

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

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

Regular Meeting Agenda
300 Walnut Street, Suite 225
Leavenworth, KS 66048
March 31, 2021
9:00 a.m.

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

Anyone wishing to make comments either on items on the agenda or not are encouraged to provide their comments in writing no later than 8:00 AM the Monday immediately preceding the meeting. These comments will be included in the agenda packet for everyone to access and review. This allows the Commission to have time to fully consider input and request follow up if needed prior to the meeting.
- V. ADMINISTRATIVE BUSINESS:
 - a) COVID-19 Hero's Week proclamation
- 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 March 24, 2021
- b) Approval of the schedule for the week April 5, 2021
- c) Approval of the check register
- d) Approve and sign the OCB's

VII. FORMAL BOARD ACTION:

- a) Consider a motion to approve Resolution 2021-10, a special use permit for Gast Auto Repair, subject to all conditions.
- b) Consider a motion to approve Resolution 2021-11, text amendments to the 2006 Leavenworth County Zoning and Subdivision regulations, articles 3 and 18.
- c) Consider a motion to appoint members to the Building Codes Board of Appeals.

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

- a) Executive session to discuss legal matters

IX. ADDITIONAL PUBLIC COMMENT IF NEEDED

X. ADJOURNMENT

LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE

Monday, March 29, 2021

Tuesday, March 30, 2021

Wednesday, March 31, 2021

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

Thursday, April 1, 2021

Friday, April 2, 2021

ALL SUCH OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION

ALL MEETINGS ARE OPEN TO THE PUBLIC

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

**PROCLAMATION
BY
THE BOARD OF COUNTY COMMISSION OF
Leavenworth County**

To all Citizens of Leavenworth County, Greetings;

Whereas, Leavenworth County, Kansas alongside all communities across this great Nation, have been impacted by the effects of the COVID-19 pandemic; and

Whereas, County employees in all our departments have worked tirelessly for a year to help protect our community from COVID-19, find new and innovative ways to continue providing services and programs safely while putting in long hours and performing complex and sometimes life-saving work; and

Whereas, working on the COVID-19 pandemic has required strong partnerships and collaborations with Leavenworth County and our municipalities and surrounding communities, corporations, organizations, school districts, health care systems, the business community and first responder agencies; and

Whereas, our community is built upon those who have made this a vibrant and stable County that continues to endure during difficult times; and

Whereas, healthcare professionals, educators, grocery store employees, restaurant staff, delivery drivers, law enforcement, firefighters, paramedics, public works, council on aging, information services and so many others have worked continuously, and have taken extraordinary steps to ensure the health and safety of the entire community and provide essential services; and

Whereas, the Board of County Commissioners expresses our appreciation to the exceptional residents, businesses and schools that have had to make sacrifices in order to help mitigate the spread of COVID-19;

Therefore we, the Leavenworth Board of County Commissioners, do hereby proclaim the week of April 5 through April 9, 2021 as COVID-19 HEROES WEEK in Leavenworth County, and urge all citizens to take time and thank those for their selfless commitments and determination to comfort, serve and ensure our well-being.

In Witness Whereof, I have hereunto set my hand and affixed the seal of Leavenworth County this 31st day of March 2021.

*Michael Smith, Chairman
Leavenworth County Commission*

*****March 24, 2021*****

The Board of County Commissioners met in a regular session on Wednesday, March 24, 2021. Commissioner Mike Smith, Commissioner Doug Smith, Commissioner Stieben, Commissioner Kaaz and Commissioner Culbertson are present; Also present: Mark Loughry, County Administrator; David Van Parys, Senior County Counselor; Bill Noll, Infrastructure and Construction Services; Krystal Voth, Planning and Zoning Director

Residents: Katie Bergman, Justin Pettis, David Bentley, John Matthews

PUBLIC COMMENT:

There were no public comments.

ADMINISTRATIVE BUSINESS:

Mark Loughry reminded everyone of the joint work session this evening with the Planning Commission.

Commissioner Stieben asked for a brief background for the new security at the Courthouse.

Mr. Loughry indicated discussion has taken place for about three years with budgeting for staff taking place this year and reutilizing COVID funds for equipment.

Commissioner Mike Smith acknowledged the efficiency of the Health Department in distributing the vaccinations.

Commissioner Mike Smith reported the new County newsletter is available.

A motion was made by Commissioner Culbertson and seconded by Commissioner Kaaz to accept the consent agenda for Wednesday, March 24, 2021 as presented.

Motion passed, 5-0.

Mr. Loughry presented a request from the city of Leavenworth for a transfer of county owned property located at 321 Olive for a drainage project.

A motion was made by Commissioner Doug Smith and seconded by Commissioner Stieben to transfer the property in question to the city of Leavenworth for a fee of \$1.00.

Motion passed, 5-0.

Bill Noll requested approval of a bid on the K-45 bridge replacement engineering design services and construction services to Norfolk Contracting, Inc.

A motion was made by Commissioner Culbertson and seconded by Commissioner Mike Smith to award bid for K-45 bridge replacement engineering design and construction services to Norfolk Contracting for \$186,252.00.

Motion passed, 5-0.

Mr. Noll requested disposal of surplus equipment to PurpleWave.

A motion was made by Commissioner Doug Smith and seconded by Commissioner Culbertson to allow Public Works to offer surplus equipment on PurpleWave auction and to use the remaining equipment for trade-in on government lease packages.

Motion passed, 5-0.

Katie Bergman and Justin Pettis from Leavenworth High School DECCA program commented on a non-agenda item.

Commissioner Mike Smith reported the city of Lansing voted to continue the mask ordinance until the end of April.

Commissioner Kaaz reported the city of Leavenworth does not intend to extend their mask ordinance indicating it will expire at the end of March.

Commissioner Doug Smith attended the basketball court dedication in Basehor for Keegan Gore and will attend the Basehor City Council meeting this evening. He will also attend the Fairmount Township meeting tomorrow night and participated in the MARC meeting.

Commissioner Kaaz participated in the Workforce Partnership Development meeting yesterday.

Commissioner Culbertson indicated he has been working with staff on issues regarding the old Easton rock quarry known as C & D Landfill.

Commissioner Stieben reminded everyone they have until March 31 to schedule an informal hearing on property taxes.

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

Motion passed, 5-0.

The Board adjourned at 9:35 a.m.

LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE

Monday, April 5, 2021

Tuesday, April 6, 2021

12:30 p.m. International Officer's Honorary Citizen's Day

Wednesday, April 7, 2021

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

Thursday, April 8, 2021

12:00 p.m. LCDC meeting via Zoom

Friday, April 9, 2021

ALL SUCH OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION

ALL MEETINGS ARE OPEN TO THE PUBLIC

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

START DATE: 03/21/2021 END DATE: 03/26/2021

TYPES OF CHECKS SELECTED: * ALL TYPES

			P.O.NUMBER	CHECK#						
20588	ADVANTAGE	ADVANTAGE PRINTING	318929	91681 AP	03/26/2021	1-001-5-04-301	ROD-BUSINESS CARDS, LAMINATE P	16.00		
20588	ADVANTAGE	ADVANTAGE PRINTING	318878	91638 AP	03/24/2021	1-001-5-06-218	BUSINESS CARDS - PLANNING	50.00		
20588	ADVANTAGE	ADVANTAGE PRINTING	318878	91638 AP	03/24/2021	1-001-5-11-307	BUSINESS CARDS CO ATTY	325.00		
							*** VENDOR		20588 TOTAL	391.00
10985	ARAMARK CO	ARAMARK CO	318844	91629 AP	03/21/2021	0-001-5-31-292	6230254 ANNEX MATS	46.49		
10985	ARAMARK CO	ARAMARK CO	318844	91629 AP	03/21/2021	0-001-5-31-292	6230254 ANNEX MATS	.00		
10985	ARAMARK CO	ARAMARK CO	318844	91629 AP	03/21/2021	0-001-5-31-292	6230254 ANNEX MATS	46.49		
10985	ARAMARK CO	ARAMARK CO	318844	91629 AP	03/21/2021	0-001-5-31-292	6230254 ANNEX MATS	46.49		
10985	ARAMARK CO	ARAMARK CO	318844	91629 AP	03/21/2021	0-001-5-31-292	6225987 HEALTH DEPT MATS	33.79		
10985	ARAMARK CO	ARAMARK CO	318844	91629 AP	03/21/2021	0-001-5-31-292	6225987 HEALTH DEPT MATS	33.79		
10985	ARAMARK CO	ARAMARK CO	318844	91629 AP	03/21/2021	0-001-5-31-292	6225987 HEALTH DEPT MATS	33.79		
10985	ARAMARK CO	ARAMARK CO	318844	91629 AP	03/21/2021	0-001-5-31-292	6225987 HEALTH DEPT MATS	33.79		
10985	ARAMARK CO	ARAMARK CO	318844	91629 AP	03/21/2021	0-001-5-31-292	792542303 CH MATS	54.89		
10985	ARAMARK CO	ARAMARK CO	318844	91629 AP	03/21/2021	0-001-5-31-292	792542303 CH MATS	54.89		
10985	ARAMARK CO	ARAMARK CO	318844	91629 AP	03/21/2021	0-001-5-31-292	792542303 CH MATS	.00		
10985	ARAMARK CO	ARAMARK CO	318844	91629 AP	03/21/2021	0-001-5-31-292	792542303 CH MATS	.00		
10985	ARAMARK CO	ARAMARK CO	318844	91629 AP	03/21/2021	0-001-5-31-292	792542303 CH MATS	.00		
10985	ARAMARK CO	ARAMARK CO	318844	91629 AP	03/21/2021	0-001-5-31-293	792588651 CH UNIFORMS	50.99		
10985	ARAMARK CO	ARAMARK CO	318844	91629 AP	03/21/2021	0-001-5-31-293	792588651 CH UNIFORMS	74.11		
10985	ARAMARK CO	ARAMARK CO	318844	91629 AP	03/21/2021	0-001-5-31-293	792588651 CH UNIFORMS	.00		
10985	ARAMARK CO	ARAMARK CO	318844	91629 AP	03/21/2021	0-001-5-31-293	792588651 CH UNIFORMS	.00		
10985	ARAMARK CO	ARAMARK CO	318844	91629 AP	03/21/2021	0-001-5-31-293	792588651 CH UNIFORMS	.00		
10985	ARAMARK CO	ARAMARK CO	318844	91629 AP	03/21/2021	0-001-5-32-209	792542302 JC MATS	87.08		
10985	ARAMARK CO	ARAMARK CO	318844	91629 AP	03/21/2021	0-001-5-32-209	792542302 JC MATS	87.08		
10985	ARAMARK CO	ARAMARK CO	318844	91629 AP	03/21/2021	0-001-5-32-209	792542302 JC MATS	87.08		
10985	ARAMARK CO	ARAMARK CO	318844	91629 AP	03/21/2021	0-001-5-32-209	792542302 JC MATS	.00		
10985	ARAMARK CO	ARAMARK CO	318844	91629 AP	03/21/2021	0-001-5-32-209	792542302 JC MATS	.00		
10985	ARAMARK CO	ARAMARK CO	318844	91629 AP	03/21/2021	0-001-5-53-215	6853393 NOX WEED MAT, UNIFORMS	62.30		
10985	ARAMARK CO	ARAMARK CO	318844	91629 AP	03/21/2021	0-001-5-53-215	6853393 NOX WEED MAT, UNIFORMS	65.70		
							*** VENDOR		10985 TOTAL	898.75
836	AREA WIDE	AREA WIDE GLASS AND MIRROR	318879	91639 AP	03/24/2021	1-001-5-31-290	REPAIR GLASS STOPS ON SOUTH DO	130.00		
21036	ARROWHEAD	ARROWHEAD SCIENTIFIC INC	318930	91682 AP	03/26/2021	1-001-5-07-251	EVIDENCE SUPPLIES	497.13		
22369	BAMFORD FI	BAMFORD FIRE SPRINKLER	318880	91640 AP	03/24/2021	1-001-5-14-711	CUSHING - WORK ON BROKEN FIRE	1,038.12		
22369	BAMFORD FI	BAMFORD FIRE SPRINKLER	318931	91683 AP	03/26/2021	1-001-5-32-266	JC INSPECTIONS	654.00		
							*** VENDOR		22369 TOTAL	1,692.12
1523	BOB BARKER	BOB BARKER CO INC	318932	91684 AP	03/26/2021	1-001-5-07-359	LEAKS4 JAIL SUPPLIES	801.18		
283	BUSETTI ROBERT	ROBERT BUSETTI	318885	91645 AP	03/24/2021	1-001-5-07-219	MARCH DENTIST FOR INMATES	350.00		
24545	CDW GOVERN	CDW GOVERNMENT INC	318934	91686 AP	03/26/2021	1-001-5-19-301	3773122 AVERMEDIA WEBCAM(1)	83.71		
7926	CLERK OF D	CLERK OF DISTRICT COURT - PAWN	318935	91687 AP	03/26/2021	1-001-5-19-222	COSTS 21-CT 41	386.50		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-02-301	CLK OFFSITE MEETING	25.13		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-02-302	NOTARYSTAMP.COM - B FRAKES	22.38		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-04-202	ROD:TRAINING,OFFICE SUPPLIES	30.00		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-04-301	ROD:TRAINING,OFFICE SUPPLIES	51.72		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-04-301	ROD:TRAINING,OFFICE SUPPLIES	134.16		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-04-301	ROD:TRAINING,OFFICE SUPPLIES	4.49		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-05-202	EMS:VEH MAINT/OFFICE/BLDG MAIN	16.40		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-05-205	EMS FIELD SUPPLIES,RED WASTE,U	1.50		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-05-215	WASTE MANAGEMENT - TRASH/RECYC	94.43		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-05-215	CITY OF TONGANOXIE WATER EMS 9	91.91		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-05-216	EMS FIELD SUPPLIES,RED WASTE,U	158.05		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-05-280	MIDWEST MOBILE RADIO - MARCH	215.00		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-05-280	MIDWEST MOBILE RADIO - MARCH	174.00		

TYPES OF CHECKS SELECTED: * ALL TYPES

				P.O.NUMBER	CHECK#						
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-05-282	EMS FIELD SUPPLIES,RED WASTE,U		329.53	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-05-301	EMS:VEH MAINT/OFFICE/BLDG MAIN		36.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-05-306	EMS:VEH MAINT/OFFICE/BLDG MAIN		15.99	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-05-306	EMS:VEH MAINT/OFFICE/BLDG MAIN		66.20	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-05-306	EMS:VEH MAINT/OFFICE/BLDG MAIN		285.75	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-05-306	EMS:VEH MAINT/OFFICE/BLDG MAIN		82.97	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-05-350	EMS FIELD SUPPLIES,RED WASTE,U		68.93	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-05-381	EMS FIELD SUPPLIES,RED WASTE,U		11,772.43	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-05-381	EMS:VEH MAINT/OFFICE/BLDG MAIN		309.26	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-05-383	EMS:VEH MAINT/OFFICE/BLDG MAIN		21.97	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-05-383	EMS:VEH MAINT/OFFICE/BLDG MAIN		132.90	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-05-383	EMS:VEH MAINT/OFFICE/BLDG MAIN		15.98	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-05-383	EMS:VEH MAINT/OFFICE/BLDG MAIN		15.98	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-06-216	MIDWEST MOBILE RADIO - MARCH		15.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-06-301	WATER FOR PLANNING COMMISSION		17.94	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-07-202	SHF:JAIL,CONTR,TECH,UNIFORM,TN		110.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-07-208	WASTE MANAGEMENT - TRASH/RECYC		238.66	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-07-208	MIDWEST MOBILE RADIO - MARCH		175.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-07-208	MIDWEST MOBILE RADIO - MARCH		655.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-07-208	MIDWEST MOBILE RADIO - MARCH		230.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-07-208	MIDWEST MOBILE RADIO - MARCH		535.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-07-208	FIRST ADVANTAGE BACKGROUND CHE		17.90	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-07-208	SHF:JAIL,CONTR,TECH,UNIFORM,TN		294.50	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-07-208	SHF:JAIL,CONTR,TECH,UNIFORM,TN		44.70	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-07-210	AT&T MONTHLY SVC - SHF		46.23	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-07-211	KTA - RESPOND TO INCIDENT ON K		5.95	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-07-219	SPECTRUM - INTERNET FOR MENTAL		181.98	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-07-219	SHF:JAIL,CONTR,TECH,UNIFORM,TN		67.50	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-07-301	SHF:MW:OFFICE SUPPLY,POL EQUIP		741.17	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-07-301	SHF:MW:OFFICE SUPPLY,POL EQUIP		174.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-07-301	SHF:JAIL,CONTR,TECH,UNIFORM,TN		40.76	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-07-302	SHF:MW:OFFICE SUPPLY,POL EQUIP		48.68	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-07-350	SHF:MW:OFFICE SUPPLY,POL EQUIP		65.92	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-07-350	SHF:JAIL,CONTR,TECH,UNIFORM,TN		121.60	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-07-353	SHF:MW:OFFICE SUPPLY,POL EQUIP		129.90	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-07-355	SHF:MW:OFFICE SUPPLY,POL EQUIP		75.03	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-07-356	SHF:JAIL,CONTR,TECH,UNIFORM,TN		184.87	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-07-356	SHF:JAIL,CONTR,TECH,UNIFORM,TN		49.58	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-07-357	SHF:JAIL,CONTR,TECH,UNIFORM,TN		94.19	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-07-359	SHF:MW:OFFICE SUPPLY,POL EQUIP		205.30	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-07-359	SHF:JAIL,CONTR,TECH,UNIFORM,TN		1,034.65	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-07-359	SHF:JAIL,CONTR,TECH,UNIFORM,TN		37.84	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-07-359	SHF:JAIL,CONTR,TECH,UNIFORM,TN		15.96	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-07-360	SHF:JAIL,CONTR,TECH,UNIFORM,TN		6.96	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-07-362	SHF:MW:OFFICE SUPPLY,POL EQUIP		222.28	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-07-362	SHF:JAIL,CONTR,TECH,UNIFORM,TN		138.97	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-11-203	CO ATTY:SUPPLIES,NOTARY,WITNES		100.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-11-205	3-30 KTA - FEB TRAVEL		3.40	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-11-213	CO ATTY:SUPPLIES,NOTARY,WITNES		109.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-11-301	CO ATTY:SUPPLIES,NOTARY,WITNES		2,446.33	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-14-220	TONGANOXIE CITY WATER 725 LAMI		52.48	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-14-229	WASTE MANAGEMENT - TRASH/RECYC		453.74	

