	4-001-5-53-220	INV PS-INV100105566 DEC CAMERA	99.75	
							*** VENDOR		605 TOTAL
									459.50
70	FREESTATE EFT	FREESTATE ELECTRIC COOPERATIVE	345671	340	11/27/2024	4-001-5-05-215	ELEC SVC EMS 9102	224.89	
70	FREESTATE EFT	FREESTATE ELECTRIC COOPERATIVE	345671	340	11/27/2024	4-001-5-14-220	ELEC SVC 725 LAMING	717.12	
							*** VENDOR		70 TOTAL
									942.01
833	GENOA HEALTHCARE	GENOA HEALTHCARE LLC	345618	111536 AP	11/27/2024	4-001-5-07-219	INMATE PHARMACY CHARGES FOR OC	3,822.86	
4465	GRONIS	GRONIS HARDWARE INC	345619	111537 AP	11/27/2024	4-001-5-07-356	SHF/JAIL TICKETS	6.99	
4465	GRONIS	GRONIS HARDWARE INC	345619	111537 AP	11/27/2024	4-001-5-07-357	SHF/JAIL TICKETS	3.98	
4465	GRONIS	GRONIS HARDWARE INC	345619	111537 AP	11/27/2024	4-001-5-07-357	SHF/JAIL TICKETS	7.55	
							*** VENDOR		4465 TOTAL
									18.52
886	HARD TIMES PRODUCTS	HARD TIME PRODUCTS LLC	345620	111538 AP	11/27/2024	4-001-5-07-359	LVSO GLOVES	7,955.00	
631	INTEGRATED OPENINGS	INTEGRATED OPENINGS SOLUTIONS	345623	111541 AP	11/27/2024	4-001-5-33-209	13189 CUSHING DOOR REPAIR	2,345.00	
631	INTEGRATED OPENINGS	INTEGRATED OPENINGS SOLUTIONS	345623	111541 AP	11/27/2024	4-001-5-33-209	13189 CUSHING DOOR REPAIR	885.00-	
							*** VENDOR		631 TOTAL
									1,460.00
7655	J F DENNEY P	J F DENNEY PLUMBING & HEATING	345624	111542 AP	11/27/2024	4-001-5-33-209	CUSHING SVC CALL	171.46	
11469	KANSAS JUD	KANSAS JUDICIAL COUNCIL	345626	111544 AP	11/27/2024	4-001-5-09-307	PIC CIV 4TH 2024 SUPPL	95.00	
697	KARPEL	KARPEL COMPUTER SYSTEMS INC	345627	111545 AP	11/27/2024	4-001-5-11-210	ANNUAL PBK BILLING TO OCT 25	11,250.00	
697	KARPEL	KARPEL COMPUTER SYSTEMS INC	345627	111545 AP	11/27/2024	4-001-5-11-210	ANNUAL PBK BILLING TO OCT 25	3,125.00	
697	KARPEL	KARPEL COMPUTER SYSTEMS INC	345627	111545 AP	11/27/2024	4-001-5-11-210	ANNUAL PBK BILLING TO OCT 25	3,750.00	
							*** VENDOR		697 TOTAL
									18,125.00
13225	LANSING PO	LANSING POLICE DEPT	345630	111548 AP	11/27/2024	4-001-5-11-503	LAW ENFORCEMENT FEES	100.00	
13225	LANSING PO	LANSING POLICE DEPT	345630	111548 AP	11/27/2024	4-001-5-11-503	LAW ENFORCEMENT FEES	100.00	
							*** VENDOR		13225 TOTAL
									200.00
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	345631	111549 AP	11/27/2024	4-001-5-07-301	SHERIFF OFC SUPPLY, JAIL MAINT	850.00	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	345631	111549 AP	11/27/2024	4-001-5-07-301	SHERIFF OFC SUPPLY, JAIL MAINT	55.83	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	345631	111549 AP	11/27/2024	4-001-5-07-357	SHERIFF OFC SUPPLY, JAIL MAINT	26.46	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	345631	111549 AP	11/27/2024	4-001-5-07-359	SHERIFF OFC SUPPLY, JAIL MAINT	89.00	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	345631	111549 AP	11/27/2024	4-001-5-07-359	SHERIFF OFC SUPPLY, JAIL MAINT	427.40	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	345631	111549 AP	11/27/2024	4-001-5-07-359	SHERIFF OFC SUPPLY, JAIL MAINT	300.00	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	345631	111549 AP	11/27/2024	4-001-5-07-359	SHERIFF OFC SUPPLY, JAIL MAINT	269.52	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	345631	111549 AP	11/27/2024	4-001-5-07-359	SHERIFF OFC SUPPLY, JAIL MAINT	89.84	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	345631	111549 AP	11/27/2024	4-001-5-19-301	DIST CT VTC TONER CARTRIDGE	146.67	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	345631	111549 AP	11/27/2024	4-001-5-19-301	DIST CT CLERK OFFICE SUPPLIES	1,262.03	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	345631	111549 AP	11/27/2024	4-001-5-19-301	DIST CT CSO OFFICE SUPPLIES	1,258.01	
							*** VENDOR		4755 TOTAL
									4,774.76
537	LEAV TIMES	CHERRYROAD MEDIA INC	345632	111550 AP	11/27/2024	4-001-5-06-218	21250 PUBLIC NOTICE DEV 24-116	12.78	
537	LEAV TIMES	CHERRYROAD MEDIA INC	345632	111550 AP	11/27/2024	4-001-5-06-218	21250 PUBLIC NOTICE DEV24-134,	12.18	
537	LEAV TIMES	CHERRYROAD MEDIA INC	345632	111550 AP	11/27/2024	4-001-5-06-218	21250 PUBLIC NOTICE DEV24-134,	16.58	
537	LEAV TIMES	CHERRYROAD MEDIA INC	345632	111550 AP	11/27/2024	4-001-5-06-218	21250 PUBLIC NOTICE DEV24-134,	14.18	
537	LEAV TIMES	CHERRYROAD MEDIA INC	345632	111550 AP	11/27/2024	4-001-5-19-217	224156 LEGAL NOTICE 23JC064 X2	66.70	
							*** VENDOR		537 TOTAL
									122.42
710	LIPPERT MECHANICAL	LIPPERT MECHANICAL SERVICE LLC	345634	111552 AP	11/27/2024	4-001-5-32-391	6887515 SVC ORDERS JC EXCHANER	682.32	
710	LIPPERT MECHANICAL	LIPPERT MECHANICAL SERVICE LLC	345634	111552 AP	11/27/2024	4-001-5-32-391	6887515 SVC ORDERS JC EXCHANER	51.67	

warrants by vendor

TYPES OF CHECKS SELECTED: * ALL TYPES

		P.O.NUMBER	CHECK#							
710	LIPPERT MECHANICAL	LIPPERT MECHANICAL SERVICE LLC	345634	111552 AP	11/27/2024	4-001-5-33-209	6887515 SVC ORDERS JC EXCHANER	534.24		
710	LIPPERT MECHANICAL	LIPPERT MECHANICAL SERVICE LLC	345634	111552 AP	11/27/2024	4-001-5-33-209	6887515 SVC ORDERS JC EXCHANER	40.57		
								*** VENDOR	710 TOTAL	1,308.80
9762	LVPD	LEAVENWORTH POLICE DEPT	345635	111553 AP	11/27/2024	4-001-5-11-503	LAW ENFORCEMENT FEES	100.00		
9762	LVPD	LEAVENWORTH POLICE DEPT	345635	111553 AP	11/27/2024	4-001-5-11-503	LAW ENFORCEMENT FEES	100.00		
9762	LVPD	LEAVENWORTH POLICE DEPT	345635	111553 AP	11/27/2024	4-001-5-11-503	LAW ENFORCEMENT FEES	58.00		
								*** VENDOR	9762 TOTAL	258.00
2419	MCKESSON MEDICAL SUR	MCKESSON MEDICAL SURGICAL	345636	111554 AP	11/27/2024	4-001-5-07-219	4227550 INMATE HEALTH SERVICES	8.83		
2419	MCKESSON MEDICAL SUR	MCKESSON MEDICAL SURGICAL	345636	111554 AP	11/27/2024	4-001-5-07-219	4227550 INMATE HEALTH SERVICES	442.74		
								*** VENDOR	2419 TOTAL	451.57
2059	MIDWEST OFFICE TECH	MIDWEST OFFICE TECHNOLOGY INC	345638	111556 AP	11/27/2024	4-001-5-07-219	LC00_K COPIES - MEDICAL COPIER	68.27		
2059	MIDWEST OFFICE TECH	MIDWEST OFFICE TECHNOLOGY INC	345638	111556 AP	11/27/2024	4-001-5-11-303	OPL305_K COPIER COSTS	43.15		
								*** VENDOR	2059 TOTAL	111.42
2666	MISC REIMBURSEMENTS	ELOUISE JAHNKE	345639	111557 AP	11/27/2024	4-001-5-04-205	REIM MILEAGE ROD SCHOOL EMPORI	262.64		
4124	POCKET PRESS, LLC	POCKET PRESS, LLC	345646	111564 AP	11/27/2024	4-001-5-11-307	POCKET GUIDES 20 CRIMINAL, 3 T	199.80		
4124	POCKET PRESS, LLC	POCKET PRESS, LLC	345646	111564 AP	11/27/2024	4-001-5-11-307	POCKET GUIDES 20 CRIMINAL, 3 T	29.97		
								*** VENDOR	4124 TOTAL	229.77
1280	POSTMASTER	U S POSTMASTER	345647	111565 AP	11/27/2024	4-001-5-49-341	2573793 RETURN POSTAGE FOR GEN	679.47		
7098	QUILL CORP	QUILL CORP	345648	111566 AP	11/27/2024	4-001-5-07-301	8333027 OFFICE SUPPLIES - SHER	179.66		
103	RESTITUTIO	USD 464	345650	111568 AP	11/27/2024	4-001-5-11-502	RESTITUTION	115.00		
103	RESTITUTIO	USD 464	345650	111568 AP	11/27/2024	4-001-5-11-502	RESTITUTION	50.00		
								*** VENDOR	103 TOTAL	165.00
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	345651	111569 AP	11/27/2024	4-001-5-07-213	SHERIFF/EOC/JAIL	3,060.17		
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	345651	111569 AP	11/27/2024	4-001-5-07-213	SHERIFF/EOC/JAIL	668.91		
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	345651	111569 AP	11/27/2024	4-001-5-07-218	SHERIFF/EOC/JAIL	102.57		
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	345651	111569 AP	11/27/2024	4-001-5-14-332	SHERIFF/EOC/JAIL	5,458.20		
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	345651	111569 AP	11/27/2024	4-001-5-14-332	SHERIFF/EOC/JAIL	561.29		
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	345651	111569 AP	11/27/2024	4-001-5-14-333	BG FUEL, VEH MAINT	405.68		
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	345651	111569 AP	11/27/2024	4-001-5-14-336	NOX WEED FUEL, EQUIP MAINT	731.72		
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	345651	111569 AP	11/27/2024	4-001-5-31-320	BG FUEL, VEH MAINT	64.93		
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	345651	111569 AP	11/27/2024	4-001-5-41-213	APPRAISER VEH MAINT	255.45		
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	345651	111569 AP	11/27/2024	4-001-5-53-308	NOX WEED FUEL, EQUIP MAINT	1,140.36		
								*** VENDOR	458 TOTAL	12,449.28
1717	SEIFERT'S FLOORING	SEIFERT'S FLOORING	345653	111571 AP	11/27/2024	4-001-5-04-301	FLOOR MAINT - REG OF DEEDS	1,874.00		
1717	SEIFERT'S FLOORING	SEIFERT'S FLOORING	345653	111571 AP	11/27/2024	4-001-5-32-280	FLOOR MAINT - REG OF DEEDS	306.50		
								*** VENDOR	1717 TOTAL	2,180.50
1633	SMITH DOUG	DOUG SMITH	345655	111573 AP	11/27/2024	4-001-5-01-205	2024 MILEAGE REIMB	819.41		
915	SMITHEREEN PEST MANA	SMITHEREEN PEST MANAGEMENT	345656	111574 AP	11/27/2024	4-001-5-31-212	240513 PEST CONTROL	1,096.00		
915	SMITHEREEN PEST MANA	SMITHEREEN PEST MANAGEMENT	345656	111574 AP	11/27/2024	4-001-5-32-211	240513 PEST CONTROL	85.00		
915	SMITHEREEN PEST MANA	SMITHEREEN PEST MANAGEMENT	345656	111574 AP	11/27/2024	4-001-5-33-211	240513 PEST CONTROL	125.00		
								*** VENDOR	915 TOTAL	1,306.00
2537	SOLARWINDS	SOLARWINDS	345657	111575 AP	11/27/2024	4-001-5-07-208	SW22446801 MAINT CONTRACT TO 1	192.00		
883	TMA LASER GROUP	TMA LASER GROUP INC	345661	111579 AP	11/27/2024	4-001-5-07-301	2 TONERS	534.00		
22972	TRANSFER STATION	TRANSFER STATION	345662	111580 AP	11/27/2024	4-001-5-33-297	BG - CONSTRUCTION DEMO-CUSHING	40.00		
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	345663	111581 AP	11/27/2024	4-001-5-01-302	OCTOBER POSTAGE	8.97		
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	345663	111581 AP	11/27/2024	4-001-5-02-302	OCTOBER POSTAGE	18.50		
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	345663	111581 AP	11/27/2024	4-001-5-03-302	OCTOBER POSTAGE	110.84		
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	345663	111581 AP	11/27/2024	4-001-5-05-302	OCTOBER POSTAGE	726.79		
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	345663	111581 AP	11/27/2024	4-001-5-06-302	AUGUST POSTAGE (MISSED)	80.73		
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	345663	111581 AP	11/27/2024	4-001-5-06-302	OCTOBER POSTAGE	116.76		
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	345663	111581 AP	11/27/2024	4-001-5-07-302	OCTOBER POSTAGE	710.86		
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	345663	111581 AP	11/27/2024	4-001-5-11-302	OCTOBER POSTAGE	437.24		

TYPES OF CHECKS SELECTED: * ALL TYPES

		P.O.NUMBER	CHECK#							
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	345663	111581 AP	11/27/2024	4-001-5-14-302	OCTOBER POSTAGE	33.40		
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	345663	111581 AP	11/27/2024	4-001-5-14-302	OCTOBER POSTAGE	17.53		
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	345663	111581 AP	11/27/2024	4-001-5-28-302	OCTOBER POSTAGE	121.29		
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	345663	111581 AP	11/27/2024	4-001-5-41-302	OCTOBER POSTAGE	62.40		
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	345663	111581 AP	11/27/2024	4-001-5-49-302	OCTOBER POSTAGE	783.72		
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	345663	111581 AP	11/27/2024	4-001-5-49-341	OCTOBER POSTAGE	3,657.32		
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	345663	111581 AP	11/27/2024	4-001-5-53-301	OCTOBER POSTAGE	7.61		
								*** VENDOR	575 TOTAL	6,893.96
2	WATER DEPT	WATER DEPT	345665	111583 AP	11/27/2024	4-001-5-05-215	WATER SVC EMS 9103	69.16		
2	WATER DEPT	WATER DEPT	345665	111583 AP	11/27/2024	4-001-5-32-392	WATER SVC 514 S 2ND ST	15.60		
								*** VENDOR	2 TOTAL	84.76
100	WITNESS LIST									
								*** VENDOR	100 TOTAL	190.37
3955	YOUNG SIGN	YOUNG SIGN CO	345670	111588 AP	11/27/2024	4-001-5-06-218	3955 STAKES	86.63		
								TOTAL FUND 001		153,010.18

648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-104-5-00-212	CO ATTY:LG:OFFICE SUPPLY, STAN	1,080.23		
								TOTAL FUND 104	1,080.23	

648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-108-5-00-202	HELATH DEPT:CONTR,MED SUPPLY,T	31.20		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-108-5-00-203	HELATH DEPT:CONTR,MED SUPPLY,T	709.00		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-108-5-00-211	HELATH DEPT:CONTR,MED SUPPLY,T	23.14		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-108-5-00-213	HELATH DEPT:CONTR,MED SUPPLY,T	70.00		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-108-5-00-219	HELATH DEPT:CONTR,MED SUPPLY,T	424.73		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-108-5-00-219	AT&T MOBILITY - HEALTH DEPT	165.36		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-108-5-00-280	HELATH DEPT:CONTR,MED SUPPLY,T	1,435.23		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-108-5-00-301	HELATH DEPT:CONTR,MED SUPPLY,T	653.57		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-108-5-00-380	HELATH DEPT:CONTR,MED SUPPLY,T	2,218.73		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-108-5-00-384	HELATH DEPT:CONTR,MED SUPPLY,T	496.86		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-108-5-00-601	HELATH DEPT:CONTR,MED SUPPLY,T	300.88		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-108-5-00-604	HELATH DEPT:CONTR,MED SUPPLY,T	571.96		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-108-5-00-606	HELATH DEPT:CONTR,MED SUPPLY,T	573.39		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-108-5-00-606	WIC TRAINING,TRAVEL,CLIENT SVC	1,800.12		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-108-5-00-610	HELATH DEPT:CONTR,MED SUPPLY,T	1,332.80		
								*** VENDOR	648 TOTAL	10,806.97
5316	E3 DIAGNOSTICS	E3 DAIGNOSTICS	345611	111529 AP	11/27/2024	4-108-5-00-204	GS2331 AUDIOMETER CALIB,SVC CA	151.00		
5316	E3 DIAGNOSTICS	E3 DAIGNOSTICS	345611	111529 AP	11/27/2024	4-108-5-00-204	GS2331 AUDIOMETER CALIB,SVC CA	150.00		
								*** VENDOR	5316 TOTAL	301.00
605	FLEET HOSTER	FLEET HOSTER LLC	345615	111533 AP	11/27/2024	4-108-5-00-213	INV PS-INV100105566 DEC CAMERA	39.90		
8466	KDHE PERMITS	KDHE	345628	111546 AP	11/27/2024	4-108-5-00-380	MEDICAL SUPPLIES (JUL-NOV)	37.50		
8466	KDHE PERMITS	KDHE	345628	111546 AP	11/27/2024	4-108-5-00-380	MEDICAL SUPPLIES (JUL-NOV)	37.50		
8466	KDHE PERMITS	KDHE	345628	111546 AP	11/27/2024	4-108-5-00-380	MEDICAL SUPPLIES (JUL-NOV)	37.50		
8466	KDHE PERMITS	KDHE	345628	111546 AP	11/27/2024	4-108-5-00-380	MEDICAL SUPPLIES (JUL-NOV)	37.50		
8466	KDHE PERMITS	KDHE	345628	111546 AP	11/27/2024	4-108-5-00-380	MEDICAL SUPPLIES (JUL-NOV)	37.50		
								*** VENDOR	8466 TOTAL	187.50
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	345663	111581 AP	11/27/2024	4-108-5-00-302	OCTOBER POSTAGE	157.43		
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	345663	111581 AP	11/27/2024	4-108-5-00-606	OCTOBER POSTAGE	75.15		

warrants by vendor

TYPES OF CHECKS SELECTED: * ALL TYPES

		P.O.NUMBER	CHECK#							
								*** VENDOR	575 TOTAL	232.58
								TOTAL FUND 108		11,567.95
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	345651	111569 AP	11/27/2024	4-115-5-00-434	COA VEH MAINT	1,996.60		
650	SECTOR	SECTOR LLC/SECTOR TECHNOLOGY G	345652	111570 AP	11/27/2024	4-115-5-00-408	MOUNTS, TOGGLES	301.18		
								TOTAL FUND 115	2,297.78	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-117-5-00-202	AP-NOW 1099 FILING BUNDLE (TRA	589.00		
								TOTAL FUND 117	589.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-126-5-00-225	COMM CORR: SH:CLIENT SVC, SUPP	64.75		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-126-5-00-225	COMM CORR RB:CLIENT INC,CM, CO	38.74		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-126-5-00-226	COMM CORR MI:CLIENT INCENTIVES	105.95		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-126-5-00-321	COMM CORR: SH:CLIENT SVC, SUPP	24.91		
								*** VENDOR	648 TOTAL	234.35
605	FLEET HOSTER	FLEET HOSTER LLC	345615	111533 AP	11/27/2024	4-126-5-00-221	INV PS-INV100105566 DEC CAMERA	20.00		
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	345663	111581 AP	11/27/2024	4-126-5-00-321	OCTOBER POSTAGE	39.81		
								TOTAL FUND 126	294.16	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-127-5-00-3	COMM CORR: SH:CLIENT SVC, SUPP	162.64		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-127-5-00-3	COMM CORR RB:CLIENT INC,CM, CO	213.81		
								*** VENDOR	648 TOTAL	376.45
								TOTAL FUND 127	376.45	
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	345593	111511 AP	11/27/2024	4-133-5-00-215	11-33 4013-01993 UNIFORM RENTA	353.76		
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	345593	111511 AP	11/27/2024	4-133-5-00-215	11-33 4013-01993 UNIFORM RENTA	331.76		
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	345593	111511 AP	11/27/2024	4-133-5-00-312	11-33 4013-01993 UNIFORM RENTA	238.57		
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	345593	111511 AP	11/27/2024	4-133-5-00-312	11-33 4013-01993 UNIFORM RENTA	237.81		
								*** VENDOR	4120 TOTAL	1,161.90
18634	AMERICAN E	AMERICAN EQUIPMENT CO	345598	111516 AP	11/27/2024	4-133-5-00-360	11-34 WORK LIGHTS, PART FOR GM	475.08		
18634	AMERICAN E	AMERICAN EQUIPMENT CO	345598	111516 AP	11/27/2024	4-133-5-00-360	11-34 WORK LIGHTS, PART FOR GM	820.00		
								*** VENDOR	18634 TOTAL	1,295.08
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-133-5-00-201	11-31 PW:JW,PW,DB:TIRES,FACILI	.24		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-133-5-00-209	11-31 PW:JW,PW,DB:TIRES,FACILI	63.50		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-133-5-00-209	11-31 PW:JW,PW,DB:TIRES,FACILI	35.95		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-133-5-00-210	11-2 AT&T MOBILITY- PUBLIC WOR	391.04		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-133-5-00-214	11-31 PW:JW,PW,DB:TIRES,FACILI	360.09		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-133-5-00-301	11-30 PW GRIER,PETERSON,SNEAD	33.84		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-133-5-00-301	11-30 PW GRIER,PETERSON,SNEAD	364.70		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-133-5-00-301	11-31 PW:JW,PW,DB:TIRES,FACILI	162.72		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-133-5-00-309	11-29:PW TE,AA:PARTS,FACILITY,	64.04		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-133-5-00-309	11-31 PW:JW,PW,DB:TIRES,FACILI	2,663.87		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-133-5-00-311	11-30 PW GRIER,PETERSON,SNEAD	90.15		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-133-5-00-311	11-29:PW TE,AA:PARTS,FACILITY,	67.85		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-133-5-00-312	11-30 PW GRIER,PETERSON,SNEAD	89.46		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-133-5-00-312	11-29:PW TE,AA:PARTS,FACILITY,	288.66		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-133-5-00-312	11-31 PW:JW,PW,DB:TIRES,FACILI	179.91		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-133-5-00-325	11-29:PW TE,AA:PARTS,FACILITY,	87.92		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-133-5-00-360	11-30 PW GRIER,PETERSON,SNEAD	599.99		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-133-5-00-360	11-30 PW GRIER,PETERSON,SNEAD	19.98		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-133-5-00-360	11-29:PW TE,AA:PARTS,FACILITY,	127.95		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-133-5-00-360	11-29:PW TE,AA:PARTS,FACILITY,	2,921.43		

TYPES OF CHECKS SELECTED: * ALL TYPES

			P.O.NUMBER	CHECK#					
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-133-5-00-360	11-31 PW:JW,PW,DB:TIRES,FACILI	61.18	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-133-5-00-363	11-29:PW TE,AA:PARTS,FACILITY,	432.19	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-133-5-00-364	11-30 PW GRIER,PETERSON,SNEAD	531.20	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-133-5-00-364	11-31 PW:JW,PW,DB:TIRES,FACILI	217.86	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-133-5-00-365	11-30 PW GRIER,PETERSON,SNEAD	181.42	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-133-5-00-365	11-30 PW GRIER,PETERSON,SNEAD	459.98	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-133-5-00-365	11-29:PW TE,AA:PARTS,FACILITY,	19.41	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-133-5-00-440	11-30 PW GRIER,PETERSON,SNEAD	24.97	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-133-5-00-440	11-29:PW TE,AA:PARTS,FACILITY,	274.22	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-133-5-00-440	11-31 PW:JW,PW,DB:TIRES,FACILI	4,999.00	
							*** VENDOR	648 TOTAL	15,814.72
331	CRAFCO	CRAFCO	345605	111523 AP	11/27/2024	4-133-5-00-303	11-36 921068 ROAD SEAL	3,359.84	
331	CRAFCO	CRAFCO	345605	111523 AP	11/27/2024	4-133-5-00-303	11-36 921068 ROAD SEAL	1,679.92	
331	CRAFCO	CRAFCO	345605	111523 AP	11/27/2024	4-133-5-00-303	11-36 921068 ROAD SEAL	138.16	
331	CRAFCO	CRAFCO	345605	111523 AP	11/27/2024	4-133-5-00-303	11-36 921068 ROAD SEAL	460.00	
							*** VENDOR	331 TOTAL	5,637.92
605	FLEET HOSTER	FLEET HOSTER LLC	345615	111533 AP	11/27/2024	4-133-5-00-229	INV PS-INV100105566 DEC CAMERA	998.65	
70	FREESTATE EFT	FREESTATE ELECTRIC COOPERATIVE	345671	340	11/27/2024	4-133-5-00-251	11-32 ELEC SVC TONG QUARRY,SHO	71.62	
3621	HERITAGE-CRYSTAL CLE	HERITAGE-CRYSTAL CLEAN,LLC	345621	111539 AP	11/27/2024	4-133-5-00-207	11-38 74217 PICKUP OF USED OIL	362.50	
191	HOME DEPOT	HOME DEPOT USA	345622	111540 AP	11/27/2024	4-133-5-00-312	11-37 1111680 GRAY HEAVY ROLL	111.59	
979	JAMAR TECHNOLOGIES	JAMAR TECHNOLOGIES INC	345625	111543 AP	11/27/2024	4-133-5-00-327	11-39 13641 4 TRAFFIC COUNTERS	4,854.00	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	345631	111549 AP	11/27/2024	4-133-5-00-301	11-40 TONER FOR SHOP PRINTER C	545.15	
537	LEAV TIMES	CHERRYROAD MEDIA INC	345632	111550 AP	11/27/2024	4-133-5-00-208	11-41 30313 BID NOTICE 2 MOTOR	10.58	
232	MHC KENWORTH	MHC KENWORTH-OLATHE	345637	111555 AP	11/27/2024	4-133-5-00-360	11-43 95988 FILTERS, SENOSOR,B	13.88	
232	MHC KENWORTH	MHC KENWORTH-OLATHE	345637	111555 AP	11/27/2024	4-133-5-00-360	11-43 95988 FILTERS, SENOSOR,B	39.65	
232	MHC KENWORTH	MHC KENWORTH-OLATHE	345637	111555 AP	11/27/2024	4-133-5-00-360	11-43 95988 FILTERS, SENOSOR,B	400.86	
232	MHC KENWORTH	MHC KENWORTH-OLATHE	345637	111555 AP	11/27/2024	4-133-5-00-360	11-43 95988 FILTERS, SENOSOR,B	217.66	
232	MHC KENWORTH	MHC KENWORTH-OLATHE	345637	111555 AP	11/27/2024	4-133-5-00-360	11-43 95988 FILTERS, SENOSOR,B	112.80	
232	MHC KENWORTH	MHC KENWORTH-OLATHE	345637	111555 AP	11/27/2024	4-133-5-00-360	11-43 95988 FILTERS, SENOSOR,B	1,458.35	
							*** VENDOR	232 TOTAL	2,243.20
2666	MISC REIMBURSEMENTS	ISMAEL DALLAS LOPEZ	345641	111559 AP	11/27/2024	4-133-5-00-203	11-42REIMB CDL AND PHOTO	41.75	
2666	MISC REIMBURSEMENTS	ALAN AREVALO	345640	111558 AP	11/27/2024	4-133-5-00-364	11-35 SAFETY BOOT REIMB	124.44	
							*** VENDOR	2666 TOTAL	166.19
24	NATIONAL SIGN	NATL SIGN CO INC	345644	111562 AP	11/27/2024	4-133-5-00-363	11-44 KSCLE SIGN MATERIAL	3,478.20	
1494	STRAIGHT-LINE STRIPI	STRAIGHT-LINE STRIPING INC	345658	111576 AP	11/27/2024	4-133-5-00-313	11-22 YELLOW AND WHITE PAINT A	4,308.50	
1494	STRAIGHT-LINE STRIPI	STRAIGHT-LINE STRIPING INC	345658	111576 AP	11/27/2024	4-133-5-00-313	11-22 YELLOW AND WHITE PAINT A	6,031.90	
							*** VENDOR	1494 TOTAL	10,340.40
10703	TIRE TOWN	TIRE TOWN	345659	111577 AP	11/27/2024	4-133-5-00-309	11-47 ROLLOFF SCRAP TIRES	500.00	
668	TIREHUB	TIREHUB INC	345660	111578 AP	11/27/2024	4-133-5-00-309	11-46 407362 TIRES	505.92	
668	TIREHUB	TIREHUB INC	345660	111578 AP	11/27/2024	4-133-5-00-309	11-46 407362 TIRES	579.20	
668	TIREHUB	TIREHUB INC	345660	111578 AP	11/27/2024	4-133-5-00-309	11-46 407362 TIRES	584.56	
							*** VENDOR	668 TOTAL	1,669.68
22972	TRANSFER STATION	TRANSFER STATION	345662	111580 AP	11/27/2024	4-133-5-00-214	11-18 ACCT656 CONST/DEMO	118.00	
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	345663	111581 AP	11/27/2024	4-133-5-00-301	11-23 OCTOBER POSTAGE	120.22	
392	VANDERBILT	VANDERBILT'S	345664	111582 AP	11/27/2024	4-133-5-00-364	11-48 1000127 SAFETY BOOTS X4	149.99	
392	VANDERBILT	VANDERBILT'S	345664	111582 AP	11/27/2024	4-133-5-00-364	11-48 1000127 SAFETY BOOTS X4	144.99	
392	VANDERBILT	VANDERBILT'S	345664	111582 AP	11/27/2024	4-133-5-00-364	11-48 1000127 SAFETY BOOTS X4	165.00	
392	VANDERBILT	VANDERBILT'S	345664	111582 AP	11/27/2024	4-133-5-00-364	11-48 1000127 SAFETY BOOTS X4	165.00	
							*** VENDOR	392 TOTAL	624.98
19138	WEATHER OR	WEATHER OR NOT INC	345666	111584 AP	11/27/2024	4-133-5-00-213	11-49 PSR RPTS, DAILY FORECAST	350.00	
19138	WEATHER OR	WEATHER OR NOT INC	345666	111584 AP	11/27/2024	4-133-5-00-213	11-49 PSR RPTS, DAILY FORECAST	1,510.00	
							*** VENDOR	19138 TOTAL	1,860.00

TYPES OF CHECKS SELECTED: * ALL TYPES

		P.O.NUMBER	CHECK#					TOTAL FUND 133	51,984.58
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-136-5-00-207	COMM CORR: SH:CLIENT SVC, SUPP	140.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-136-5-00-227	COMM CORR: SH:CLIENT SVC, SUPP	36.70	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-136-5-00-301	COMM CORR:KH:JISP/CM SUPPLIES,	199.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-136-5-00-321	COMM CORR:KH:JISP/CM SUPPLIES,	199.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-136-5-00-321	COMM CORR RB:CLIENT INC,CM, CO	10.98	
								*** VENDOR 648 TOTAL	585.68
605	FLEET HOSTER	FLEET HOSTER LLC	345615	111533 AP	11/27/2024	4-136-5-00-221	INV PS-INV100105566 DEC CAMERA	40.00	
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	345663	111581 AP	11/27/2024	4-136-5-00-301	OCTOBER POSTAGE	6.20	
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	345663	111581 AP	11/27/2024	4-136-5-00-321	OCTOBER POSTAGE	6.20	
								*** VENDOR 575 TOTAL	12.40
								TOTAL FUND 136	638.08
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	345593	111511 AP	11/27/2024	4-137-5-00-203	11-2 4013-01993 UNIFORM RENTAL	97.52	
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	345593	111511 AP	11/27/2024	4-137-5-00-203	11-2 4013-01993 UNIFORM RENTAL	97.52	
								*** VENDOR 4120 TOTAL	195.04
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-137-5-00-320	11-6 LSR:AA,JW:EQUIPMENT PARTS	219.71	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-137-5-00-320	11-6 LSR:AA,JW:EQUIPMENT PARTS	790.43	
								*** VENDOR 648 TOTAL	1,010.14
446	EQUIPMENT SHARE	EQUIPMENT SHARE INC	345610	111528 AP	11/27/2024	4-137-5-00-320	11-8 48309 CASE WINDOW, FUEL F	240.92	
446	EQUIPMENT SHARE	EQUIPMENT SHARE INC	345610	111528 AP	11/27/2024	4-137-5-00-320	11-8 48309 CASE WINDOW, FUEL F	228.32	
								*** VENDOR 446 TOTAL	469.24
2588	FOLEY EQUIPMENT	FOLEY EQUIPMENT	345616	111534 AP	11/27/2024	4-137-5-00-320	11-9 016993 CAB FILTER	74.37	
2666	MISC REIMBURSEMENTS	RICHARD ZULE	345642	111560 AP	11/27/2024	4-137-5-00-202	11-10 REIMB ELECTRICITY FOR GR	300.00	
2666	MISC REIMBURSEMENTS	SCOTT HOELTING	345643	111561 AP	11/27/2024	4-137-5-00-202	11-11 REIMB ELECTRICITY FOR GR	300.00	
								*** VENDOR 2666 TOTAL	600.00
781	NEW FRONTIER	NEW FRONTIER MATERIALS LLC	345645	111563 AP	11/27/2024	4-137-5-00-325	11-13 166713 TRAP ROCK	46,011.43	
								TOTAL FUND 137	48,360.22
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-138-5-00-227	COMM CORR:KH:JISP/CM SUPPLIES,	213.86	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-138-5-00-227	COMM CORR RB:CLIENT INC,CM, CO	44.71	
								*** VENDOR 648 TOTAL	258.57
								TOTAL FUND 138	258.57
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-144-5-00-2	PALS:CC:VET BILLS, SUPPLIES	760.88	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-144-5-00-2	PALS:MS:VET BILLS, PET SUPPLIE	494.82	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-144-5-00-2	COA:TNG,SUBS,OFC/CONSUMABLES,M	253.12	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-144-5-00-3	PALS:CC:VET BILLS, SUPPLIES	152.74	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-144-5-00-3	PALS:MS:VET BILLS, PET SUPPLIE	76.66	
								*** VENDOR 648 TOTAL	1,738.22
								TOTAL FUND 144	1,738.22
559	COBURNCO LLC	CLAY E COBURN III	345604	111522 AP	11/27/2024	4-145-5-00-306	COA VEHICLE FLEET WASHES	35.50	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-145-5-00-202	COA:TNG,SUBS,OFC/CONSUMABLES,M	3,900.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-145-5-00-209	COA:TNG,SUBS,OFC/CONSUMABLES,M	400.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-145-5-00-212	COA:CH:OFC SUPPLY/BOOK/EQUIP,U	1,143.53	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-145-5-00-252	COA:TH:MTG EXP, LEISURE AND LE	51.96	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-145-5-00-301	COA:CH:OFC SUPPLY/BOOK/EQUIP,U	39.30	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-145-5-00-301	COA:TNG,SUBS,OFC/CONSUMABLES,M	466.43	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-145-5-00-305	COA:CH:OFC SUPPLY/BOOK/EQUIP,U	11.38	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-145-5-00-305	COA:PB:OFFICE BOOK/EQUIPMENT	17.22	