TYPES OF CHECKS SELECTED: * ALL TYPES

			P.O.NUMBER	CHECK#						
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-14-259	B&G SEWER DIST/CTHSE SECURITY		3,950.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-14-312	HERKEN:CTHSE,HD,CUSHING,EMS,JC		59.95	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-14-336	NOX WEED TRAINING,TAVEL,FORMS,		28.23	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-18-213	AT&T POTS/HOTSPOTS FOR VARIOUS		1,367.93	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-19-301	DIST CT WEISHAR, SENTENCING GU		610.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-19-301	DIST CT:CROSSLAND,TECH EQUIPME		37.99	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-28-301	HR:MEAL FOR BENEFITS ENROLLMEN		53.85	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-31-297	BG:JC JANITORIAL,BLDG MAINT;CT		60.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-31-301	BG:JC JANITORIAL,BLDG MAINT;CT		237.34	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-31-312	BG:JC JANITORIAL,BLDG MAINT;CT		1,030.75	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-31-312	HERKEN:CTHSE,HD,CUSHING,EMS,JC		496.42	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-31-313	HERKEN:CTHSE,HD,CUSHING,EMS,JC		551.94	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-31-317	HERKEN:CTHSE,HD,CUSHING,EMS,JC		30.68	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-31-384	BG:JC JANITORIAL,BLDG MAINT;CT		33.36	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-31-390	HERKEN:CTHSE,HD,CUSHING,EMS,JC		39.48	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-32-296	BG:JC JANITORIAL,BLDG MAINT;CT		805.44	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-32-297	WASTE MANAGEMENT - TRASH/RECYC		308.92	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-32-391	BG:JC JANITORIAL,BLDG MAINT;CT		2,154.86	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-32-391	GOETZ:JC BLDG MAINT SUPPLIES		44.98	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-32-391	HERKEN:CTHSE,HD,CUSHING,EMS,JC		797.82	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-41-201	APPRAISR:COPIES,OFFICE/COMPUTE		286.38	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-41-271	FLEETHOSTER APRIL CAMERA SUBSC		19.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-41-301	APPRAISR:COPIES,OFFICE/COMPUTE		186.26	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-41-301	APPRAISR:COPIES,OFFICE/COMPUTE		13.79	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-41-371	APPRAISR:COPIES,OFFICE/COMPUTE		302.98	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-42-293	GIS - ESRI-ARCGIS ONLINE SVC B		200.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-49-301	NOUHAUS 3 CHAIRS		599.97	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-53-202	NOX WEED TRAINING,TAVEL,FORMS,		180.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-53-211	NOX WEED TRAINING,TAVEL,FORMS,		747.60	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-53-217	NOX WEED TRAINING,TAVEL,FORMS,		130.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-001-5-53-308	NOX WEED TRAINING,TAVEL,FORMS,		349.79	
							*** VENDOR	648 TOTAL		38,598.40
12648	DIV OF ACC	DIR OF ACCOUNTS & REPORTS,OFFI	318937	91689 AP	03/26/2021	1-001-5-14-228	AUDIT FILING FEE		175.00	
86	EVERGY	EVERGY KANSAS CENTRAL INC	318874	91637 AP	03/23/2021	1-001-5-05-215	ELEC SVC EMS 9101		721.47	
86	EVERGY	EVERGY KANSAS CENTRAL INC	318886	91646 AP	03/24/2021	1-001-5-05-215	ELEC SVC EMS/WIC/HEALTH		1,245.54	
							*** VENDOR	86 TOTAL		1,967.01
8726	FAGAN COMPANY	FAGAN COMPANY	318887	91647 AP	03/24/2021	1-001-5-14-711	24520 711 MARSHALL INSPECT BOI		2,544.90	
8726	FAGAN COMPANY	FAGAN COMPANY	318887	91647 AP	03/24/2021	1-001-5-32-209	24520 JUSTICE CENTER CHECK VAL		2,359.69	
							*** VENDOR	8726 TOTAL		4,904.59
4465	GRONIS	GRONIS HARDWARE INC	318938	91690 AP	03/26/2021	1-001-5-07-305	SHF - LADDER, HARDWARE,JAIL SU		51.99	
4465	GRONIS	GRONIS HARDWARE INC	318938	91690 AP	03/26/2021	1-001-5-07-357	SHF - LADDER, HARDWARE,JAIL SU		8.61	
4465	GRONIS	GRONIS HARDWARE INC	318938	91690 AP	03/26/2021	1-001-5-07-359	SHF - LADDER, HARDWARE,JAIL SU		24.93	
							*** VENDOR	4465 TOTAL		85.53
19139	HEARTLAND	HEARTLAND TOW INC	318891	91651 AP	03/24/2021	1-001-5-07-213	#142 AND #112 TO SHOP		75.00	
19139	HEARTLAND	HEARTLAND TOW INC	318891	91651 AP	03/24/2021	1-001-5-07-213	#142 AND #112 TO SHOP		75.00	
							*** VENDOR	19139 TOTAL		150.00
191	HOME DEPOT	HOME DEPOT USA	318893	91653 AP	03/24/2021	1-001-5-07-359	1137682 JAIL SUPPLIES		48.54	
191	HOME DEPOT	HOME DEPOT USA	318893	91653 AP	03/24/2021	1-001-5-07-359	1137682 JAIL SUPPLIES		48.54	
191	HOME DEPOT	HOME DEPOT USA	318893	91653 AP	03/24/2021	1-001-5-07-359	1137682 JAIL SUPPLIES		29.72	
							*** VENDOR	191 TOTAL		29.72
1025	HONEYWELL	HONEYWELL INTERNATIONAL INC	318939	91691 AP	03/26/2021	1-001-5-31-290	539696 300 WALNUT CONTROLS CHG		12,699.00	
7655	J F DENNEY P	J F DENNEY PLUMBING & HEATING	318940	91692 AP	03/26/2021	1-001-5-31-289	CO SHOP BAD INDUCER MOTOR		232.00	

TYPES OF CHECKS SELECTED: * ALL TYPES

				P.O.NUMBER	CHECK#					
46	KANSAS COR	KANSAS CORRECTIONAL INDUSTRIES		318895	91655 AP	03/24/2021	1-001-5-07-359	JAIL SUPPLIES	151.40	
5542	KU TRANSPORTATION CE	KU EDWARDS CAMPUS		318897	91657 AP	03/24/2021	1-001-5-07-202	SHF - TRAINING X8 (TRIAL PREP	280.00	
4579	LEAV CO FA	LEAV CO FAIR ASSN	LEAVENWORTH	318899	91659 AP	03/24/2021	1-001-5-25-201	PER 2021 BUDGET	17,000.00	
4579	LEAV CO FA	LEAV CO FAIR ASSN	LEAVENWORTH	318899	91659 AP	03/24/2021	1-001-5-25-201	PER 2021 BUDGET	17,000.00	
4579	LEAV CO FA	LEAV CO FAIR ASSN	LEAVENWORTH	318899	91659 AP	03/24/2021	1-001-5-25-205	PER 2021 BUDGET	11,000.00	
									*** VENDOR 4579 TOTAL	45,000.00
537	LEAV TIMES	LEAVENWORTH TIMES		318900	91660 AP	03/24/2021	1-001-5-06-209	1 YEAR SUBSCRIPTION PLANNING/Z	165.83	
537	LEAV TIMES	LEAVENWORTH TIMES		318900	91660 AP	03/24/2021	1-001-5-06-218	ACCT 267:RESOLUTIONS	21.80	
537	LEAV TIMES	LEAVENWORTH TIMES		318900	91660 AP	03/24/2021	1-001-5-06-218	ACCT 267:RESOLUTIONS	27.65	
537	LEAV TIMES	LEAVENWORTH TIMES		318900	91660 AP	03/24/2021	1-001-5-06-218	ACCT 267:RESOLUTIONS	41.15	
537	LEAV TIMES	LEAVENWORTH TIMES		318900	91660 AP	03/24/2021	1-001-5-06-218	ACCT 267:RESOLUTIONS	41.60	
537	LEAV TIMES	LEAVENWORTH TIMES		318900	91660 AP	03/24/2021	1-001-5-06-218	ACCT 267:RESOLUTIONS	36.65	
537	LEAV TIMES	LEAVENWORTH TIMES		318900	91660 AP	03/24/2021	1-001-5-06-218	ACCT 267:RESOLUTIONS	47.45	
537	LEAV TIMES	LEAVENWORTH TIMES		318900	91660 AP	03/24/2021	1-001-5-31-296	ACCT 527 SCALE/SCALE HOUSE BID	25.40	
537	LEAV TIMES	LEAVENWORTH TIMES		318900	91660 AP	03/24/2021	1-001-5-31-296	ACCT 527 SCALE/SCALE HOUSE BID	25.40	
									*** VENDOR 537 TOTAL	432.93
17244	MARLOW WHI	MARLOW WHITE UNIFORM CO		318943	91695 AP	03/26/2021	1-001-5-07-350	SHERIFF UNIFORM SHIRTS, ALTERA	25.00	
17244	MARLOW WHI	MARLOW WHITE UNIFORM CO		318943	91695 AP	03/26/2021	1-001-5-07-350	SHERIFF UNIFORM SHIRTS, ALTERA	12.50	
17244	MARLOW WHI	MARLOW WHITE UNIFORM CO		318943	91695 AP	03/26/2021	1-001-5-07-350	SHERIFF UNIFORM SHIRTS, ALTERA	92.00	
17244	MARLOW WHI	MARLOW WHITE UNIFORM CO		318943	91695 AP	03/26/2021	1-001-5-07-350	SHERIFF-UNIFORMS AND ALTERATIO	138.00	
17244	MARLOW WHI	MARLOW WHITE UNIFORM CO		318943	91695 AP	03/26/2021	1-001-5-07-350	SHERIFF-UNIFORMS AND ALTERATIO	12.50	
									*** VENDOR 17244 TOTAL	280.00
2059	MIDWEST OFFICE TECH	MIDWEST OFFICE TECHNOLOGY INC		318903	91663 AP	03/24/2021	1-001-5-01-201	OPK595_K COPIER MAINT	236.95	
2666	MISC REIMBURSEMENTS	KENNY JEANNIN		318904	91664 AP	03/24/2021	1-001-5-53-211	PER DIEM KCWDA CONF	23.00	
2666	MISC REIMBURSEMENTS	KENNY JEANNIN		318904	91664 AP	03/24/2021	1-001-5-53-211	PER DIEM KCWDA CONF	26.00	
2666	MISC REIMBURSEMENTS	KYLE HARDISTY		318905	91665 AP	03/24/2021	1-001-5-53-211	PER DIEM 83RD KCWDA CONF	23.00	
2666	MISC REIMBURSEMENTS	KYLE HARDISTY		318905	91665 AP	03/24/2021	1-001-5-53-211	PER DIEM 83RD KCWDA CONF	26.00	
2666	MISC REIMBURSEMENTS	ALAN PHILLIPS		318906	91666 AP	03/24/2021	1-001-5-53-211	PRE DIEM - 83RD KCWDA CONF	23.00	
2666	MISC REIMBURSEMENTS	SHAWN BAUSWELL		318907	91667 AP	03/24/2021	1-001-5-53-211	PER DIEM 83RD KCWDA CONF	23.00	
2666	MISC REIMBURSEMENTS	SHAWN BAUSWELL		318907	91667 AP	03/24/2021	1-001-5-53-211	PER DIEM 83RD KCWDA CONF	26.00	
									*** VENDOR 2666 TOTAL	170.00
4583	MURRFIELD	MURRFIELD FARM SUPPLY		318944	91696 AP	03/26/2021	1-001-5-53-305	1252 CHEMICALS PER BID	5,005.80	
4583	MURRFIELD	MURRFIELD FARM SUPPLY		318944	91696 AP	03/26/2021	1-001-5-53-305	1252 CHEMICALS PER BID	10,998.00	
4583	MURRFIELD	MURRFIELD FARM SUPPLY		318944	91696 AP	03/26/2021	1-001-5-53-305	1252 CHEMICALS PER BID	1,891.00	
									*** VENDOR 4583 TOTAL	17,894.80
1246	PTS OF AMERICA LLC	PTS OF AMERICA LLC		318909	91669 AP	03/24/2021	1-001-5-07-218	CUST 1391 INMATE TRANSPORT	7,187.62	
7098	QUILL CORP	QUILL CORP		318945	91697 AP	03/26/2021	1-001-5-07-301	8333027 OFFICE AND JAIL SUPPLI	245.90	
7098	QUILL CORP	QUILL CORP		318945	91697 AP	03/26/2021	1-001-5-07-301	8333027 OFFICE AND JAIL SUPPLI	103.00	
									*** VENDOR 7098 TOTAL	348.90
29720	SCHWINN EL	SCHWINN ELECTRIC		318910	91670 AP	03/24/2021	1-001-5-31-290	300 WALNUT ELECTRIC WORK:SOUTH	665.00	
29720	SCHWINN EL	SCHWINN ELECTRIC		318947	91699 AP	03/26/2021	1-001-5-31-290	300 WALNUT - ADD OUTLET SOUTH	195.00	
									*** VENDOR 29720 TOTAL	860.00
1717	SEIFERT'S FLOORING	SEIFERT'S FLOORING		318948	91700 AP	03/26/2021	1-001-5-32-280	JC:COURT SERVICES NEW CARPET	889.21	
226	STRYKER	STRYKER SALES CORPORATION		318911	91671 AP	03/24/2021	1-001-5-05-220	1362043 ANNUAL EKG MONITOR MAI	15,390.00	
248	SUMMIT FOOD	ELIOR, INC		318912	91672 AP	03/24/2021	1-001-5-07-261	C74100 INMATE MEALS	5,312.46	
248	SUMMIT FOOD	ELIOR, INC		318912	91672 AP	03/24/2021	1-001-5-07-261	C74100 INMATE MEALS	5,364.22	
248	SUMMIT FOOD	ELIOR, INC		318912	91672 AP	03/24/2021	1-001-5-07-261	C74100 INMATE MEALS	5,428.45	
248	SUMMIT FOOD	ELIOR, INC		318912	91672 AP	03/24/2021	1-001-5-07-261	C74100 INMATE MEALS	5,600.88	
									*** VENDOR 248 TOTAL	21,706.01
376	SYMMETRY	ATHENS ENERGY SERVICES HOLDING		318913	91673 AP	03/24/2021	1-001-5-14-220	413714 GAS SVC 711 MARSHALL	2,295.04	
261	TELEFLEX	TELEFLEX FUNDING LLC		318950	91702 AP	03/26/2021	1-001-5-05-381	1239536 FIELD SUPPLIES - NEEDL	1,115.50	
2144	VAN TUYL JOELLEN	JOELLEN M VAN TUYL		318916	91676 AP	03/24/2021	1-001-5-11-255	CO ATTY - TRANSCRIPTS	209.50	

TYPES OF CHECKS SELECTED: * ALL TYPES

		P.O.NUMBER	CHECK#						
100	WITNESS LIST								
							*** VENDOR	100 TOTAL	248.24
3955	YOUNG SIGN	YOUNG SIGN CO	318919	91679 AP	03/24/2021	1-001-5-32-209	287 CRANE SVC-LIFT HVAC UNIT T	420.00	
4141	ZOHO CORPORATION	ZOHO CORPORATION	318954	91706 AP	03/26/2021	1-001-5-18-254	ANUAL SUB TO 4.30.22	3,595.00	
							TOTAL FUND 001		182,782.74
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-104-5-00-202	NDA SEMINAR	50.00	
							TOTAL FUND 104		50.00
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-108-5-00-211	HEALTH DEPT:CONTR,MED/OFC SUPP	33.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-108-5-00-213	HEALTH DEPT:CONTR,MED/OFC SUPP	31.98	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-108-5-00-219	HEALTH DEPT:CONTR,MED/OFC SUPP	295.87	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-108-5-00-219	AT&T MOBILITY - HEALTH DEPT	164.96	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-108-5-00-280	HEALTH DEPT:CONTR,MED/OFC SUPP	1,286.96	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-108-5-00-301	HEALTH DEPT:CONTR,MED/OFC SUPP	1,868.20	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-108-5-00-301	VACCINE CLINIC - PIZZA	217.94	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-108-5-00-380	HEALTH DEPT:CONTR,MED/OFC SUPP	2,091.21	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-108-5-00-601	HEALTH DEPT:CONTR,MED/OFC SUPP	10.70	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-108-5-00-601	MIDWEST MOBILE RADIO - MARCH	75.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-108-5-00-604	HEALTH DEPT:CONTR,MED/OFC SUPP	203.84	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-108-5-00-606	HEALTH DEPT:CONTR,MED/OFC SUPP	196.37	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-108-5-00-606	WIC:SCALE CALIBRATION	300.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-108-5-00-610	HEALTH DEPT:TEEN PREGNANCY	71.99	
							*** VENDOR	648 TOTAL	6,848.02
86	EVERGY	EVERGY KANSAS CENTRAL INC	318886	91646 AP	03/24/2021	1-108-5-00-219	ELEC SVC EMS/WIC/HEALTH	934.15	
86	EVERGY	EVERGY KANSAS CENTRAL INC	318886	91646 AP	03/24/2021	1-108-5-00-606	ELEC SVC EMS/WIC/HEALTH	311.39	
							*** VENDOR	86 TOTAL	1,245.54
8466	KDHE PERMITS	KDHE STD SECTION/INFERTILITY P	318896	91656 AP	03/24/2021	1-108-5-00-380	UPT KIT COLLECTION & TRANSPORT	37.50	
							TOTAL FUND 108		8,131.06
24545	CDW GOVERN	CDW GOVERNMENT INC	318934	91686 AP	03/26/2021	1-115-5-00-409	3773122 DISPLAY,DOCK,PRINTER,C	115.79	
24545	CDW GOVERN	CDW GOVERNMENT INC	318934	91686 AP	03/26/2021	1-115-5-00-409	3773122 DISPLAY,DOCK,PRINTER,C	412.36	
24545	CDW GOVERN	CDW GOVERNMENT INC	318934	91686 AP	03/26/2021	1-115-5-00-409	3773122 DISPLAY,DOCK,PRINTER,C	348.23	
24545	CDW GOVERN	CDW GOVERNMENT INC	318934	91686 AP	03/26/2021	1-115-5-00-409	3773122 DISPLAY,DOCK,PRINTER,C	26.32	
24545	CDW GOVERN	CDW GOVERNMENT INC	318934	91686 AP	03/26/2021	1-115-5-00-409	3773122 DISPLAY,DOCK,PRINTER,C	107.61	
24545	CDW GOVERN	CDW GOVERNMENT INC	318934	91686 AP	03/26/2021	1-115-5-00-409	3773122 DISPLAY,DOCK,PRINTER,C	57.56	
							*** VENDOR	24545 TOTAL	1,067.87
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-115-5-00-415	FLEETHOSTER APRIL CAMERA SUBSC	19.95	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-115-5-00-418	FLEETHOSTER APRIL CAMERA SUBSC	19.95	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-115-5-00-434	FLEETHOSTER APRIL CAMERA SUBSC	464.55	
							*** VENDOR	648 TOTAL	504.45
							TOTAL FUND 115		1,572.32
2007	WIRENUTS	WIRENUTS	318951	91703 AP	03/26/2021	1-118-5-00-405	REPL WIRELESS REMOTE FOR ACCES	434.00	
							TOTAL FUND 118		434.00
20588	ADVANTAGE	ADVANTAGE PRINTING	318929	91681 AP	03/26/2021	1-126-5-00-321	ACCT 52 BUSINESS CARDS	165.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-126-5-00-210	COMM CORR INTERNET,LAMINATOR	40.01	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-126-5-00-210	COMM CORR - ZOOM SALES TAX REF	14.24	