TYPES OF CHECKS SELECTED: * ALL TYPES

			P.O.NUMBER	CHECK#					
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-145-5-00-306	COA:DT:VEHICLE EQUIP	195.94	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-145-5-00-307	COA:CH:OFC SUPPLY/BOOK/EQUIP,U	190.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-145-5-00-345	COA SUPPLIES,MOW BENEFIT,L&L,	11.49	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-145-5-00-345	COA:TNG,SUBS,OFC/CONSUMABLES,M	49.42	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-145-5-00-746	COA:MOW BENEFITS:DO	20.96	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-145-5-00-746	COA SUPPLIES,MOW BENEFIT,L&L,	50.96	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-145-5-00-746	COA:CH:OFC SUPPLY/BOOK/EQUIP,U	26.92	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-145-5-00-746	COA:TNG,SUBS,OFC/CONSUMABLES,M	5,716.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-145-5-00-750	COA SUPPLIES,MOW BENEFIT,L&L,	105.96	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-145-5-00-750	COA:TH:MTG EXP, LEISURE AND LE	529.58	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-145-5-00-750	COA:TNG,SUBS,OFC/CONSUMABLES,M	604.90	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-145-5-05-301	COA SUPPLIES,MOW BENEFIT,L&L,	26.94	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-145-5-05-301	COA:TNG,SUBS,OFC/CONSUMABLES,M	7.07	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-145-5-06-301	COA:TNG,SUBS,OFC/CONSUMABLES,M	5.37	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-145-5-06-321	COA:TNG,SUBS,OFC/CONSUMABLES,M	17.91	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-145-5-07-302	COA SUPPLIES,MOW BENEFIT,L&L,	1.19	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-145-5-07-302	COA:TNG,SUBS,OFC/CONSUMABLES,M	.73	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-145-5-07-321	COA:TNG,SUBS,OFC/CONSUMABLES,M	3.58	
							*** VENDOR	648 TOTAL	13,594.74
605	FLEET HOSTER	FLEET HOSTER LLC	345615	111533 AP	11/27/2024	4-145-5-00-230	INV PS-INV100105566 DEC CAMERA	678.70	
8416	IRON MOUNTAIN	IRON MOUNTAIN INC	345673	342	11/27/2024	4-145-5-00-208	RSSW SHREDDING - CO ON AGING O	67.25	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	345631	111549 AP	11/27/2024	4-145-5-00-201	COA OFFICE SUPPLIES, COPIES	1,033.98	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	345631	111549 AP	11/27/2024	4-145-5-00-301	COA OFFICE SUPPLIES, COPIES	524.29	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	345631	111549 AP	11/27/2024	4-145-5-00-345	C17C2 CONSUMABLES	143.57	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	345631	111549 AP	11/27/2024	4-145-5-00-345	C17C2 CONSUMABLES	284.29	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	345631	111549 AP	11/27/2024	4-145-5-00-345	COA CONSUMABLES FOR C1&C2	18.34	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	345631	111549 AP	11/27/2024	4-145-5-00-345	COA CONSUMABLES FOR C1&C2	36.32	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	345631	111549 AP	11/27/2024	4-145-5-05-301	C17C2 CONSUMABLES	61.22	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	345631	111549 AP	11/27/2024	4-145-5-05-301	COA CONSUMABLES FOR C1&C2	7.82	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	345631	111549 AP	11/27/2024	4-145-5-06-301	C17C2 CONSUMABLES	46.52	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	345631	111549 AP	11/27/2024	4-145-5-06-301	COA CONSUMABLES FOR C1&C2	5.94	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	345631	111549 AP	11/27/2024	4-145-5-06-321	C17C2 CONSUMABLES	155.06	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	345631	111549 AP	11/27/2024	4-145-5-06-321	COA CONSUMABLES FOR C1&C2	19.81	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	345631	111549 AP	11/27/2024	4-145-5-07-302	C17C2 CONSUMABLES	6.33	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	345631	111549 AP	11/27/2024	4-145-5-07-302	COA CONSUMABLES FOR C1&C2	.81	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	345631	111549 AP	11/27/2024	4-145-5-07-321	C17C2 CONSUMABLES	31.01	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	345631	111549 AP	11/27/2024	4-145-5-07-321	COA CONSUMABLES FOR C1&C2	3.96	
							*** VENDOR	4755 TOTAL	2,379.27
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	345663	111581 AP	11/27/2024	4-145-5-00-302	COA OCTOBER POSTAGE	593.12	
							TOTAL FUND 145		17,348.58
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-146-5-00-301	CO REAS:AH:OFFICE SUPPLY,END O	520.28	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-146-5-00-301	CO TREAS:END OF MONTH STAFF ME	114.69	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-146-5-00-301	CO TREAS:TT:OFFICE SUPPLIES,TA	457.94	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-146-5-00-301	CO TREAS:OFFICE SUPPLIES,CTS:O	799.67	
							*** VENDOR	648 TOTAL	1,892.58
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	345663	111581 AP	11/27/2024	4-146-5-00-302	OCTOBER POSTAGE	2,763.93	
							TOTAL FUND 146		4,656.51
605	FLEET HOSTER	FLEET HOSTER LLC	345615	111533 AP	11/27/2024	4-155-5-00-403	INV PS-INV100105566 DEC CAMERA	300.00	
							TOTAL FUND 155		300.00

TYPES OF CHECKS SELECTED: * ALL TYPES

			P.O.NUMBER	CHECK#						
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-160-5-00-203	SOLID WASTE:TT:PPE,HHW,OFC SUP	125.00		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-160-5-00-208	SOLID WASTE:TT:PPE,HHW,OFC SUP	483.54		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-160-5-00-213	SOLID WASTE:JA:EQUIP MAINT, FU	1,033.12		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-160-5-00-301	SOLID WASTE:TT:PPE,HHW,OFC SUP	261.56		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-160-5-00-304	SOLID WASTE:JA:EQUIP MAINT, FU	143.88		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-160-5-00-305	SOLID WASTE:TT:PPE,HHW,OFC SUP	477.88		
							*** VENDOR 648 TOTAL			2,524.98
605	FLEET HOSTER	FLEET HOSTER LLC	345615	111533 AP	11/27/2024	4-160-5-00-211	INV PS-INV100105566 DEC CAMERA	119.80		
537	LEAV TIMES	CHERRYROAD MEDIA INC	345632	111550 AP	11/27/2024	4-160-5-00-201	21254 LEGAL CDSP NOTICE FOR CO	32.40		
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	345651	111569 AP	11/27/2024	4-160-5-00-213	SOLID WASTE FUEL/MAINT OCTOBER	726.96		
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	345651	111569 AP	11/27/2024	4-160-5-00-304	SOLID WASTE FUEL/MAINT OCTOBER	212.88		
							*** VENDOR 458 TOTAL			939.84
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	345663	111581 AP	11/27/2024	4-160-5-00-201	OCTOBER POSTAGE	36.85		
							TOTAL FUND 160			3,653.87
2138	ABSOLUTE COMFORT TEC	ABSOLUTE COMFORT TECHNOLOGIES	345592	111510 AP	11/27/2024	4-174-5-00-210	JUSTICE CENTER 911 TOWER MAINT	142.50		
1737	AT&T-CAROL STREAM IL	AT&T	345599	111517 AP	11/27/2024	4-174-5-00-210	KDOT SITE BONNER	3,155.76		
1737	AT&T-CAROL STREAM IL	AT&T	345599	111517 AP	11/27/2024	4-174-5-00-210	KDOT SITE BONNER	437.76		
							*** VENDOR 1737 TOTAL			3,593.52
70	FREESTATE EFT	FREESTATE ELECTRIC COOPERATIVE	345671	340	11/27/2024	4-174-5-00-210	ELEC SVC EISENHOWER TOWER	1,008.29		
							TOTAL FUND 174			4,744.31
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-194-5-00-3	LVSO BM:TVL,INV,EQUIP,AMMO,JAI	55.76		
							TOTAL FUND 194			55.76
2	WATER DEPT	WATER DEPT	345665	111583 AP	11/27/2024	4-195-5-00-290	WATER SVC 520 S 3RD ST	54.24		
							TOTAL FUND 195			54.24
1867	REDWOOD TOXICOLOGY	REDWOOD TOXICOLOGY LABORATORY	345649	111567 AP	11/27/2024	4-196-5-00-201	112368 CONFIRMATION TESTS	210.78		
							TOTAL FUND 196			210.78
933	LEXISNEXIS RELX	RELX INC	345633	111551 AP	11/27/2024	4-197-5-00-201	LEGAL RESEARCH SVC ANNUAL SUB	7,740.00		
							TOTAL FUND 197			7,740.00
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-210-5-00-2	BG:CTHSE,JC,CU,SD1,SD5	1,197.00		
686	KRAEMER AND SONS	KRAEMER AND SONS CONSTRUCTION	345629	111547 AP	11/27/2024	4-210-5-00-2	SVC CALL GILMAN RD	1,534.00		
							TOTAL FUND 210			2,731.00
18963	SMITH & LO	SMITH & LOVELESS INC	345654	111572 AP	11/27/2024	4-212-5-00-2	10*10831 VALVE SOO,PUMP VAC ,E	3,124.78		
							TOTAL FUND 212			3,124.78
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	345581	339	11/25/2024	4-218-5-00-2	BG:CTHSE,JC,CU,SD1,SD5	60.00		
18963	SMITH & LO	SMITH & LOVELESS INC	345654	111572 AP	11/27/2024	4-218-5-00-2	10*10831 VALVE SOO,PUMP VAC ,E	781.20		
							TOTAL FUND 218			841.20
760	AETNA VOL	AETNA LIFE INSURANCE COMPANY	345595	111513 AP	11/27/2024	4-510-2-00-958	A5905-0001 NOVEMBER VOLUNTARY	2,214.62		
760	AETNA VOL	AETNA LIFE INSURANCE COMPANY	345595	111513 AP	11/27/2024	4-510-2-00-958	A5905-0001 NOVEMBER VOLUNTARY	3,583.39		
760	AETNA VOL	AETNA LIFE INSURANCE COMPANY	345595	111513 AP	11/27/2024	4-510-2-00-958	A5905-0001 NOVEMBER VOLUNTARY	2,192.44		
							*** VENDOR 760 TOTAL			7,990.45
268	GEN DIGITAL-LIFELOCK	GEN DIGITAL, INC.	345617	111535 AP	11/27/2024	4-510-2-00-941	1247233 NOVEMBER PREMIUMS	2,203.56		
							TOTAL FUND 510			10,194.01

TYPES OF CHECKS SELECTED: * ALL TYPES

P.O.NUMBER CHECK#

TOTAL ALL CHECKS 327,850.46

TYPES OF CHECKS SELECTED: * ALL TYPES

FUND SUMMARY

001	GENERAL	153,010.18
104	DRUG PROSECUTOR'S FUND	1,080.23
108	COUNTY HEALTH	11,567.95
115	EQUIPMENT RESERVE	2,297.78
117	CO CLERK TECHNOLOGY	589.00
126	COMM CORR ADULT	294.16
127	COMM CORR ADULT NON GRANT	376.45
133	ROAD & BRIDGE	51,984.58
136	COMM CORR JUVENILE	638.08
137	LOCAL SERVICE ROAD & BRIDGE	48,360.22
138	JUV INTAKE & ASSESSMENT	258.57
144	PALS (PETS AND LOVING SENIORS	1,738.22
145	COUNCIL ON AGING	17,348.58
146	COUNTY TREASURER SPECIAL	4,656.51
155	LSR CAPITAL EQUIP RESERVE	300.00
160	SOLID WASTE MANAGEMENT	3,653.87
174	911	4,744.31
194	VIOLENT OFFENDERS	55.76
195	JUVENILE DETENTION	54.24
196	DRUG TEST & SUPERVISION FEES	210.78
197	INK FEE FUND	7,740.00
210	SEWER DISTRICT 1: HIGH CREST	2,731.00
212	SEWER DISTRICT 2: TIMBERLAKES	3,124.78
218	SEWER DIST #5	841.20
510	PAYROLL CLEARING	10,194.01
	TOTAL ALL FUNDS	327,850.46

Consent Agenda 12-4-24
Checks 11/23 - 11/27

Leavenworth County Request for Board Action

Date: Dec 4, 2024
To: Board of County Commissioners
From: Jamie Miller
Misty Brown

Action Requested: Authorize the Chairman of the Board of County Commissioners to sign the Charter resolution as presented

Recommendation: Approval

Issue:

Consider approving a charter resolution to use home rule authority to exempt Leavenworth County from a provision of K.S.A. 65-202 regarding annual sanitary inspections of school buildings and grounds by the local health officer.

Background:

Leavenworth County has engaged in school sanitary inspections per K.S.A. 65-202 for years. Historically, there was an ability to opt out of such inspections via statutory home rule authority contained in K.S.A. 19-101. The legislature removed this home rule authority during the 2020 special session when implementing new law regarding COVID-19. The impact on school inspections was likely inadvertent and the legislature restored the ability for counties to opt out under home rule authority during the regular 2024 legislative session. While Leavenworth County has never opted out before, most counties in Kansas now have.

The inspection activity is redundant to school facilities and is not offering meaningful oversight. Many schools have expert staff who use concepts from CIMS (Cleaning Industry Management Standard) for sanitation practices. The state of Kansas provides no requirements on what to include in school sanitary inspections, so each county has been left to its own devices on what to inspect. Also, there is no legal obligation that the schools address items found in the school sanitary inspections, so they function merely as recommendations.

Schools already face other regulations and related inspections, such as:

- The Kansas Department of Agriculture (food safety)
- The local fire department/state fire marshal (fire safety)
- Kansas Department of Labor (applies to public schools; safety and health evaluations)
- Elevator inspections (if the building contains an elevator)
- Child care inspection by DHE (if the school has a child care center or a school-age program)

Leavenworth County HD would retain the authority to conduct an inspection upon request, such as if a public health complaint against a school building was filed. This will solely opt out of the annual inspection provision and does not renounce any public health authority.

A Charter Resolution requires a supermajority (2/3) vote of the Board for approval. The resolution must be published in the County newspaper and is subject to a sixty (60) day protest period before it becomes effective.

CHARTER RESOLUTION NO. 2024-1

A CHARTER RESOLUTION EXEMPTING LEAVENWORTH COUNTY, KANSAS FROM CERTAIN PROVISIONS OF K.S.A 65-201 *ET SEQ.*, SPECIFICALLY K.S.A. 65-202 SUBSECTION (C) REGARDING ANNUAL SANITARY INSPECTIONS OF SCHOOL BUILDINGS AND GROUNDS BY THE LOCAL HEALTH OFFICER.

WHEREAS, K.S.A. 19-101, et seq. provides that counties may exercise certain home rule powers, including adopting charter resolutions which exempt such counties from acts of the Kansas legislature, subject to certain restrictions contained in K.S.A. 19-101a; and

WHEREAS, Leavenworth County, Kansas is a County within the meaning of the provisions of K.S.A. 19-101, et seq.; and

WHEREAS, K.S.A. 65-201 et seq. is not uniformly applicable to all counties within the state of Kansas; and

WHEREAS, the Board of County Commissioners of Leavenworth County, Kansas deems it necessary and advisable to exempt the County from certain provisions of K.S.A. 65-201 et seq., specifically K.S.A. 65-202 subsection (c) regarding annual sanitary inspections of schools.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF LEAVENWORTH COUNTY, KANSAS:

Section 1. That the foregoing recitals are incorporated in and made a part of this resolution by this reference.

Section 2. That the Board by the power vested in it by K.S.A. 19-101a hereby elects to and does hereby exempt itself from and makes inapplicable to the County the provisions of K.S.A. 65-202 subsection (c) concerning only the requirements of the local health officer to inspect each school building and grounds at the opening of the fall term of school, and make additional inspections thereof as are necessary to protect the public health of the students of the school.

Section 3. That all other applicable statutory provisions of K.S.A. 65-201 et seq. not exempted by this Charter Resolution shall be and remain in effect and applicable to the County.

Section 4. That this Charter Resolution shall be published once each week for two (2) consecutive weeks in the official County newspaper, and that this Charter Resolution shall then take effect sixty (60) days after its final publication unless, within that sixty (60) days, a sufficient petition, signed by the requisite number of qualified electors, is filed in the office of the County Election Officer demanding that the Charter Resolution be submitted to a vote of the electors, as provided in K.S.A. 19-101b, in which case, this Charter Resolution shall not become effective unless and until it is submitted to an election and approved by a majority of the electors voting upon it.

**ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF
LEAVENWORTH COUNTY, KANSAS THIS 4TH DAY OF DECEMBER, 2024.**

BOARD OF COUNTY COMMISSIONERS OF
LEAVENWORTH COUNTY, KANSAS

By _____
Jeffrey Culbertson, Chair

ATTEST:

JANET KLASINSKI, County Clerk

APPROVED AS TO FORM:

David Van Parys, Senior County Counselor

Leavenworth County Request for Board Action

Date: December 4, 2024

To: Board of County Commissioners

From: Aaron Yoakam

Department Head Approval:

Additional Reviews as needed:

Budget Review Administrator Review Legal Review

Action Requested: Approve SMK Ventures LLC DBA Laven Electric to install 2 20kw propane generators at the transfer station scale houses for the amount of \$18,950.

Recommendation: Approve

Analysis: The Transfer Station had requested the ability to have back up power after a power failure had occurred on a saturday impacting one of the most used times of the week. Buildings and Grounds released a bid packet and had 3 potential bidders at the walk thru. At bid opening SMK Ventures was the lowest qualifying bid. The 2 propane generators will allow the scale houses to operate as normal in the event of a power failure.

Alternatives: Table, Deny.

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: \$18,950 from Transfer Station Capital funds

Additional Attachments:

Bid Tab



COUNTY OF LEAVENWORTH

Transfer Station Generators
Estimate TABULATION - FINAL

Item Description	Unit	Quantity	Project Estimate Prepared by Leavenworth County		SMK Ventures LLC DBA Laven Electric		Absolute Comfort Technologies INC	
			Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost
Mobilization	LS	1	\$500.00	-\$500.00	\$0.00	\$0.00	\$0.00	\$0.00
20 KW Generator (LP)	LS	2	\$9,000.00	\$18,000.00	\$7,375.00	\$14,750.00	\$8,586.18	\$17,172.36
Installation	LS	2	\$6,000.00	\$12,000.00	\$2,100.00	\$4,200.00	\$5,950.00	\$11,900.00
				\$29,500.00				
			0% Contingency	\$0.00				
TOTAL				\$29,500.00		\$18,950.00		\$29,072.36
Leavenworth County Contractor (local preference, percentage difference from lowest bid)								53.42%

**Leavenworth County
Request for Board Action
Resolution 2024-25
Rezoning from RR-5 to RR-2.5**

Date: December 4, 2024
To: Board of County Commissioners
From: Planning & Zoning Staff

Department Head Review: John Jacobson, Reviewed

Additional Reviews as needed:

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

Action Requested: Consider the Planning Commission's amended recommendations regarding the rezoning request from RR-5 to RR-2.5 in Case No. DEV-24-116 for Board action.

Analysis: The applicants are requesting a rezoning from Rural-Residential 5 to Rural-Residential 2.5. The Comprehensive Plan identifies the future land use of this area as Residential (2.5 acre min). The request is compliant with the Future Land Use map. Staff did note that the section of Eisenhower Rd this parcel is adjacent to has some line of sight issues that will need to be studied and addressed when platting action occurs. Staff was in support of this request.

Planning Commission Recommendation: The Planning Commission originally voted 6-3 to recommend denial of Case No. DEV-24-116 (Resolution 2024-25) rezoning request from RR-5 to RR-2.5. The Planning Commission found that the request did not meet the first factor (Character of Neighborhood) and the second factor (Zoning and use of nearby property) of the Golden Factors.

The Board of County Commissioners reviewed this recommendation at the October 30th meeting and remanded the case back to the Planning Commission for further clarification on Factor #1.

The Planning Commission considered the BOCC's request at the November 13th meeting. The Planning Commission voted to approve Case DEV-24-116 on a vote of 4-3.

Alternatives:

1. Approve case DEV-24-116 (Resolution 2024-25), Rezoning Request from RR-5 to RR-2.5 with Findings of Fact with a majority vote; or

Motion: Chairman, I find that the rezoning request complies with the Golden Factors and move to adopt Resolution 2024-25 and approve the rezoning as outlined in Case DEV-24-116 based on the findings as set forth in the Staff Report and as adopted by the amended Planning Commission recommendation.

2. Deny case DEV-24-116 (Resolution 2024-25), Rezoning Request from RR-5 to RR-2.5 with Findings of Fact with a majority vote; or

Motion: *Chairman, I find that the rezoning request does not comply with Golden Factors (LIST FACTORS) and move to deny Resolution 2024-25 and deny the rezoning as outlined in Case DEV-24-116..*

3. Revise or modify the Planning Commission Recommendation to Resolution 2024-25, Rezoning Request from RR-5 to RR-2.5 with Findings of Fact and a majority vote.

Motion: *Chairman, I find that the rezoning request complies with the Golden Factors based on the findings as set forth in the Staff Report and as adopted by the amended Planning Commission recommendation. I move to adopt Resolution 2024-25 and approve the rezoning as outlined in Case DEV-24-116 with the following revisions (LIST REVISIONS).*

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, Planning Commission Minutes

**LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT**

CASE NO: DEV-24-116 Julius Kaaz Construction Co Inc Rezone

October 9, 2024

REQUEST: *Public Hearing Required*

- ZONING AMENDMENT SPECIAL USE PERMIT
 TEMPORARY SPECIAL USE PERMIT

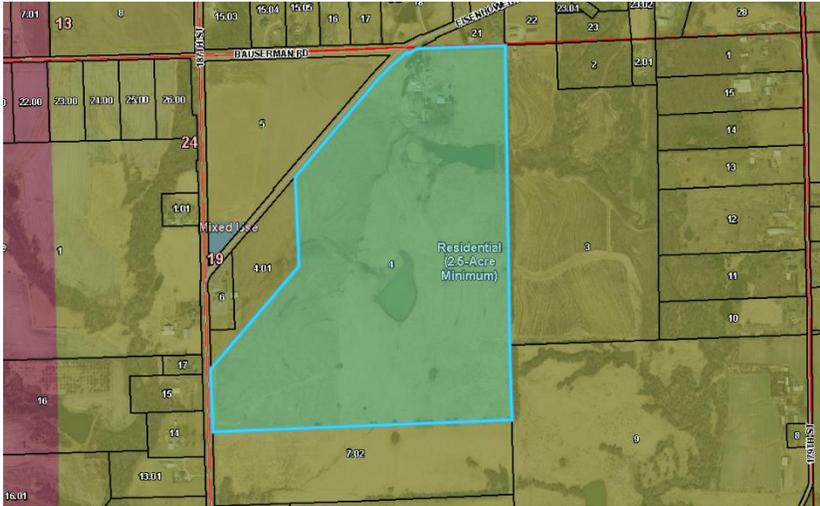
STAFF REPRESENTATIVE:

AMY ALLISON
DEPUTY DIRECTOR

SUBJECT PROPERTY: 18415 Eisenhower Road
FUTURE LAND USE MAP: RESIDENTIAL (2.5 ACRE MIN)

APPLICANT/APPLICANT AGENT:

JOE HERRING
HERRING SURVEYING
COMPANY



PROPERTY OWNER:

JULIUS KAAZ CONSTRUCTION
CO INC.
716 CHEROKEE ST
LEAVENWORTH KS 66048

CONCURRENT APPLICATIONS:

N/A

LAND USE
ZONING: RR-5
FUTURE LAND USE
DESIGNATION: RESIDENTIAL
(2.5-ACRE MIN)

SUBDIVISION: N/A

FLOODPLAIN: N/A

LEGAL DESCRIPTION:

Three tracts of land in the Northwest ¼ of Section 19, Township 9,
Range 22 East of the 6th P.M., in Leavenworth County, Kansas

STAFF RECOMMENDATION: APPROVAL

PROPERTY INFORMATION

ACTION OPTIONS:

1. Recommend approval of Case No. DEV-24-116, Rezone for Julius Kaaz Construction Co Inc, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-24-116, Rezone for Julius Kaaz Construction Co Inc, to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE: 145.9 ACRES

PARCEL ID NO:
104-19-0-00-00-004.00

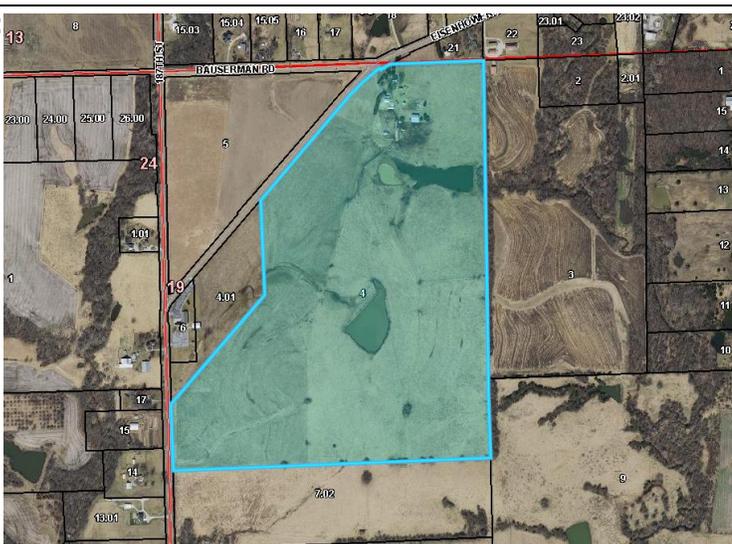
BUILDINGS:
TWO SINGLE-FAMILY
RESIDENCE, ACCESSORY
STRUCTURES

PROJECT SUMMARY:

Request to rezone three tracts at 18415 Eisenhower Road from RR-5 to RR-2.5. (PID: 104-19-0-00-00-004.00).

ACCESS/STREET:
EISENHOWER RD - ARTERIAL,
PAVED, ±24' WIDE
187TH ST - ARTERIAL, PAVED,
±24' WIDE

Location Map:



UTILITIES

SEWER: SEPTIC

FIRE: FIRE DISTRICT 1

WATER: RWD #8

ELECTRIC: FREESTATE

NOTICE & REVIEW:

STAFF REVIEW: 9/16/2024

NEWSPAPER NOTIFICATION:
9/17/2024

NOTICE TO SURROUNDING
PROPERTY OWNERS:
9/17/2024

FACTORS TO BE CONSIDERED:		
<i>The following factors are to be considered by the Planning Commission and the Board of County Commissioners when approving or disapproving this Rezone request:</i>	Met	Not Met
<p>1. Character of the Neighborhood: <i>Density:</i> Surrounding parcels range in size from 1.4 acres to more than 150 acres. The area is not densely populated.</p> <p><i>Nearby City Limits:</i> Lansing is approximately two miles to the east.</p> <p><i>Initial Growth Management Area:</i> This parcel is located within the Rural Growth Area.</p>	X	
<p>2. Zoning and uses of nearby property: <i>Adjacent Uses:</i> Most of the adjacent parcels are residential and agricultural in nature. A church is directly adjacent to this parcel.</p> <p><i>Adjacent Zoning:</i> All adjacent properties are zoned RR-5 except for a small area of B-3 located to the west.</p>	X	
<p>3. Suitability of the Property for the uses to which it has been restricted: The property is suitable for rural residences and agricultural uses.</p>	X	
<p>4. Extent to which removal of the restrictions will detrimentally affect nearby property: <i>Nearby properties are unlikely to be negatively impacted as the proposed rezoning remains rural residential.</i></p>	X	
<p>5. Length of time the property has been vacant as zoned: <input type="checkbox"/> Vacant: <input checked="" type="checkbox"/> Not Vacant:</p>	X	
<p>6. Relative gain to economic development, public health, safety and welfare: The rezoning does not impact economic development, public health, safety or welfare. In the event the parcel were to be developed as a rural subdivision, twice as many homes could potentially be constructed which may have a positive impact on economic development.</p>	X	
<p>7. Conformance to the Comprehensive Plan: <i>Future Land Use Map:</i> Residential (2.5 acre min) <i>Section 4 Land Use and Development Plan Strategies:</i> The proposed use is compatible with the future land use designation.</p>	X	

STAFF COMMENTS:

The applicants are requesting a rezoning from Rural-Residential 5 to Rural-Residential 2.5. The Comprehensive Plan identifies the future land use of this area as *Residential (2.5 acre min)*. The applicant has provided a concept drawing of a potential subdivision developed to the RR-2.5 standards. Staff would like to note that Eisenhower Road and 187th Street are both arterial roads with geometric concerns that would limit access to this site. If developed, the subdivision would have to be designed in compliance with adopted regulations and policies. Additional studies may be required at the time of platting to insure compliance.

ATTACHMENTS:

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

REZONING APPLICATION

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

Office Use Only

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

APPLICANT/AGENT INFORMATION

NAME Joe Herring
ADDRESS 315 North 5th Street
CITY/ST/ZIP Leavenworth, KS 66048
PHONE 913-651-3858
EMAIL herringsurveying@outlook.com
CONTACT PERSON Joe

OWNER INFORMATION (If different)

JULIUS KAAZ CONSTRUCTION CO INC
NAME Jeff Kaaz Jody Kaaz
ADDRESS 716 Cherokee Street
CITY/ST/ZIP Leavenworth, KS 66048
PHONE N/A
EMAIL N/A
CONTACT PERSON N/A

PROPOSED USE INFORMATION

Proposed Land Use Agriculture and Rural Residential
Current Zoning RR-5 Acre Requested Zoning RR 2.5
Reason for Requesting Rezoning To develop the property with a higher density.

PROPERTY INFORMATION

Address of Property 18415 EISENHOWER RD - Leavenworth, KS 66048
Parcel Size 145 Acres
Current use of the property Agriculture and Residential
Present Improvements or structures House and Barns
PID 104-19-0-00-00-004

I, the undersigned am the (*owner*), (*duly authorized agent*), (*Circle One*) of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for rezoning as indicated above.

Signature Joe Herring - digitally signed 9-11-24 Date 9-11-24

ATTACHMENT A

**MINUTES OF SHAREHOLDER'S MEETING
HELD February 1, 2024 – REGULAR ANNUAL MEETING**

The annual meeting of the shareholders of Julius Kaaz Construction Co., Inc. 716 Cherokee Street, Leavenworth, Kansas, a corporation organized and existing under and by virtue of the laws of the State of Kansas, was held at the above address on the 1st day of February 2024, at 6:30 p.m. pursuant to paragraph 1.1 of the by-laws of the Corporation.

The following Shareholders all being present: Jody M. Kaaz and Jeffrey D. Kaaz

The first order of business was the election of the Officers of the Corporation. THEREUPON motions made and seconded, the following officers were elected:

Jody M. Kaaz: CEO/President /Treasurer
Jeffrey D. Kaaz: Senior Vice President/Corporate Secretary
William K. Manis, III: Vice President
Paula L. Poff, Asst. Corporate Secretary

BE IT FURTHER RESOLVED and re-stated that any officer of the corporation, with prior written consent of the CEO/President, is authorized to sign or execute on behalf of the corporation any bid document(s), bid bond, contract document(s) or contract bond for any project the corporation bids or contracts.

BE IT FURTHER RESOLVED that **only** Jody M. Kaaz and Jeff D. Kaaz are hereby authorized to:

1. Open any deposit in the name of the corporation
2. Endorse checks and orders for the payment of money or otherwise withdraw or transfer funds on deposit with any financial institution
3. Borrow money on behalf and in the name of the Corporation, sign execute and deliver promissory notes or other evidence of indebtedness
4. Endorse, assign, transfer, mortgage or pledge bills receivable, warehouse receipts, bills of lading, stocks, bonds, real estate, or other property now owned or hereafter owned or acquired by the Corporation as security of sums borrowed, and to discount the same, unconditionally guarantee payment of all bills received, negotiated or discounted and to waive demand, presentment, protest, notice of protest and notice of non-payment.
5. To execute a guaranty to guarantee repayment of any loan for Julius Kaaz Construction Co., Inc. and extensions or renewals thereof.

There was no further business, and the meeting adjourned.

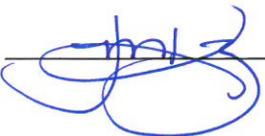


Jody M. Kaaz, CEO

ATTEST: 

Jeffrey D. Kaaz, Secretary

Signature of Shareholders in Attendance:





AFFIDAVIT

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

We/I Jody Kaaz and Jeff Kaaz

Being dully sworn, dispose and say that we/I are the owner(s) of said property located at - 18415 Eisenhower Rd Leavenworth, KS 66048, and that we authorize the following people or firms to act in our interest with the Leavenworth County Planning and Zoning Department for a period of one calendar year. Additionally, all statements herein contained in the information herewith submitted are in all respects true and correct to the best of our knowledge and belief.

Authorized Agents (full name, address & telephone number)

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

2)

Signed and entered this 4th day of September, 2024.

Jeff Kaaz, 716 Cherokee St Leavenworth, KS, 913-240-1685

Print Name. Address, Telephone

[Handwritten Signature]

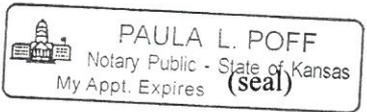
Signature

STATE OF KANSAS)
) SS
COUNTY OF LEAVENWORTH)

Be it remember that on this 4th day of September 2024, before me, a notary public in and for said County and State came Jeff D. Kaaz to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC [Handwritten Signature]

My Commission Expires: 01-27-2027



For Profit Corporation Annual Report



1. Corporation Name: JULIUS KAAZ CONSTRUCTION COMPANY, INC.
2. Business Entity ID No.: 0096156
3. Tax Closing Date: December 2022
4. State of Incorporation: KS
5. Official Mailing Address:
Jody M Kaaz, 716 Cherokee Street , LEAVENWORTH
KS 66048
6. Location of Principal Office:
716 Cherokee Street , Leavenworth KS 66048

Electronic File Stamp
Information:

Filed

- Date:03/21/2023
- Time:
02:19:14 PM

7. Officers:

Jody M. Kaaz - President or equivalent (This officer is also a director)
1351 Granite Street Lansing, KS 66043

Jeffrey D. Kaaz - Secretary or equivalent.
3650 Tonganoxie Rd Leavenworth, KS 66048

8. Directors:

Jody M. Kaaz - 1351 Granite Lansing, KS 66043

9. Nature and kind of business:

General Building Contractor; Heavy Highway; Concrete

10. Total number of shares of capital stock issued: 1312

11. Does this corporation hold more than 50% equity ownership in any other business entity on file with the Kansas Secretary of State? No

12. Does this corporation own or lease land in Kansas suitable for use in agriculture? No

"I declare under penalty of perjury pursuant to the laws of the state of Kansas that the foregoing is true and correct."

Executed on March 21, 2023

Signature of Authorized Officer: Jody M Kaaz

Title/Position of the signer: President

Lawyers Title of Kansas, Inc.
913-682-3368

CN: 45045

Doc #: 2022R08614
TERRILOIS MASHBURN
REGISTER OF DEEDS
LEAVENWORTH COUNTY, KANSAS
RECORDED ON:
09/15/2022 10:08:41 AM
RECORDING FEE: 38.00
PAGES: 2

Entered in Transfer Record in my office _____

ENTERED IN TRANSFER RECORD IN
MY OFFICE THIS DAY 09/15/2022

County Clerk

Janet Klasmaker
COUNTY CLERK

TRUSTEE'S DEED (Statutory)

THE GRANTOR,
Virginia L. Seymour Revocable Trust Agreement dated January 4, 2001

CONVEYS AND WARRANTS to

Julius Kaaz Construction Company, Inc.

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, THE GRANTOR(S), by virtue of the terms and provisions of said trust agreement, in consideration of the Sum of One Dollar and Other Valuable Consideration, does hereby convey and warrant to GRANTEE(S) all of GRANTOR(S) undivided interest in the following described real estate, to-wit:

SEE SCHEDULE A ATTACHED

(Subject to easements, restrictions, and reservations of record, and all taxes and assessments that may be levied, imposed, or become payable hereafter.)

THE GRANTOR(S) covenant that the trust remains in full force and effect at this time, that the trustee(s) have authorization without limitation to sell and convey all of the above described real estate.

Dated this 14th day of September A.D. 2022

Virginia L. Seymour Revocable Trust Agreement dated
January 4, 2001

Joelyn Fevurly
Joelyn Fevurly, Trustee

STATE OF KANSAS, COUNTY OF LEAVENWORTH

This instrument was acknowledged before me on this 14th day of September 2022 by:
Joelyn Fevurly, Trustee of the Virginia L. Seymour Revocable Trust Agreement dated January 4, 2001

My appointment expires:

BRENDA DEGRAEVE
Notary Public - State of Kansas
My Appt. Expires 10-30-22

Brenda DeGraeve
Notary Public
Brenda DeGraeve

SCHEDULE A

The North 40 acres of the 120 acres of the Northwest 1/4 of Section 19, Township 9, Range 22, which lies South and East of the center of the public highway known as the Perryville Road.

AND

The Middle 40 acres of the 120 acres of the Northwest 1/4 of Section 19, Township 9 of Range 22, which lies South and East of the center of the public highway known as the Perryville Road.