warrants by vendor

TYPES OF CHECKS SELECTED: * ALL TYPES

			P.O.NUMBER	CHECK#					
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-126-5-00-223	COMM CORR INTERNET,LAMINATOR	47.98	
							*** VENDOR		73.75
							648 TOTAL		
1220	CULLIGAN OF GREATER	CULLIGAN OF GREATER KANSAS CIT	318936	91688 AP	03/26/2021	1-126-5-00-225	WATER/COOLER RENTAL ACCT 12207	21.00	
7098	QUILL CORP	QUILL CORP	318945	91697 AP	03/26/2021	1-126-5-00-321	5645204 OFFICE SUPPLIES	73.49	
1708	SHERIFF - SECURITY	LEAV CO SHERIFF-SECURITY	318949	91701 AP	03/26/2021	1-126-5-00-224	COMMUNITY CORRECTIONS 1ST QTR	334.56	
							TOTAL FUND 126		667.80
10985	ARAMARK CO	ARAMARK CO	318844	91629 AP	03/21/2021	0-133-5-00-215	12-39 6853380 UNIFORM RENTALS	109.96	
10985	ARAMARK CO	ARAMARK CO	318844	91629 AP	03/21/2021	0-133-5-00-312	12-39 6853380 UNIFORM RENTALS	137.96	
							*** VENDOR		247.92
							10985 TOTAL		
4136	BRANDT FAB	BRANDT FABRICATING	318883	91643 AP	03/24/2021	1-133-5-00-360	3-48 MESH KNIT TARPS	673.20	
117	BUILDEX, LLC	HAMM INC (FORMERLY BUILDEX)	318884	91644 AP	03/24/2021	1-133-5-00-303	3-49 430742 ROAD SEAL	11,496.45	
5637	CLEARWATER ENTERPRIS	CLEARWATER ENTERPRISES,LLC	318872	91630 AP	03/23/2021	1-133-5-00-304	3-44 342-5600012102 GAS SERVIC	518.36	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-133-5-00-201	3-30 KTA - FEB TRAVEL	9.50	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-133-5-00-201	3-45 PARTS, BRIDGE,SAFETY,OFFI	7.60	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-133-5-00-207	MIDWEST MOBILE RADIO - MARCH	375.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-133-5-00-207	3-45 PARTS, BRIDGE,SAFETY,OFFI	445.11	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-133-5-00-210	3-2 AT&T MOBILITY - SURVEY	86.46	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-133-5-00-211	3-47 EQIUP PARTS,SHOP SUPPLY,T	1,355.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-133-5-00-301	3-45 PARTS, BRIDGE,SAFETY,OFFI	107.82	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-133-5-00-301	3-45 PARTS, BRIDGE,SAFETY,OFFI	49.56	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-133-5-00-304	3-62 FUEL,ROTOR,FILTER KITS,ET	50.02	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-133-5-00-309	3-47 EQIUP PARTS,SHOP SUPPLY,T	167.13	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-133-5-00-310	3-47 EQIUP PARTS,SHOP SUPPLY,T	709.07	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-133-5-00-312	3-47 EQIUP PARTS,SHOP SUPPLY,T	2,012.99	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-133-5-00-312	3-45 PARTS, BRIDGE,SAFETY,OFFI	9.60	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-133-5-00-314	3-45 PARTS, BRIDGE,SAFETY,OFFI	166.05	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-133-5-00-326	3-45 PARTS, BRIDGE,SAFETY,OFFI	299.96	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-133-5-00-360	3-47 EQIUP PARTS,SHOP SUPPLY,T	3,306.95	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-133-5-00-360	3-45 PARTS, BRIDGE,SAFETY,OFFI	164.20	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-133-5-00-360	3-45 PARTS, BRIDGE,SAFETY,OFFI	2,222.20	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-133-5-00-360	3-62 FUEL,ROTOR,FILTER KITS,ET	2,963.43	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-133-5-00-364	3-45 PARTS, BRIDGE,SAFETY,OFFI	161.13	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-133-5-00-364	3-45 PARTS, BRIDGE,SAFETY,OFFI	418.91	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-133-5-00-365	3-47 EQIUP PARTS,SHOP SUPPLY,T	1,514.77	
							*** VENDOR		16,602.46
							648 TOTAL		
86	EVERGY	EVERGY KANSAS CENTRAL INC	318874	91637 AP	03/23/2021	1-133-5-00-251	3-46 ELEC SVC RD & BRIDGE	969.39	
86	EVERGY	EVERGY KANSAS CENTRAL INC	318874	91637 AP	03/23/2021	1-133-5-00-251	3-46 ELEC SVC RD & BRIDGE	686.21	
86	EVERGY	EVERGY KANSAS CENTRAL INC	318874	91637 AP	03/23/2021	1-133-5-00-251	3-46 ELEC SVC RD & BRIDGE	21.21	
86	EVERGY	EVERGY KANSAS CENTRAL INC	318874	91637 AP	03/23/2021	1-133-5-00-251	3-46 ELEC SVC RD & BRIDGE	255.00	
							*** VENDOR		1,931.81
							86 TOTAL		
26523	GARY SERVAES ENTERPR	GARY SERVAES ENTERPRISES	318889	91649 AP	03/24/2021	1-133-5-00-361	3-57 ROCK	213.98	
434	HAMM QUARR	HAMM QUARRIES	318890	91650 AP	03/24/2021	1-133-5-00-361	3-51 300467 ROCK	665.15	
434	HAMM QUARR	HAMM QUARRIES	318890	91650 AP	03/24/2021	1-133-5-00-361	3-51 300467 ROCK	441.69	
434	HAMM QUARR	HAMM QUARRIES	318890	91650 AP	03/24/2021	1-133-5-00-361	3-51 300467 ROCK	1,317.46	
434	HAMM QUARR	HAMM QUARRIES	318890	91650 AP	03/24/2021	1-133-5-00-361	3-51 300467 ROCK	880.95	
							*** VENDOR		3,305.25
							434 TOTAL		
369	HOLLIDAY	HOLLIDAY SAND & GRAVEL CO	318892	91652 AP	03/24/2021	1-133-5-00-306	3-52 218331 ICE CONTROL SAND	4,913.62	
191	HOME DEPOT	HOME DEPOT USA	318893	91653 AP	03/24/2021	1-133-5-00-301	3-58 1111680 OFFICE/SHOP/BRIDG	107.82	
191	HOME DEPOT	HOME DEPOT USA	318893	91653 AP	03/24/2021	1-133-5-00-312	3-58 1111680 OFFICE/SHOP/BRIDG	85.36	
191	HOME DEPOT	HOME DEPOT USA	318893	91653 AP	03/24/2021	1-133-5-00-312	3-58 1111680 OFFICE/SHOP/BRIDG	98.92	
191	HOME DEPOT	HOME DEPOT USA	318893	91653 AP	03/24/2021	1-133-5-00-312	3-58 1111680 OFFICE/SHOP/BRIDG	141.40	

TYPES OF CHECKS SELECTED: * ALL TYPES

		P.O.NUMBER	CHECK#						
191	HOME DEPOT	HOME DEPOT USA	318893	91653 AP	03/24/2021	1-133-5-00-312	3-58 1111680 OFFICE/SHOP/BRIDG	25.62	
191	HOME DEPOT	HOME DEPOT USA	318893	91653 AP	03/24/2021	1-133-5-00-326	3-58 1111680 OFFICE/SHOP/BRIDG	19.80	
191	HOME DEPOT	HOME DEPOT USA	318893	91653 AP	03/24/2021	1-133-5-00-365	3-58 1111680 OFFICE/SHOP/BRIDG	40.76	
*** VENDOR								191 TOTAL	519.68
368	INDEPENDEN	INDEPENDENT SALT CO	318894	91654 AP	03/24/2021	1-133-5-00-306	3-53 2KSLEAV ICE CONTROL SAND	5,513.32	
628	LANSING LU	LANSING LUMBER	318898	91658 AP	03/24/2021	1-133-5-00-363	3-54 TREATED LUMBER ACCT 271	1,196.00	
232	MHC KENWORTH	MHC KENWORTH-OLATHE	318901	91661 AP	03/24/2021	1-133-5-00-360	3-55 95988 SENSOR,GASKET,INJEC	295.56	
29034	MHS	MCAFEE HENDERSON SOLUTIONS	318902	91662 AP	03/24/2021	1-133-5-00-213	3-63 178TH ST PROJ 2020.023.00	7,258.76	
29034	MHS	MCAFEE HENDERSON SOLUTIONS	318902	91662 AP	03/24/2021	1-133-5-00-213	3-64 E-58 CONST INSP 2019.063.	10,523.53	
*** VENDOR								29034 TOTAL	17,782.29
8028	MURPHY TRA	MURPHY TRACTOR & EQUIP CO	318908	91668 AP	03/24/2021	1-133-5-00-360	3-56 88002-36463 OIL SAMPLE	497.70	
22972	TRANSFER STATION	TRANSFER STATION	318915	91675 AP	03/24/2021	1-133-5-00-214	ACCT 656 - PUBLIC WORKS ROLL O	347.00	
392	VANDERBILT	VANDERBILT'S	318917	91677 AP	03/24/2021	1-133-5-00-364	3-60 10000127 SAFETY BOOTS X2	139.99	
392	VANDERBILT	VANDERBILT'S	318917	91677 AP	03/24/2021	1-133-5-00-364	3-60 10000127 SAFETY BOOTS X2	165.00	
*** VENDOR								392 TOTAL	304.99
403	WELBORN	WELBORN SALES INC	318918	91678 AP	03/24/2021	1-133-5-00-325	3-61 LEAVCOHW HUGGER BANDS	1,492.80	
2367	911 CUSTOM LLC	911 CUSTOM LLC	318920	91680 AP	03/24/2021	1-133-5-00-360	3-50 400LED BACK UP	119.75	
TOTAL FUND 133									67,972.14

20588	ADVANTAGE	ADVANTAGE PRINTING	318929	91681 AP	03/26/2021	1-136-5-00-238	ACCT 52 BUSINESS CARDS	55.00	
20588	ADVANTAGE	ADVANTAGE PRINTING	318929	91681 AP	03/26/2021	1-136-5-00-301	ACCT 52 BUSINESS CARDS	27.50	
20588	ADVANTAGE	ADVANTAGE PRINTING	318929	91681 AP	03/26/2021	1-136-5-00-321	ACCT 52 BUSINESS CARDS	27.50	
*** VENDOR								20588 TOTAL	110.00
1220	CULLIGAN OF GREATER	CULLIGAN OF GREATER KANSAS CIT	318936	91688 AP	03/26/2021	1-136-5-00-203	WATER/COOLER RENTAL ACCT 12207	21.00	
7098	QUILL CORP	QUILL CORP	318945	91697 AP	03/26/2021	1-136-5-00-301	5645204 OFFICE SUPPLIES	73.47	
1708	SHERIFF - SECURITY	LEAV CO SHERIFF-SECURITY	318949	91701 AP	03/26/2021	1-136-5-00-203	COMMUNITY CORRECTIONS 1ST QTR	167.27	
1708	SHERIFF - SECURITY	LEAV CO SHERIFF-SECURITY	318949	91701 AP	03/26/2021	1-136-5-00-223	COMMUNITY CORRECTIONS 1ST QTR	167.28	
*** VENDOR								1708 TOTAL	334.55
TOTAL FUND 136									539.02

10985	ARAMARK CO	ARAMARK CO	318844	91629 AP	03/21/2021	0-137-5-00-203	12-10 6853380 UNIFORM RENTALS	55.64	
25797	BERRY TRAC	BERRY TRACTOR & EQUIPMENT	318881	91641 AP	03/24/2021	1-137-5-00-320	3-10 066692 BREATHHER/ELEMENT	127.39	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-137-5-00-320	3-9 WIPER BLADES	17.40	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-137-5-00-320	3-8 EQUIP PARTS	305.33	
*** VENDOR								648 TOTAL	322.73
2588	FOLEY EQUIPMENT	FOLEY EQUIPMENT	318888	91648 AP	03/24/2021	1-137-5-00-320	3-11 16993 SEAL, GLASS DOOR	707.09	
26523	GARY SERVAES ENTERPR	GARY SERVAES ENTERPRISES	318889	91649 AP	03/24/2021	1-137-5-00-312	3-14 ROCK	13,808.49	
434	HAMM QUARR	HAMM QUARRIES	318890	91650 AP	03/24/2021	1-137-5-00-312	3-12 300467 ROCK	2,051.39	
434	HAMM QUARR	HAMM QUARRIES	318890	91650 AP	03/24/2021	1-137-5-00-312	3-12 300467 ROCK	3,045.09	
434	HAMM QUARR	HAMM QUARRIES	318890	91650 AP	03/24/2021	1-137-5-00-312	3-12 300467 ROCK	3,510.68	
434	HAMM QUARR	HAMM QUARRIES	318890	91650 AP	03/24/2021	1-137-5-00-312	3-12 300467 ROCK	2,192.88	
434	HAMM QUARR	HAMM QUARRIES	318890	91650 AP	03/24/2021	1-137-5-00-312	3-12 300467 ROCK	4,148.51	
434	HAMM QUARR	HAMM QUARRIES	318890	91650 AP	03/24/2021	1-137-5-00-312	3-12 300467 ROCK	2,542.67	
434	HAMM QUARR	HAMM QUARRIES	318890	91650 AP	03/24/2021	1-137-5-00-312	3-12 300467 ROCK	4,765.54	
434	HAMM QUARR	HAMM QUARRIES	318890	91650 AP	03/24/2021	1-137-5-00-312	3-12 300467 ROCK	2,790.98	
*** VENDOR								434 TOTAL	25,047.74
369	HOLLIDAY	HOLLIDAY SAND & GRAVEL CO	318892	91652 AP	03/24/2021	1-137-5-00-312	3-13 218331 ROCK	265.25	
369	HOLLIDAY	HOLLIDAY SAND & GRAVEL CO	318892	91652 AP	03/24/2021	1-137-5-00-312	3-13 218331 ROCK	417.91	
369	HOLLIDAY	HOLLIDAY SAND & GRAVEL CO	318892	91652 AP	03/24/2021	1-137-5-00-312	3-13 218331 ROCK	135.66	
369	HOLLIDAY	HOLLIDAY SAND & GRAVEL CO	318892	91652 AP	03/24/2021	1-137-5-00-312	3-13 218331 ROCK	202.32	
369	HOLLIDAY	HOLLIDAY SAND & GRAVEL CO	318892	91652 AP	03/24/2021	1-137-5-00-312	3-13 218331 ROCK	182.59	
369	HOLLIDAY	HOLLIDAY SAND & GRAVEL CO	318892	91652 AP	03/24/2021	1-137-5-00-312	3-13 218331 ROCK	1,023.41	

TYPES OF CHECKS SELECTED: * ALL TYPES

		P.O.NUMBER	CHECK#							
								*** VENDOR	369 TOTAL	2,227.14
								TOTAL FUND 137		42,296.22
20588	ADVANTAGE	ADVANTAGE PRINTING	318929	91681 AP	03/26/2021	1-138-5-00-301	ACCT 52 BUSINESS CARDS		55.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-138-5-00-301	JIAS SUPPLIES		15.95	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-138-5-00-301	JIAS SUPPLIES		5.99-	
								*** VENDOR	648 TOTAL	9.96
7098	QUILL CORP	QUILL CORP	318945	91697 AP	03/26/2021	1-138-5-00-301	5645204 OFFICE SUPPLIES		15.99	
								TOTAL FUND 138		80.95
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-144-5-00-2	COA- PALS		239.14	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-144-5-00-2	COA- PALS		486.80	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-144-5-00-2	COA- PALS		294.60	
								*** VENDOR	648 TOTAL	1,020.54
								TOTAL FUND 144		1,020.54
313	BROTHERS DISPOSAL	BROTHERS DISPOSAL LLC	318933	91685 AP	03/26/2021	1-145-5-00-208	APRIL TRASH PICK UP - CO ON AG		75.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-145-5-00-208	COA NG:VEH MAINT, PRINTING, EQUI		140.45	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-145-5-00-209	COA NG:VEH MAINT, PRINTING, EQUI		425.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-145-5-00-210	COA NG:VEH MAINT, PRINTING, EQUI		120.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-145-5-00-213	COA NG:VEH MAINT, PRINTING, EQUI		1,133.18	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-145-5-00-213	COA NG:VEH MAINT, PRINTING, EQUI		253.05	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-145-5-00-252	COA NG:VEH MAINT, PRINTING, EQUI		16.23	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-145-5-00-254	COA NG:VEH MAINT, PRINTING, EQUI		19.84	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-145-5-00-254	COA NG:VEH MAINT, PRINTING, EQUI		15.43	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-145-5-00-255	COA NG:VEH MAINT, PRINTING, EQUI		30.34	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-145-5-00-260	COA NG:VEH MAINT, PRINTING, EQUI		114.34	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-145-5-00-302	COA NG:VEH MAINT, PRINTING, EQUI		220.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-145-5-00-303	COA NG:VEH MAINT, PRINTING, EQUI		731.52	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-145-5-00-305	COA NG:VEH MAINT, PRINTING, EQUI		392.18	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-145-5-00-345	COA - C1 & C2 COMMODITIES		20.55	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-145-5-00-345	COA - C1 & C2 COMMODITIES		73.23	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-145-5-00-345	COA - C1 & C2 COMMODITIES		2.62	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-145-5-00-345	COA - C1 & C2 COMMODITIES		9.29	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-145-5-05-301	COA - C1 & C2 COMMODITIES		9.95	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-145-5-05-301	COA - C1 & C2 COMMODITIES		1.26	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-145-5-06-301	COA - C1 & C2 COMMODITIES		9.63	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-145-5-06-301	COA - C1 & C2 COMMODITIES		1.22	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-145-5-06-321	COA - C1 & C2 COMMODITIES		6.74	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-145-5-06-321	COA - C1 & C2 COMMODITIES		.86	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-145-5-07-302	COA - C1 & C2 COMMODITIES		1.61	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-145-5-07-302	COA - C1 & C2 COMMODITIES		.20	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-145-5-07-321	COA - C1 & C2 COMMODITIES		6.74	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-145-5-07-321	COA - C1 & C2 COMMODITIES		.86	
								*** VENDOR	648 TOTAL	3,756.32
86	EVERGY	EVERGY KANSAS CENTRAL INC	318886	91646 AP	03/24/2021	1-145-5-00-246	ELEC SVC 1830 S BROADWAY		667.57	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	318942	91694 AP	03/26/2021	1-145-5-00-255	CO ON AGING - CENTERPULL TOWEL		130.42	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	318942	91694 AP	03/26/2021	1-145-5-00-301	CO ON AGING - PENS/SHARPIES		75.30	
								*** VENDOR	4755 TOTAL	205.72
								TOTAL FUND 145		4,704.61
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-146-5-00-301	CTS MOTOR VEHICLE - SUPPLIES		37.95	

TYPES OF CHECKS SELECTED: * ALL TYPES

				P.O.NUMBER	CHECK#						
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-146-5-00-301	CTS MOTOR VEHICLE - SUPPLIES		91.98		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-146-5-00-301	CTS MOTOR VEHICLE - SUPPLIES		1,073.28		
							*** VENDOR	648 TOTAL			1,203.21
							TOTAL FUND 146				1,203.21
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-153-5-00-401	FLEETHOSTER APRIL CAMERA SUBSC		450.30		
							TOTAL FUND 153				450.30
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-160-5-00-202	TRANSF STATION:OFC SUPPLY,HHW,		5.10		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-160-5-00-213	TRANSF STATION-MAINT		133.35		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-160-5-00-213	TRANSF STATION-MAINT		16.29		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-160-5-00-213	TRANSF STATION-MAINT		72.97		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-160-5-00-213	TRANSF STATION-MAINT		11.96		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-160-5-00-213	TRANSF STATION-MAINT		49.98		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-160-5-00-213	TRANSF STATION-MAINT		158.14		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-160-5-00-263	TRANSF STATION:OFC SUPPLY,HHW,		37.42		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-160-5-00-301	TRANSF STATION:OFC SUPPLY,HHW,		183.35		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-160-5-00-301	TRANSF STATION:OFC SUPPLY,HHW,		33.99		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-160-5-00-303	TRANSF STATION:OFC SUPPLY,HHW,		160.95		
							*** VENDOR	648 TOTAL			863.50
17209	REDDI SERV	REDDI SERVICES	318946	91698 AP	03/26/2021	1-160-5-00-263	MARCH MONTHLY SEPTIC SVC		295.00		
10703	TIRE TOWN	TIRE TOWN	318914	91674 AP	03/24/2021	1-160-5-00-207	SCRAP TIRES		400.00		
							TOTAL FUND 160				1,558.50
388	ARUP USA	ARUP USA INC	318864	1550 AP	03/24/2021	1-171-5-05-303	3-4 PROF SVC EASTERN GATEWAY 2		25,000.00		
384	BARTLETT	BARTLETT & WEST	318865	1551 AP	03/24/2021	1-171-5-04-302	3-3 PREM. ASPHALT FAILURE 0204		8,709.30		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318866	1552 AP	03/24/2021	1-171-5-05-303	3-5 POOR RICHARDS - EASTERN GA		695.75		
							TOTAL FUND 171				34,405.05
6636	KANSAS GAS	KANSAS GAS SERVICE	318941	91693 AP	03/26/2021	1-174-5-00-210	510614745 2007004 82 GAS SVC		58.45		
							TOTAL FUND 174				58.45
22369	BAMFORD FI	BAMFORD FIRE SPRINKLER	318880	91640 AP	03/24/2021	1-195-5-00-208	QUARTELRY INSP DRY SYSTEM JDC		316.00		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-195-5-00-208	MIDWEST MOBILE RADIO - MARCH		30.00		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-195-5-00-301	JDC - OFFICE SUPPLIES (2/26/21		119.34		
							*** VENDOR	648 TOTAL			149.34
							TOTAL FUND 195				465.34
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-198-5-16-200	EMS PROVIDER RELIEF N95 MAS		3,030.00		
							TOTAL FUND 198				3,030.00
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-212-5-00-2	B&G SEWER DIST/CTHSE SECURITY		425.35		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-212-5-00-2	SEWER DIST 2 CONTRACTUAL		425.00		
							*** VENDOR	648 TOTAL			850.35
							TOTAL FUND 212				850.35
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-215-5-03-204	RADIATION DETECTION BADGES (CH		44.70		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-215-5-03-204	ANTI-FATIGUE MATS (CH SECURITY		174.00		
							*** VENDOR	648 TOTAL			218.70
							TOTAL FUND 215				218.70
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	318873	91636 AP	03/23/2021	1-218-5-00-3	B&G SEWER DIST/CTHSE SECURITY		425.34		