AND

The South 40 acres of the 120 acres of the Northwest 1/4 of Section 19, Township 9, Range 22, which lies South and East of the center of the public highway known as the Perryville Road.

AND

The North 1/2 of the North 1/2 of the Southwest 1/4 of Section 19, Township 9, Range 22.

LESS:

A tract of land in the Northwest 1/4 of Section 19, Township 9, Range 22 East of the 6th P.M., described as follows:

Beginning 2218.81 feet South and 45.00 feet East of the Northwest corner of said Section 19; thence North 125.17 feet; thence West 5.00 feet; thence on a curve to the right with a radius of 320.28 feet a distance of 271.22 feet; thence Northwesterly at right angles to the curve 5.00 feet; thence North 42 degrees 04 minutes 20 seconds East 51.46 feet; thence South 410.81 feet; thence West 120.00 feet to the place of beginning.

ALSO LESS:

A tract of land in the Northwest 1/4 of Section 19, Township 9, Range 22 East of the 6th P.M., described as follows:

Commencing at the Northwest corner of said Section 19; thence, South 00 degrees West, 2,218.81 feet along the West line of said Section 19; thence North 90 degrees East, 45.00 feet to the Highway right of way and the point of beginning of this tract; thence South 00 degrees West, 177.66 feet along the right of way line; thence North 90 degrees East, 225.00 feet; thence North 00 degrees 09 minutes 54 seconds East, 709.76 feet to the South right of way of the County Road; thence South 42 degrees 04 minutes 20 seconds West, 157.97 feet along the South right of way line; thence South 00 degrees 09 minutes 54 seconds West, 414.84 feet (call 410.81 feet) along the East line of the tract described in Book 480, Page 122; thence South 90 degrees West, 120.00 feet to the point of beginning

ALSO LESS:

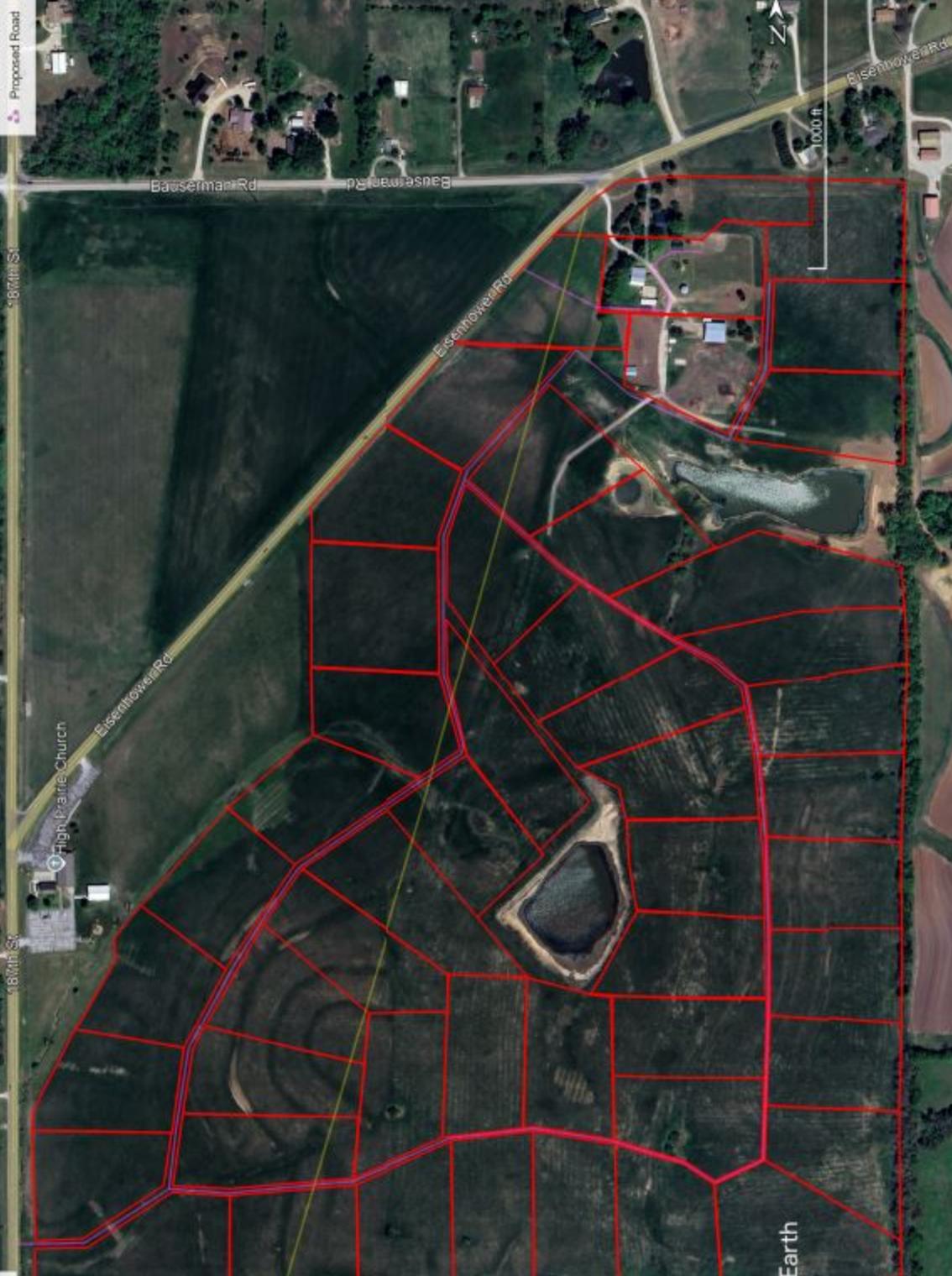
A tract of land in the West 1/2 of Fractional Section 19, Township 9, Range 22 East of the 6th P.M., Leavenworth County, Kansas, described as follows:

Commencing at the Northwest corner of said Section 19; thence, South 00 degrees 00 minutes 00 seconds West (Assumed), 2396.41 feet along the Section line; thence North 90 degrees 00 minutes 00 seconds East, 45.00 feet to the East R/W Line of County Rt. #29 and to the point of beginning of this Tract; thence North 90 degrees 00 minutes 00 seconds East, 225.00 feet; thence North 00 degrees 09 minutes 54 seconds East, 709.76 feet to the Southerly R/W line of County Rt. #10; thence North 42 degrees 04 minutes 20 seconds East 868.92 feet along said R/W line; thence South 00 degrees 09 minutes 54 seconds West, 797.86 feet; thence South 42 degrees 04 minutes 20 seconds West, 1204.52 feet to the East R/W line of County Rt. #29; thence, North 00 degrees 00 minutes 00 seconds East, 337.21 feet along said R/W line to the point of beginning.

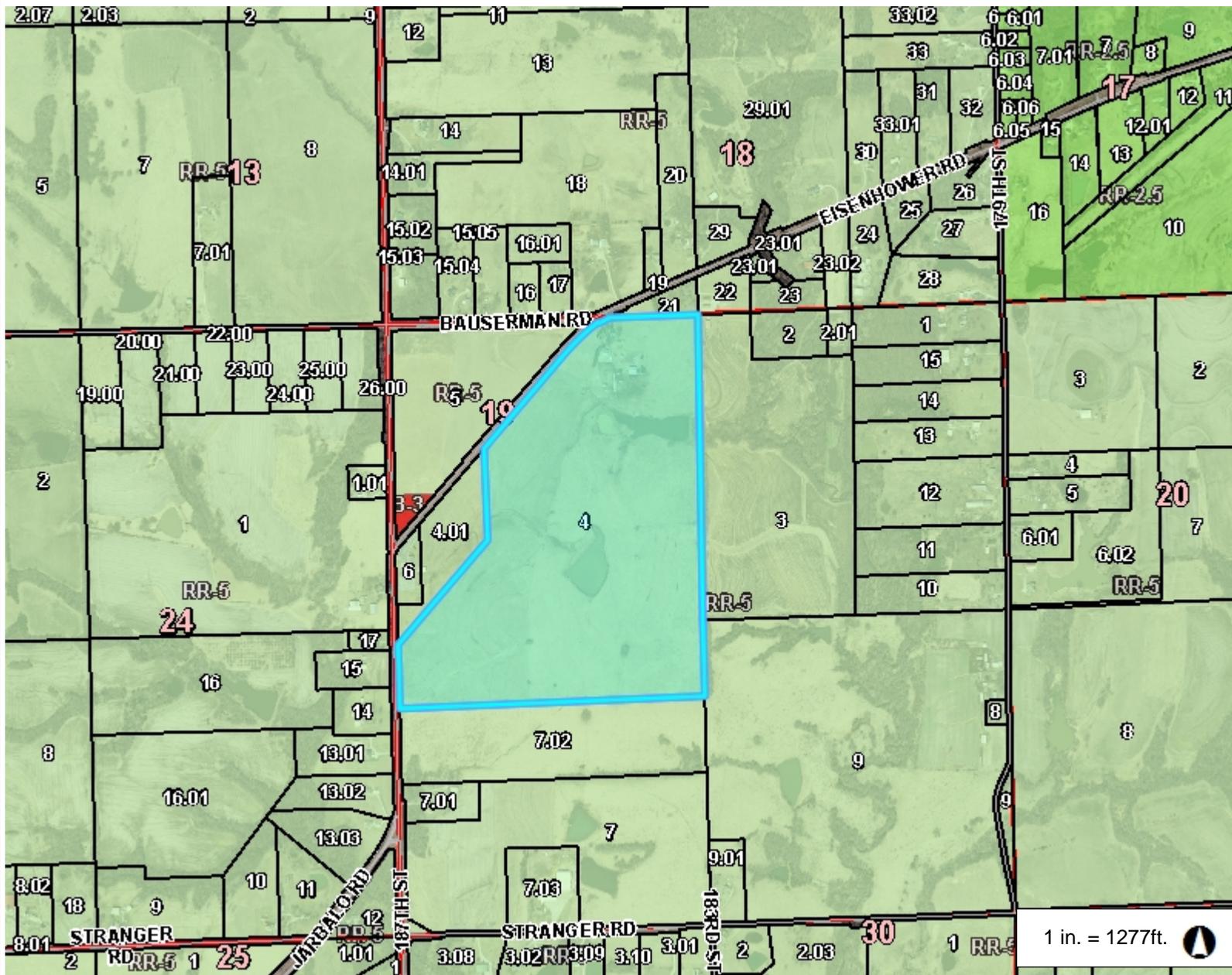
Tax ID: 12452

Commonly known as: 18415 Eisenhower Rd, Leavenworth, KS 66048

- HP Gas Main
- Proposed Road



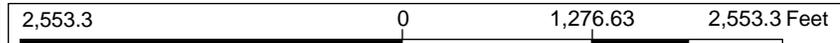
DEV-24-116 Julius Kaaz Construction Rezone



Legend

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

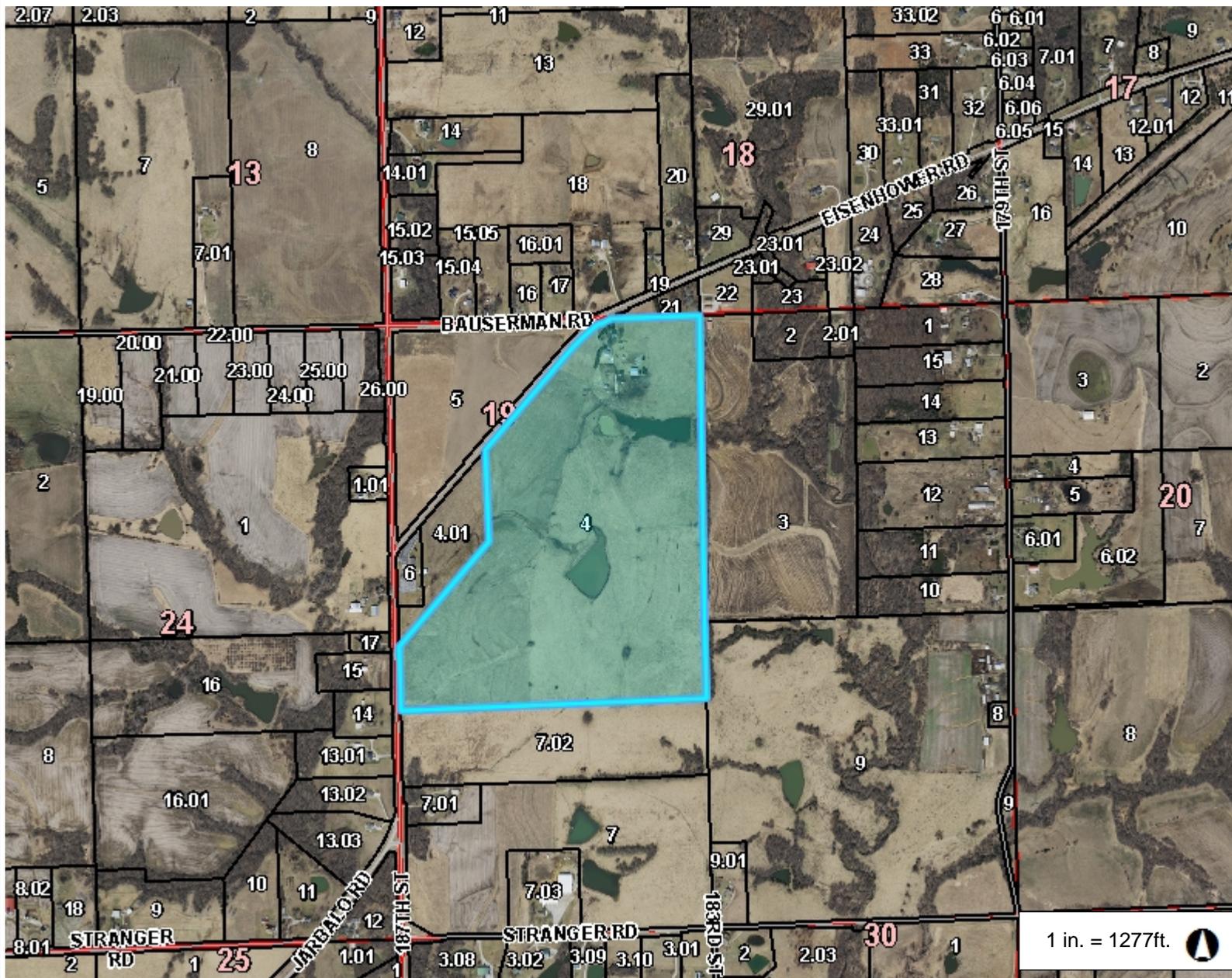
1 in. = 1277ft.



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

DEV-24-116 Julius Kaaz Construction Rezone



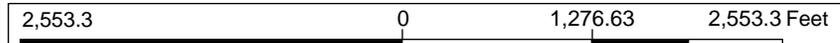
Legend

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

Notes

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1 in. = 1277ft.

Allison, Amy

From: Magaha, Chuck
Sent: Friday, September 13, 2024 12:57 PM
To: Allison, Amy
Subject: RE: DEV-24-116 Kaaz Rezone

Amy I do not have any issues with the rezoning of this parcel.

Chuck

From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Thursday, September 12, 2024 10:36 AM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Anderson, Kyle <KAnderson@leavenworthcounty.gov>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Brown, Misty <MBrown@leavenworthcounty.gov>; Mitch Pleak <mpleak@olsson.com>; Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcafee@leavenworthcounty.gov>; 'kmackey@fd1lvco.org' <kmackey@fd1lvco.org>; 'linedepartment@freestate.coop' <linedepartment@freestate.coop>; 'rwd8lv@gmail.com' <rwd8lv@gmail.com>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: DEV-24-116 Kaaz Rezone

Good Morning,

The Department of Planning and Zoning has received an application for a rezone regarding the property at 18415 Eisenhower Road from RR-5 to RR-2.5.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Wednesday, September 25, 2024.

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

Thank you,

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

Disclaimer

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Allison, Amy

From: McAfee, Joe
Sent: Monday, September 16, 2024 1:55 PM
To: Allison, Amy; Magaha, Chuck; Anderson, Kyle; Miller, Jamie; Patzwald, Joshua; Brown, Misty; Mitch Pleak; Noll, Bill; 'kmackey@fd1lvco.org'; 'linedepartment@freestate.coop'; 'rwd8lv@gmail.com'
Cc: PZ
Subject: RE: DEV-24-116 Kaaz Rezone

Amy,
As discussed at the meeting with Mr. Herring, once the project proceeds to preliminary plat we will need to review the placement of a north public road connection to Eisenhower Rd. Otherwise Public Works has not comments on the rezone.

From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Thursday, September 12, 2024 10:36 AM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Anderson, Kyle <KAnderson@leavenworthcounty.gov>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Brown, Misty <MBrown@leavenworthcounty.gov>; Mitch Pleak <mpleak@olsson.com>; Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; 'kmackey@fd1lvco.org' <kmackey@fd1lvco.org>; 'linedepartment@freestate.coop' <linedepartment@freestate.coop>; 'rwd8lv@gmail.com' <rwd8lv@gmail.com>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: DEV-24-116 Kaaz Rezone

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Allison, Amy

From: Line Department <linedepartment@freestate.coop>
Sent: Monday, September 23, 2024 10:39 AM
To: Allison, Amy
Subject: FW: DEV-24-116 Kaaz Rezone

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.

Amy,
FreeState Electric is okay with the rezone of this property. The main thing that we would require is utility easements, so we can route our infrastructure to provide electricity to the parcels. Utility easements are seldom an issue due to Leavenworth County's zoning requirements.
Thank you,
Gary Willits

Gary Willits
Staking Engineer



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

From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Thursday, September 12, 2024 10:36 AM
To: cmagaha@lvsheriff.org; Anderson, Kyle <KAnderson@leavenworthcounty.gov>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Brown, Misty <MBrown@leavenworthcounty.gov>; Mitch Pleak <mpleak@olsson.com>; Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; 'kmackey@fd1lvco.org' <kmackey@fd1lvco.org>; Line Department <linedepartment@freestate.coop>; 'rwd8lv@gmail.com' <rwd8lv@gmail.com>
Cc: PZ <PZ@leavenworthcounty.gov>
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Thank you,

Allison, Amy

From: Rural Water <rwd8lv@gmail.com>
Sent: Thursday, September 26, 2024 10:04 AM
To: McAfee, Joe
Cc: Allison, Amy; Magaha, Chuck; Anderson, Kyle; Miller, Jamie; Patzwald, Joshua; Brown, Misty; Mitch Pleak; Noll, Bill; kmackey@fd1lvco.org; linedepartment@freestate.coop; PZ
Subject: Re: DEV-24-116 Kaaz Rezone

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.

Rural Water District #8 has no comments on the rezone. However if and when water is requested a full engineer review will need to be done before it can be confirmed that water would be available to this area.

On Mon, Sep 16, 2024 at 1:55 PM McAfee, Joe <JMcAfee@leavenworthcounty.gov> wrote:

Amy,

As discussed at the meeting with Mr. Herring, once the project proceeds to preliminary plat we will need to review the placement of a north public road connection to Eisenhower Rd. Otherwise Public Works has not comments on the rezone.

From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Thursday, September 12, 2024 10:36 AM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Anderson, Kyle <KAnderson@leavenworthcounty.gov>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Brown, Misty <MBrown@leavenworthcounty.gov>; Mitch Pleak <mpleak@olsson.com>; Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; 'kmackey@fd1lvco.org' <kmackey@fd1lvco.org>; 'linedepartment@freestate.coop' <linedepartment@freestate.coop>; 'rwd8lv@gmail.com' <rwd8lv@gmail.com>
Cc: PZ <PZ@leavenworthcounty.gov>
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Thank you,

Amy Allison, AICP

Deputy Director

Planning & Zoning

Leavenworth County

913.364.5757

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--

*Sandra Heim
Office Manager
Rural Water District #8-LV CO
913-796-2164*

Allison, Amy

From: Kirk Mackey <kmackey@fd1lvco.org>
Sent: Tuesday, October 1, 2024 9:07 AM
To: Allison, Amy
Subject: Re: DEV-24-116 Kaaz Rezone

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.

I don't foresee any problems with the rezoning. My only concern is water supply for fire hydrants in the area.

Kirk Mackey
Captain/EMT/Kansas CFI/IAAI FIT/Inspector
Fire District 1 of Leavenworth County
111 E Kansas St
Lansing, KS 66043
913-727-5844

From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Friday, September 27, 2024 3:07 PM
To: Kirk Mackey <kmackey@fd1lvco.org>
Subject: FW: DEV-24-116 Kaaz Rezone

Good Afternoon,

Just wanted to check in and see if you are still the point of contact for Fire District 1. We are aware of the current dissolution of the Fire District and wanted to know if High Prairie had a different point of contact?

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

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RESOLUTION 2024-25

A resolution of the Leavenworth County Kansas Board of Commissioners, authorizing a rezoning from RR-5 to RR-2.5 as defined by the Zoning and Subdivision Regulations of Leavenworth County, Kansas on the following described property:

The North 40 acres of the 120 acres of the Northwest ¼ of Section 19, Township 9, Range 22, which lies South and East of the center of the public highway known as Perryville Road. AND The Middle 40 acres of the 120 acres of the Northwest ¼ of Section 19, Township 9 of Range 22, which lies South and East of the center of the public highway known as the Perryville Road. AND The South 40 acres of the 120 acres of the Northwest ¼ of Section 19, Township 9, Range 22, which lies South and East of the center of the public highway known as the Perryville Road. AND The North ½ of the North ½ of the Southwest ¼ of Section 19, Township 9, Range 22, LESS: A tract of land in the Northwest ¼ of Section 19, Township 9, Range 22 East of the 6th P.M. described as follows: Beginning 2218.81 feet South and 45.00 feet East of the Northwest corner of said Section 19; thence North 125.17 feet; thence West 5.00 feet; thence on a curve to the right with a radius of 320.28 feet a distance of 271.22 feet; thence Northwesterly at right angles to the curve 5.00 feet; thence North 42 degrees 04 minutes 20 seconds East 51.46 feet; thence South 410.81 feet; thence West 120.00 feet to the place of beginning. ALSO LESS: A tract of land in the Northwest ¼ of Section 19, Township 9, Range 22 East of the 6th P.M., described as follows: Commencing at the Northwest corner of said Section 19, thence South 00 degrees West, 2,218.81 feet along the West line of said Section 19; thence North 90 degrees East, 45.00 feet to the Highway right of way and the point of beginning of this tract; thence South 00 degrees West, 177.66 feet along the right of way line; thence North 90 degrees East, 225.00 feet; thence North 00 degrees 09 minutes 54 seconds East, 709.76 feet to the south right of way of the County Road; thence South 42 degrees 04 minutes 20 seconds West, 157.97 feet along the South right of way line; thence South 00 degrees 09 minutes 54 seconds West, 414.84 feet (call 410.81 feet) along the East line of the tract described in Book 480, Page 122; thence South 90 degrees West, 120.00 feet to the point of beginning. ALSO LESS: A tract of land in the West ½ of Fractional Section 19, Township 9, Range 22 East of the 6th P.M., Leavenworth County, Kansas, described as follows: Commencing at the Northwest corner of said Section 19; thence, South 00 degrees 00 minutes 00 seconds West (Assumed), 2396.41 feet along the Section line; thence North 90 degrees 00 minutes 00 seconds East, 45.00 feet to the East R/W Line of County Rt. #29 and to the point of beginning of this Tract; thence North 90 degrees 00 minutes 00 seconds East, 225.00 feet; thence North 00 degrees 09 minutes 54 seconds East, 709.76 feet to the Southerly R/W line of county Rt. #10; thence North 42 degrees 04 minutes 20 seconds East 868.92 feet along said R/W line; thence South 00 degrees 09 minutes 54 seconds West, 797.86 feet; thence South 42 degrees 04 minutes 20 seconds West, 1204.52 feet to the East R/W line of County Rt. #29; thence, North 00 degrees 00 minutes 00 seconds East, 337.21 feet along said R/W line to the point of beginning.

WHEREAS, it is hereby found and determined that a request for a Rezoning as described above was filed with the Secretary of the Leavenworth County Planning Commission, on the 11th day of September, 2024, and

WHEREAS, it is hereby found that the Leavenworth County Planning Commission, after notice as required by law, did conduct a public hearing for Case DEV-24-116 upon the granting of such request for a Rezoning on the 9th day of October, 2024; 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 Rezoning be denied; and

WHEREAS, it is hereby found that the Board of County Commissioners considered, in session on the 30th day of October, 2024, the recommendation of the Leavenworth County Planning Commission and remanded Case DEV-24-116 back to the Planning Commission for further clarification; and

WHEREAS, it is hereby found that the Leavenworth County Planning Commission, on November 13, 2024, considered the Board of County Commissioners request for clarification on Case DEV-24-116 and recommended that the Rezoning be approved; and

WHEREAS, the Board of County Commissioners considered, in session on the 4th day of December, 2024, the recommendation of the Leavenworth County Planning Commission.

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

1. Based upon the recommendation and findings of fact of the Leavenworth County Planning Commission and the findings of fact adopted by the Board of County Commissioners in regular session on the 4th day of December, 2024, and incorporated herein by reference, it is hereby resolved that request for rezoning as described above, also known as 18415 Eisenhower Road, Parcel Identification Number 104-19-0-00-00-004.00, is hereby granted.
2. The Planning and Zoning Department of Leavenworth County, Kansas is hereby ordered to and directed to cause such designations to be made on the official District Map of said County in its custody and to show property herein described to be now zoned RR-2.5. Said District Map previously incorporated by reference by Section 4 of the Zoning and Subdivision Regulations of the Leavenworth County, Kansas is hereby incorporated as part of the Zoning Resolution as amended.
3. This Resolution shall be in full force and effect from and after its adoption and publication in the Leavenworth Times.

Adopted this 4th day of December, 2024
Board of County Commission
Leavenworth, County, Kansas

Jeff Culbertson, Chairman

ATTEST:

Vicky Kaaz, Member

Janet Klasinski, Leavenworth County Clerk

Doug Smith, Member

Mike Smith, Member

Mike Stieben, Member

**Leavenworth County
Request for Board Action
Resolution 2024-26
Rezoning from RR-5 to RR-2.5**

Date: December 4, 2024
To: Board of County Commissioners
From: Planning & Zoning Staff

Department Head Review: John Jacobson, Reviewed

Additional Reviews as needed:

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

Action Requested: Consider the Planning Commission's recommendations regarding the rezoning request from RR-5 to RR-2.5 in Case No. DEV-24-118 for Board action.

Analysis: The applicants are requesting a rezoning from Rural-Residential 5 to Rural-Residential 2.5. Staff recommended approval of this request. The Comprehensive Plan identifies the future land use of this area as Residential (2.5 acre minimum), and the request is compliant with the Future Land Use map. Staff recommended approval of this request.

Planning Commission Recommendation: The Planning Commission voted 4-3 to recommend denial of Case No. DEV-24-118 (Resolution 2024-26) the rezoning request from RR-5 to RR-2.5. The Planning Commission found that the request did not meet the first factor (Character of Neighborhood) and the third factor (Suitability of the property for the uses to which it has been restricted) of the Golden Factors. The Commissioners analysis can be found in the draft minutes and on Youtube.

Alternatives:

1. Deny case DEV-24-118 (Resolution 2024-26), Rezoning Request from RR-5 to RR-2.5 with Findings of Fact and approve the Planning Commission's recommendation; or

Motion: Chairman, I find that the rezoning request does not comply with Golden Factors (LIST FACTORS) and move to deny Resolution 2024-26 and deny the rezoning as outlined in Case DEV-24-118 based on the findings of facts adopted by the Planning Commission.

2. Approve case DEV-24-118 (Resolution 2024-26), Rezoning Request from RR-5 to RR-2.5 by overriding the Planning Commission's recommendation with a 2/3 majority vote with Findings of Fact; or

Motion: Chairman, I find that the rezoning request complies with the Golden Factors including factors 1 and 3 and move to adopt Resolution 2024-26 and approve the rezoning as outlined in Case DEV-24-118 based on the findings as set forth in the Staff Report.

3. Remand the case back to the Planning Commission with a majority vote and a statement specifying the basis for the Board failure to approve or disapprove.

Motion: *Chairman, I move to remand Case No. DEV-24-118 back to the Planning Commission for additional review due to the Planning Commission's analysis of (STATE THE REASON(S) THE MATTER IS BEING SENT BACK).*

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, Planning Commission Minutes

**LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT**

CASE NO: DEV-24-118 Gilbert Rezone

November 13, 2024

REQUEST: *Public Hearing Required*

- ZONING AMENDMENT SPECIAL USE PERMIT
 TEMPORARY SPECIAL USE PERMIT

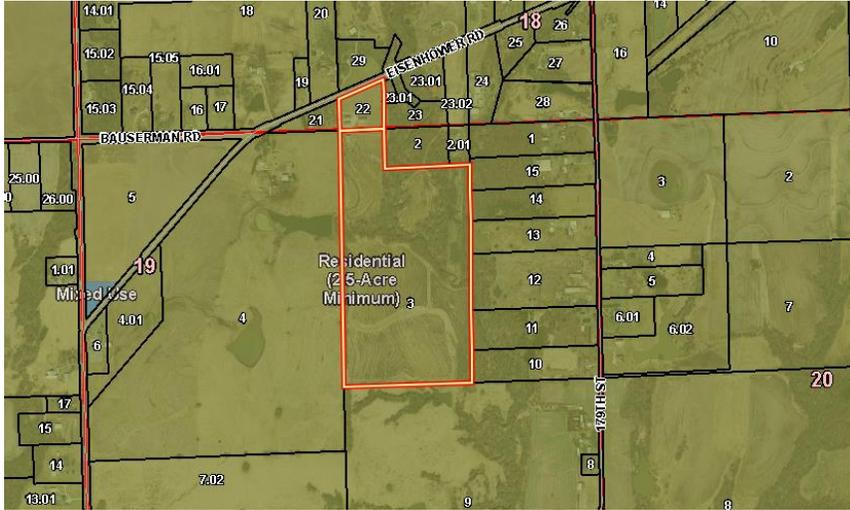
STAFF REPRESENTATIVE:

AMY ALLISON
DEPUTY DIRECTOR

SUBJECT PROPERTY: 18289 & 00000 Eisenhower Rd
FUTURE LAND USE MAP: RESIDENTIAL (2.5 ACRE MIN)

APPLICANT/APPLICANT AGENT:

JOE HERRING
HERRING SURVEYING
COMPANY



PROPERTY OWNER:

Frances G. Gilbert
Jill & Bradley Gilbert
18289 Eisenhower Rd
Leavenworth KS 66048

CONCURRENT APPLICATIONS:

N/A

LAND USE

ZONING: RR-5

FUTURE LAND USE
DESIGNATION: RESIDENTIAL
(2.5-ACRE MIN)

SUBDIVISION: N/A

FLOODPLAIN: Zone A

LEGAL DESCRIPTION:

A tract in the Southeast Quarter of Section 18, Township 9, Range 22, in Leavenworth County, Kansas; AND A tract of land in the Northeast Quarter of Section 19, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

STAFF RECOMMENDATION: APPROVAL

ACTION OPTIONS:

1. Recommend approval of Case No. DEV-24-118, Rezone for Frances Gilbert & Jill & Bradley Gilbert, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-24-118, Rezone for Frances Gilbert & Jill & Bradley Gilbert, to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PROPERTY INFORMATION

PARCEL SIZE: 76.8 ACRES

PARCEL ID NO:
104-18-0-00-00-022.00 & 104-19-0-00-00-003.00

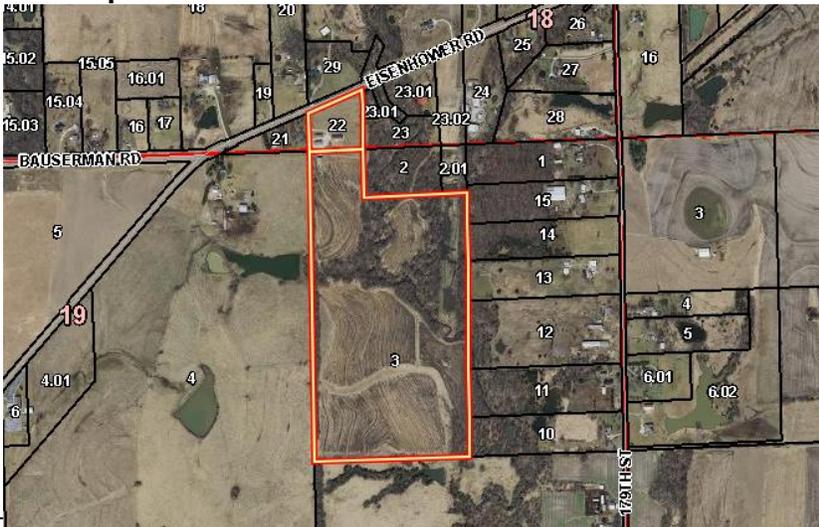
BUILDINGS:
SINGLE-FAMILY RESIDENCE,
ACCESSORY STRUCTURES

PROJECT SUMMARY:

Request to rezone two tracts at 18289 & 00000 Eisenhower Road from RR-5 to RR-2.5. (PID: 104-18-0-00-00-022.00 & 104-19-0-00-00-003.00).

ACCESS/STREET:
EISENHOWER RD - ARTERIAL,
PAVED, ±24' WIDE

Location Map:



UTILITIES

SEWER: SEPTIC

FIRE: FIRE DISTRICT 1

WATER: RWD #8

ELECTRIC: FREESTATE

NOTICE & REVIEW:

STAFF REVIEW: 10/22/2024

NEWSPAPER NOTIFICATION:
10/22/2024

NOTICE TO SURROUNDING
PROPERTY OWNERS:
10/22/2024

FACTORS TO BE CONSIDERED:		
<i>The following factors are to be considered by the Planning Commission and the Board of County Commissioners when approving or disapproving this Rezone request:</i>	Met	Not Met
<p>1. Character of the Neighborhood: <i>Density:</i> Surrounding parcels range in size from 1.4 acres to more than 150 acres. The area is not densely populated.</p> <p><i>Nearby City Limits:</i> Lansing is approximately 1.75 miles to the east.</p> <p><i>Initial Growth Management Area:</i> This parcel is located within the Rural Growth Area.</p>	X	
<p>2. Zoning and uses of nearby property: <i>Adjacent Uses:</i> Adjacent parcels are residential and agricultural in nature.</p> <p><i>Adjacent Zoning:</i> All adjacent properties are zoned RR-5. RR-2.5 is located a quarter mile to the east.</p>	X	
<p>3. Suitability of the Property for the uses to which it has been restricted: The property is suitable for rural residences and agricultural uses.</p>	X	
<p>4. Extent to which removal of the restrictions will detrimentally affect nearby property: <i>Nearby properties are unlikely to be negatively impacted as the proposed rezoning remains rural residential.</i></p>	X	
<p>5. Length of time the property has been vacant as zoned: <input type="checkbox"/> Vacant: <input checked="" type="checkbox"/> Not Vacant: Single family residence with accessory structures have been on the site since the late 1980s.</p>	X	
<p>6. Relative gain to economic development, public health, safety and welfare: The rezoning does not impact economic development, public health, safety or welfare. In the event the parcel were to be developed as a rural subdivision, twice as many homes could potentially be constructed which may have a positive impact on economic development.</p>	X	
<p>7. Conformance to the Comprehensive Plan: <i>Future Land Use Map:</i> Residential (2.5 acre min) <i>Section 4 Land Use and Development Plan Strategies:</i> The proposed use is compatible with the future land use designation.</p>	X	

STAFF COMMENTS:

The applicants are requesting a rezoning from Rural-Residential 5 to Rural-Residential 2.5. The Comprehensive Plan identifies the future land use of this area as *Residential (2.5 acre min)*. The applicant has provided a concept drawing splitting off the homesite on 2.5 acres. The remainder would allow for another homesite to be built.

ATTACHMENTS:

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

REZONING APPLICATION

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

Office Use Only

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

APPLICANT/AGENT INFORMATION

OWNER INFORMATION (If different)

NAME Joe Herring NAME Francis G. Gilbert - Jill C. & Bradly A. Gilbert
ADDRESS 315 North 5th Street ADDRESS 18289 Eisenhower Road
CITY/ST/ZIP Leavenworth, KS 66048 CITY/ST/ZIP Leavenworth, KS 66048
PHONE 913-651-3858 PHONE N/A
EMAIL herringsurveying@outlook.com EMAIL N/A
CONTACT PERSON Joe CONTACT PERSON N/A

PROPOSED USE INFORMATION

Proposed Land Use Agriculture & Rural Residential
Current Zoning RR-5 Requested Zoning RR-2.5
Reason for Requesting Rezoning Estate Planning and to match the future land use plan

PROPERTY INFORMATION

Address of Property 18289 Eisenhower Road
Parcel Size 5 Acres & 72.4 Acres
Current use of the property Agriculture and Rural Residential
Present Improvements or structures House and Agricultural Structures
PID 104-19-0-00-00-003 & 104-18-0-00-00-022

I, the undersigned am the (*owner*), (*duly authorized agent*), (*Circle One*) of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for rezoning as indicated above.