TYPES OF CHECKS SELECTED: * ALL TYPES

		P.O.NUMBER	CHECK#					TOTAL FUND 218	425.34
2570	BOND ESCROW REFUND	JOE AND MICHELLE GARCIA	318882	91642 AP	03/24/2021	1-503-5-00-2	REFUND ENTRANCE PERMIT 204TH S	100.00	
								TOTAL FUND 503	100.00
								TOTAL ALL CHECKS	353,016.64

TYPES OF CHECKS SELECTED: * ALL TYPES

FUND SUMMARY

001	GENERAL	182,782.74
104	DRUG PROSECUTOR'S FUND	50.00
108	COUNTY HEALTH	8,131.06
115	EQUIPMENT RESERVE	1,572.32
118	TREASURER TECH FUND	434.00
126	COMM CORR ADULT	667.80
133	ROAD & BRIDGE	67,972.14
136	COMM CORR JUVENILE	539.02
137	LOCAL SERVICE ROAD & BRIDGE	42,296.22
138	JUV INTAKE & ASSESSMENT	80.95
144	PALS (PETS AND LOVING SENIORS	1,020.54
145	COUNCIL ON AGING	4,704.61
146	COUNTY TREASURER SPECIAL	1,203.21
153	PUBLIC WORKS,EQUIP.RESERVE FUND	450.30
160	SOLID WASTE MANAGEMENT	1,558.50
171	S TAX CAP RD PROJ: 2015 SERIES	34,405.05
174	911	58.45
195	JUVENILE DETENTION	465.34
198	SPECIAL GRANTS	3,030.00
212	SEWER DISTRICT 2: TIMBERLAKES	850.35
215	CAPITAL IMPROVEMENTS	218.70
218	SEWER DIST #5	425.34
503	ROAD & BRIDGE BOND ESCROW	100.00
	TOTAL ALL FUNDS	353,016.64

Consent Agenda 3-31-21
Checks Dated 3/21/21-3/26/21

**Leavenworth County
Request for Board Action
Resolution 2021-10
Special Use Permit for Gast Auto Repair**

Date: March 31, 2021
To: Board of County Commissioners
From: Planning & Zoning Staff

Department Head Review: Krystal Voth, Reviewed

Additional Reviews as needed:

Budget Review Administrator Review Legal Review

Action Requested: Approve Resolution 2021-10 a Special Use Permit for an auto service station and repair shop for Gast Auto Repair.

Analysis: CG Auto & Diesel is an auto repair shop located at 22578 Millwood Road in Easton. The applicant/property owner is the part owner of the business with his wife, who acts as the accountant for the business. The applicant stated in his narrative that he has no current plans to hire additional employees.

The applicant estimates that the business draws an average of 10 customer trips each week and 10 parts delivery vehicles per week. The parts delivery vehicles are passenger vehicles, such as pickup trucks. Millwood Road is a County Arterial.

The applicant's original special use permit was issued with a condition which stated "No more than three (3) vehicles shall be parked, for repair, at the property outside overnight." It has come to the attention of Staff that he maintains more than three vehicles on his property overnight. The Applicant has increased the number of vehicles he works on and estimates an average of six vehicles are located outside his shop on his property overnight. The Applicant has installed privacy fencing to block the view of the vehicles from the road. In addition, he is expanding the parking on his property to be able to move vehicles behind his shop.

Staff has the following concerns regarding the business:

1. The Applicant has stated his desire and plans to expand the footprint of his shop to enable him to increase his work load and thus traffic to the property and number of vehicles on site.
2. The Applicant has not abided by the condition to maintain less than three (3) vehicles outside his shop overnight.

Staff recommends approval of the application, but offers conditions for approval

Recommendation: The Planning Commission voted 8-0 (1 absence) to recommend approval of Case No. DEV-21-003 (Resolution 2021-10) Special Use Permit for an auto service station and repair shop for Gast Auto Repair.

Alternatives:

1. Approve Case No. DEV-21-003 (Resolution 2021-10) Special Use Permit for an Auto Service Station and Repair Shop for Gast Auto Repair, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-21-003 (Resolution 2021-10) Special Use Permit for an Auto Service Station and Repair Shop for Gast Auto Repair, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-21-003 (Resolution 2021-10) Special Use Permit for an Auto Service Station and Repair Shop for Gast Auto Repair, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

Budgetary Impact:

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

Total Amount Requested: \$0.00

Additional Attachments: Staff Report, Plat, Planning Commission Minutes

DEV-21-003 SUP Gast Auto Repair



Legend

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

Notes

363.6 0 181.79 363.6 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

*****Renewal with changes*****
Resolution No. 2021-10
Case No. DEV-21-003
Gast Auto Repair
Special Use Permit – Auto Repair
Public Hearing Required

Staff Report – Board of County Commissioners

March 31, 2020

GENERAL INFORMATION:

**Applicant/
Property Owner:** Christopher Gast
22578 Millwood Road
Easton, KS 66020

Legal Description: A tract of land in the Northwest Quarter of Section 5, Township 8 South, Range 21 East of the 6th P.M, in Leavenworth County, Kansas.

Parcel Size: ± 5.26 acres

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

Comprehensive Plan: This parcel is within the RR-2.5 land use category.

Parcel ID No.: 063-05-0-00-00-007.00

Planner: Joshua Gentzler

STAFF RECOMMENDATION:

The Planning Commission voted 8-0 (1 absence) to recommend approval of Case No. DEV-21-003, Special Use Permit for Gast Auto Repair, with the following conditions:

1. The SUP shall be limited to a period of five (5) years.
2. The business shall be limited to the hours of 8:00 AM to 6:00 PM, Monday through Saturday.
3. The SUP shall be limited to no employees other than the business owner.
4. The applicant shall adhere to the following memorandums:
 - a. Chuck Magaha – Emergency Management, February 12, 2021
5. No signage is allowed in the right-of-way. No new signage is requested with the SUP. All signage shall comply with Article 25, Sign Regulations of the Leavenworth County Zoning and Subdivision Regulations.
6. No on-street parking shall be allowed.
7. This SUP shall be limited to the Narrative received February 18, 2021 submitted with this application.
8. No more than six (6) customer vehicles shall be parked on the property overnight.
9. There shall be no on-site retail sales.
10. The Applicant shall not store parts or junk vehicles outside.
11. All floor drains connected to the septic system shall be capped or plugged. Other drains shall collect all automotive fluids for proper disposal.

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

The Planning Commission modified Condition 1 from the following:

The SUP shall be limited to a period of three (3) years.

To read as follows:

The SUP shall be limited to a period of five (5) years.

The Planning Commission modified Condition 2 from the following:

The business shall be limited to the hours of 8:00 AM to 5:30 PM, Monday through Friday, and 8:00 AM until 12:00 PM, Saturday.

To read as follows:

The business shall be limited to the hours of 8:00 AM to 6:00 PM, Monday through Saturday.

REPORT:

Request

The applicant is requesting a Special Use Permit for an auto service station and repair shop.

Adjacent Land Use

The surrounding properties are residences and farms on varying sized parcels ranging from 5 acres to over 80 acres in size.

Flood Plain

There are no Special Flood Hazard Areas on this parcel per FEMA Firm Map 20103C0050G July 16, 2015.

Utilities/Services

Sewer: Private septic system
Fire: Easton Fire District
Water: Rural Water District 12
Electric: Evergy

Access/Streets

The property is accessed by Millwood Road, a County arterial with a paved surface ± 22 wide.

Agency Comments

See attached comments – Memo – Mitch Pleak – Public Works, February 23, 2021
See attached comments – Memo – Chuck Magaha – Emergency Management, February 12, 2021
See attached comments – Memo – Kyle Anderson – Planning and Zoning, February 17, 2021

Factors to be considered

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

1. Character of the neighborhood: The character of the neighborhood is rural; primarily rural residences, and agricultural uses.
2. Zoning and uses of nearby property: The surrounding properties are zoned RR-5 Rural Residential 5-acre minimum size parcels. The uses are rural residences and agricultural.
3. Suitability of the property for the uses to which it has been restricted: The property is within an area suited for rural residences and agricultural use. An auto repair facility is allowed with approval of a Special Use Permit
4. Extent to which removal of the restrictions will detrimentally affect nearby property: The area will not likely be detrimentally affected. The property will be used for the repair of vehicles. No complaints about the current usage of the property have been recorded with the County. The property does draw additional traffic to the area.

5. Length of time the property has been vacant as zoned: The property is not vacant.
6. Relative gain to economic development, public health, safety and welfare: The proposed use will provide income for the applicant and a service to the community.
7. Conformance to the Comprehensive Plan: The Future Land Use Map indicates this area should be developed as Medium Density Residential.
8. Staff recommendation is for the approval of Special Use Permit with conditions.

History

The special use permit was first approved in 2016 for five years with conditions.

Staff Analysis

LOCATION	
Adjacent Residences	Adjacent residences are rural-suburban uses.
Adjacent Zoning/Uses	Zoning in the area is RR-5 and are used primarily as rural residences and agricultural uses.
Density	The area is not densely populated.
Nearby City Limits	The city of Easton is approximately 2.8 miles to the south of the property.
Initial Growth Management Area	The property is not located within an Urban Growth Management Area.