Signature Joe Herring - digitally signed October 10, 2024 Date 10/10/2024

ATTACHMENT A



Doc #: 2014R03050
 STACY R. DRISCOLL/REGISTER OF DEEDS
 LEAVENWORTH COUNTY
 RECORDED ON
 05/09/2014 04:03PM
 RECORDING FEE: 8.00
 INDEBTEDNESS: 0.00
 PAGES: 1

**WAIVER OF MARITAL INTEREST
 AND CONSENT TO DISPOSITION OF REAL ESTATE**

The undersigned (Declarant) being the spouse of Francis G. Gilbert who is the owner of a certain parcel of real estate commonly known as 18289 Eisenhower Rd., Leavenworth, KS 66048, and legally described as:

A tract in the Southeast 1/4 of Section 18, Township 9, Range 22, in Leavenworth County, Kansas described as:
 Beginning at the Southwest corner of said Southeast 1/4; thence North 88° 49' 43" East 458.69 feet along the South line of said Southeast 1/4; thence North 00° East 488.59 feet to the Southerly right-of-way line of County Road 10; thence Southwesterly 498.00 feet along said right-of-way to the West line of said Southeast 1/4; thence South 01° 22' 17" East 323.28 feet to the beginning. LESS any part thereof taken or used for road purposes.

DOES HEREBY waive and release all spousal right, title and interest in the described real estate, including, but not limited to, all marital interest as described in K.S.A. 59-505 and/or 474.150RSMo. and consents to the mortgaging of said real estate to Citizens National Bank by Francis G. Gilbert without the Joiner or signature of the undersigned.

This waiver and consent extends only to the transaction and real estate described above. It does not extend to the disposition of any other property not described herein or to the disposition of the above captioned property to any person or entity not named therein.

Pamela J. Gilbert
 Pamela J. Gilbert Declarant

KSTV 8

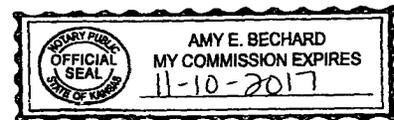
STATE OF KANSAS, COUNTY OF LEAVENWORTH) ss

On this 1th day of May, 2014, before me a Notary Public, in and for the County and State aforesaid, personally appeared the above Declarant, to me known to be the person described in and who executed the foregoing instrument, and acknowledged the execution of the same as a free and volunteer act and deed.

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

Amy E. Bechard
 Notary Public

My commission expires: 11-10-2017
TX0007225



Kansas Secured Title
 360 Santa Fe
 Leavenworth, KS 66048



* 2 0 1 4 R 0 3 0 5 1 2 *

Doc #: 2014R03051

STACY R. DRISCOLL/REGISTER OF DEEDS
LEAVENWORTH COUNTY

RECORDED ON

05/09/2014 04:03PM

RECORDING FEE: 12.00

INDEBTEDNESS: 0.00

PAGES: 2

Entered in the transfer record in my office this

9 day of May 2014
Jana Korman
by B Jones County Clerk

TX0007225

Kansas Secured Title

360 Santa Fe

Leavenworth, KS 66048

QUIT CLAIM DEED

Pamela J. Gilbert

convey and quitclaims to

Francis G. Gilbert

all the following REAL ESTATE in the County of LEAVENWORTH, and the State of Kansas, to-wit:

A tract in the Southeast 1/4 of Section 18, Township 9, Range 22, in Leavenworth County, Kansas described as:
Beginning at the Southwest corner of said Southeast 1/4; thence North 88° 49' 43" East 458.69 feet along the South line of said Southeast 1/4; thence North 00° East 488.59 feet to the Southerly right-of-way line of County Road 10; thence Southwesterly 498.00 feet along said right-of-way to the West line of said Southeast 1/4; thence South 01° 22' 17" East 323.28 feet to the beginning, LESS any part thereof taken or used for road purposes.

COMMONLY KNOWN AS: 18289 Eisenhower Rd., Leavenworth, KS 66048

Tax ID 12431

Pamela J. Gilbert is conveying all of her right, title and interest in and to subject property to Francis G. Gilbert and by her signature acknowledges complete satisfaction and receipt of her share of the equity in subject property.

KSTLV 12 ✓

EXCEPT AND SUBJECT TO: Easements, restrictions and assessments of record, and all the taxes and assessments that may be levied, imposed or become payable hereafter.

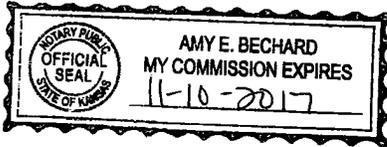
No Real Estate Validation Questionnaire per KSA 1993 Supp. 79-1437e as amended (8)

Dated this 7 day of May, 2014.

Pamela J. Gilbert
Pamela J. Gilbert

STATE OF KANSAS, LEAVENWORTH COUNTY:

The foregoing instrument executed was acknowledged before me this 7th day of May, 2014, by Pamela J. Gilbert.



Amy E. Bechard
Notary Public

My appointment expires: 11-10-2017

SATISFACTION OF EQUITY LIEN AND AFFIDAVIT OF INTENT TO CONVEY

In the office of the Clerk of the District Court of Leavenworth County, Kansas, appears Suit for Divorce, Case No. 2013-DM-929, filed November 12, 2013, In the Matter of the Marriage of Francis G. Gilbert, Petitioner vs. Pamela J. Gilbert, Respondent.

Hearing result for Pretrial Conference held on March 27, 2014 at 10:00 AM is as follows: Hearing Held; petitioner with CLee; respondent with RHall; both parties waive maintenance; marital residence to be sold and proceeds divided equally.

Contrary to the terms of the Hearing held on March 27, 2014 which stated the marital residence is to sold and proceeds divided equally, Pamela J. Gilbert intends to convey all of her right, title and interest in and to subject property to her husband (Francis G. Gilbert) and the husband (Francis G. Gilbert) shall pay the wife (Pamela J. Gilbert) for her share of the equity in the house in the amount of \$65,500.00

The undersigned party in this action, for value received, hereby waives and releases the lien of any judgment heretofore rendered in her favor, regarding the following property:

A tract in the Southeast 1/4 of Section 18, Township 9, Range 22, in Leavenworth County, Kansas described as:
Beginning at the Southwest corner of said Southeast 1/4; thence North 88° 49' 43" East 458.69 feet along the South line of said Southeast 1/4; thence North 00° East 488.59 feet to the Southerly right-of-way line of County Road 10; thence Southwesterly 498.00 feet along said right-of-way to the West line of said Southeast 1/4; thence South 01° 22' 17" East 323.28 feet to the beginning, LESS any part thereof taken or used for road purposes.

8
N21
KSTLV

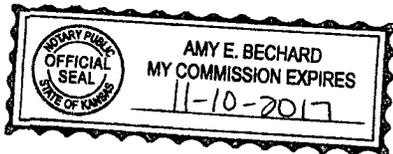
Dated: May 7, 2014

Pamela J. Gilbert
Pamela J. Gilbert

STATE OF KANSAS, COUNTY OF LEAVENWORTH }ss.

The foregoing instrument was acknowledged before me this 7th day of May, 2014.

Amy E. Bechard
Notary Public



My commission expires: 11-10-2017



Doc #: 2014R03049
STACY R. DRISCOLL/REGISTER OF DEEDS
LEAVENWORTH COUNTY

RECORDED ON
05/09/2014 04:03PM
RECORDING FEE: 8.00
INDEBTEDNESS: 0.00
PAGES: 1

TX0007225
Kansas Secured Title
360 Santa Fe
Leavenworth, KS 66048



* 2 0 1 1 R 0 4 8 2 9 2 *

Doc #: 2011R04829

STACY R. DRISCOLL/REGISTER OF DEEDS
LEAVENWORTH COUNTY

RECORDED ON

06/28/2011 12:16PM

RECORDING FEE: 12.00

INDEBTEDNESS: 0.00

PAGES: 2

Entered in the transfer record in my office this

28th day of June 2011
Janet Klasko By J. R. Klasko
County Clerk

STATUTORY WARRANTY DEED

FRANCIS G. GILBERT and PAMELA J. GILBERT, husband and wife

of Leavenworth County, Kansas, conveys and warrants to:

BRADLY A. GILBERT, a married person, and JILL C. GILBERT, a single person

of Leavenworth County, Kansas, their heirs and assigns all of the following described real estate, situated in the County of Leavenworth, State of Kansas, to-wit:

The West Half of the Northeast Quarter of Section 19, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, less and except any part thereof taken or used for road or street purposes,

AND ALSO LESS AND EXCEPT:

A tract of land in the West Half of the Northeast Quarter of Section 19, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, more fully described as follows: Beginning at a point on the North line of said Northeast Quarter 458.69 feet North 88° 49' 43" East from the Northwest corner of said Northeast Quarter; thence North 88° 49' 43" East 860.07 feet; thence South 00° 35' 00" East 400.0 feet; thence South 88° 49' 43" West 864.14 feet; thence North 00° East 400.0 feet to the point of beginning.

For the sum of one dollar and other good and valuable considerations. Subject to restrictions, reservations, assessments, and easements, if any, now affecting said property.

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, forever. And Grantor, for itself, its successors and assigns, does hereby covenant, promise and agree, to and with Grantee, that at the delivery of these presents it is lawfully seized in its own right of an absolute and indefeasible estate of inheritance, in fee simple, of and in all and singular the above-granted and described premises, with the appurtenances; that the same are free, clear, discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments taxes, assessments and encumbrances, of what nature and kind whatsoever, subject to Grantor's reservation set forth herein, and that it will WARRANT AND FOREVER DEFEND the same unto Grantee, their heirs, successors and assigns, against Grantor, its successors and assigns, and all and every person or persons whomsoever lawfully claiming or to claim the same.

PTL
84

Dated this 27th day of June, 2011.

Francis G. Gilbert
FRANCIS G. GILBERT

Pamela J. Gilbert
PAMELA J. GILBERT

Pursuant to K.S.A. 79-1437g, a Kansas Real Estate Sales Validation Questionnaire is not required due to Exemption No. 4.

State of Kansas)
) S.S.:
County of Leavenworth)

BE IT REMEMBERED, That on this 27th day of June, 2011 before me, a Notary Public in and for said county and state, came, FRANCIS G. GILBERT and PAMELA J. GILBERT, husband and wife, to me personally known to be the same persons who executed the foregoing instrument, and duly acknowledged the execution of the same.

IN WITNESS THEREOF, I have hereunto subscribed my name and affixed my official seal, on the day and year last above written.

(Seal)



Lisa Harms
Notary Public

My Commission Expires: 8/26/2013

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

We/I Francis G. Gilbert and _____

Being dully sworn, dispose and say that we/I are the owner(s) of said property located at -
18289 Eisenhower Rd., and that we authorize the following people or firms to act in our interest with the Leavenworth County Planning and Zoning Department for a period of one calendar year. Additionally, all statements herein contained in the information herewith submitted are in all respects true and correct to the best of our knowledge and belief.

Authorized Agents (full name, address & telephone number)

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

2)

Signed and entered this 18th day of September, 2024.

Francis G. Gilbert 18289 Eisenhower Rd. LVN, KS 913-547-0296
Print Name, Address, Telephone

Francis G. Gilbert
Signature

STATE OF KANSAS)
) SS
COUNTY OF LEAVENWORTH)

Be it remember that on this 18th day of September 2024 before me, a notary public in and for said County and State came Francis G. Gilbert to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC Paula L. Poff

My Commission Expires: 01-27-2027



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

We/I Jill C. Gilbert and _____

Being dully sworn, dispose and say that we/I are the owner(s) of said property located at - 18289 Eisenhower Rd., and that we authorize the following people or firms to act in our interest with the Leavenworth County Planning and Zoning Department for a period of one calendar year. Additionally, all statements herein contained in the information herewith submitted are in all respects true and correct to the best of our knowledge and belief.

Authorized Agents (full name, address & telephone number)

- 1) Joseph A. Herring – Herring Surveying Company 315 N. 5th Street, Leavenworth, KS 66048, 913-651-3858
- 2)

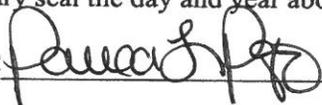
Signed and entered this 18th day of September, 2024.

Jill C. Gilbert 748 Linda Lane Bonner Springs, KS 66012 913-547-1344
 Print Name, Address, Telephone

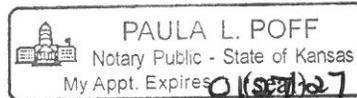

 Signature

STATE OF KANSAS)
) SS
 COUNTY OF LEAVENWORTH)

Be it remember that on this 18th day of September 2024, before me, a notary public in and for said County and State came Jill C. Gilbert to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC 

My Commission Expires: 01-27-2027



AFFIDAVIT

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

We/I Bradly A. Gilbert and _____

Being dully sworn, dispose and say that we/I are the owner(s) of said property located at -
18289 Eisenhower Rd., and that we authorize the following people or firms to act in our interest with the Leavenworth County Planning and Zoning Department for a period of one calendar year. Additionally, all statements herein contained in the information herewith submitted are in all respects true and correct to the best of our knowledge and belief.

Authorized Agents (full name, address & telephone number)

- 1) Joseph A. Herring – Herring Surveying Company 315 N. 5th Street, Leavenworth, KS 66048, 913-651-3858
- 2)

Signed and entered this 18th day of September, 2024.

Bradly A. Gilbert 1106 N. Sunset Dr. Derby, KS 67037 720-429-5784
Print Name, Address, Telephone

Bradly A Gilbert
Signature

STATE OF KANSAS)
) SS
COUNTY OF LEAVENWORTH)

Be it remember that on this 18th day of September 2024 before me, a notary public in and for said County and State came Bradly A. Gilbert to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC Paula L. Poff

My Commission Expires: 01-27-2027





EISENH...

18

23.01

23.02

24

23.01

23

Area: 3.14 ac
Perimeter: 1,561.83 ft

11

19 ft

314.12

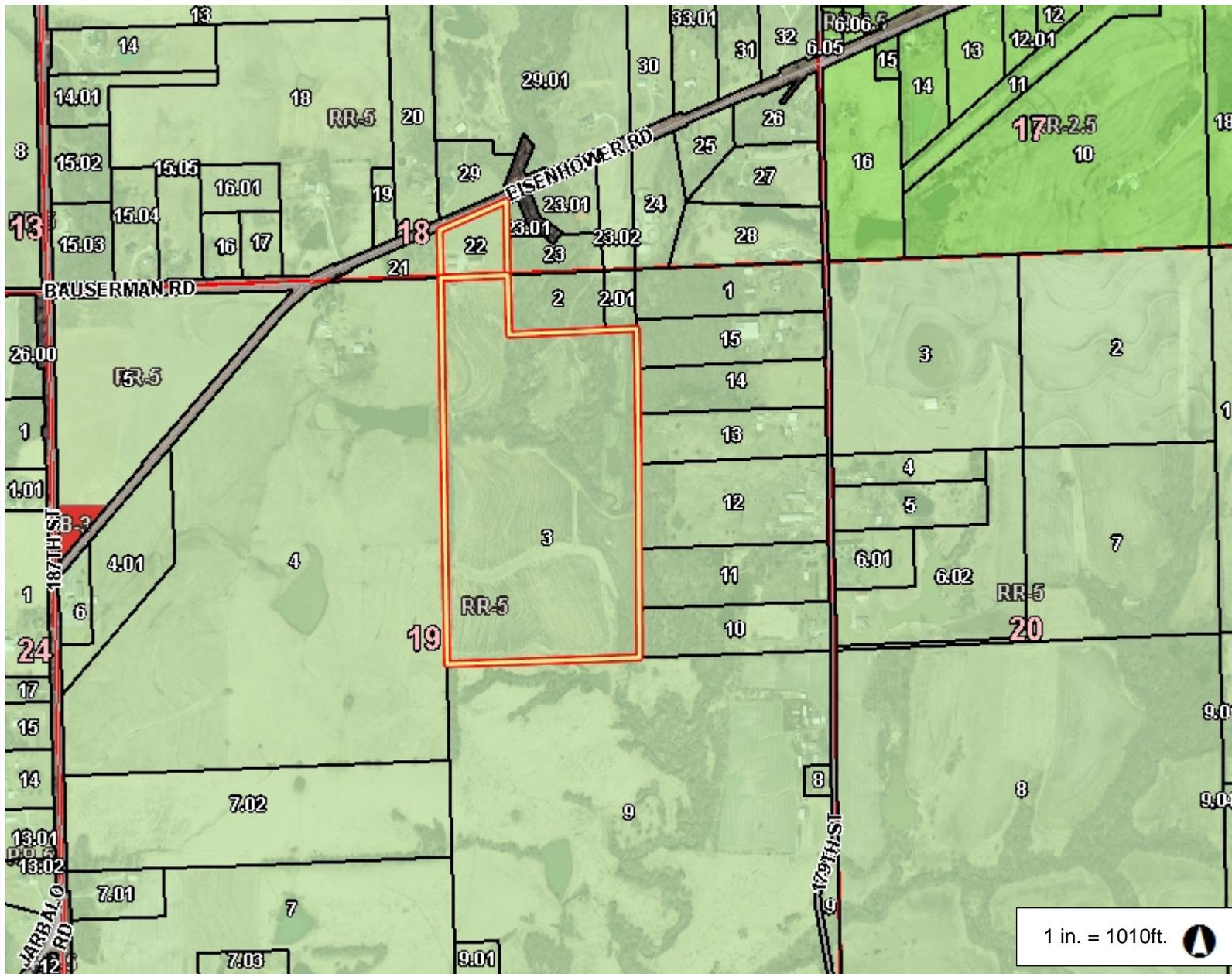
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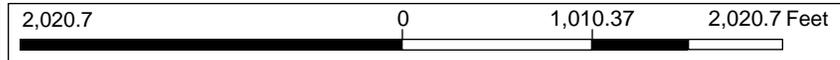
DEV-24-118 Gilbert Rezone



Legend

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

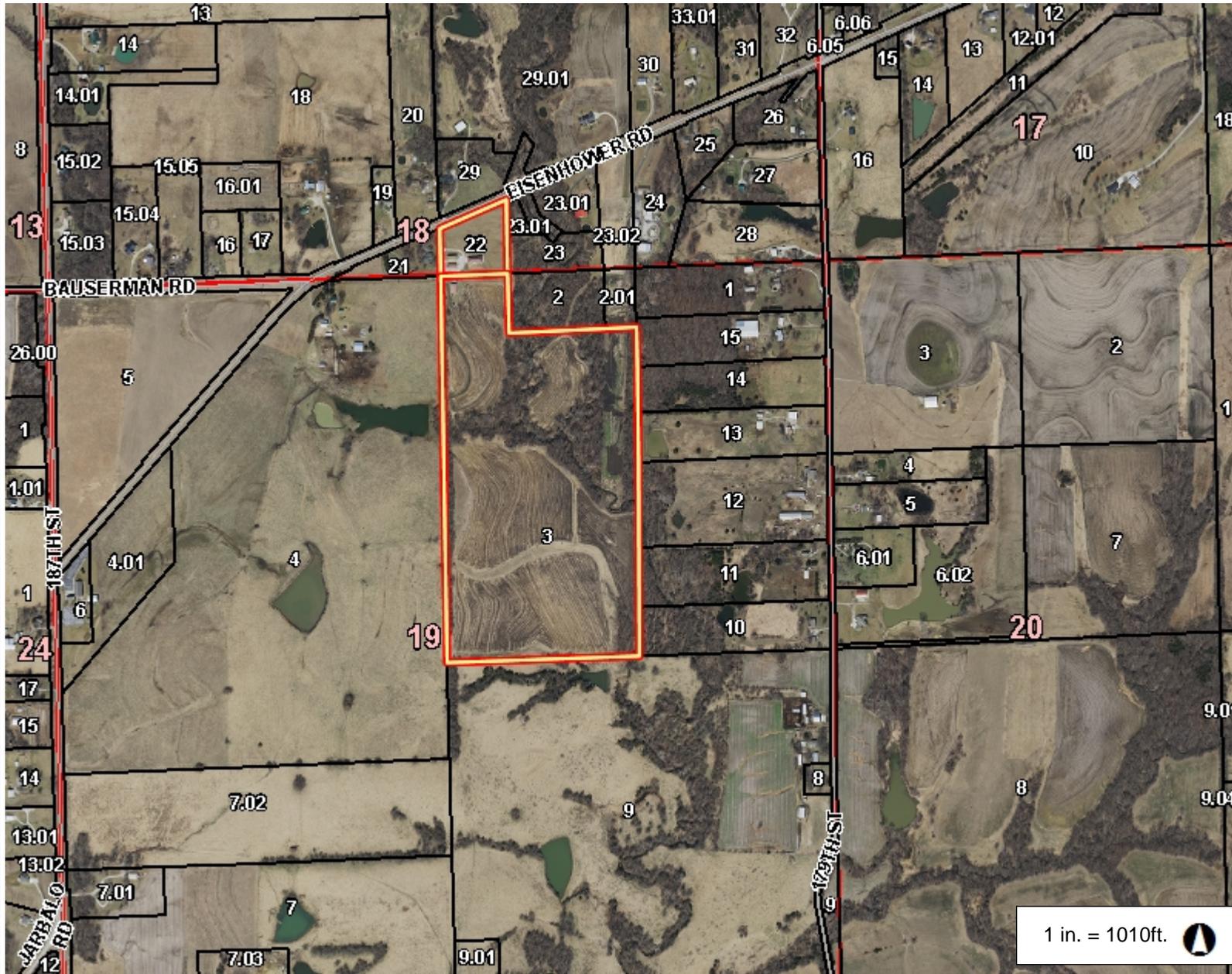
1 in. = 1010ft.



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

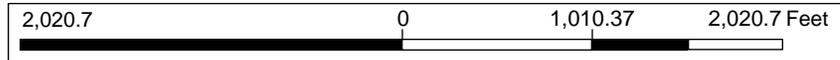
DEV-24-118 Gilbert Rezone



Legend

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

1 in. = 1010ft.



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

Allison, Amy

From: Anderson, Kyle
Sent: Tuesday, September 24, 2024 10:45 AM
To: Allison, Amy
Subject: RE: RE: DEV-24-118 Gilbert Rezone

We have not received any complaints on this property.

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

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

From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Monday, September 23, 2024 3:57 PM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Anderson, Kyle <KAnderson@leavenworthcounty.gov>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Brown, Misty <MBrown@leavenworthcounty.gov>; 'Mitch Pleak' <mpleak@olsson.com>; Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; 'kmackey@fd1lvco.org' <kmackey@fd1lvco.org>; 'linedepartment@freestate.coop' <linedepartment@freestate.coop>; 'rwd8lv@gmail.com' <rwd8lv@gmail.com>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: RE: DEV-24-118 Gilbert Rezone

Good Afternoon,

The Department of Planning and Zoning has received an application for a rezone regarding the property located at 18289 & 00000 Eisenhower Road (104-19-0-00-00-003.00 & 104-18-0-00-00-022.00) from RR-5 to RR-2.5.

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 Monday, October 7, 2024.

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

Thank you,

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

Disclaimer

Allison, Amy

From: Rural Water <rwd8lv@gmail.com>
Sent: Thursday, September 26, 2024 10:04 AM
To: Allison, Amy
Cc: Magaha, Chuck; Anderson, Kyle; Miller, Jamie; Patzwald, Joshua; Brown, Misty; Mitch Pleak; Noll, Bill; McAfee, Joe; kmackey@fd1lvco.org; linedepartment@freestate.coop; PZ
Subject: Re: DEV-24-118 Gilbert Rezone

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.

Rural Water District #8 has no comments on the rezone. However if and when water is requested a full engineer review will need to be done before it can be confirmed that water would be available to this area.

On Mon, Sep 23, 2024 at 3:56 PM Allison, Amy <AAllison@leavenworthcounty.gov> wrote:

Good Afternoon,

The Department of Planning and Zoning has received an application for a rezone regarding the property located at 18289 & 00000 Eisenhower Road (104-19-0-00-00-003.00 & 104-18-0-00-00-022.00) from RR-5 to RR-2.5.

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Thank you,

Amy Allison, AICP

Deputy Director

Planning & Zoning

Leavenworth County

913.364.5757

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--

*Sandra Heim
Office Manager
Rural Water District #8-LV CO
913-796-2164*

Allison, Amy

From: McAfee, Joe
Sent: Friday, October 4, 2024 9:33 AM
To: Allison, Amy; Anderson, Kyle; Patzwald, Joshua; Brown, Misty; 'Mitch Pleak'; Noll, Bill
Cc: PZ
Subject: RE: RE: DEV-24-118 Gilbert Rezone

Amy,
PW has no comment on the rezone.

From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Monday, September 23, 2024 3:57 PM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Anderson, Kyle <KAnderson@leavenworthcounty.gov>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Brown, Misty <MBrown@leavenworthcounty.gov>; 'Mitch Pleak' <mpleak@olsson.com>; Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; 'kmackey@fd1lvco.org' <kmackey@fd1lvco.org>; 'linedepartment@freestate.coop' <linedepartment@freestate.coop>; 'rwd8lv@gmail.com' <rwd8lv@gmail.com>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: RE: DEV-24-118 Gilbert Rezone

Good Afternoon,

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The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Monday, October 7, 2024.

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

Thank you,

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

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RESOLUTION 2024-26

A resolution of the Leavenworth County Kansas Board of Commissioners, authorizing a rezoning from RR-5 to RR-2.5 as defined by the Zoning and Subdivision Regulations of Leavenworth County, Kansas on the following described property:

A tract in the Southeast ¼ of Section 18, Township 9, Range 22 in Leavenworth County, Kansas described as: Beginning at the Southwest corner of said Southeast ¼; thence North 88 degrees 49'43" East 458.69 feet along the South line of said Southeast ¼; thence North 00 degrees East 488.59 feet to the Southerly right-of-way line of County Road 10; thence Southwesterly 498.00 feet along said right-of-way to the West line of said Southeast ¼; thence South 01 degrees 22' 17" East 323.28 feet to the beginning, LESS any part thereof taken or used for road purposes; AND

The West Half of the Northeast Quarter of Section 19, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, less and except any part thereof taken or used for road or street purposes, AND ALSO LESS AND EXCEPT: A tract of land in the West Half of the Northeast Quarter of Section 19, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, more fully described as follows: Beginning at a point on the North line of said Northeast Quarter 458.69 feet North 88 degrees 49'43" East from the Northwest corner of said Northeast Quarter; thence North 88 degrees 49'43" East 860.07 feet; thence South 00 degrees 35'00" East 400.00 feet; thence South 88 degrees 49'43" West 864.14 feet; thence North 00 degrees East 400.00 feet to the point of beginning.

WHEREAS, it is hereby found and determined that a request for a Rezoning as described above was filed with the Secretary of the Leavenworth County Planning Commission, on the 18th day of September, 2024, and

WHEREAS, it is hereby found that the Leavenworth County Planning Commission, after notice as required by law, did conduct a public hearing for Case DEV-24-118 upon the granting of such request for a Rezoning on the 13th day of November, 2024; 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 Rezoning be denied; and

WHEREAS, the Board of County Commissioners considered, in session on the 4th day of December, 2024, the recommendation of the Leavenworth County Planning Commission.

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

1. Based upon the recommendation and findings of fact as set forth in the Staff Report and adopted by the Board of County Commissioners in regular session on the 4th day of December, 2024, and incorporated herein by reference, it is hereby resolved that request for rezoning as described above, also known as 18289 & 00000 Eisenhower Rd, Parcel Identification Number 104-18-0-00-00-022.00 & 104-19-0-00-00-003.00, is hereby granted.
2. The Planning and Zoning Department of Leavenworth County, Kansas is hereby ordered to and directed to cause such designations to be made on the official District Map of said County in its custody and to show property herein described to be now zoned RR-2.5. Said District Map previously incorporated by reference by Section 4 of the Zoning and Subdivision Regulations of

the Leavenworth County, Kansas is hereby incorporated as part of the Zoning Resolution as amended.

- 3. This Resolution shall be in full force and effect from and after its adoption and publication in the Leavenworth Times.

Adopted this 4th day of December, 2024
Board of County Commission
Leavenworth, County, Kansas

Jeff Culbertson, Chairman

ATTEST:

Vicky Kaaz, Member

Janet Klasinski, Leavenworth County Clerk

Doug Smith, Member

Mike Smith, Member

Mike Stieben, Member

**Leavenworth County
Request for Board Action
Resolution 2024-27
Rezoning from RR-5 to R-1(43)**

Date: December 4, 2024
To: Board of County Commissioners
From: Planning & Zoning Staff

Department Head Review: John Jacobson, Reviewed

Additional Reviews as needed:

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

Action Requested: Consider the Planning Commission's recommendations regarding the rezoning request from RR-5 to RR-1 (43) in Case No. DEV-24-126 for Board action.

Analysis: The applicants are requesting a rezoning from Rural-Residential 5 to Residential 1 (43). The Comprehensive Plan identifies the future land use of this area as Mixed Residential. While Staff would typically recommend denial of a request that does not conform to the future land use, Staff recommends approval for the following reasons:

1. The requested use is less dense than the future land use designation; and
2. The nearest city is located more than a mile to the east, therefore making extension of sanitary sewer (necessary for higher density) unlikely.

Planning Commission Recommendation: The Planning Commission voted 5-2 (2 absent) to recommend approval of Case No. DEV-24-126 (Resolution 2024-27) rezoning request from RR-5 to R-1 (43).

Protest Petition: A valid protest petition has been filed with the office of Planning & Zoning for this action. A valid protest requires a 3/4 vote in the affirmative of the elected body to be approved.

Alternatives:

1. Approve case DEV-24-126 (Resolution 2024-27) Rezoning Request from RR-5 to R-1 (43) by overriding the Planning Commission's recommendation with a 3/4 majority vote with Findings of Fact; or

Motion: Chairman, I find that the rezoning request complies with the Golden Factors including factors and move to adopt Resolution 2024-27 and approve the rezoning as outlined in Case DEV-24-126 based on the findings as set forth in the Staff Report and as substantiated by the findings of fact as adopted by the Planning Commission.

2. Deny case DEV-24-126 (Resolution 2024-27) Rezoning Request from RR-5 to R-1 (43) with Findings of Fact; or

Motion: Chairman, I find that the rezoning request does not comply with Golden Factors (LIST FACTORS) and move to deny Resolution 2024-27 and deny the rezoning as outlined in Case DEV-24-126 based on the findings of facts adopted by the Planning Commission and as set forth in the Staff Report.

3. Remand the case back to the Planning Commission with a majority vote and a statement specifying the basis for the Board failure to approve or disapprove.

Motion: Chairman, I move to remand Case No. DEV-24-126 back to the Planning Commission for additional review due to (STATE THE REASON(S) THE BOCC CANNOT APPROVE OR DISAPPROVE THE MATTER).

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, Planning Commission Minutes

**LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT**

CASE NO: DEV-24-126 Kooser Family Living Trust Rezone

November 13, 2024

REQUEST: *Public Hearing Required*

- ZONING AMENDMENT SPECIAL USE PERMIT
 TEMPORARY SPECIAL USE PERMIT

STAFF REPRESENTATIVE:

Amy Allison
Deputy Director

SUBJECT PROPERTY: 17675 Evans Road
FUTURE LAND USE MAP: Mixed Residential

APPLICANT/APPLICANT AGENT:

Joe Herring
Herring Surveying Company



PROPERTY OWNER:
Kooser Family Living Trust
16559 Evans Road
Tonganoxie, KS 66086

CONCURRENT APPLICATIONS:
N/A

LAND USE

ZONING: RR-5

FUTURE LAND USE

DESIGNATION: Mixed Residential

SUBDIVISION: N/A

FLOODPLAIN: N/A

LEGAL DESCRIPTION:

The Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section Seventeen (17) Township Eleven (11) South Range Twenty-Two (22) East of the Sixth P.M., Less Right-of-Way, in Leavenworth County, Kansas.

STAFF RECOMMENDATION: APPROVAL

PROPERTY INFORMATION

ACTION OPTIONS:

1. Recommend approval of Case No. DEV-24-126, Rezone for Kooser Family Living Trust, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-24-126, Rezone for Kooser Family Living Trust, to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE: 37.8 ACRES

PARCEL ID NO:
184-17-0-00-00-003.00

BUILDINGS:
Single-family residence and accessory structures

PROJECT SUMMARY:

Request to rezone one parcel at 17675 Evans Road from RR-5 to R-1 (43).

ACCESS/STREET:
Evans Road- Collector, paved, ±24' wide & 178th St – Local, Gravel, ±22' WIDE

Location Map:



UTILITIES

SEWER: SEPTIC

FIRE: Stranger

WATER: Suburban Water

ELECTRIC: Evergy

NOTICE & REVIEW:

STAFF REVIEW: 10/22/2024

NEWSPAPER NOTIFICATION:
10/22/2024

NOTICE TO SURROUNDING
PROPERTY OWNERS:
10/22/2024

FACTORS TO BE CONSIDERED:		
<i>The following factors are to be considered by the Planning Commission and the Board of County Commissioners when approving or disapproving this Rezone request:</i>	Met	Not Met
<p>1. Character of the Neighborhood: <i>Density:</i> Surrounding parcels range in size from 1.9 acres to more than 19 acres. The area is not densely populated.</p> <p><i>Nearby City Limits:</i> Basehor is approximately one mile to the east.</p> <p><i>Initial Growth Management Area:</i> This parcel is located within the Rural Growth Area.</p>	X	
<p>2. Zoning and uses of nearby property: <i>Adjacent Uses:</i> Most of the adjacent parcels are residential and agricultural in nature.</p> <p><i>Adjacent Zoning:</i> Parcels to the north and east are zoned RR-2.5 and parcels to the west and south are zoned RR-5.</p>	X (Uses)	X (Zoning)
<p>3. Suitability of the Property for the uses to which it has been restricted: The property is suitable for rural residences and agricultural uses.</p>	X	
<p>4. Extent to which removal of the restrictions will detrimentally affect nearby property: <i>Nearby properties are unlikely to be negatively impacted as the proposed rezoning remains rural residential.</i></p>	X	
<p>5. Length of time the property has been vacant as zoned: <input type="checkbox"/> <i>Vacant:</i> <input checked="" type="checkbox"/> <i>Not Vacant: The house and accessory structure have been on this property since 1925.</i></p>	X	
<p>6. Relative gain to economic development, public health, safety and welfare: The rezoning does not impact economic development, public health, safety or welfare. In the event the parcel were to be developed as a rural subdivision, twice as many homes could potentially be constructed which may have a positive impact on economic development.</p>	X	
<p>7. Conformance to the Comprehensive Plan: <i>Future Land Use Map: Mixed Residential</i> <i>Section 4 Land Use and Development Plan Strategies: The proposed use is not compatible with the future land use designation.</i></p>	X	

STAFF COMMENTS:

The applicants are requesting a rezoning from Rural-Residential 5 to Residential 1 (43). The Comprehensive Plan identifies the future land use of this area as *Mixed Residential*. While Staff would typically recommend denial of a request that does not conform to the future land use, Staff recommends approval for the following reasons:

1. The requested use is less dense than the future land use designation.
2. The nearest city is located more than a mile to the east, therefore making extension of sanitary sewer (necessary for higher density) unlikely.

ATTACHMENTS:

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

~~Paid 400~~
CK #9851
concept plan
SCANNED

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

Energy
Suburban
458
37.80

Office Use Only
Township: Strawberry Date Received: 09.30.2024
Planning Commission Date _____
Case No. DEV-24- Date Paid 09.30.2024
Zoning District RR5 Comprehensive Plan Land Use Designation Mixed residential

APPLICANT/AGENT INFORMATION	OWNER INFORMATION (If different)
NAME <u>Joe Herring</u>	NAME <u>Kooser Family Trust</u>
ADDRESS <u>315 North 5th Street</u>	ADDRESS <u>16559 Evans Road</u>
CITY/ST/ZIP <u>Leavenworth, KS 66048</u>	CITY/ST/ZIP <u>Tonganoxie, KS 66086</u>
PHONE <u>913-651-3858</u>	PHONE <u>N/A</u>
EMAIL <u>herringsurveying@outlook.com</u>	EMAIL <u>N/A</u>
CONTACT PERSON <u>Joe</u>	CONTACT PERSON <u>N/A</u>

PROPOSED USE INFORMATION
Proposed Land Use Agriculture and Residential
Current Zoning RR-5 Requested Zoning R1-43
Reason for Requesting Rezoning To become more in compliance with the future land use plan while maintaining a large tract for agricultural use.

PROPERTY INFORMATION
Address of Property 17675 Evans Road
Parcel Size 40 Acres
Current use of the property Agriculture and Rural Residential
Present Improvements or structures House and Agricultural Structures
PID 184-17-0-00-003

I, the undersigned am the (*owner*), (*duly authorized agent*), (*Circle One*) of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for rezoning as indicated above.

Signature Joe Herring - digitally signed September 30, 2024 Date 9/30/24

ATTACHMENT A

ENTERED IN TRANSFER RECORD IN
MY OFFICE THIS DAY 10/03/2024

Janet Klasmirke
COUNTY CLERK

Doc #: 2024R07391
TERRILOIS MASHBURN
REGISTER OF DEEDS
LEAVENWORTH COUNTY, KANSAS
RECORDED ON:
10/03/2024 11:04:11 AM
RECORDING FEE: 38.00
PAGES: 2

MAIL TO:

Kooser Family Living Trust

1559 Evans Rd
Tangandixie, KS 66086

STATUTORY WARRANTY DEED

Gerald T. Widener and Barbara K. Widener, a married couple Grantor, conveys and warrants to

Kooser Family Living Trust, Grantee, the following described premises, to-wit:

**The Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Seventeen (17)
Township Eleven (11) South Range Twenty-Two (22) East of the Sixth P.M., Less Right-of-Way, in
Leavenworth County, Kansas.**

For the sum of One Dollar and other good and valuable consideration.

Subject to: easements and restrictions of record, if any.

"Grantor" and "Grantee" are used for the singular or plural as context requires.

Executed to be effective as of *October 2nd* 2024.



Security 1st Title | 3096145 | docs_midwest/recordable_docs/ks/ks_deed_all_basic_ltr.html

Gerald T. Widener
Gerald T. Widener

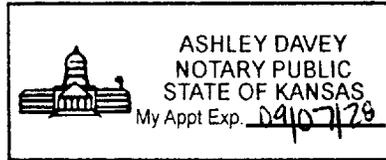
Barbara K. Widener
Barbara K. Widener

State of Kansas, County of Leavenworth) ss.

This instrument was acknowledged before me on October 02, 2024 by Gerald T. Widener and Barbara K. Widener.

My Commission Expires: 09/30/2029

Ashley Davey
Ashley Davey, Notary Public



CERTIFICATION OF TRUST
KSA 58a-1013

Rick E. Kooser and Peggy A. Kooser, state:

1. The Kooser Family Living Trust was executed on July 23, 2007, and completely amended and restated on August 22, 2014, and then amended on January 21, 2019.
2. The Trustmakers of the trust are Rick E. Kooser and Peggy A. Kooser.
3. The identity and current address of the trustees are:

Rick E. Kooser and/or Peggy A. Kooser
17559 Evans Rd
Tonganoxie, KS 66086

4. The powers of the trustees are attached hereto and incorporated by reference herein.
5. The trust is amendable and revocable, and Rick E. Kooser and Peggy A. Kooser are the persons holding a power to so amend and/or revoke the trust.
6. The Trustmakers, serving also as Co-Trustees, have the authority to act together and separately regarding all matters under the trust.
7. The trust's taxpayer identification number is the social security number of either Trustmaker.
8. The manner of taking title to trust property is: "Rick E. Kooser and Peggy A. Kooser, or successors in trust, Trustees of the Kooser Family Living Trust under agreement dated July 23, 2007."

The trust has not been revoked, modified or amended in any manner that would cause the representations contained in the Certification of Trust to be incorrect. A copy of this Certification of Trust shall be deemed as valid as the original.

Rick E Kooser
Rick E. Kooser, Trustee

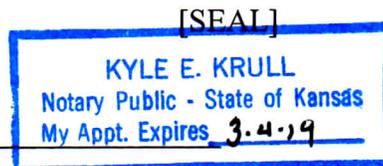
Peggy A Kooser
Peggy A. Kooser, Trustee

STATE OF KANSAS

COUNTY OF JOHNSON

This instrument was acknowledged before me on January 21, 2019 by Rick E. Kooser and Peggy A. Kooser as Trustees of the Kooser Family Living Trust executed July 23, 2007.

Kyle E. Krull
Kyle E. Krull, Notary Public
My Appointment/Commission Expires: 3.4.19



AFFIDAVIT

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

We/I Rick Kooser and Peggy Kooser

Being dully sworn, dispose and say that we/I are the owner(s) of said property located at - ~~17675 Evans Rd Tonganoxie KS 66086~~, and that we authorize the following people or firms to act in our interest with the Leavenworth County Planning and Zoning Department for a period of one calendar year. Additionally, all statements herein contained in the information herewith submitted are in all respects true and correct to the best of our knowledge and belief.

Authorized Agents (full name, address & telephone number)

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

2)

Signed and entered this 25th day of September, 20 .

Rick Kooser. Peggy Kooser 17559 Evans Rd Tonganoxie KS 66086
Print Name, Address, Telephone

Peggy Kooser. Rick Kooser
Signature

STATE OF KANSAS)
) SS
COUNTY OF LEAVENWORTH)

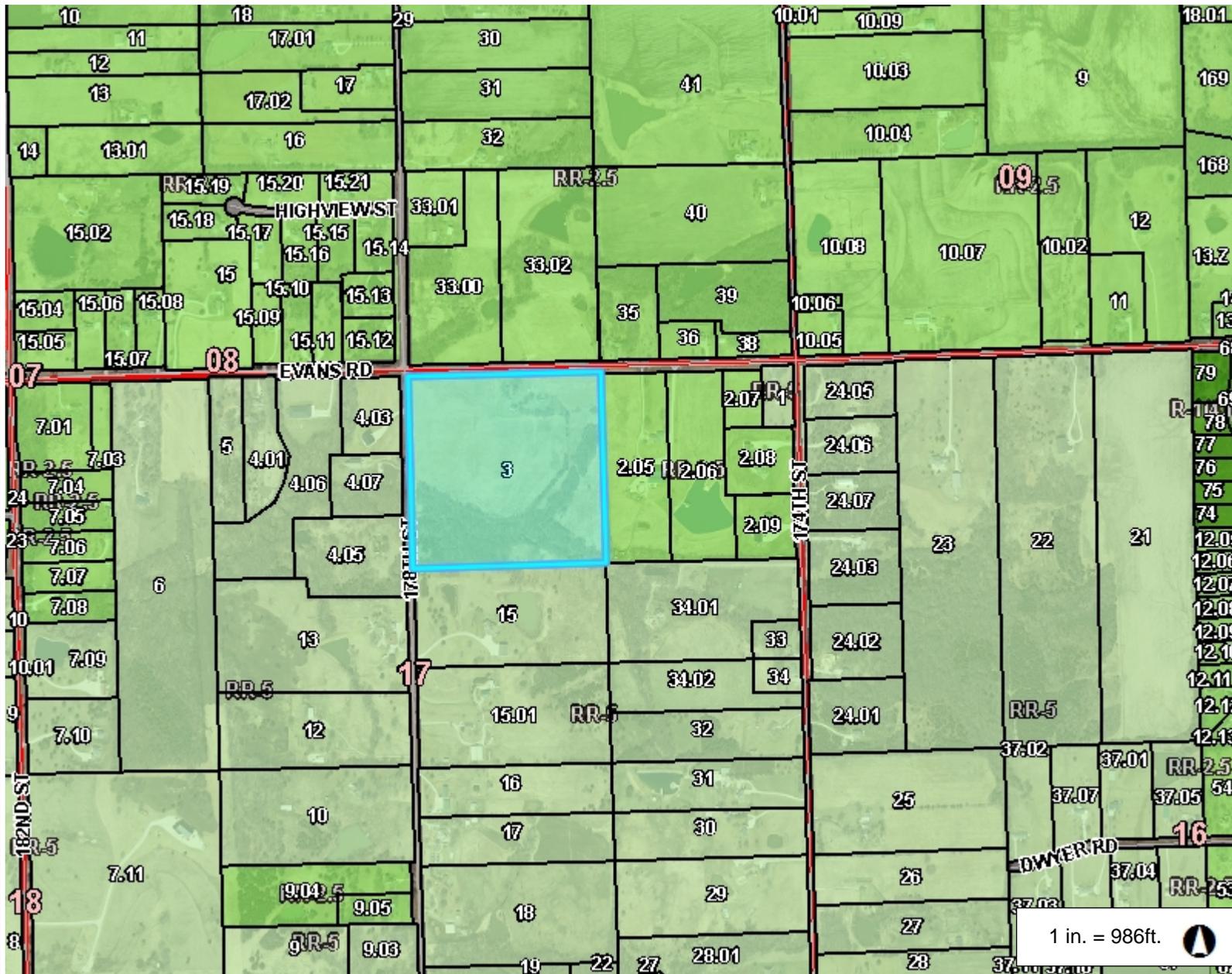
Be it remember that on this _____ day of _____ 20__, before me, a notary public in and for said County and State came _____ to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto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

NOTARY PUBLIC _____

My Commission Expires: _____ (seal)



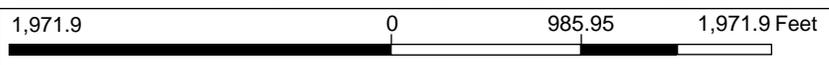
DEV-24-126 Kooser Family Living Trust Rezone



Legend

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

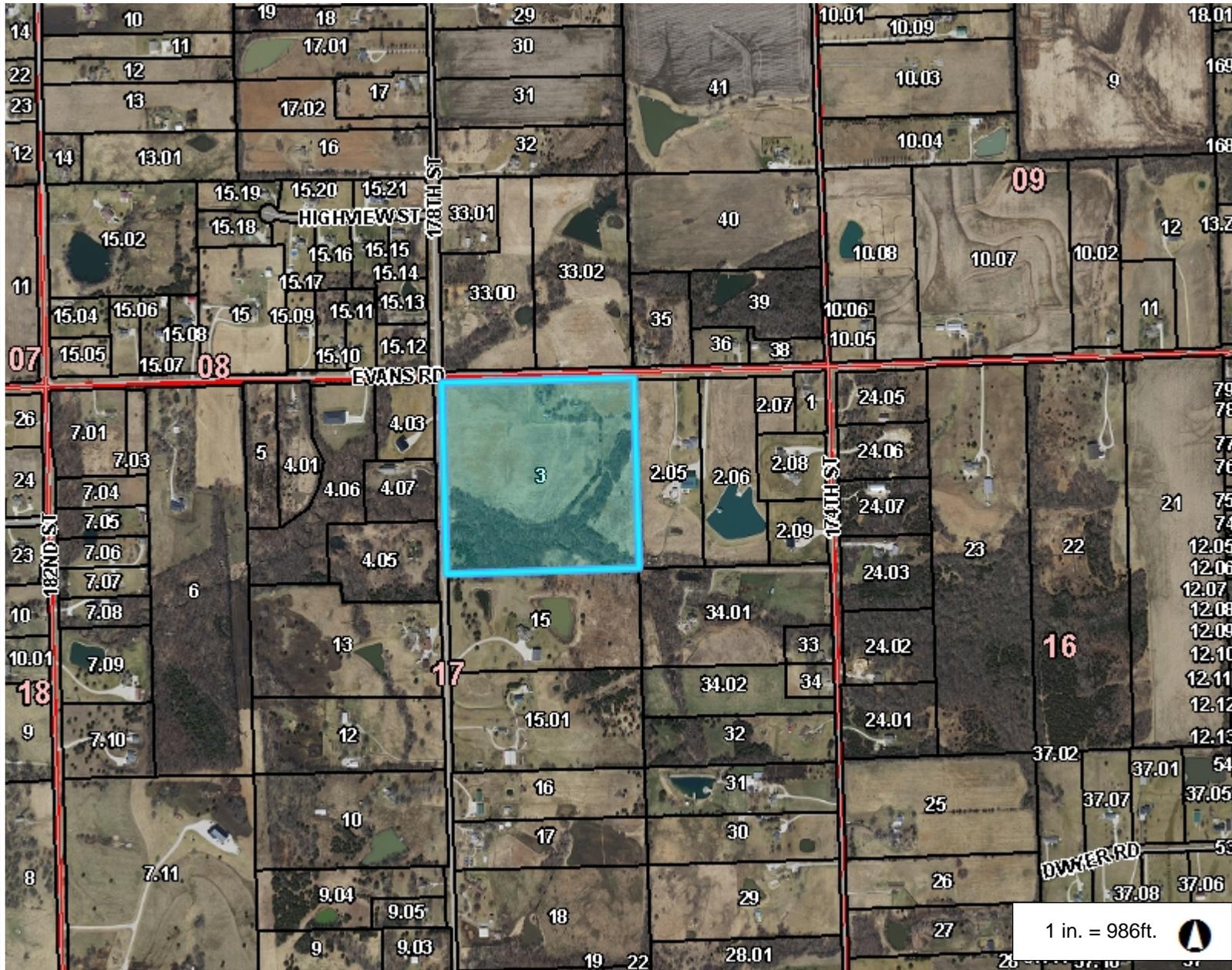
1 in. = 986ft.



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

DEV-24-126 Kooser Family Living Trust Rezone



Legend

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

1 in. = 986ft.



1,971.9 0 985.95 1,971.9 Feet

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Allison, Amy

From: Mark B <stfdchief1760@gmail.com>
Sent: Wednesday, October 16, 2024 4:30 PM
To: Allison, Amy
Cc: Magaha, Chuck; Anderson, Kyle; Miller, Jamie; Brown, Misty; Patzwald, Joshua; Mitch Pleak; Noll, Bill; McAfee, Joe; designgroupshawnee@evergy.com; travis@suburbanwaterInc.com; PZ
Subject: Re: DEV-24-126 Kooser Family Rezone

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

Stranger Township Fire Department has no issues with this action as there are already fire hydrants in the area.

Mark Billquist
Stranger Township Fire Chief

On Wed, Oct 16, 2024 at 3:50 PM Allison, Amy <AAllison@leavenworthcounty.gov> wrote:

Good Afternoon,

The Department of Planning and Zoning has received an application for a rezone regarding the property at 17675 Evans Rd from RR-5 to R-1 (43).

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Wednesday, October 30, 2024.

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

Thank you,

Amy Allison, AICP

Deputy Director

Planning & Zoning

Leavenworth County

913.364.5757

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--

Mark Billquist
Stranger Township Fire Chief
10-33 Foundation National Treasurer
[913-369-0510](tel:913-369-0510) mobile
stfdchief1760@gmail.com

"Sometimes darkness can show you the light"

Allison, Amy

From: Anderson, Kyle
Sent: Thursday, October 17, 2024 8:39 AM
To: Allison, Amy
Subject: RE: DEV-24-126 Kooser Family Rezone

We have not received any complaints on this property.

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

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From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Wednesday, October 16, 2024 3:50 PM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Anderson, Kyle <KAnderson@leavenworthcounty.gov>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Brown, Misty <MBrown@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Mitch Pleak <mpleak@olsson.com>; Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; 'designgroupshawnee@evergy.com' <designgroupshawnee@evergy.com>; 'travis@suburbanwaterInc.com' <travis@suburbanwaterInc.com>; 'stfdchief1760@gmail.com' <stfdchief1760@gmail.com>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: DEV-24-126 Kooser Family Rezone

Good Afternoon,

The Department of Planning and Zoning has received an application for a rezone regarding the property at 17675 Evans Rd from RR-5 to R-1 (43).

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Wednesday, October 30, 2024.

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

Thank you,

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

Allison, Amy

From: Jordan Mesmer <Jordan.Mesmer@evergy.com>
Sent: Thursday, October 17, 2024 7:28 AM
To: Allison, Amy
Subject: Re: [EXTERNAL]DEV-24-126 Kooser Family Rezone

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

Evergy has no issues with this proposed rezone.

Thanks,

Jordan Mesmer

Distribution Designer III

Jordan.Mesmer@evergy.com

☎ (913) 667-5122



From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Wednesday, October 16, 2024 3:50 PM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Anderson, Kyle <KAnderson@leavenworthcounty.gov>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Brown, Misty <MBrown@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Mitch Pleak <mpleak@olsson.com>; Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; Design Group Shawnee <designgroupshawnee@evergy.com>; 'travis@suburbanwaterInc.com' <travis@suburbanwaterInc.com>; 'stfdchief1760@gmail.com' <stfdchief1760@gmail.com>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: [EXTERNAL]DEV-24-126 Kooser Family Rezone

This Message Is From an External Sender

This message came from outside your organization.

Report Suspicious

Good Afternoon,

The Department of Planning and Zoning has received an application for a rezone regarding the property at 17675 Evans Rd from RR-5 to R-1 (43).

Allison, Amy

From: McAfee, Joe
Sent: Monday, October 21, 2024 2:30 PM
To: Allison, Amy; Magaha, Chuck; Anderson, Kyle; Miller, Jamie; Brown, Misty; Patzwald, Joshua; Noll, Bill
Cc: PZ
Subject: RE: DEV-24-126 Kooser Family Rezone

Amy,
We have reviewed the rezoning documents. Evans Rd is a High Volume Collector and 178th Street is a Local classification roadway. Thus the corner lot driveway will be required to be placed on 178th Street, and at least 100' from the intersection. Remaining lots that front Evans will need to have 300' minimum driveway spacing from all new and existing driveways located along the south right-of-way. No additional comments on the rezoning request.

From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Wednesday, October 16, 2024 3:50 PM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Anderson, Kyle <KAnderson@leavenworthcounty.gov>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Brown, Misty <MBrown@leavenworthcounty.gov>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Mitch Pleak <mpleak@olsson.com>; Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; 'designgroupshawnee@evergy.com' <designgroupshawnee@evergy.com>; 'travis@suburbanwaterInc.com' <travis@suburbanwaterInc.com>; 'stfdchief1760@gmail.com' <stfdchief1760@gmail.com>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: DEV-24-126 Kooser Family Rezone

Good Afternoon,

The Department of Planning and Zoning has received an application for a rezone regarding the property at 17675 Evans Rd from RR-5 to R-1 (43).

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Wednesday, October 30, 2024.

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

Thank you,

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

Disclaimer

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

PROTEST PETITION

We, the undersigned, in accordance with KSA 12-757, being the owners of record of the property enumerated below, protest the proposed Rezoning or Special Permit use on the property described as Parcel # 184-17-0-00-00-003.00
OR Application # DEV-24-126
In Leavenworth County, commonly known as 17675 Evans Rd

For the following reasons:

Zoning is currently RR5. We protest that NOT be changed to R1.

SIGNATURE	ADDRESS	DATE
<u>Ronnie D. Seib</u>	<u>17733 178th St Tonganoxie</u>	<u>11/26/24</u>

STATE OF KANSAS)
)
COUNTY OF LEAVENWORTH)

Ronnie D. Seib, of lawful age, being first duly sworn, upon his/her oath states that she/he was the bearer of the above and forgoing protest, and that she/he witnessed the above signatures.

Ronnie D. Seib

Subscribed and sworn before me the 26 day of Nov, 2024

Jackie Burton
Notary Public

My Commission Expires 3-29-2027

FILED

NOV 26 2024

LEAVENWORTH COUNTY KANSAS
COUNTY CLERK

NOTARY PUBLIC - State of Kansas
JACKIE BURTON
My Appt. Expires 3-29-2027

PROTEST PETITION
Page 2, if Needed

SIGNATURE **ADDRESS** **DATE**
JL 17809 Highview Tonganoxie KS 66208 11-25-24

STATE OF KANSAS)
)
COUNTY OF LEAVENWORTH)

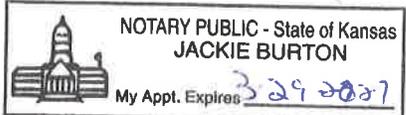
Jennifer Vontersch, of lawful age, being first duly sworn, upon his/her oath states that she/he was the bearer of the above and forgoing protest, and that she/he witnessed the above signatures

JL M R

Subscribed and sworn before me the 25 day of November, 20 24

Jackie Burton
Notary Public

My Commission Expires 3-29-2027



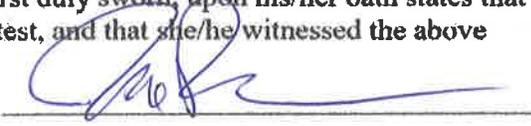
PROTEST PETITION

Page 2, if Needed

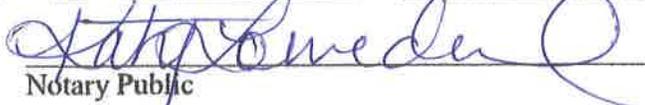
SIGNATURE	ADDRESS	DATE
	17627 175 th St	11/23/2024

STATE OF KANSAS)
)
COUNTY OF LEAVENWORTH)

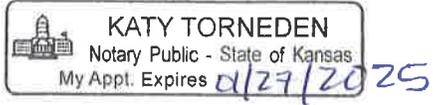
Jed Rodina, of lawful age, being first duly sworn, upon his/her oath states that she/he was the bearer of the above and forgoing protest, and that she/he witnessed the above signatures



Subscribed and sworn before me the 23rd day of November, 2024


Notary Public

My Commission Expires 01-27-2025


KATY TORNEDEN
Notary Public - State of Kansas
My Appt. Expires 01/27/2025

PROTEST PETITION

Page 2, if Needed

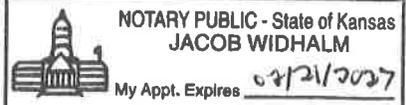
SIGNATURE	ADDRESS	DATE
<i>Jessica D. Quisenberry</i>	17799 174th St Basehor	11/22/2024
<i>Brian Quisenberry</i>	17799 174th St Basehor	11/22/2024

STATE OF KANSAS)
)
COUNTY OF LEAVENWORTH)

Brian Quisenberry, of lawful age, being first duly sworn, upon his/her oath states that she/he was the bearer of the above and forgoing protest, and that she/he witnessed the above signatures

Brian Quisenberry

Subscribed and sworn before me the 22 day of November, 2024

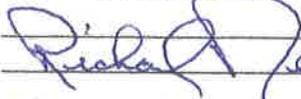
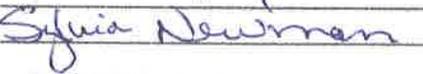


Jacob Widhalm
Notary Public

My Commission Expires 02/21/2027

PROTEST PETITION

Page 2, if Needed

SIGNATURE	ADDRESS	DATE
	17873 Evans Rd Tonganoxie KS 66606	11/22/24
	17873 Evans Rd Tonganoxie KS	11/22/24

STATE OF KANSAS)
)
COUNTY OF LEAVENWORTH)

Richard + Sylvia Newman, of lawful age, being first duly sworn, upon his/her oath states that she/he was the bearer of the above and forgoing protest, and that she/he witnessed the above signatures

Subscribed and sworn before me the 22nd day of November, 2024


Notary Public

My Commission Expires 10-07-2026



PROTEST PETITION

Page 2, if Needed

SIGNATURE

ADDRESS

DATE

[Signature] (Timothy Vitt) 17892 Evans Rd, Tonganoxie KS 66056 11/19/2024

Multiple horizontal lines for additional entries.

STATE OF KANSAS)

COUNTY OF LEAVENWORTH)

Timothy Vitt, of lawful age, being first duly sworn, upon his/her oath states that she/he was the bearer of the above and forgoing protest, and that she/he witnessed the above signatures

Subscribed and sworn before me the 19th day of November 2024

[Signature]
Notary Public

My Commission Expires 10-07-2026



PROTEST PETITION

Page 2, if Needed

SIGNATURE

ADDRESS

DATE

Shygn R. Stiel

18059 178th St Tonganoxie KS 66086

11-18-24

STATE OF KANSAS)
COUNTY OF LEAVENWORTH)

Gregory Graham, of lawful age, being first duly sworn, upon his/her oath states that she/he was the bearer of the above and forgoing protest, and that she/he witnessed the above signatures

Shygn R. Stiel

Subscribed and sworn before me the 18 day of November, 2024

Jackie Burton
Notary Public

My Commission Expires 3-29-2027

NOTARY PUBLIC - State of Kansas
JACKIE BURTON
My Appt. Expires 3-29-2027

PROTEST PETITION

Page 2, if Needed

SIGNATURE

ADDRESS

DATE

<u>David Mark Chiles</u>	<u>17843 178th Tonganoxie, KS</u>	<u>11-20-24</u>

STATE OF KANSAS)
)
COUNTY OF LEAVENWORTH)

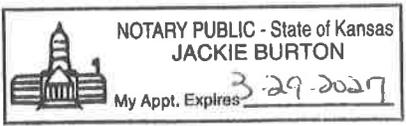
David Mark Chiles, of lawful age, being first duly sworn, upon his/her oath states that she/he was the bearer of the above and forgoing protest, and that she/he witnessed the above signatures

David Mark Chiles

Subscribed and sworn before me the 20 day of November, 2024

Jackie Burton
Notary Public

My Commission Expires 3-29-2024



PROTEST PETITION

Page 2, if Needed

SIGNATURE Zenobia Smith-Brown **ADDRESS** 17574 Evans Rd **DATE** 11-19-2024

STATE OF KANSAS)
)
COUNTY OF LEAVENWORTH)

Rennie L. Smith, of lawful age, being first duly sworn, upon his/her oath states that she/he was the bearer of the above and forgoing protest, and that she/he witnessed the above signatures

Subscribed and sworn before me the 19th day of November, 2024

Rennie L. Smith

Notary Public

My Commission Expires 02/11/2025



PROTEST PETITION

Page 2, if Needed

SIGNATURE

ADDRESS

DATE

<i>Brenda G Flynn</i> <i>Trustee</i>	<i>17722 178th Street Tonganoxie</i>	<i>11/18/24</i>
<i>Brenda G Flynn Revocable Trust</i>		

I, the undersigned property owner, hereby protest the proposed zoning request Application (DEV-24-126) Parcel ID # 184-17-0-00-003.00 for rezoning from R2-5 zoning district to R-1 zoning district.

STATE OF KANSAS

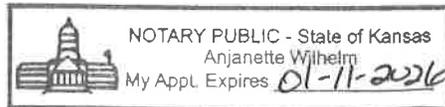
COUNTY OF LEAVENWORTH

Brenda G Flynn, of lawful age, being first duly sworn, upon his/her oath states that she/he was the bearer of the above and forgoing protest, and that she/he witnessed the above signatures

Subscribed and sworn before me the 18th day of November, 2024

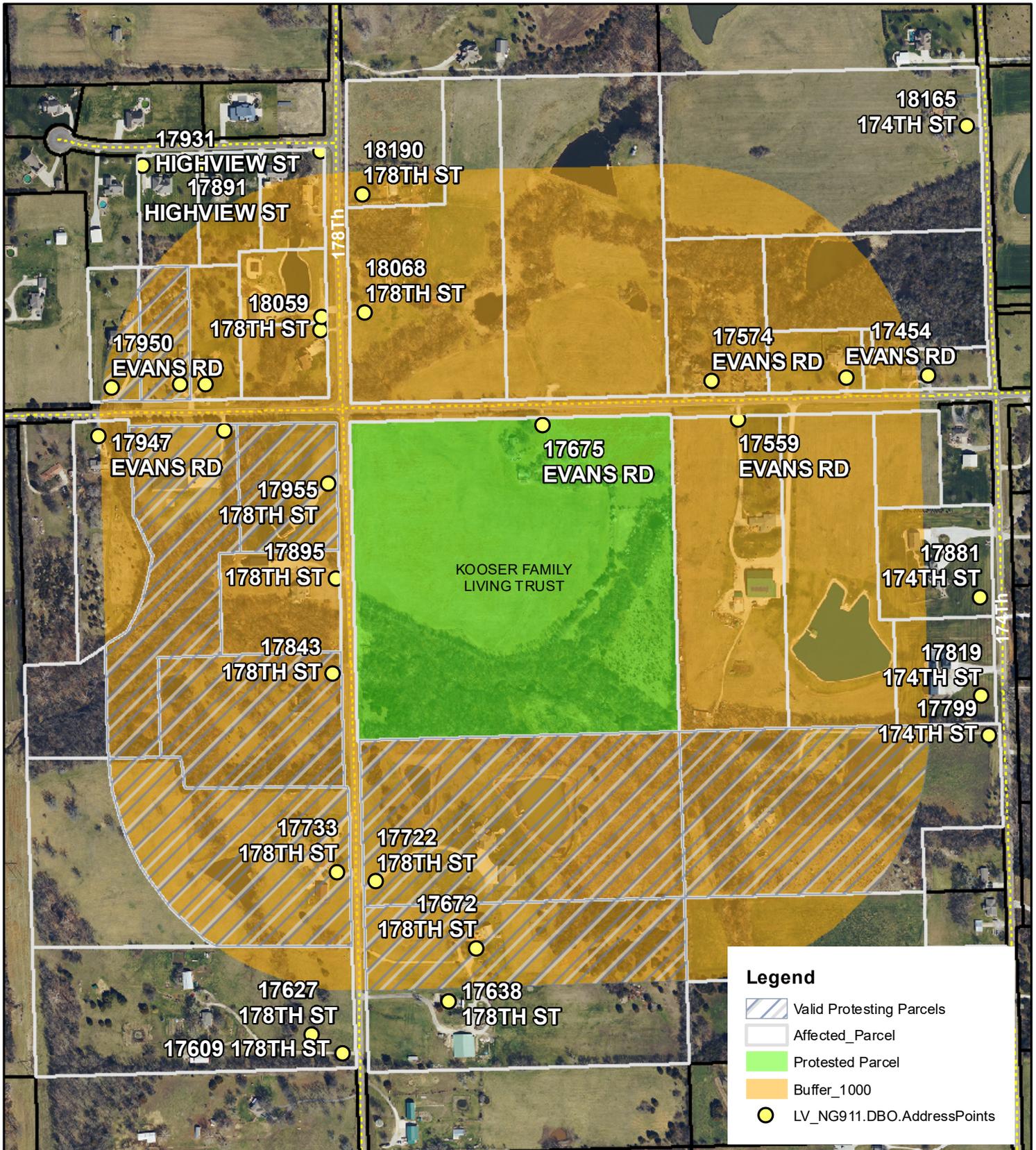
Brenda G Flynn
Anjanette Wilhelm
 Notary Public

My Commission Expires January 11, 2026



Leavenworth County Protest Petition Map

Total Land Area of Buffer: 189.89 Acres
 Land Area Needed for Validity: 37.98 Acres
 Protestors Land Area: 82.94 Acres



Legend

- Valid Protesting Parcels
- Affected_Parcel
- Protested Parcel
- Buffer_1000
- LV_NG911.DBO.AddressPoints



RESOLUTION 2024-27

A resolution of the Leavenworth County Kansas Board of Commissioners, authorizing a rezoning from RR-5 to R-1 (43) as defined by the Zoning and Subdivision Regulations of Leavenworth County, Kansas on the following described property:

The Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section Seventeen (17) Township Eleven (11) South Range Twenty-Two (22) East of the Sixth P.M., Less Right-of-Way, in Leavenworth County, Kansas.

WHEREAS, it is hereby found and determined that a request for a Rezoning as described above was filed with the Secretary of the Leavenworth County Planning Commission, on the 1st day of October, 2024, and

WHEREAS, it is hereby found that the Leavenworth County Planning Commission, after notice as required by law, did conduct a public hearing for Case DEV-24-126 upon the granting of such request for a Rezoning on the 13th day of November, 2024; 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 Rezoning be approved; and

WHEREAS, the Board of County Commissioners considered, in session on the 4th day of December, 2024, the recommendation of the Leavenworth County Planning Commission.

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

1. Based upon the recommendation and findings of fact of the Leavenworth County Planning Commission and the findings of fact adopted by the Board of County Commissioners in regular session on the 4th day of December, 2024, and incorporated herein by reference, it is hereby resolved that request for rezoning as described above, also known as 17675 Evans Road, Parcel Identification Number 184-17-0-00-003.00, is hereby granted.
2. The Planning and Zoning Department of Leavenworth County, Kansas is hereby ordered to and directed to cause such designations to be made on the official District Map of said County in its custody and to show property herein described to be now zoned R-1 (43). Said District Map previously incorporated by reference by Section 4 of the Zoning and Subdivision Regulations of the Leavenworth County, Kansas is hereby incorporated as part of the Zoning Resolution as amended.
3. This Resolution shall be in full force and effect from and after its adoption and publication in the Leavenworth Times.

Adopted this 4th day of December, 2024
Board of County Commission
Leavenworth, County, Kansas

Jeff Culbertson, Chairman

ATTEST:

Vicky Kaaz, Member

Janet Klasinski, Leavenworth County Clerk

Doug Smith, Member

Mike Smith, Member

Mike Stieben, Member

**Leavenworth County
Request for Board Action
Resolution 2024-28
Rezoning from PR-2 to RR-5**

Date: December 4, 2024
To: Board of County Commissioners
From: Planning & Zoning Staff

Department Head Review: John Jacobson, Reviewed

Additional Reviews as needed:

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

Action Requested: Consider the Planning Commission's recommendations regarding the rezoning request from Planned Residential 2 to Rural-Residential 5 in Case No. DEV-24-127 for Board action.

Analysis: The applicants are requesting a rezoning from Planned Residential 2 to Rural-Residential 5. The Comprehensive Plan identifies the future land use of this area as County Road 1. While Staff would typically recommend denial of a request that does not conform to the future land use, Staff recommends approval for the following reasons:

1. The requested use is less dense than the future land use designation.
2. The nearest city is located approximately two miles to the northeast, therefore making extension of sanitary sewer (needed for moderate density residential) unlikely. Additionally, no public water is available in this area.

Planning Commission Recommendation: The Planning Commission voted 7-0 (2 absent) to recommend approval of Case No. DEV-24-127 (Resolution 2024-28) rezoning request from PR-2 to RR-5.

Alternatives:

1. Approve case DEV-24-127 (Resolution 2024-28), Rezoning Request from PR-2 to RR-5 with Findings of Fact with a majority vote; or

Motion: Chairman, I find that the rezoning request complies with the Golden Factors and move to adopt Resolution 2024-28 and approve the rezoning as outlined in Case DEV-24-127 based on the recommendation of the Planning Commission and the findings as set forth in the Staff Report.

2. Deny case DEV-24-127 (Resolution 2024-28), Rezoning Request from PR-2 to RR-5 with Findings of Fact by overriding the Planning Commission's recommendation with a 2/3 majority vote; or

Motion: *Chairman, I find that the rezoning request does not comply with Golden Factors (LIST FACTORS) and move to deny Resolution 2024-28 and deny the rezoning as outlined in Case DEV-24-127.*

3. Remand the case back to the Planning Commission with a majority vote and a statement specifying the basis for the Board failure to approve or disapprove.

Motion: *Chairman, I move to remand Case No. DEV-24-127 back to the Planning Commission for additional review due to (STATE THE REASON(S) THE BOCC CANNOT APPROVE OR DISAPPROVE THE MATTER).*

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, Planning Commission Minutes

**LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT**

CASE NO: DEV-24-127 Ditty Rezone

November 13, 2024

REQUEST: Public Hearing Required

- ZONING AMENDMENT SPECIAL USE PERMIT
 TEMPORARY SPECIAL USE PERMIT

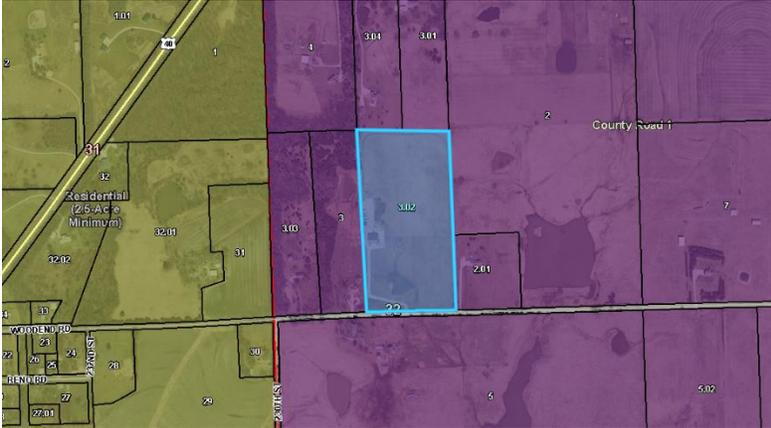
STAFF REPRESENTATIVE:

Amy Allison
Deputy Director

SUBJECT PROPERTY: 22856 Woodend Road
FUTURE LAND USE MAP: County Road 1

APPLICANT/APPLICANT AGENT:

JOE HERRING
HERRING SURVEYING
COMPANY



PROPERTY OWNER:

Matthew Ditty
22856 Woodend Road
Tonganoxie, KS 66086

CONCURRENT APPLICATIONS:
DEV-24-xxx & xxx Reno Estates

LAND USE
ZONING: PR-2
FUTURE LAND USE DESIGNATION: County Road 1
SUBDIVISION: N/A
FLOODPLAIN: N/A

LEGAL DESCRIPTION:

The South ½ of the East ½ of the West ½ of the Northwest ¼ of Section 32, Township 11, Range 21, in Leavenworth County, Kansas

STAFF RECOMMENDATION: APPROVAL

PROPERTY INFORMATION

ACTION OPTIONS:

1. Recommend approval of Case No. DEV-24-127, Rezone for Ditty, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-24-127, Rezone for Ditty, to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE: 19.5 ACRES

PARCEL ID NO:
199-32-0-00-00-003.02

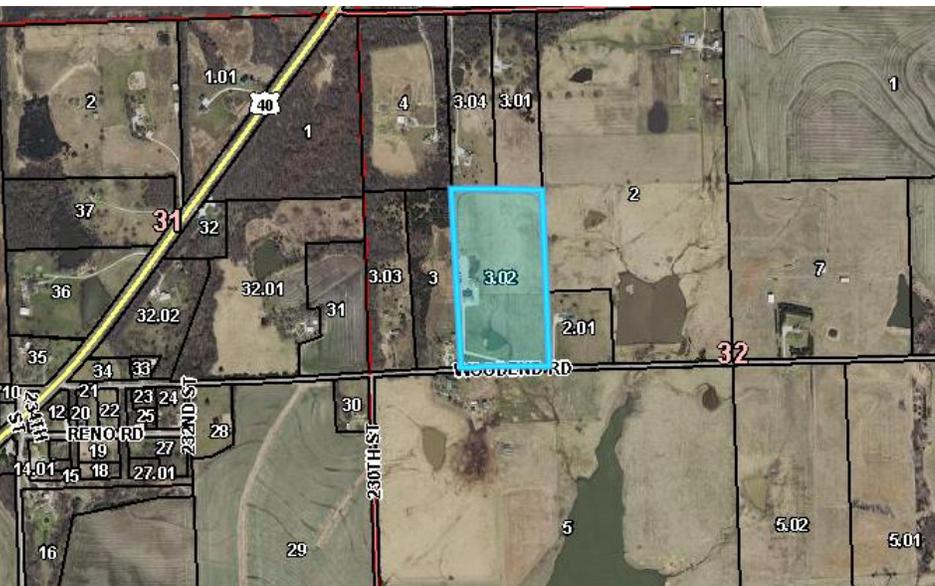
BUILDINGS:
Single-family residence,
accessory structures

PROJECT SUMMARY:

Request to rezone one parcel at 22856 Woodend Road from PR-2 to RR-5.

ACCESS/STREET:
Woodend Rd - Local, Gravel, ±22'
WIDE

Location Map:



UTILITIES

SEWER: SEPTIC
FIRE: Fire District 2
WATER: n/a
ELECTRIC: Evergy

NOTICE & REVIEW:

STAFF REVIEW: 10/22/2024
NEWSPAPER NOTIFICATION:
10/22/2024
NOTICE TO SURROUNDING
PROPERTY OWNERS:
10/22/2024

FACTORS TO BE CONSIDERED: <i>Type content in each if necessary (delete this afterwards)</i>		
The following factors are to be considered by the Planning Commission and the Board of County Commissioners when approving or disapproving this Rezone request:	Met	Not Met
<p>1. Character of the Neighborhood: <i>Density:</i> Surrounding parcels range in size from 2.2 acres to more than 150acres. The area is not densely populated.</p> <p><i>Nearby City Limits:</i> Tonganoxie is approximately 2 miles to the northeast.</p> <p><i>Initial Growth Management Area:</i> This parcel is located within the Rural Growth Area.</p>	X	
<p>2. Zoning and uses of nearby property: <i>Adjacent Uses:</i> Most of the adjacent parcels are residential and agricultural in nature.</p> <p><i>Adjacent Zoning:</i> Adjacent parcels are zoned PR-2 and RR-40. RR-5 zoning is located approx. 600 ft. to the west.</p>	X (uses)	X (zoning)
<p>3. Suitability of the Property for the uses to which is has been restricted: The property is suitable for rural residences and agricultural uses. The property is currently zoned for moderate density residential that requires public sewer and water to serve. Since the City of Tonganoxie is locate almost two miles to the northeast and this area is not served by public water, the ability to develop to the current zoning districts requirements is not feasible.</p>	X	
<p>4. Extent to which removal of the restrictions will detrimentally affect nearby property: <i>Nearby properties are unlikely to be negatively impacted as the proposed rezoning would match the development pattern of adjacent parcels.</i></p>	X	
<p>5. Length of time the property has been vacant as zoned: <input type="checkbox"/> <i>Vacant:</i> <input checked="" type="checkbox"/> <i>Not Vacant:</i></p>	X	
<p>6. Relative gain to economic development, public health, safety and welfare: The rezoning does not impact economic development, public health, safety or welfare. The request would allow for the owner to be able to divide the property without public utilities.</p>	X	
<p>7. Conformance to the Comprehensive Plan: <i>Future Land Use Map: County Road 1</i> <i>Section 4 Land Use and Development Plan Strategies: The proposed use is not compatible with the future land use designation.</i></p>		X

STAFF COMMENTS:

The applicants are requesting a rezoning from Planned Residential 2 to Rural-Residential 5. The Comprehensive Plan identifies the future land use of this area as *County Road 1*. While Staff would typically recommend denial of a request that does not conform to the future land use, Staff recommends approval for the following reasons:

1. The requested use is less dense than the future land use designation.
2. The nearest city is located approximately two miles to the northeast, therefore making extension of sanitary sewer (needed for moderate density residential) unlikely. Additionally, no public water is available in this area.

ATTACHMENTS:

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

~~concept drawing~~
~~owner auth.~~

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

Water NA

Energy

464

19.50

199-32

Leavo
603.02

Office Use Only	
Township: <u>Leavo</u>	Date Received: <u>10.09.2024</u>
Planning Commission Date _____	
Case No. <u>DEV-24-127</u>	Date Paid <u>10.09.2024</u>
Zoning District <u>PR 2</u>	Comprehensive Plan Land Use Designation _____
<u>County Road 1</u>	

APPLICANT/AGENT INFORMATION	OWNER INFORMATION (If different)
NAME <u>Joe Herring</u>	NAME <u>Matthew Ditty</u>
ADDRESS <u>315 North 5th Street</u>	ADDRESS <u>22856 Woodend Road</u>
CITY/ST/ZIP <u>Leavenworth, KS 66048</u>	CITY/ST/ZIP <u>Tonganoxie, KS 66086</u>
PHONE <u>913-651-3858</u>	PHONE <u>N/A</u>
EMAIL <u>herringsurveying@outlook.com</u>	EMAIL <u>N/A</u>
CONTACT PERSON <u>Joe</u>	CONTACT PERSON <u>N/A</u>

PROPOSED USE INFORMATION	
Proposed Land Use <u>Agriculture and Rural Residential</u>	
Current Zoning <u>PR2</u>	Requested Zoning <u>RR-5</u>
Reason for Requesting Rezoning <u>No infrastructure and not in a water district -5 acres is the minimum size for development.</u>	

PROPERTY INFORMATION
Address of Property <u>22856 Woodend Road</u>
Parcel Size <u>20 Acres</u>
Current use of the property <u>Agriculture and Residential</u>
Present Improvements or structures <u>Residence</u>
PID <u>199-32-0-00-00-003.02</u>

I, the undersigned am the (*owner*), (*duly authorized agent*), (*Circle One*) of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for rezoning as indicated above.

Signature Joe Herring - digitally signed 10-9-24 Date October 9, 2024

ATTACHMENT A

ENTERED IN TRANSFER RECORD IN
MY OFFICE THIS DAY 03/27/2024

Janet Klasmirke
COUNTY CLERK

Doc #: 2024R01983
TERRILOIS MASHBURN
REGISTER OF DEEDS
LEAVENWORTH COUNTY, KANSAS
RECORDED ON:
03/27/2024 08:06:35 AM
RECORDING FEE: 38.00
PAGES: 2

PREPARED BY:
EMW Law, LLC
13571 S. Mur-Len Rd.
Olathe, KS 66062

QUIT CLAIM DEED

CTC#24461142 - Accom

THIS QUIT CLAIM DEED, is made and entered into this 22 day of March, 2024, by and between **EMILY I. DITTY**, a single person, and **MATTHEW M. DITTY**, a single person, with a mailing address of 22856 Woodend Rd, Tonganoxie, KS 66086, the GRANTORS, and **MATTHEW M. DITTY**, a single person, with a mailing address of 22856 Woodend Rd, Tonganoxie, KS 66086, the GRANTEE.

WITNESSETH, that the GRANTOR, by way of gift, donation or contribution stated in the Deed or other instrument, paid by the GRANTEE the receipt and sufficiency of which is hereby acknowledged, does by these presents REMISE, RELEASE AND FOREVER QUIT CLAIM unto the GRANTEE, the Real Estate situated in the County of Leavenworth and State of Kansas, and described as follows:

The South 1/2 of the East 1/2 of the West 1/2 of the Northwest 1/4 of Section 32, Township 11, Range 21, in Leavenworth County, Kansas, less and except any part thereof used or taken for road purposes and also less 25% mineral rights.

Subject to restrictions, reservations, covenants and easements of record, if any.

Property Address: 22856 Woodend Rd, Tonganoxie, KS 66086

Pursuant to K.S.A. 79-1437e(a)(8), a real estate validation questionnaire is not required because this transfer is resulting from a divorce settlement where one party transfers interest in property to the other.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the GRANTEE, and to their successors and assigns forever. So that neither the said GRANTOR, nor GRANTOR'S successors or assigns, nor any other person or persons for GRANTOR or in GRANTOR'S name or behalf, shall or will hereafter claim or demand any right or title to the aforesaid premises, or any part thereof, but they and every one of them shall, by these presents, be excluded and forever barred.

IN WITNESS WHEREOF, the said GRANTOR has executed these presents to be effective as of the day and year first above written.

WITNESS the hand of said GRANTOR:

Emily Ditty
EMILY I. DITTY
Matthew M Ditty
MATTHEW M. DITTY

STATE OF Kansas)
COUNTY OF Leavenworth) ss.

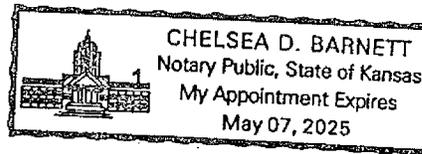
On this 27 day of March, 2024, before me the undersigned notary, personally appeared EMILY I. DITTY, a single person who proved to me through identification documents which was a Passport / Driver's License/ State ID or _____, to me personally known to me to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

*Matthew M. Ditty, a single person

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Chelsea D. Barnett
Chelsea D. Barnett - Notary Public

My term expires: May 7, 2025



Johnson, Melissa

From: Joe Herring <herringsurveying@outlook.com>
Sent: Tuesday, October 8, 2024 10:50 AM
To: PZ
Subject: Authorization Affidavit - RENO ESTATES - Ditty Property
Attachments: AuthorizationAFFIDAVIT (2).pdf

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.

Thank you - Joe Herring

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

From: Matt Ditty <mdditty@yahoo.com>
Sent: Wednesday, June 26, 2024 3:50 PM
To: Joe Herring <herringsurveying@outlook.com>
Subject: Re: Authorization Affidavit

I Matt Ditty authorize Joe Herring to represent me in this process.

See attached form. Sign and return stating you authorize me to represent you in this process.

Thank you - Joe Herring

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

<AuthorizationAFFIDAVIT (2).pdf>

RENO ESTATES

A Minor Subdivision in the Northwest Quarter of Section 32, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR:
Matthew Ditty
22856 WOODEND RD
TONGANOXIE, KS 66086
PID NO. 199-32-0-00-003.02

SURVEYOR'S DESCRIPTION:
Tract of land in the Northwest Quarter of Section 32, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, written by Joseph A. Herring PS-1296 on October 8, 2024, more fully described as follows: Commencing at the Southeast corner of said Northwest Quarter; thence South 88 degrees 15'16" West for a distance of 1351.63 feet along the South line of said Northwest Quarter to the TRUE POINT OF BEGINNING; thence continuing South 88 degrees 15'16" West for a distance of 640.80 feet along said South line; thence North 02 degrees 48'55" West for a distance of 1341.80 feet along an existing fence line; thence South 89 degrees 48'16" East for a distance of 660.25 feet along an existing fence line; thence South 02 degrees 00'21" East for a distance of 1319.25 feet to the point of beginning. Together with and subject to covenants, easements, and restrictions of record. Said property contains 19.86 acres, more or less, including road right of way. Error of Closure: 1 - 106735

VORBECK, JOEL A & JENNIFER A
PID #199-32...003.04

VORBECK, JOEL A & JENNIFER A
PID #199-32...003.01

Cap 356

- 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. Additional access limits as shown hereon.
 - 5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
 - 6) An exception to Article 50, Section 40.3.i. Lot-Depth to Lot-Width has been granted for Lot 5
 - 7) An exception to Article 4, Section 6.7.c. Accessory structure for storage of equipment has been granted for Lot 4
 - 8) No off-plat restrictions.

ZONING:
RR 2.5 - Rural Residential 2.5

- NOTES:**
- 1) This survey does not show ownership.
 - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
 - 3) All recorded and measured distances are the same, unless otherwise noted.
 - 4) Error of Closure - See Surveyor's Description
 - 5) Basis of Bearing - KS SPC North Zone 1501
 - 6) Monument Origin Unknown, unless otherwise noted.
 - 7) Existing and Proposed Lots for Agriculture and Residential Use.
 - 8) Road Record - See Survey
 - 9) Benchmark - NAVD88
 - 10) Easements, if any, are created hereon or listed in referenced title commitment.
 - 11) Reference Recorded Deed Doc # 2024R01983
 - 12) Utility Companies -
 - Water - Not Applicable
 - Electric - Every
 - Sewer - Septic / Lagoon
 - Gas - Propane / Natural Gas
 - 13) Reference Continental Title File Number 24470195 dated September 20, 2024.
 - 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0325G dated July 16, 2015
 - 15) Building Setback Lines as shown hereon or noted below
 - All side yard setbacks - 15' (Accessory - 15')
 - All rear yard setbacks - 40' (Accessory - 15')
 - 16) Existing Structures, if any, shown in approximate location.
 - 17) Fence Lines do not necessarily denote the boundary line for the property.
 - 18) Reference Surveys:
 - DGW - D.G.White - Survey S-15-05 #26, NKA 2005S026

- LEGEND:**
- - 1/2" Bar Set with Cap No.1296
 - - 1/2" Bar Found, unless otherwise noted.
 - () - Record / Deeded Distance
 - U/E - Utility Easement
 - D/E - Drainage Easement
 - B.S.L. - Building Setback Line
 - R/W - Permanent Dedicated Roadway Easement dedicated this plat
 - - Centerline
 - - Section Line
 - BM - Benchmark
 - POB - Point of Beginning
 - POC - Point of Commencing
 - //// - No Vehicle Entrance Access
 - NS - Not Set this survey per agreement with client
 - - Power Pole
 - X - Fence Line
 - OHP - Overhead Power Lines
 - T - Underground Telephone/Fiber Optic Line

ANDERSON, MARTHA & EDWARD
PID #199-32...003

LOT 1
14.85 Acres
more or less
Incl. R/W

LOT 2
5.01 Acres
more or less
Incl. R/W

BLANKATE, DAVID I & LINDSEY E
PID #199-32...002.01

05X
SW Cor NW 1/4
Sec. 32-11-21
1/2" Rebar

BERNHARDT, JANICE A
PID #199-32...005

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

Register of Deeds - TerriLois G. Mashburn



Scale 1" = 60'

Job # K-24-1814
October 8, 2024



315 North 5th Street, Leav., KS 66048
Ph. 913.661.3858 Fax 913.674.5381
Email - survey@jhamcsh.com



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

Daniel Baumchen, PS#1363
County Surveyor



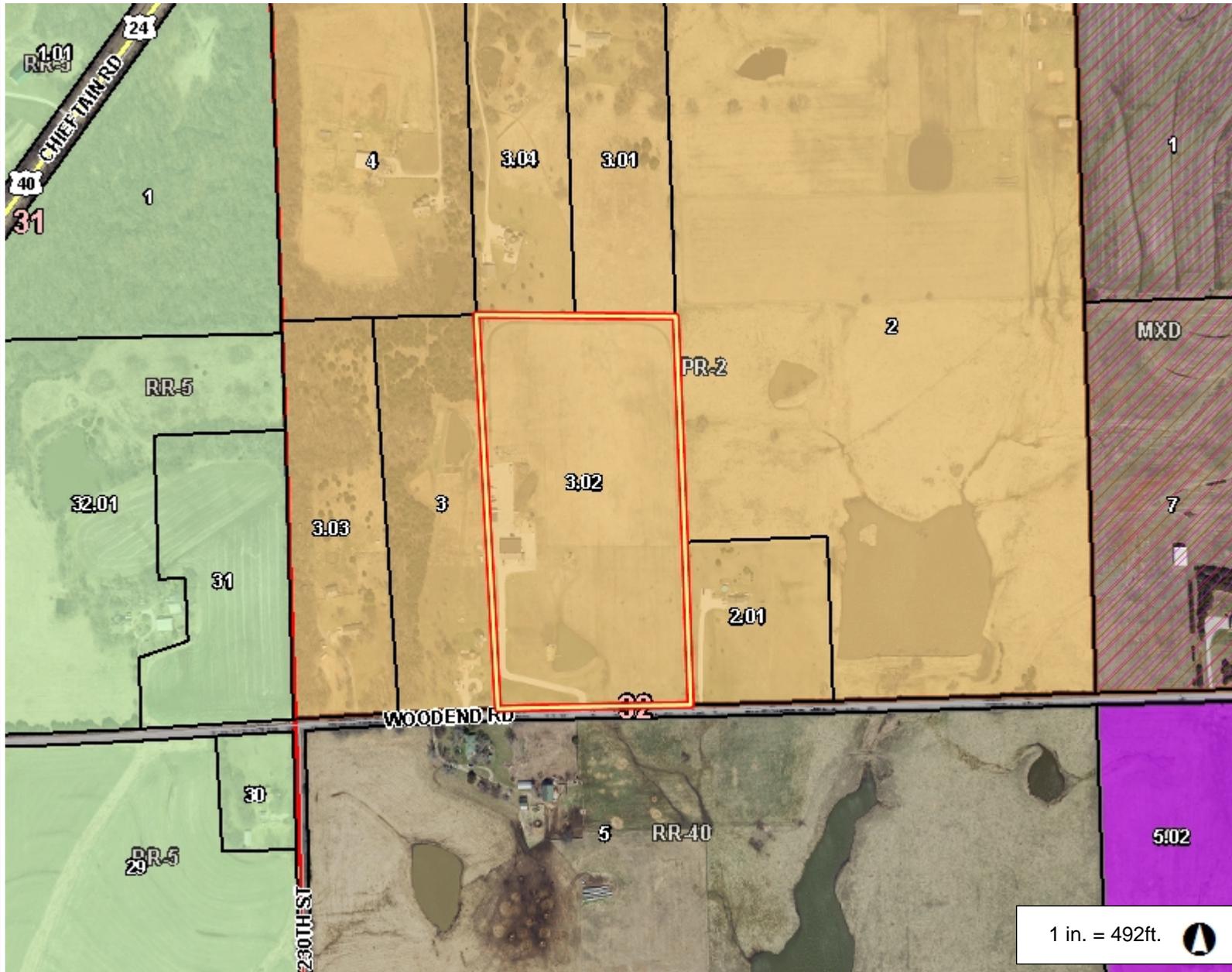
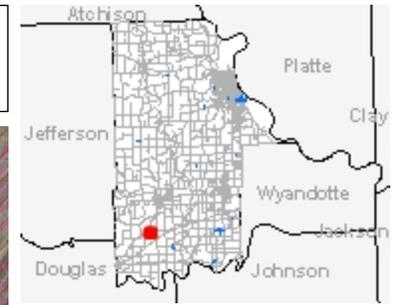
VICINITY MAP
NOT TO SCALE



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

Joseph A. Herring
PS # 1296

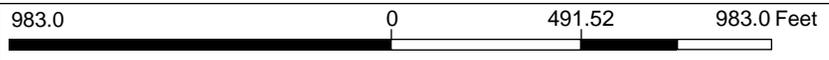
DEV-24-127 Ditty Rezone



Legend

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

1 in. = 492ft.

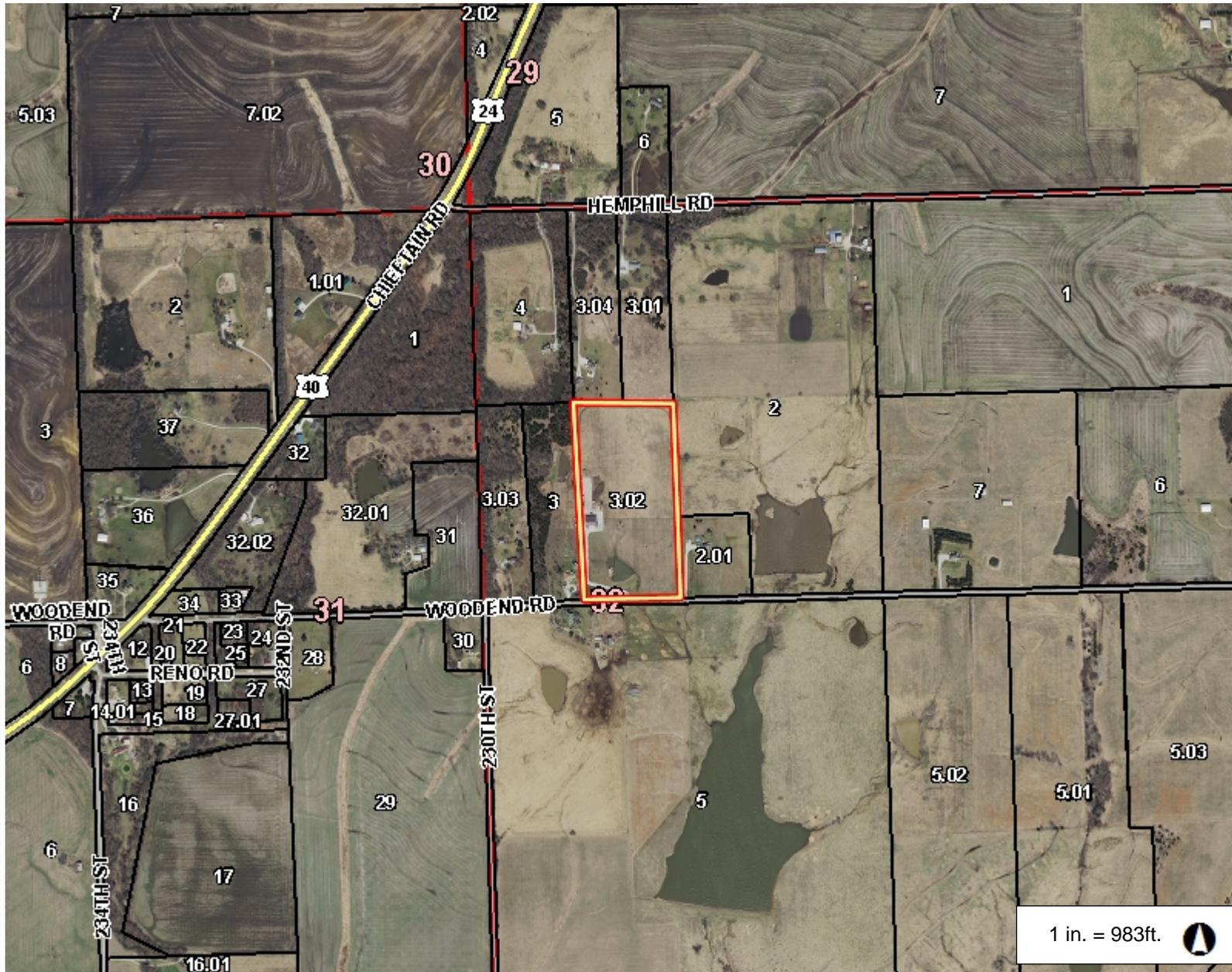


This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

DEV-24-127 Ditty Rezone



Legend

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

Notes

1,966.1 0 983.03 1,966.1 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

Allison, Amy

From: Anderson, Kyle
Sent: Wednesday, October 16, 2024 1:57 PM
To: Allison, Amy
Subject: RE: DEV-24-127 Rezone - Ditty

We have not received any complaints on this property.

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

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

From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Thursday, October 10, 2024 4:45 PM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Anderson, Kyle <KAnderson@leavenworthcounty.gov>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Brown, Misty <MBrown@leavenworthcounty.gov>; Mitch Pleak <mpleak@olsson.com>; Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; 'kritter@lvcofd2.com' <kritter@lvcofd2.com>; 'dritter@lvcofd2.com' <dritter@lvcofd2.com>; 'designgrouplawrenceservicecenter@evergy.com' <designgrouplawrenceservicecenter@evergy.com>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: DEV-24-127 Rezone - Ditty

Good Afternoon,

The Department of Planning and Zoning has received an application for rezoning the property at 22856 Woodend Road from PR-2 to RR-5.

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 Thursday, October 24, 2024.

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

Thank you,

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

Disclaimer

Allison, Amy

From: Dylan Ritter <dritter@lvcofd2.com>
Sent: Monday, October 21, 2024 2:40 PM
To: Allison, Amy
Cc: Magaha, Chuck; Anderson, Kyle; Miller, Jamie; Brown, Misty; Mitch Pleak; Noll, Bill; McAfee, Joe; kritter@lvcofd2.com; designgrouplawrenceservicecenter@evergy.com; PZ
Subject: Re: DEV-24-127 Rezone - Ditty

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.

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

On Thu, Oct 10, 2024 at 4:44 PM Allison, Amy <AAllison@leavenworthcounty.gov> wrote:

Good Afternoon,

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

Thank you,

Amy Allison, AICP

Deputy Director

Planning & Zoning

Leavenworth County

913.364.5757

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--

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

Allison, Amy

From: McAfee, Joe
Sent: Monday, October 21, 2024 2:10 PM
To: Allison, Amy; Magaha, Chuck; Anderson, Kyle; Brown, Misty; Noll, Bill
Cc: PZ
Subject: RE: DEV-24-127 Rezone - Ditty

Amy,
PW Engineering has no comment on the rezone.

From: Allison, Amy <AAllison@leavenworthcounty.gov>
Sent: Thursday, October 10, 2024 4:45 PM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Anderson, Kyle <KAnderson@leavenworthcounty.gov>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Brown, Misty <MBrown@leavenworthcounty.gov>; Mitch Pleak <mpleak@olsson.com>; Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; 'kritter@lvcofd2.com' <kritter@lvcofd2.com>; 'dritter@lvcofd2.com' <dritter@lvcofd2.com>; 'designgrouplawrenceservicecenter@evergy.com' <designgrouplawrenceservicecenter@evergy.com>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: DEV-24-127 Rezone - Ditty

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

Thank you,

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

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RESOLUTION 2024-28

A resolution of the Leavenworth County Kansas Board of Commissioners, authorizing a rezoning from PR-2 to RR-5 as defined by the Zoning and Subdivision Regulations of Leavenworth County, Kansas on the following described property:

The South ½ of the East ½ of the West ½ of the Northwest ¼ of Section 32, Township 11, Range 21, in Leavenworth County, Kansas, less and except any part thereof used or taken for road purposes and also less 25% mineral rights.

WHEREAS, it is hereby found and determined that a request for a Rezoning as described above was filed with the Secretary of the Leavenworth County Planning Commission, on the 10th day of October, 2024, and

WHEREAS, it is hereby found that the Leavenworth County Planning Commission, after notice as required by law, did conduct a public hearing for Case DEV-24-127 upon the granting of such request for a Rezoning on the 13th day of November, 2024; 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 Rezoning be approved; and

WHEREAS, the Board of County Commissioners considered, in session on the 4th day of December, 2024, the recommendation of the Leavenworth County Planning Commission.

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

1. Based upon the recommendation and findings of fact of the Leavenworth County Planning Commission and the findings of fact adopted by the Board of County Commissioners in regular session on the 4th day of December, 2024, and incorporated herein by reference, it is hereby resolved that request for rezoning as described above, also known as 22856 Woodend Road, Parcel Identification Number 199-32-0-00-00-003.02, is hereby granted.
2. The Planning and Zoning Department of Leavenworth County, Kansas is hereby ordered to and directed to cause such designations to be made on the official District Map of said County in its custody and to show property herein described to be now zoned RR-5. Said District Map previously incorporated by reference by Section 4 of the Zoning and Subdivision Regulations of the Leavenworth County, Kansas is hereby incorporated as part of the Zoning Resolution as amended.
3. This Resolution shall be in full force and effect from and after its adoption and publication in the Leavenworth Times.

Adopted this 4th day of December, 2024
Board of County Commission
Leavenworth, County, Kansas

Jeff Culbertson, Chairman

ATTEST:

Vicky Kaaz, Member

Janet Klasinski, Leavenworth County Clerk

Doug Smith, Member

Mike Smith, Member

Mike Stieben, Member

**Leavenworth County
Request for Board Action
Resolution 2024-29
Rezoning from RR-5 to RR-2.5**

Date: December 4, 2024
To: Board of County Commissioners
From: Planning & Zoning Staff

Department Head Review: John Jacobson, Reviewed

Additional Reviews as needed:

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

Action Requested: Consider the Planning Commission's recommendations regarding the rezoning request from RR-5 to RR-2.5 in Case No. DEV-24-128 for Board action.

Analysis: The applicants are requesting a rezoning from Rural-Residential 5 to Rural-Residential 2.5. The Comprehensive Plan identifies the future land use of this area as Residential 3 units per acre. The applicant has provided a concept drawing of a potential subdivision developed to RR-2.5 standards. While Staff would typically recommend denial of a request that does not conform to the future land use, Staff recommends approval for the following reasons:

1. The requested use is less dense than the future land use designation.
2. The nearest city is located more than two miles, therefore making the extension of sanitary sewer unlikely.

Planning Commission Recommendation: The Planning Commission voted 4-3 (2 absent) to recommend approval of Case No. DEV-24-128 (Resolution 2024-29) rezoning request from RR-5 to RR-2.5.

Protest Petition: A valid protest petition has been filed with the office of Planning & Zoning for this action. A valid protest requires a 3/4 vote in the affirmative of the elected body to be approved.

Alternatives:

1. Approve case DEV-24-128 (Resolution 2024-29) Rezoning Request from RR-5 to RR-2.5 by overriding the Planning Commission's recommendation with a 3/4 majority vote with Findings of Fact; or

Motion: Chairman, I find that the rezoning request complies with the Golden Factors including factors and move to adopt Resolution 2024-29 and approve the rezoning as outlined in Case DEV-24-128 based on the findings as set forth in the Staff Report and as substantiated by the findings of fact as adopted by the Planning Commission.

2. Deny case DEV-24-128 (Resolution 2024-29) Rezoning Request from RR-5 to RR-2.5 with Findings of Fact; or

Motion: *Chairman, I find that the rezoning request does not comply with Golden Factors (LIST FACTORS) and move to deny Resolution 2024-29 and deny the rezoning as outlined in Case DEV-24-128 based on the findings of facts adopted by the Planning Commission and as set forth in the Staff Report.*

3. Remand the case back to the Planning Commission with a majority vote and a statement specifying the basis for the Board failure to approve or disapprove.

Motion: *Chairman, I move to remand Case No. DEV-24-128 back to the Planning Commission for additional review due to (STATE THE REASON(S) THE BOCC CANNOT APPROVE OR DISAPPROVE THE MATTER).*

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, Planning Commission Minutes

**LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT**

CASE NO: DEV-24-128 Lot 1 Smith Corner Rezone

November 13, 2024

REQUEST: Public Hearing Required

- ZONING AMENDMENT SPECIAL USE PERMIT
 TEMPORARY SPECIAL USE PERMIT

STAFF REPRESENTATIVE:

JOSH SCHWEITZER
Development Planner

SUBJECT PROPERTY: 19575 Mitchell Rd.



APPLICANT/APPLICANT AGENT:

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

PROPERTY OWNER:

GM Investment Properties
18285 Prairie View Rd
Tonganoxie, KS 66086

CONCURRENT APPLICATIONS:

N/A

LAND USE

ZONING: RR-5

FUTURE LAND USE DESIGNATION:

RESIDENTIAL 3-UNITS PER ACRE

SUBDIVISION: Smith's Corner

LEGAL DESCRIPTION:

Lot 1, Smith's Corner, a subdivision in Leavenworth County, Kansas.

FLOODPLAIN: N/A

STAFF RECOMMENDATION: APPROVAL

PROPERTY INFORMATION

ACTION OPTIONS:

1. Recommend approval of Case No. DEV-24-128, Rezone for GM Investment Properties, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-24-128, Rezone for GM Investment Properties, to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE: 4.00 ACRES (5.09 Including R/W)

PARCEL ID NO:
147-26-0-00-00-014.17

BUILDINGS:
N/A

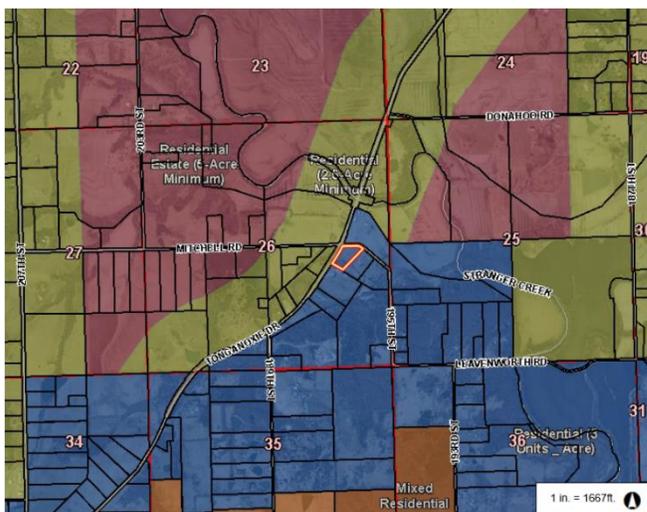
PROJECT SUMMARY:

Request to rezone one parcel at 19575 Mitchell Rd. (PID: 147-26-0-00-00-014.17) from RR-5 to RR-2.5.

ACCESS/STREET:

Tonganoxie Rd. – Arterial, PAVED, ±26' WIDE; Mitchell Rd. – Collector, Gravel, ±28' WIDE

Location Map: FUTURE LAND USE MAP



UTILITIES

SEWER: SEPTIC

FIRE: STRANGER

WATER: RWD 9

ELECTRIC: FREESTATE

NOTICE & REVIEW:

STAFF REVIEW: 11/7/2024

NEWSPAPER NOTIFICATION:

10/23/2024

NOTICE TO SURROUNDING PROPERTY OWNERS:

10/23/2024

FACTORS TO BE CONSIDERED: <i>Type content in each if necessary (delete this afterwards)</i>		
The following factors are to be considered by the Planning Commission and the Board of County Commissioners when approving or disapproving this Rezone request:	Met	Not Met
1. Character of the Neighborhood: <i>Density:</i> Surrounding parcels range in size from 1 acre to more than 57 acres. The area is not densely populated. <i>Nearby City Limits:</i> Tonganoxie is more than 2 mile to the East. <i>Initial Growth Management Area:</i> This parcel is located within the Rural Growth Area.	X	
2. Zoning and uses of nearby property: <i>Adjacent Uses:</i> Most of the adjacent parcels are residential and agricultural in nature. <i>Adjacent Zoning:</i> All adjacent properties are zoned RR-5. However, there are lots within the immediate area that are zoned RR-2.5	X	
3. Suitability of the Property for the uses to which is has been restricted: The property is suitable for rural residences and agricultural uses.	X	
4. Extent to which removal of the restrictions will detrimentally affect nearby property: Nearby properties are unlikely to be negatively impacted as the proposed rezoning remains rural residential.	X	
5. Length of time the property has been vacant as zoned: <input checked="" type="checkbox"/> Vacant: This lot has been platted since 2018 and no single family residence permit has not been pulled <input type="checkbox"/> Not Vacant:	X	
6. Relative gain to economic development, public health, safety and welfare: The rezoning does not impact economic development, public health, safety or welfare.	X	
7. Conformance to the Comprehensive Plan: <i>Future Land Use Map:</i> Residential 3 Units Per Acre <i>Section 4 Land Use and Development Plan Strategies:</i> The proposed use is not compatible with the future land use designation.	X	

STAFF COMMENTS:

The applicants are requesting a rezoning from Rural-Residential 5 to Rural-Residential 2.5. The Comprehensive Plan identifies the future land use of this area as *Residential 3 units per acre*. The applicant has provided a concept drawing of a potential subdivision developed to RR-2.5 standards. While Staff would typically recommend denial of a request that does not conform to the future land use, Staff recommends approval for the following reasons:

1. The requested use is less dense than the future land use designation.
2. The nearest city is located more than two miles, therefore making the extension of sanitary sewer unlikely.

ATTACHMENTS:

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

~~Payment 400.00~~
~~concept plan~~

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

Office Use Only

Township: _____ Date Received: _____
Planning Commission Date _____
Case No. DEV-24-128 Date Paid _____
Zoning District _____ Comprehensive Plan Land Use Designation _____

APPLICANT/AGENT INFORMATION	OWNER INFORMATION (If different)
NAME <u>Joe Herring</u>	NAME <u>GM INVESTMENT PROPERTIES LLC</u> <u>John Mollett</u>
ADDRESS <u>315 North 5th Street</u>	ADDRESS <u>18285 PRAIRIE VIEW RD</u>
CITY/ST/ZIP <u>Leavenworth, KS 66048</u>	CITY/ST/ZIP <u>Tonganoxie, KS 66086</u>
PHONE <u>913-651-3858</u>	PHONE <u>N/A</u>
EMAIL <u>herringsurveying@outlook.com</u>	EMAIL <u>N/A</u>
CONTACT PERSON <u>Joe</u>	CONTACT PERSON <u>N/A</u>

PROPOSED USE INFORMATION

Proposed Land Use Residential
Current Zoning RR-5 Requested Zoning RR 2.5
Reason for Requesting Rezoning Better use of Lot with conformance to the Future Land Use

PROPERTY INFORMATION

Address of Property 19575 Mitchell Road
Parcel Size 5.0 Acres
Current use of the property Vacant
Present Improvements or structures None
PID 147-26-0-00-00-014.17

I, the undersigned am the (*owner*), (*duly authorized agent*), (*Circle One*) of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for rezoning as indicated above.

Signature Joe Herring - digitally signed October 7, 2024 Date 10/7/24

ATTACHMENT A

AFFIDAVIT

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

We/I John Mollett and G.M Investment Properties LLC

Being dully sworn, dispose and say that we/I are the owner(s) of said property located at -
19575 Mitchell Rd Tonganoxie KS 66086, and that we authorize the following people or firms to act in our interest with the Leavenworth County Planning and Zoning Department for a period of one calendar year. Additionally, all statements herein contained in the information herewith submitted are in all respects true and correct to the best of our knowledge and belief.

Authorized Agents (full name, address & telephone number)

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

2)

Signed and entered this 7th day of October, 2024.

John Mollett 18285 Prairieview Rd. Tonganoxie Kansas 66086 913-915-8836
Print Name, Address, Telephone


Signature

STATE OF KANSAS)
) SS
COUNTY OF LEAVENWORTH)

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

NOTARY PUBLIC _____

My Commission Expires: _____

(seal)

ENTERED IN TRANSFER RECORD IN
MY OFFICE THIS DAY 10/03/2024

Janet Klasmaker
COUNTY CLERK

Doc #: 2024R07385
TERRILOIS MASHBURN
REGISTER OF DEEDS
LEAVENWORTH COUNTY, KANSAS
RECORDED ON:
10/03/2024 10:36:42 AM
RECORDING FEE: 38.00
PAGES: 2

Continental Title Company: 24470275

Warranty Deed
(Individuals)

This indenture, Made this 2 day of October, 2024, between, **Jason K. Smith, a single person**, of Leavenworth County, in the State of KS, party(ies) of the first part, and **GM Investment Properties, LLC**, of **Leavenworth** County, in the State of **KS**, party(ies) of the second part.

WITNESSETH, that the said party(ies) of the first part, in Consideration of the sum of TEN Dollars and other valuable considerations, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain, sell and convey unto said party(ies) of the second part, his/her/their successors and/or assigns, all of the following described real estate, situated in the County of **Leavenworth** and State of **Kansas** to wit:

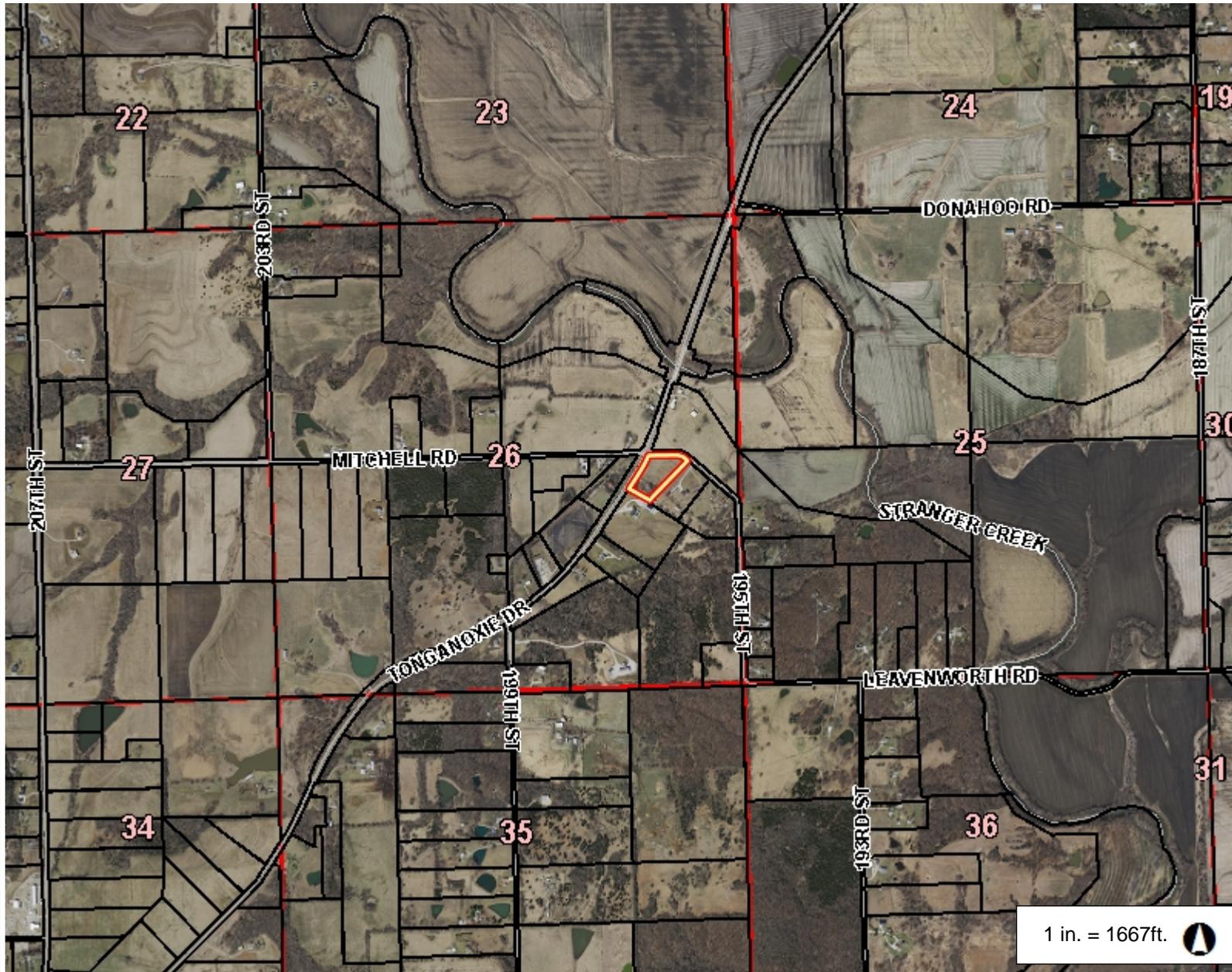
Legal Description: **Lot 1, SMITH'S CORNER, a subdivision in Leavenworth County, Kansas**

Note: Subject to easements, reservations, restrictions, if any of record.

To have and to hold the same, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining forever.

And said party(ies) of the first part, for itself, and its successors and assigns, does hereby covenant, promise and agree, to and with said party(ies) of the second part, that at the delivery of these presents, it is lawfully seized in its own right of an absolute and indefeasible estate of inheritance, in fee simple, of and in all and singular the able granted and described premises, with the appurtenances; that the same are free, clear, discharged and unencumbered of and from all former and other grants, titles, charges, states, judgments, taxes, assessments and encumbrances, of what nature and kind so ever, and that it will Warrant and Forever Defend the same unto said party(ies) of the second part, his/her/their heirs and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

Leavenworth County, KS



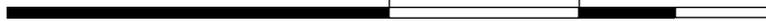
Legend

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

1 in. = 1667ft.



3,333.2 0 1,666.59 3,333.2 Feet



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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Leavenworth County, KS



Legend

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

1 in. = 1667ft.



3,333.2 0 1,666.59 3,333.2 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



Schweitzer, Joshua

From: Gary Willits <gary.willits@freestate.coop>
Sent: Wednesday, October 16, 2024 6:46 AM
To: Schweitzer, Joshua
Subject: RE: DEV-24-128 Rezoning Lot 1 Smith Corner - Herring

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,
FreeState Electric does not have any issues with this property rezone. We can provide electrical service to each of them.
Thank you,
Gary Willits

Gary Willits
Staking Engineer



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

From: Line Department <linedepartment@freestate.coop>
Sent: Tuesday, October 15, 2024 9:30 AM
To: Gary Willits <gary.willits@freestate.coop>
Subject: FW: DEV-24-128 Rezoning Lot 1 Smith Corner - Herring

From: Schweitzer, Joshua <JSchweitzer@leavenworthcounty.gov>
Sent: Tuesday, October 15, 2024 9:29 AM
To: cmagaha@lvsheriff.org; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Van Parys, David <DVanParys@leavenworthcounty.gov>; Brown, Misty <MBrown@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Noll, Bill <BNoll@leavenworthcounty.gov>; 'Mark B' <stfdchief1760@gmail.com>; Line Department <linedepartment@freestate.coop>; 'lrwd9@gmail.com' <lrwd9@gmail.com>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: DEV-24-128 Rezoning Lot 1 Smith Corner - Herring

Good Morning,

The Department of Planning and Zoning has received an application for a rezone regarding the property at 19575 Mitchell Road from RR-5 to RR-2.5.

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 October 29, 2024.

Schweitzer, Joshua

From: Mark B <stfdchief1760@gmail.com>
Sent: Tuesday, October 15, 2024 2:01 PM
To: Schweitzer, Joshua
Cc: Magaha, Chuck; Patzwald, Joshua; Van Parys, David; Brown, Misty; McAfee, Joe; Miller, Jamie; Noll, Bill; linedepartment@freestate.coop; lrwd9@gmail.com; PZ
Subject: Re: DEV-24-128 Rezoning Lot 1 Smith Corner - Herring

Follow Up Flag: Follow up
Flag Status: Flagged

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

Stranger Township Fire Department has no issues with this application.

Mark Billquist
Stranger Township Fire Chief
913-369-0510

On Tue, Oct 15, 2024 at 9:29 AM Schweitzer, Joshua <JSchweitzer@leavenworthcounty.gov> wrote:

Good Morning,

The Department of Planning and Zoning has received an application for a rezone regarding the property at 19575 Mitchell Road from RR-5 to RR-2.5.

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 October 29, 2024.

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

v / r

Joshua J. Schweitzer

Schweitzer, Joshua

From: Rural Water District 9 lvrwd9 <lvrwd9@gmail.com>
Sent: Wednesday, October 30, 2024 2:12 PM
To: Schweitzer, Joshua
Subject: Re: FW: DEV-24-128 Rezoning Lot 1 Smith Corner - Herring

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.

At this time LVRWD9 has no concerns with the rezone of DEV -24-128.

On Tue, Oct 15, 2024 at 9:35 AM Schweitzer, Joshua <JSchweitzer@leavenworthcounty.gov> wrote:

Ma'am,

Below you will see the information pertaining to the rezoning application that was submitted to our office.

v / r

Joshua J. Schweitzer

Development Planner

Leavenworth County Planning & Zoning

300 Walnut St, Suite 212

Leavenworth County, Kansas 66048

(913) 684-0465

From: Schweitzer, Joshua <JSchweitzer@leavenworthcounty.gov>
Sent: Tuesday, October 15, 2024 9:29 AM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Van Parys, David <DVanParys@leavenworthcounty.gov>; Brown, Misty <MBrown@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Noll, Bill <BNoll@leavenworthcounty.gov>; 'Mark B' <stfdchief1760@gmail.com>; 'linedepartment@freestate.coop' <linedepartment@freestate.coop>; 'lrvd9@gmail.com' <lrvd9@gmail.com>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: DEV-24-128 Rezoning Lot 1 Smith Corner - Herring

Schweitzer, Joshua

From: Anderson, Kyle
Sent: Wednesday, October 16, 2024 2:01 PM
To: Schweitzer, Joshua
Subject: RE: DEV-24-128 Rezoning Lot 1 Smith Corner - Herring

Since the current owner has been in possession of the property we have not had any complaints on it. The storage of junk and vehicles was all cleaned up before the property sold.

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

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

From: Schweitzer, Joshua <JSchweitzer@leavenworthcounty.gov>
Sent: Tuesday, October 15, 2024 9:29 AM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Van Parys, David <DVanParys@leavenworthcounty.gov>; Brown, Misty <MBrown@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Noll, Bill <BNoll@leavenworthcounty.gov>; 'Mark B' <stfdchief1760@gmail.com>; 'linedepartment@freestate.coop' <linedepartment@freestate.coop>; 'lrwd9@gmail.com' <lrwd9@gmail.com>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: DEV-24-128 Rezoning Lot 1 Smith Corner - Herring

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

v / r

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

Schweitzer, Joshua

From: McAfee, Joe
Sent: Monday, October 21, 2024 2:44 PM
To: Schweitzer, Joshua; Magaha, Chuck; Patzwald, Joshua; Van Parys, David; Brown, Misty; Noll, Bill
Cc: PZ
Subject: RE: DEV-24-128 Rezoning Lot 1 Smith Corner - Herring

Joshua,

PW Engineering has reviewed the rezoning request documents. Tonganoxie Drive is a High Volume Arterial and Mitchell Road is a Collector roadway classification. No driveway access to the new lot is available on Tonganoxie Road and the drive access on Mitchell must be 100' from the intersection and 200' from any existing drives on the south side of Mitchell. It is possible but there is a fairly limited envelope for the driveway placement. Otherwise, no other comments.

From: Schweitzer, Joshua <JSchweitzer@leavenworthcounty.gov>
Sent: Tuesday, October 15, 2024 9:29 AM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Van Parys, David <DVanParys@leavenworthcounty.gov>; Brown, Misty <MBrown@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Noll, Bill <BNoll@leavenworthcounty.gov>; 'Mark B' <stfdchief1760@gmail.com>; 'linedepartment@freestate.coop' <linedepartment@freestate.coop>; 'lrwd9@gmail.com' <lrwd9@gmail.com>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: DEV-24-128 Rezoning Lot 1 Smith Corner - Herring

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The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by October 29, 2024.

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

v / r

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

PROTEST PETITION

We, the undersigned, in accordance with KSA 12-757, being the owners of record of the property enumerated below, protest the proposed Re-zoning on the property described as Lot 1, Smith's Corner, a subdivision in Leavenworth County, KS

In Leavenworth County, commonly known as 19575 Mitchell Rd, Tonganoxie KS, 66086

For the following reasons:

- 1. Splitting this lot does not fit the character of the neighborhood. All other residential lots in the area are 5 acres and have homes constructed on them. The lot in question is the last buildable lot in the area and will not fit the look and appeal of the neighborhood if split in half.
- 2. The lot in question is barely large enough to split and will require a shared driveway and easement to access the south lot.
- 3. The north lot will be very small once Tonganoxie Drive is widened, and the driveway easement for the south lot is taken in to consideration.

SIGNATURE	ADDRESS	DATE
<i>Bruce Hanson</i>	20716 TONGANOXIE DR, TONGANOXIE KS 66086	11/17/2024
<i>Traci Fulton</i>	20732 Tonganoxie Dr, Tonganoxie, KS 66086	11/17/2024
<i>Michelle Griem</i>	19571 Mitchell Rd, Tonganoxie, KS 66086	11/17/2024
<i>Donna Schmitt</i>	19539 Mitchell Rd, Tonganoxie, KS 66086	11/17/2024
<i>Don Dobbins</i>	20749 Tonganoxie Dr, Tonganoxie, KS 66086	11/17/2024
<i>John Dobbins</i>	20749 Tonganoxie Dr, Tonganoxie, KS 66086	11/17/2024
<i>Jeffrey</i>	19690 Mitchell Rd, Tonganoxie, KS 66086	11/18/2024
<i>Missy Calovich</i>	20682 195th St, TONGANOXIE KS 66086	11/18/2024
<i>Charles Beckley</i>	20700 Tonganoxie Road, Tonganoxie, KS 66086	11/18/24
<i>Rachel Beckley</i>	20700 Tonganoxie Rd, Tonganoxie, KS 66086	11/17/2024
<i>Rebecca Dobbins</i>	19731 Mitchell Rd, Tonganoxie, KS 66086	11/19/2024

STATE OF KANSAS)
)
COUNTY OF LEAVENWORTH)

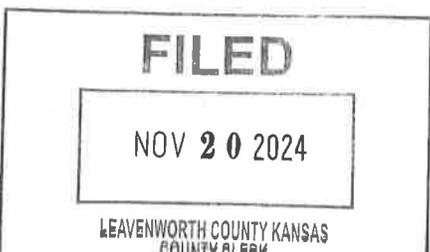
she/h Steven G. Walker of lawful age, being first duly sworn, upon his/ her oath states that she/he witnessed the above signatures.

Steven G. Walker

Subscribed and sworn before me the 20th day of November, 2024

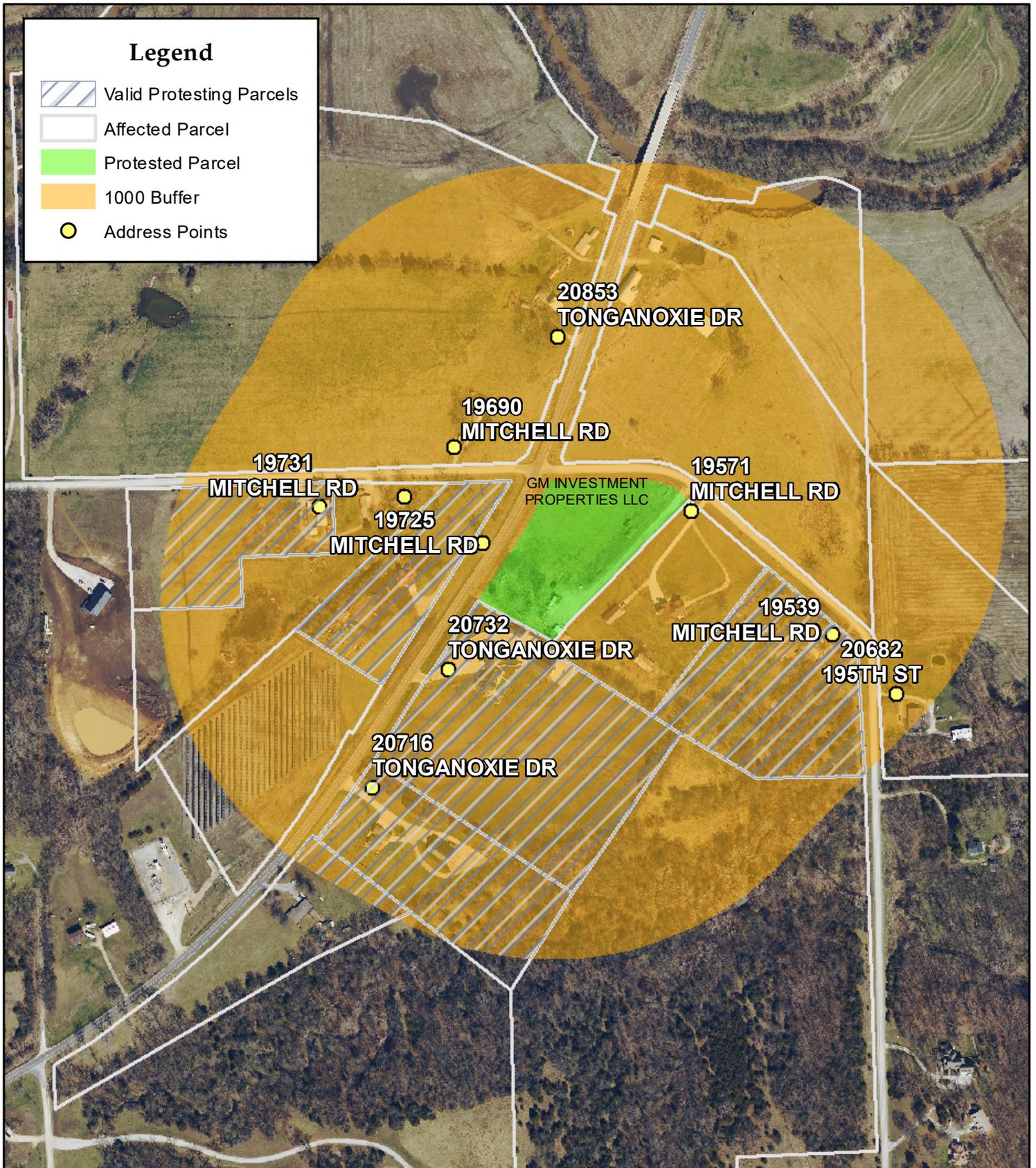
[Signature]
Notary Public

My Commission Expires 2/2/2027



Leavenworth County Protest Petition Map

Total Land Area of Buffer: 112.91 Acres
Land Area Needed for Validity: 22.58 Acres
Protestors Land Area: 36.8 Acres



RESOLUTION 2024-29

A resolution of the Leavenworth County Kansas Board of Commissioners, authorizing a rezoning from RR-5 to RR-2.5 as defined by the Zoning and Subdivision Regulations of Leavenworth County, Kansas on the following described property:

Lot 1, Smith Corner, a subdivision in Leavenworth County, Kansas, also known as 19575 Mitchell Rd.

WHEREAS, it is hereby found and determined that a request for a Rezoning as described above was filed with the Secretary of the Leavenworth County Planning Commission, on the 8th day of October, 2024, and

WHEREAS, it is hereby found that the Leavenworth County Planning Commission, after notice as required by law, did conduct a public hearing for Case DEV-24-128 upon the granting of such request for a Rezoning on the 13th day of November, 2024; 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 Rezoning be approved; and

WHEREAS, the Board of County Commissioners considered, in session on the 4th day of December, 2024, the recommendation of the Leavenworth County Planning Commission.

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

1. Based upon the recommendation and findings of fact of the Leavenworth County Planning Commission and the findings of fact adopted by the Board of County Commissioners in regular session on the 4th day of December, 2024, and incorporated herein by reference, it is hereby resolved that request for rezoning as described above, also known as 19575 Mitchell Rd, Parcel Identification Number 147-26-0-00-00-014.17, is hereby granted.
2. The Planning and Zoning Department of Leavenworth County, Kansas is hereby ordered to and directed to cause such designations to be made on the official District Map of said County in its custody and to show property herein described to be now zoned RR-2.5. Said District Map previously incorporated by reference by Section 4 of the Zoning and Subdivision Regulations of the Leavenworth County, Kansas is hereby incorporated as part of the Zoning Resolution as amended.
3. This Resolution shall be in full force and effect from and after its adoption and publication in the Leavenworth Times.

Adopted this 4th day of December, 2024
Board of County Commission
Leavenworth, County, Kansas

Jeff Culbertson, Chairman

ATTEST:

Vicky Kaaz, Member

Janet Klasinski, Leavenworth County Clerk

Doug Smith, Member

Mike Smith, Member

Mike Stieben, Member

**Leavenworth County
Request for Board Action
Resolution 2024-30
Rezoning from RR-5 to RR-2.5**

Date: December 4, 2024
To: Board of County Commissioners
From: Planning & Zoning Staff

Department Head Review: John Jacobson, Reviewed

Additional Reviews as needed:

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

Action Requested: Consider the Planning Commission's recommendations regarding the rezoning request from Rural Residential 5 to Rural-Residential 2.5 in Case No. DEV-24-131 for Board action.

Analysis: The applicants are requesting a rezoning from Rural-Residential 5 to Rural-Residential 2.5. The property owner has additional property (006.03) that is already zoned as RR-2.5 and is requesting all their properties be zoned the same (RR-2.5). The Comprehensive Plan identifies the future land use of the North property as RR-2.5 and the South property as RR-5. The applicant has provided a concept drawing of a potential subdivision developed to RR-2.5 standards. Staff would like to note that KDOT and Public Works addressed some access challenges along Easton Rd. and 207th. Sight distance requirements based off the road classifications would limit access to this site.

Staff is supportive of this request as the North property matches the future land use designation of RR-2.5 and due to the close proximity of the future land use RR-2.5 designation of the South property. The South property also does not have any road frontage which would require access from either Easton Rd or 207th. It would be considered favorable if all properties were zoned the same.

Planning Commission Recommendation: The Planning Commission voted 7-0 (2 absent) to recommend approval of Case No. DEV-24-131 (Resolution 2024-30) rezoning request from RR-5 to RR-2.5.

Alternatives:

1. Approve case DEV-24-131 (Resolution 2024-30), Rezoning Request from RR-5 to RR-2.5 with Findings of Fact with a majority vote; or

Motion: Chairman, I find that the rezoning request complies with the Golden Factors and move to adopt Resolution 2024-30 and approve the rezoning as outlined in Case DEV-24-131 based on the recommendation of the Planning Commission and the findings as set forth in the Staff Report.

2. Deny case DEV-24-131 (Resolution 2024-30), Rezoning Request from RR-5 to RR-2.5 with Findings of Fact by overriding the Planning Commission's recommendation with a 2/3 majority vote; or

Motion: Chairman, I find that the rezoning request does not comply with Golden Factors (LIST FACTORS) and move to deny Resolution 2024-30 and deny the rezoning as outlined in Case DEV-24-130.

3. Remand the case back to the Planning Commission with a majority vote and a statement specifying the basis for the Board failure to approve or disapprove.

Motion: Chairman, I move to remand Case No. DEV-24-130 back to the Planning Commission for additional review due to (STATE THE REASON(S) THE BOCC CANNOT APPROVE OR DISAPPROVE THE MATTER).

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, Planning Commission Minutes

**LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT**

CASE NO: DEV-24-131 T&R Investments Rezone

November 13, 2024

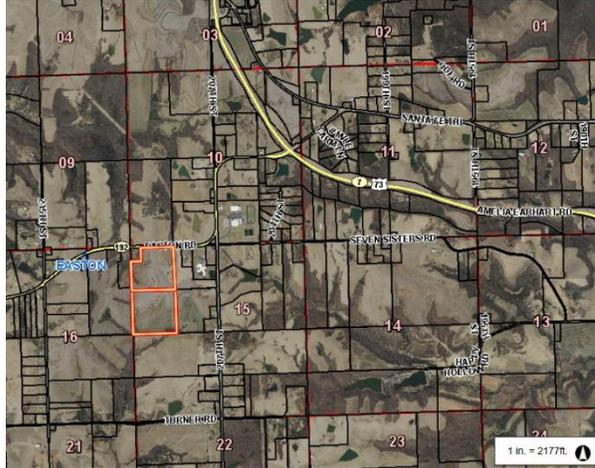
REQUEST: Public Hearing Required

- ZONING AMENDMENT SPECIAL USE PERMIT
 TEMPORARY SPECIAL USE PERMIT

STAFF REPRESENTATIVE:

JOSH SCHWEITZER
Development Planner

SUBJECT PROPERTY: 00000 Easton Rd.



APPLICANT/APPLICANT AGENT:

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

PROPERTY OWNER:

T&R Investments
17335 174th St.
Basehor, KS 66007

CONCURRENT APPLICATIONS:

N/A

LAND USE

ZONING: RR-5

FUTURE LAND USE DESIGNATION:

RR-2.5 & RR-5

SUBDIVISION: N/A

FLOODPLAIN: N/A

LEGAL DESCRIPTION:

Two tracts of land in the Northwest ¼ of Section 15, Township 8 South, Range 21 East of the 6th PM., Leavenworth County, Kansas.

STAFF RECOMMENDATION: APPROVAL

PROPERTY INFORMATION

ACTION OPTIONS:

1. Recommend approval of Case No. DEV-24-131, Rezone for T&R Investments, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-24-131, Rezone for T&R Investments, to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE: 35.90 & 40.40 Acres

PARCEL ID NO:

065-15-0-00-00-006; 006.02

BUILDINGS:

N/A

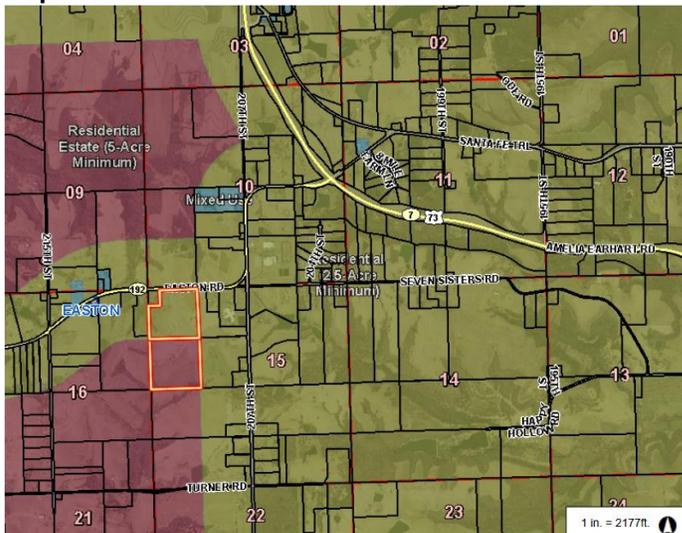
PROJECT SUMMARY:

Request to rezone two parcels at 00000 Easton Rd. (PID: 065-15-0-00-00-006 & 006.02) from RR-5 to RR-2.5

ACCESS/STREET:

Easton Rd., State HWY, PAVED, ±26' WIDE

Location Map: FUTURE LAND USE MAP



UTILITIES

SEWER: SEPTIC

FIRE: KICKAPOO

WATER: RWD 12

ELECTRIC: EVERGY

NOTICE & REVIEW:

STAFF REVIEW: 11/6/2024

NEWSPAPER NOTIFICATION:

10/23/2024

NOTICE TO SURROUNDING PROPERTY OWNERS:

10/23/2024

FACTORS TO BE CONSIDERED:		
<i>The following factors are to be considered by the Planning Commission and the Board of County Commissioners when approving or disapproving this Rezone request:</i>	Met	Not Met
<p>1. Character of the Neighborhood: <i>Density:</i> Surrounding parcels range in size from 2 acre to more than 80 acres. The area is not densely populated.</p> <p><i>Nearby City Limits:</i> The majority of Easton city limits is more than 3 miles to the west of subject property. However, there is island jurisdictional component of Easton that less than a half-mile away</p> <p><i>Initial Growth Management Area:</i> This parcel is located within the Rural Growth Area.</p>	X	
<p>2. Zoning and uses of nearby property: <i>Adjacent Uses:</i> Most of the adjacent parcels are residential and agricultural in nature. With the exception of the Easton Elementary school is in close proximity of the subject property.</p> <p><i>Adjacent Zoning:</i> Properties directly to the East leading to HWY US73 of subject properties are zoned RR-2.5. Properties to the North, South, & West are zoned RR-5 with some properties zoned B-3 (General Business District).</p>	X	
<p>3. Suitability of the Property for the uses to which is has been restricted: The property is suitable for rural residences and agricultural uses.</p>	X	
<p>4. Extent to which removal of the restrictions will detrimentally affect nearby property: Nearby properties are unlikely to be negatively impacted as the proposed rezoning remains rural residential.</p>	X	
<p>5. Length of time the property has been vacant as zoned: <input checked="" type="checkbox"/> <i>Vacant:</i> <input type="checkbox"/> <i>Not Vacant:</i></p>	X	
<p>6. Relative gain to economic development, public health, safety and welfare: The rezoning does not impact economic development, public health, safety or welfare.</p>	X	
<p>7. Conformance to the Comprehensive Plan: <i>Future Land Use Map:</i> North Property (RR-2.5) South Property (RR-5) <i>Section 4 Land Use and Development Plan Strategies:</i> The proposed use is compatible with the future land use designation based off of adjacent properties.</p>	X	

STAFF COMMENTS:

The applicants are requesting a rezoning from Rural-Residential 5 to Rural-Residential 2.5. The property owner has additional property (006.03) that is already zoned as RR-2.5 and are requesting all their properties to be zoned the same (RR-2.5). The Comprehensive Plan identifies the future land use of the North property as RR-2.5 and the South property as RR-5. The applicant has provided a concept drawing of a potential subdivision developed to RR-2.5 standards. Staff would like to note that KDOT and Public Works addressed some access challenges along Easton Rd. and 207th. Sight distance requirements based off the road classifications would limit access to this site.

Staff is supportive of this request as the North property matches the future land use designation of RR-2.5 and due to the close proximity of the future land use RR-2.5 designation of the South property. The South property also does not have any road frontage which would require access from either Easton Rd or 207th. It would be considered favorable if all properties were zoned the same.

ATTACHMENTS:

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

REZONING APPLICATION

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

Office Use Only

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

APPLICANT/AGENT INFORMATION

OWNER INFORMATION (If different)

NAME Joe Herring NAME T & R INVESTMENTS - Rick E. Kooser
ADDRESS 315 North 5th Street ADDRESS 17335 174TH ST
CITY/ST/ZIP Leavenworth, KS 66048 CITY/ST/ZIP Basehor, KS 66007
PHONE 913-651-3858 PHONE N/A
EMAIL herringsurveying@outlook.com EMAIL N/A
CONTACT PERSON Joe CONTACT PERSON N/A

PROPOSED USE INFORMATION

Proposed Land Use Agriculture and Rural Residential
Current Zoning RR-5 Requested Zoning RR 2.5
Reason for Requesting Rezoning Estate Planning and to match zoning to future use bringing all parcels to same zoning.

PROPERTY INFORMATION

Address of Property 00000 Easton Road
Parcel Size 76.3 Acres
Current use of the property Agriculture
Present Improvements or structures None
PID 065-15-0-00-00-006 & 065-15-0-00-00-006.02

I, the undersigned am the (*owner*), (*duly authorized agent*), (*Circle One*) of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for rezoning as indicated above.

Signature Joe Herring - digitally signed September 23, 2024 Date 9-23-24

ATTACHMENT A

AFFIDAVIT

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

COUNTY OF LEAVENWORTH

STATE OF KANSAS

We/I Rick E Kooser and _____

Being dully sworn, dispose and say that we/I are the owner(s) of said property located at - ~~3 parcels 207th St Easton Ks and 00000 Easton Rd Easton KS~~, and that we authorize the following people or firms to act in our interest with the Leavenworth County Planning and Zoning Department for a period of one calendar year. Additionally, all statements herein contained in the information herewith submitted are in all respects true and correct to the best of our knowledge and belief.

Authorized Agents (full name, address & telephone number)

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

2)

Signed and entered this ~~18th~~ day of ~~September~~, 20__.

Rick E Kooser, 17559 Evans Rd Tonganoxie KS 66086

Print Name, Address, Telephone

Rick Kooser

Signature

STATE OF KANSAS)
) SS
COUNTY OF LEAVENWORTH)

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

NOTARY PUBLIC _____

My Commission Expires: _____

(seal)

ENTERED IN TRANSFER RECORD IN
MY OFFICE THIS DAY 03/07/2022

Janet Klasimake
COUNTY CLERK

Doc #: 2022R02071
TERRILOIS MASHBURN
REGISTER OF DEEDS
LEAVENWORTH COUNTY, KANSAS
RECORDED ON:
03/07/2022 02:42:45 PM
RECORDING FEE: 38.00
PAGES: 2

TRUSTEE DEED

Grantor, **Dorothy E. Schmidling, Trustee of the Dorothy E. Schmidling Living Trust**, dated **February 5, 1993**, acting pursuant to the powers vested under said Trust, for the sum of Ten and 00/100 Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, does by these presents grant, bargain, sell and convey to **T & R Investments, A Kansas General Partnership** all right, title and interest in the following described real estate:

A tract of land in the Northwest Quarter (NW1/4) of Section Fifteen (15), Township Eight (8) South, Range Twenty one (21) East of the 6th P.M., more fully described as follows: Beginning at the Northeast corner of the Southeast 1/4 of the Northwest 1/4; thence South along the East line of the Northwest 1/4, 543.00 feet; thence West 265.00 feet; thence South parallel to the East line of said Northwest 1/4, 378.00 feet; thence West 206.69 feet; thence South parallel to the East line of the Northwest 1/4, 399.00 feet to the South line of said Northwest 1/4; thence West along the South line of said Northwest 1/4, 848.31 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4; thence North along the West line of the Southeast 1/4 of the Northwest 1/4, 1320.00 feet to the Northwest corner of the Southeast 1/4 of the Northwest 1/4; thence East along the North line of the Southeast 1/4 of the Northwest 1/4, 1320.00 feet to the point of beginning, less any part thereof taken or used for road purposes, in Leavenworth County, Kansas.

TO HAVE AND TO HOLD the above described premises, together with the appurtenances and hereditaments thereunto appertaining, and every part thereof to the said Grantee(s) as above stated, subject to: easements, restrictions, reservations and covenants, if any, now of record. Grantor further warrants that said Trust is in full force and effect, has not been amended or revoked, and this conveyance is within his or her authority as trustee, with this deed EXECUTED on 3-1-22

 Security 1st Title

File No. 2498882
Page 1 of 2

ENTERED IN TRANSFER RECORD IN
MY OFFICE THIS DAY 03/07/2022

Janet Klasmirke
COUNTY CLERK

Doc #: 2022R02070
TERRILOIS MASHBURN
REGISTER OF DEEDS
LEAVENWORTH COUNTY, KANSAS
RECORDED ON:
03/07/2022 02:42:43 PM
RECORDING FEE: 38.00
PAGES: 2

TRUSTEE DEED

Grantor, **Wilma C. Kirchner, Trustee of the Wilma C. Kirchner Revocable Trust**, acting pursuant to the powers vested under said Trust, for the sum of Ten and 00/100 Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, does by these presents grant, bargain, sell and convey to **T & R Investments, A Kansas General Partnership** all right, title and interest in the following described real estate:

The Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Fifteen (15), Township Eight (8) South, Range Twenty one (21) East of the 6th P.M., less the following described tract of land: Beginning at the Northwest corner of the Northwest Quarter, thence East along the North Section line 313.05 feet, thence South parallel to the West section line 450.40 feet, thence West parallel to the North section line 313.05 feet to the West section line, thence North along the West section line 450.40 feet to the point of beginning, less any part thereof taken or used for road purposes, Leavenworth County, Kansas.

TO HAVE AND TO HOLD the above described premises, together with the appurtenances and hereditaments thereunto appertaining, and every part thereof to the said Grantee(s) as above stated, subject to: easements, restrictions, reservations and covenants, if any, now of record. Grantor further warrants that said Trust is in full force and effect, has not been amended or revoked, and this conveyance is within his or her authority as trustee, with this deed

EXECUTED on March 2nd 2022.

ENTERED IN TRANSFER RECORD IN
MY OFFICE THIS DAY 03/07/2022

Janet Klasimake
COUNTY CLERK

Doc #: 2022R02071
TERRILOIS MASHBURN
REGISTER OF DEEDS
LEAVENWORTH COUNTY, KANSAS
RECORDED ON:
03/07/2022 02:42:45 PM
RECORDING FEE: 38.00
PAGES: 2

TRUSTEE DEED

Grantor, **Dorothy E. Schmidling, Trustee of the Dorothy E. Schmidling Living Trust**, dated **February 5, 1993**, acting pursuant to the powers vested under said Trust, for the sum of Ten and 00/100 Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, does by these presents grant, bargain, sell and convey to **T & R Investments, A Kansas General Partnership** all right, title and interest in the following described real estate:

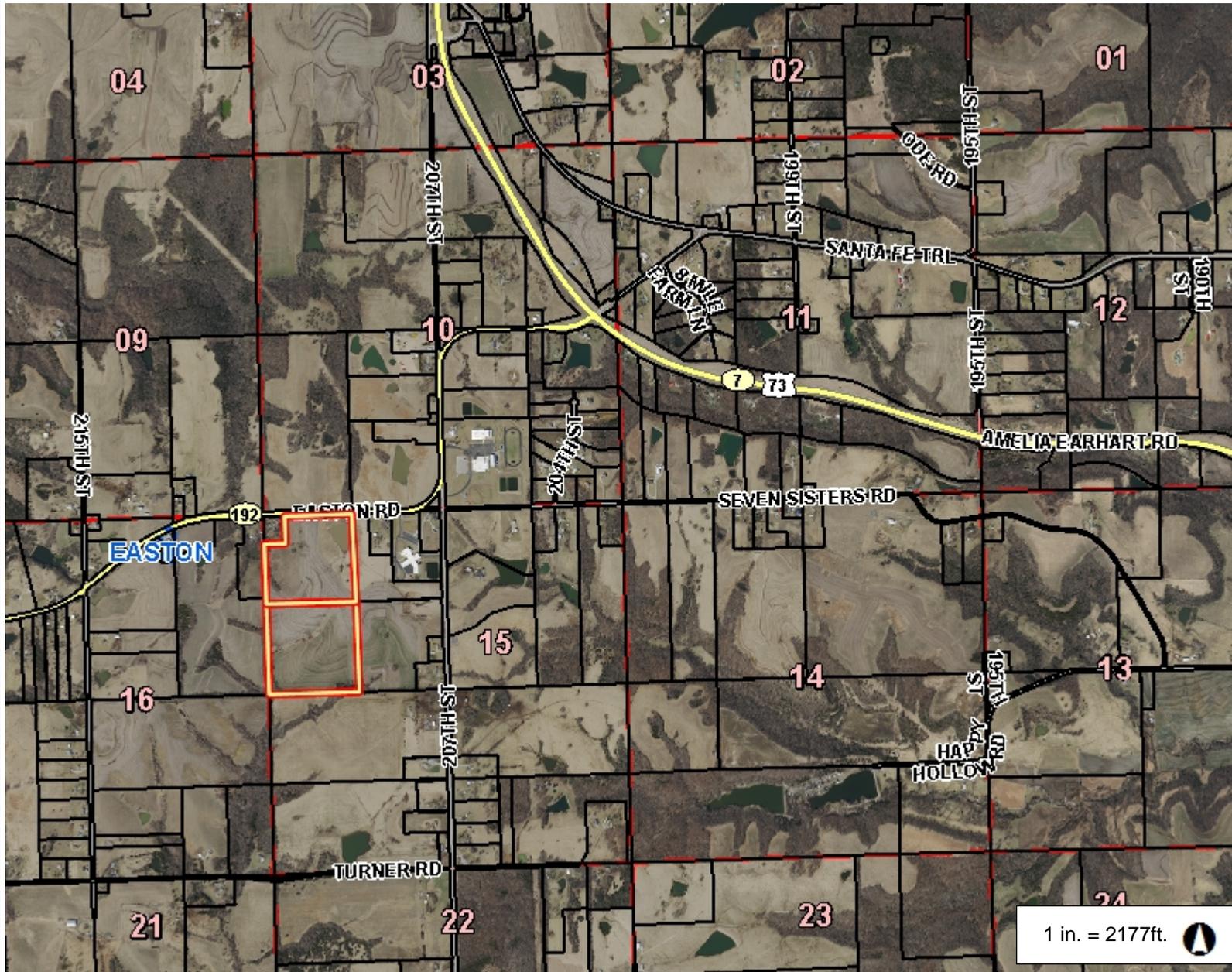
A tract of land in the Northwest Quarter (NW1/4) of Section Fifteen (15), Township Eight (8) South, Range Twenty one (21) East of the 6th P.M., more fully described as follows: Beginning at the Northeast corner of the Southeast 1/4 of the Northwest 1/4; thence South along the East line of the Northwest 1/4, 543.00 feet; thence West 265.00 feet; thence South parallel to the East line of said Northwest 1/4, 378.00 feet; thence West 206.69 feet; thence South parallel to the East line of the Northwest 1/4, 399.00 feet to the South line of said Northwest 1/4; thence West along the South line of said Northwest 1/4, 848.31 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4; thence North along the West line of the Southeast 1/4 of the Northwest 1/4, 1320.00 feet to the Northwest corner of the Southeast 1/4 of the Northwest 1/4; thence East along the North line of the Southeast 1/4 of the Northwest 1/4, 1320.00 feet to the point of beginning, less any part thereof taken or used for road purposes, in Leavenworth County, Kansas.

TO HAVE AND TO HOLD the above described premises, together with the appurtenances and hereditaments thereunto appertaining, and every part thereof to the said Grantee(s) as above stated, subject to: easements, restrictions, reservations and covenants, if any, now of record. Grantor further warrants that said Trust is in full force and effect, has not been amended or revoked, and this conveyance is within his or her authority as trustee, with this deed EXECUTED on 3-1-22

 Security 1st Title

File No. 2498882
Page 1 of 2

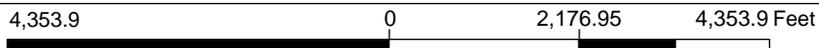
Leavenworth County, KS



Legend

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

1 in. = 2177ft.

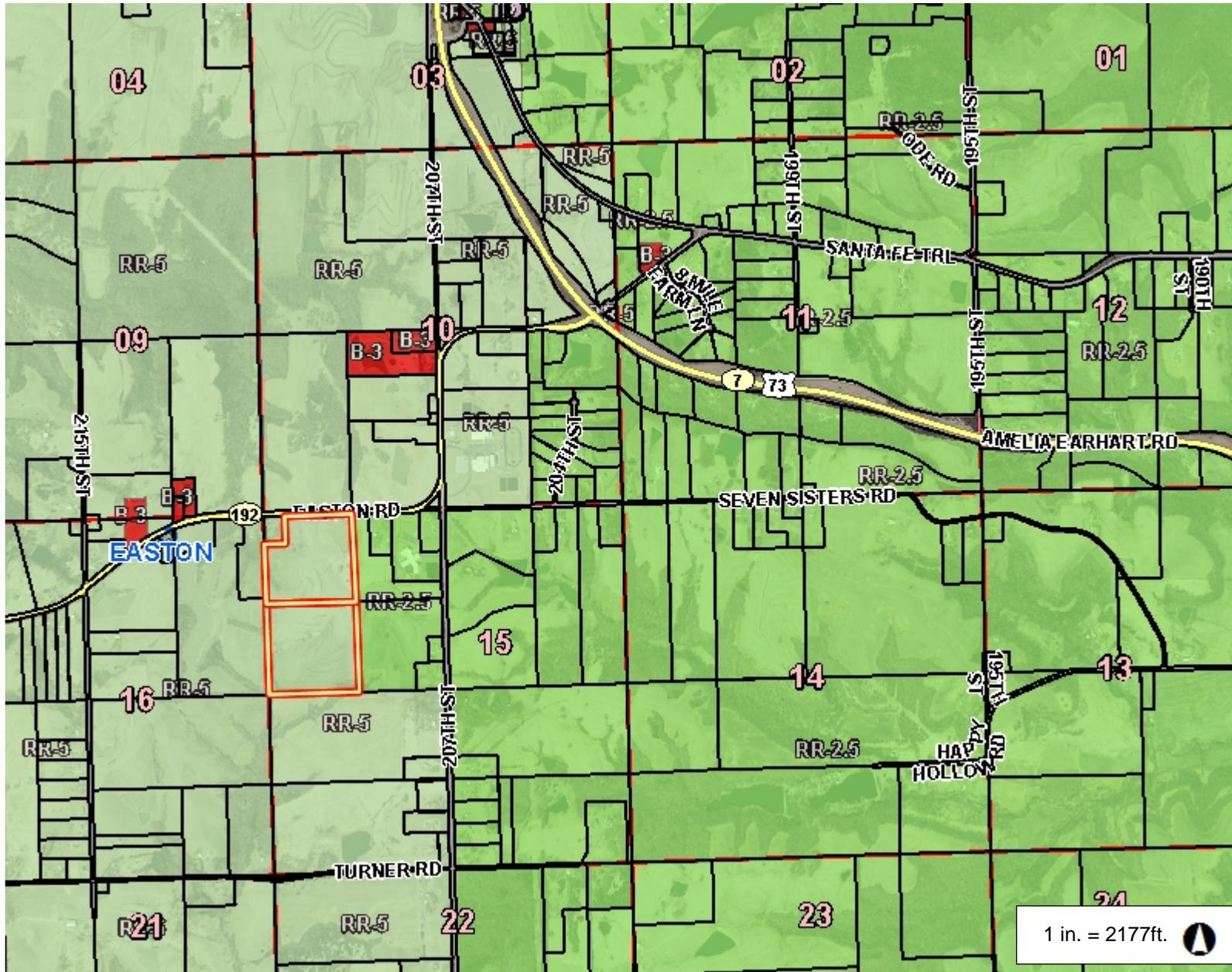


This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Leavenworth County, KS



Legend

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

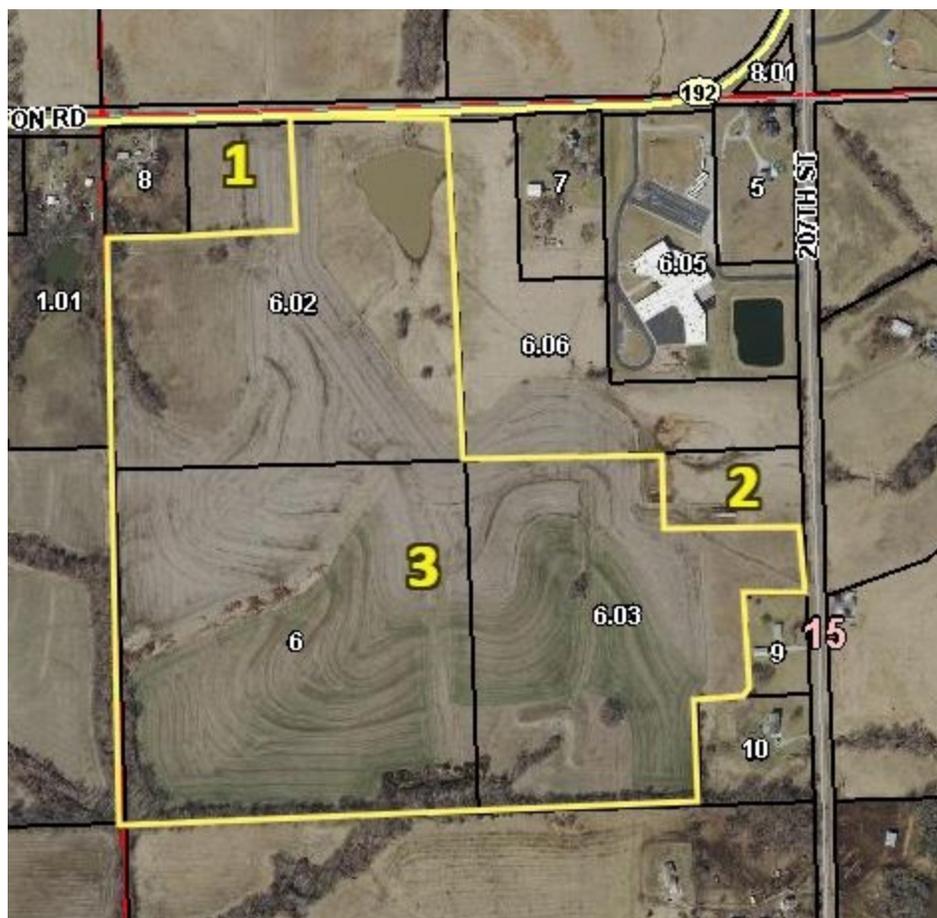
1 in. = 2177ft.

4,353.9 0 2,176.95 4,353.9 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



Schweitzer, Joshua

From: Tyler Rebel <Tyler.Rebel@evergy.com>
Sent: Friday, October 18, 2024 11:04 AM
To: Schweitzer, Joshua; Miller, Jamie; Noll, Bill; McAfee, Joe; Van Parys, David; Brown, Misty; 'Mitch Pleak'; Boone Heston
Cc: PZ
Subject: RE: [EXTERNAL]DEV-24-131 T&R Investments Rezone

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 from Evergy – thank you

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

From: Schweitzer, Joshua <JSchweitzer@leavenworthcounty.gov>
Sent: Friday, October 18, 2024 9:16 AM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; Van Parys, David <DVanParys@leavenworthcounty.gov>; Brown, Misty <MBrown@leavenworthcounty.gov>; 'Mitch Pleak' <mpleak@olsson.com>; 'johnmcevoysr@yahoo.com' <johnmcevoysr@yahoo.com>; Design Group Leavenworth <designgroupleavenworth@evergy.com>; 'water12@embarqmail.com' <water12@embarqmail.com>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: [EXTERNAL]DEV-24-131 T&R Investments Rezone

This Message Is From an External Sender

This message came from outside your organization.

[Report Suspicious](#)

Good Morning,

The Department of Planning and Zoning has received an application for a rezone regarding the property at 00000 Easton Rd from RR-5 to RR-2.5.

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 November 1, 2024.

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

v / r

Schweitzer, Joshua

From: RURAL WATER DIST <water12@embarqmail.com>
Sent: Wednesday, October 30, 2024 10:17 AM
To: Schweitzer, Joshua
Subject: RE: DEV-24-131 T&R Investments Rezone

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 am so sorry but my email from earlier should have said Jefferson County RWD #12 has NO issue with this proposed rezoning application. I apologize for the confusion and inconvenience.

Thank you,

Denise Eggers

On Tue, 29 Oct, 2024 at 2:55 PM, Schweitzer, Joshua <JSchweitzer@leavenworthcounty.gov> wrote:

To: 'rural water dist'

Cc: JJacobson@leavenworthcounty.gov; AAllison@leavenworthcounty.gov; JSchweitzer@leavenworthcounty.gov

Ma'am,

I am trying to follow-up off of this email. Do you have any information/justification about your concerns with this particular case??

v / r

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

From: Schweitzer, Joshua <JSchweitzer@leavenworthcounty.gov>
Sent: Monday, October 21, 2024 2:30 PM
To: 'RURAL WATER DIST' <water12@embarqmail.com>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: RE: DEV-24-131 T&R Investments Rezone

Thank you Ma'am,

We will pass this information onto the Planning Commission. However, they will most likely ask what your concerns are with this rezoning application. Any information about your concerns would be greatly appreciated.

v / r

Schweitzer, Joshua

From: John McEvoy Sr. <johnmcevoysr@yahoo.com>
Sent: Sunday, November 3, 2024 1:40 PM
To: Schweitzer, Joshua
Subject: Re: DEV-24-131 T&R Investments Rezone

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.

Based on the map it looks like they are asking for a lot on K192 and one on 207th Street and the rest stay separate. We would only question the safety on driveway placements in that area.

On Thursday, October 31, 2024 at 09:50:44 AM CDT, Schweitzer, Joshua <jschweitzer@leavenworthcounty.gov> wrote:

Good Morning Sir,

I am just trying to follow up with this email to see if you had any comments to provide for the above mentioned case.

Please let me know if you have any questions.

v / r

Joshua J. Schweitzer

Development Planner

Leavenworth County Planning & Zoning

300 Walnut St, Suite 212

Leavenworth County, Kansas 66048

(913) 684-0465

From: Schweitzer, Joshua <JSchweitzer@leavenworthcounty.gov>

Sent: Friday, October 18, 2024 9:16 AM

To: Magaha, Chuck <cmagaha@lvsheriff.org>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; Van Parys, David <DVanParys@leavenworthcounty.gov>; Brown, Misty <MBrown@leavenworthcounty.gov>; 'Mitch Pleak' <mpleak@olsson.com>; 'johnmcevoysr@yahoo.com' <johnmcevoysr@yahoo.com>; 'designgroupleavenworth@evergy.com' <designgroupleavenworth@evergy.com>;

Schweitzer, Joshua

From: Steven Taylor [KDOT] <Steven.Taylor@ks.gov>
Sent: Thursday, October 31, 2024 10:28 AM
To: Schweitzer, Joshua
Cc: Allison, Amy; Jacobson, John
Subject: RE: DEV-24-131 T&R Investments Rezone

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,

Met with the Koozers several months ago about adding an access on K-192 for splitting of this property. It was determined that new access from K-192 would not be allowed. Existing accesses from K-192 and 207th could still be used for any future splits. Sight distance along 192 was also an issue.

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

From: Schweitzer, Joshua <JSchweitzer@leavenworthcounty.gov>
Sent: Thursday, October 31, 2024 9:56 AM
To: Steven Taylor [KDOT] <Steven.Taylor@ks.gov>
Cc: Allison, Amy <AAllison@leavenworthcounty.gov>; Jacobson, John <JJacobson@leavenworthcounty.gov>; Schweitzer, Joshua <JSchweitzer@leavenworthcounty.gov>
Subject: FW: DEV-24-131 T&R Investments Rezone

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.

Good Morning Sir,

I apologize, I meant to send to you earlier. Do you have any comments to provide for the above mentioned case?

v / r

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

Schweitzer, Joshua

From: McAfee, Joe
Sent: Monday, October 21, 2024 3:12 PM
To: Schweitzer, Joshua; Magaha, Chuck; Patzwald, Joshua; Miller, Jamie; Noll, Bill; Van Parys, David; Brown, Misty; 'johnmcevoysr@yahoo.com'
Cc: PZ
Subject: RE: DEV-24-131 T&R Investments Rezone

Joshua,

PW Engineering has reviewed the rezoning request documents. Access for each of the three lots may be challenging. 207th Street is a High Volume Arterial roadway classification that requires 660' minimum spacing between driveways located on common sides of the roadway. The distance between the existing drives at the elementary school and 32079 207th Street is 1,400' +/- . So only one total driveway will be allowed onto 207th Street for the development tract. Since Lot 2 only has frontage on 207th Street it will be required to use the connection point. If access to 207th is required by KDOT for Lot 3 then it will need to be a shared drive with Lot 2. Drive placement will still need to meet the 660' minimum offset policy from any existing driveways. Access to K-192 for Lots 1 and 3 will be decided by KDOT. Otherwise, no additional comments on the submittal.

From: Schweitzer, Joshua <JSchweitzer@leavenworthcounty.gov>
Sent: Friday, October 18, 2024 9:16 AM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; Van Parys, David <DVanParys@leavenworthcounty.gov>; Brown, Misty <MBrown@leavenworthcounty.gov>; 'Mitch Pleak' <mpleak@olsson.com>; 'johnmcevoysr@yahoo.com' <johnmcevoysr@yahoo.com>; 'designgroupleavenworth@evergy.com' <designgroupleavenworth@evergy.com>; 'water12@embarqmail.com' <water12@embarqmail.com>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: DEV-24-131 T&R Investments Rezone

Good Morning,

The Department of Planning and Zoning has received an application for a rezone regarding the property at 00000 Easton Rd from RR-5 to RR-2.5.

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 November 1, 2024.

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

v / r

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

Schweitzer, Joshua

From: Anderson, Kyle
Sent: Tuesday, October 29, 2024 10:13 AM
To: Schweitzer, Joshua
Subject: RE: DEV-24-131 T&R Investments Rezone

We have not received any complaints on these properties, and we are not aware of any septic systems currently installed on them.

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

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

From: Schweitzer, Joshua <JSchweitzer@leavenworthcounty.gov>
Sent: Friday, October 18, 2024 9:16 AM
To: Magaha, Chuck <cmagaha@lvsheriff.org>; Patzwald, Joshua <jpatzwald@lvsheriff.org>; Miller, Jamie <JMiller@leavenworthcounty.gov>; Noll, Bill <BNoll@leavenworthcounty.gov>; McAfee, Joe <JMcAfee@leavenworthcounty.gov>; Van Parys, David <DVanParys@leavenworthcounty.gov>; Brown, Misty <MBrown@leavenworthcounty.gov>; 'Mitch Pleak' <mpleak@olsson.com>; 'johnmcevoysr@yahoo.com' <johnmcevoysr@yahoo.com>; 'designgroupleavenworth@evergy.com' <designgroupleavenworth@evergy.com>; 'water12@embarqmail.com' <water12@embarqmail.com>
Cc: PZ <PZ@leavenworthcounty.gov>
Subject: DEV-24-131 T&R Investments Rezone

Good Morning,

The Department of Planning and Zoning has received an application for a rezone regarding the property at 00000 Easton Rd from RR-5 to RR-2.5.

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 November 1, 2024.

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

v / r

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

RESOLUTION 2024-30

A resolution of the Leavenworth County Kansas Board of Commissioners, authorizing a rezoning from RR-5 to RR-2.5 as defined by the Zoning and Subdivision Regulations of Leavenworth County, Kansas on the following described property:

The Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Fifteen (15), Township Eight (8) South, Range Twenty one (21) East of the 6th P.M., less any part thereof taken or used for road purposes, Leavenworth County, Kansas.

The Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Fifteen (15), Township Eight (8) South, Range Twenty one (21) East of the 6th P.M., less following described tract of land: Beginning at the Northwest corner of the Northwest Quarter, thence East along the North Section line 313.05 feet, thence South parallel to the West section line 450.40 feet, thence West parallel to the North Section line 313.05 feet to the West section line, thence North along the West section line 450.40 feet to the point of beginning, less any part thereof taken or used for road purposes, Leavenworth County, Kansas.

WHEREAS, it is hereby found and determined that a request for a Rezoning as described above was filed with the Secretary of the Leavenworth County Planning Commission, on the 26th day of September, 2024, and

WHEREAS, it is hereby found that the Leavenworth County Planning Commission, after notice as required by law, did conduct a public hearing for Case DEV-24-131 upon the granting of such request for a Rezoning on the 13th day of November, 2024; 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 Rezoning be approved; and

WHEREAS, the Board of County Commissioners considered, in session on the 4th day of December, 2024, the recommendation of the Leavenworth County Planning Commission.

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

1. Based upon the recommendation and findings of fact of the Leavenworth County Planning Commission and the findings of fact adopted by the Board of County Commissioners in regular session on the 4th day of December, 2024, and incorporated herein by reference, it is hereby resolved that request for rezoning as described above, also known as 00000 Easton Rd, Parcel Identification Number 065-15-0-00-00-006 and 065-15-0-00-00-006.02, is hereby granted.
2. The Planning and Zoning Department of Leavenworth County, Kansas is hereby ordered to and directed to cause such designations to be made on the official District Map of said County in its custody and to show property herein described to be now zoned RR-2.5. Said District Map previously incorporated by reference by Section 4 of the Zoning and Subdivision Regulations of the Leavenworth County, Kansas is hereby incorporated as part of the Zoning Resolution as amended.
3. This Resolution shall be in full force and effect from and after its adoption and publication in the Leavenworth Times.

Adopted this 4th day of December, 2024
Board of County Commission
Leavenworth, County, Kansas

Jeff Culbertson, Chairman

ATTEST:

Vicky Kaaz, Member

Janet Klasinski, Leavenworth County Clerk

Doug Smith, Member

Mike Smith, Member

Mike Stieben, Member

**LEAVENWORTH COUNTY PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
November 13, 2024**

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

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

Pledge of Allegiance

Members present: Jeff Spink, Doug Tystad, Allan Stork, Chairman Marcus Majure, William Gottschalk, Dan Clemons, Jaden Bailey and Steve Rosenthal. (Absent: Steve Skeet and Robert Owens)

Staff present: John Jacobson-Director, Amy Allison-Deputy Director, Dawn Chamberlain-Planning Coordinator, Misty Brown-County Counselor

Minutes: Commissioner Tystad made a motion to approve the minutes and Commissioner Stork seconded that motion.

Amendment to Minutes: Commissioner Rosenthal made a motion to correct errors in the Minutes. Commissioner Tystad seconded that Motion.

ROLL CALL VOTE – Motion to the approve amendment to minutes passed, 7/0.

Counselor's Report: Misty Brown addressed the Commission and those in attendance that there is a full agenda and because they are all land use matters, they are quasi-judicial matters. To clarify, Ms. Brown stated all due processes to make sure decisions are made with the Golden Factors in mind and articulate reasons for decisions while voting.

Secretary's Report: Amy Allison outlined two items on the consent agenda. There are nine items on the regular agenda, of which five are Public Hearing items. Ms. Allison reminded the audience that if they plan to speak, they need to be sure to add their name and address to the sign-in sheet. There were also handouts given to the public.

Declarations: None

Approval of Agenda: Commissioner Stork made a motion to approve the Agenda and Commissioner Tystad seconded the motion.

ROLL CALL VOTE: Motion to approve the agenda passed. 9/0.

Regular Agenda

A. Case DEV-24-120 Creten Tract Split Exceptions

Consideration of an Exception for a tract of land in the Southwest Quarter of Section 27, Township 11 South, Range 21, East of the 6th P.M., in Leavenworth County, Kansas.

Also known as: 15812 214th Street

Amy Allison gave the staff report, outlining the details of the request. The applicants are requesting to split approximately 15 acres of land. Because of the lot depth to width requirement cannot be met, Ms. Allison mentioned Planning Commission would be required to make final determination.

Commissioner Tystad motioned to approve and Commissioner Clemons seconded for Exception 1. Commissioner Clemons motioned to approve and Commissioner Tystad second for Exception 2.

ROLL CALL VOTE: Motion to approve passed 7/0 on first Exception. Motion to approve passed 7/0 on second Exception.

B. Case DEV-24-122 Lansing Boundary Line Adjustment Exception

Consideration of an Exception for tracts of land in the West Half of the East Half of the Northeast Quarter of Section 15, Township 8 South, Range 21, East of the 6th P.M., in Leavenworth County, Kansas.

Also known as: 20453 & 20437 Seven Sisters Rd

Josh Schweitzer gave the staff report, outlining the applicants are requesting an exception from the zoning regulation. Commissioner Tystad confirmed the lot depth of the property in question.

Commissioner Bailey motioned to approve the Exception and Commissioner Tystad seconded.

ROLL CALL VOTE: Motion to approve passed 7/0.

C. Case DEV-24-132/133 Thomas Farms Preliminary and Final Plat

Consideration of a Preliminary & Final Plat for a Minor Subdivision in the Northeast Quarter of Section 26, Township 10 South, Range 22, East of the 6th P.M. in Leavenworth County, Kansas.

Also known as: 00000 147th St.; 20807 147th St.

Amy Allison gave the staff report for the above-listed case, outlining the minimal access of Donahoo Road and that the applicant is proposing a shared access road.

Commissioner Rosenthal motioned to approve first Exception and Commissioner Bailey seconded. Commissioner Bailey motioned to approve second Exception and Commissioner Clemons seconded. Commissioner Tystad motioned to approve preliminary plat with amendment and Commissioner Bailey seconded.

ROLL CALL VOTE: Motion to approve passed first Exception 7/0. Motion to approve second item 7/0.

D. Case DEV-24-100/101 Preliminary & Final Plat Thomas Farm 2nd Plat

Consideration of a Preliminary & Final Plat for a Minor Subdivision in the Northeast Quarter of Section 26, Township 10 South, Range 22, East of the 6th P.M., in Leavenworth County, Kansas.

E. Case DEV-24-118 Gilbert Rezone

Consideration of a rezoning request from RR-5 zoning district to RR-2.5 zoning district on the following described property: A tract in the Southeast Quarter of Section 18, Township 9, Range 22, in Leavenworth County, Kansas; AND A tract of land in the Northeast Quarter of Section 19, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

Also known as: 18289 & 00000 Eisenhower Rd

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

*****Public Comment limited to three minutes per person*****

Amy Allison gave the staff report for the above-listed case, outlining the applicant is proposing a rezone from a shared access road. Ms. Allison confirmed Golden Factors 1 and 3 apply. Surveyor Joe Herring and property owner provided further details. Several surrounding property owners stated opposition to the rezone request.

Commissioner Stork motioned to approve request and Commissioner Tystad seconded.

ROLL CALL VOTE: Motion denied 4/3.

F. Case DEV-24-126 Kooser Family Living Trust Rezone

Consideration of a rezoning request from RR-5 zoning district to R-1 (43) zoning district on the following described property: The Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section Seventeen (17) Township Eleven (11) South Range Twenty-Two (22) East of the Sixth P.M., Less Right-of-Way, in Leavenworth County, Kansas.

Also known as: 17675 Evans Rd

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

*****Public Comment limited to three minutes per person*****

Amy Allison gave the staff report for the above-listed case, outlining the applicant's rezone proposal. Joe Herring further outlined applicant's request. Several surrounding property owners spoke in opposition of the rezone request.

Commissioner Stork motioned for the approval of the request. Commissioner Spink seconded.

ROLL CALL VOTE: Motion passed 5/2.

Break with readjourn at 7:50pm

G. Case DEV-24-127 Ditty Rezone

Consideration of a rezoning request from PR-2 zoning district to RR-5 zoning district on the following described property: The South ½ of the East ½ of the West ½ of the Northwest ¼ of Section 32, Township 11, Range 21, in Leavenworth County, Kansas

Also known as: 22856 Woodend Rd

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

*****Public Comment limited to three minutes per person*****

Amy Allison gave the staff report for the above-listed case, outlining the applicant's rezone proposal. Surveyor Joe Herring further outlined sanitary and utility options. One surrounding property owner raised concerns regarding the rezone.

Director John Jacobson explained the history of the property (to the best of his knowledge), stating the anticipated uses have not yet surfaced. The current state of density and utility connections that would be necessary was further explained.

Commissioner Stork motioned to approve request and Commissioner Clemons seconded the motion.

ROLL CALL VOTE: Motion passed 7/0.

H. Case DEV-24-128 GM Investment Rezone

Consideration of a rezoning request from RR-5 zoning district to RR-2.5 zoning district on the following described property: Lot 1, Smith's Corner, a subdivision in Leavenworth County, Kansas.

Also known as: 19575 Mitchell Rd

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

*****Public Comment limited to three minutes per person*****

Josh Schweitzer gave the staff report mentioning Staff recommends approval of the request. Surveyor Joe Herring outlining that his client (the property owner) is aware of access requirements in the rezone. Several property owners spoke in opposition; one stating the concern of safety with the intersection and bicycle lane nearby. Having two driveways vs. one was raised as a concern. Josh Schweitzer and John Jacobson clarified the difference in lot size in question.

Commissioner Stork motioned to approve rezone request and Commissioner Clemons seconded.

ROLL CALL VOTE: Motion passed 4/3.

I. Case DEV-24-131 T&R Investments Rezone

Consideration of a rezoning request from RR-5 zoning district to RR-2.5 zoning district on the following described property: Two tracts of land in the Northwest 1/4 of Section 15, Township 8 South, Range 21 East of the 6th PM, in Leavenworth County, Kansas.

Also known as: 00000 Easton Rd

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

*****Public Comment limited to three minutes per person*****

Josh Schweitzer gave the staff report of the rezone request, outlining the concept plan. KDOT and Public Works have concerns about access to the relevant roads adjacent to the property in question, particularly on 207th Street. Staff has reviewed the request while considering the Golden Factors and Staff is recommending approval of the rezone request. Surveyor Joe Herring added further details including future boundary line adjustments and KDOT and Public Works would be involved.

Several surrounding property owners spoke in opposition raising concerns about safety and the need of new schools. A school district employee raised the issue of fatalities near Easton and K7. Another property owner raised concern about water contamination if the rezone is approved.

Commissioner Stork motioned approval of the request in consideration of the Golden Factors. Commissioner Tystad seconded.

ROLL CALL VOTE: Motion passed 6/1.

J. Case DEV-24-116 Kaaz Rezone – Returned from BOCC

Reconsideration of a rezoning request from RR-5 zoning district to RR-2.5 zoning district on the following described property: Three tracts of land in the Northwest ¼ of Section 19, Range 22 East of the 6th P.M., in Leavenworth County, Kansas & The North ½ of the North ½ of the Southwest ¼ of Section 19, Township 9, Range 22 East of the 6th P.M., in Leavenworth County, Kansas.

Also known as: 18415 Eisenhower Rd.

Amy Alison gave the staff report of the rezone request, mentioning the matter has been addressed at the Board of County Commissioner’s meeting, and the matter was remanded to the Planning Commission with a specific directive; to consider Golden Factor One (parcel sizes in the surrounding area).

Counsel Misty Brown expressed that State statute governs due process when an item is remanded back to the Planning Commission. In doing so, a statement is required as to what is requested of the Commission. Counselor Brown also referred to clarification to the issue of the parcel in question did not meet the character of the neighborhood; specifically because other surrounding properties were of smaller acreage.

Commissioner Rosenthal motioned to approve the request and Stork seconded.

ROLL CALL VOTE: Motion passed 4/3.

Adjournment of Planning Commission at 9:06pm.

Upcoming meeting dates:

**Wednesday, December 11, 2024, 5:30 PM
Regular Planning Commission Meeting**

For More Information:

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

Planning Commission Seating Chart 2024