IMPACT	
Noise Pollution	This use will not cause prolonged noise pollution. The primary times of elevated noise levels will be during normal business hours, between 8:00 AM and 5:00 PM when the Applicant repairs customer's vehicles.
Traffic	Customers regularly bring vehicles to the location for repair. Additionally, auto-parts delivery stores make daily deliveries. Given the location of the business on an arterial road, the increase in traffic is not significant.
Lighting	The applicant does not have lighting other than security lighting and is not requesting lighting.
Outdoor Storage	The applicant stores a number of vehicles and trailers outside, near the existing shop. Condition 7 of the current SUP states that he is allowed "No more than three (3) vehicles shall be parked, for repair, at the property outside overnight." During our recent site visit, the Applicant had 10 vehicles either waiting to be repaired, in process of being repaired, or waiting for owner pickup. The Applicant has stated his insurance covers six (6) vehicles on site.
Parking	The applicant has ample parking space.
Visitors/Employees	Based upon conversations with the applicant and a site visit, Staff estimates that the property generates, on average, two (2) customers visits and two (2) delivery vehicles each day.
Waste	Typical waste associated with automotive repair services such as oils, brake fluid, and tires is generated. The applicant states they property dispose of these materials as specified by the initial SUP.

SITE COMPATABILITY	
Size of Parcel	The parcel is five (5) acres in size.
Zoning of Parcel	The parcel is zoned Rural Residential-5.
Buildings (Existing & Proposed)	The applicant has a shop on the property that is approximately 20x30. The repair of vehicles takes place within the shop. Tools and equipment for the business are stored in the shop. There are also vehicles stored within the shop. The applicant is planning on expanding the shop to increase his productivity and number of vehicles he is able to repair concurrently.
Setbacks	Existing building meet the required setbacks.
Screening	The storage area for vehicles under repair is bordered on the south by a privacy fence.

Complaints

Staff has received no formal complaints regarding the business.

Staff Comments

The applicant is requesting a Special Use Permit (SUP) renewal for his auto service station and repair shop, CG Auto & Diesel. This is a full-time business that is currently operating on the property.

In 2016, the applicant applied for and was granted a SUP for his part-time auto repair business. In 2018, at the request of the Applicant, Staff approved the Applicants' business hour expansion from the SUP's original condition of 5:30 PM to 9:00 PM, Monday through Friday, and 8:00 AM to 6:00 PM, on Saturdays, to 8:00 AM to 5:00 PM, Monday through Saturday.

In the original SUP, the applicant stated his intent to move his business into the City of Leavenworth in the future. At this time, the applicant has no current plans to move the business from its current location. Additionally, the applicant has submitted a site plan detailing an expansion to the current footprint of the shop allowing him to add an additional bay and offer him increased indoor storage.

The applicant/property owner is the part owner of the business with his wife, who acts as the accountant for the business. The applicant stated in his narrative that he has no current plans to hire additional employees.

The applicant estimates that the business draws an average of 10 customer trips each week and 10 parts delivery vehicles per week. The parts delivery vehicles are passenger vehicles, such as pickup trucks. Millwood Road is a County Arterial.

The applicant's original special use permit was issued with a condition which stated "No more than three (3) vehicles shall be parked, for repair, at the property outside overnight." It has come to the attention of Staff that he maintains more than three vehicles on his property overnight. The Applicant has increased the number of vehicles he works on and estimates an average of six vehicles are located outside his shop on his property overnight. The Applicant has installed privacy fencing to block the view of the vehicles from the road. In addition, he is expanding the parking on his property to be able to move vehicles behind his shop.

Staff has the following concerns regarding the business:

1. The Applicant has stated his desire and plans to expand the footprint of his shop to enable him to increase his work load and thus traffic to the property and number of vehicles on site.
2. The Applicant has not abided by the condition to maintain less than three (3) vehicles outside his shop overnight.

Staff recommends approval of the application, but offers conditions for approval.

ACTION OPTIONS:

1. Approve Case No. DEV-21-003 (Resolution 2021-10) Special Use Permit for an Auto Service Station and Repair Shop for Gast Auto Repair, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-21-003 (Resolution 2021-10) Special Use Permit for an Auto Service Station and Repair Shop for Gast Auto Repair, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-21-003 (Resolution 2021-10) Special Use Permit for an Auto Service Station and Repair Shop for Gast Auto Repair, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

ATTACHMENTS:

Narrative
Location/Aerial Maps
Memorandums

2/18/21

I, Christopher Gast am currently using my residence at 22578 Millwood Rd, Easton KS to operate an automotive repair shop. Originally this was for part time services but, business has been successful and I have since quit my previous employer. CG Auto & Diesel LLC is now full time. We wish to continue operating at our current address with hopes of eventually moving our business into town. Currently repairs are made inside a 20x30 pole barn located behind the main residence. Our hours of operation are Monday through Friday 8am-6pm and Saturdays 9a-2pm. My wife Sarah does help with the accounting/bookkeeping side of things as she is part owner of the business. We do not have any employees currently nor do we plan to at this time. As our current permit is expiring, we would like to ask for a 10-year duration as business has been running smoothly and we have had zero complaints.

We do have a sign approximately 20 feet from the road. The sign does not have any electricity ran to as it is a simple wooden sign to notify customer's they are at the correct driveway. All parking is off street and consists of two pads of gravel/concrete. One pad is located outside the wooden privacy fence and is used for customers dropping off or picking up outside of business hours. The second pad is located behind the privacy fence and wraps around the shop. This is the primary parking location for vehicles that need to be repaired. The parking area behind the privacy fence wasn't originally big enough therefore we have been adding to it as our finances allow in order to keep all vehicles out of sight from Millwood road.

Security lighting is installed and we pay to have the light post operational from the electricity company as well. Emergency contact info is posted on the entry door to the shop. Inside we have a first aid kit as well as fire extinguishers. The evacuation plan in posted inside as well.

Since we are a repair shop, we do use chemicals/oils such as; motor oil, antifreeze, washer fluid, transmission and brake fluid. As well as some cleaners. Pressurized cans and sprays are stored in a fireproof cabinet. Other items are stored on shelves. Our used oil goes into a waste storage tank and once filled it is properly disposed of by GFL Environmental Services. We also use a company by the name of The Tire Cutters for the removal of used tires. We do not create any extra sewage as we do not have a direct water supply at this time.

As far as traffic we see an average of 7-10 customers per week. We also do get some parts delivered from vendors approximately twice daily if needed. Some tools required do create noise such as a drill, impact or air compressor. However, noise is kept minimal because such repairs are done inside the building.

Moving forward we would like to expand to add a second bay with a permanently attached office. We would also like to possibly add a bathroom for customers.

Thank you,
Christopher Gast

Leavenworth County, KS



Legend

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

Notes

86.3 0 43.13 86.3 Feet

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Laura Kelly, Governor
Mark A. Burghart, Secretary
www.ksrevenue.org

CERTIFICATE OF TAX CLEARANCE

CG Auto & Diesel LLC

ISSUE DATE

01/14/2021

TRANSACTION ID

T6H2-YRST-6A2J

CONFIRMATION NUMBER

CGEK-C77T-65FX

TAX CLEARANCE VALID THROUGH 04/14/2021

*Verification of this certificate can be obtained on our website, www.ksrevenue.org,
or by calling the Kansas Department of Revenue at 785-296-3199*

Gentzler, Joshua

From: Mitch Pleak <mpleak@olsson.com>
Sent: Tuesday, February 23, 2021 10:01 AM
To: Gentzler, Joshua; Voth, Krystal
Cc: Noll, Bill; Anderson, Lauren; 019-2831
Subject: Gast Auto RE: DEV-21-003 Traffic information

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,
It is understood the SUP is proposing 3 vehicles (6 trips) per day. Public Works checked available accident data which indicates no accidents directly related to the SUP. There is no comments from the PW on the SUP.

Thanks,

Mitch Pleak, PE

Project Engineer / Civil

D 913.748.2503

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



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[View Legal Disclaimer](#)

From: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Sent: Monday, February 22, 2021 3:15 PM
To: Mitch Pleak <mpleak@olsson.com>; Voth, Krystal <KVoth@leavenworthcounty.gov>
Cc: Noll, Bill <BNoll@leavenworthcounty.gov>; Anderson, Lauren <LAnderson@leavenworthcounty.gov>; 019-2831 <019-2831@olsson.com>
Subject: RE: DEV-21-003 Traffic information

Mitch,

Yes. The applicant works only on passenger vehicles.

Joshua Gentzler

From: Mitch Pleak <mpleak@olsson.com>
Sent: Monday, February 22, 2021 8:21 AM
To: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>; Voth, Krystal <KVoth@leavenworthcounty.gov>

Cc: Noll, Bill <BNoll@leavenworthcounty.gov>; Anderson, Lauren <LAnderson@leavenworthcounty.gov>; 019-2831 <019-2831@olsson.com>

Subject: RE: DEV-21-003 Traffic information

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,
Good Morning. Is the applicant assume the all customer trips to be all passenger vehicles as well?

Thanks,

Mitch Pleak

From: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>

Sent: Thursday, February 18, 2021 4:02 PM

To: Mitch Pleak <mpleak@olsson.com>; Voth, Krystal <KVoth@leavenworthcounty.gov>

Subject: DEV-21-003 Traffic information

Hi Mitch,

We spoke with Mr. Gast this afternoon and we determined the following regarding the number of trips that are caused by his shop.

- There are an average of 4 customer trips per day and 4 delivery trips per day; with a total of 8 per day. He estimates 10 customers a week, in total.
- These trips typically occur during regular business hours (8AM – 5PM).
- The Delivery trips are completed by passenger vehicles (small delivery vans and pick-up trucks).
- This is a renewal and since the original SUP where he was working part-time on this business, he increased to full time. As of the original SUP, he was estimating 3 customers and 3-4 deliveries a week or less than 3 trips per day on average.

Let me know if you have any other questions.

Joshua Gentzler

Planner II

Planning & Zoning

Leavenworth County

913.684.0464

MEMO

To: Krystal Voth
From: Chuck Magaha
Subject: Gast Engine Repair
Date: February 12, 2021

Kyrstal, I have reviewed the special use permit for the operation of a automotive repair shop, by Christopher Gast. I would ask that maybe a sign within in the shop be posted stating emergency procedures in the event of severe weather, fire or medical emergency events and a sign posted on the outside of the building with 24-hour emergency contacts. I would also like to see a plan of proper disposal of used oils, fuels, tires and used goods be addressed for this site. Since Mr Gast is the only employee I would still ask that a All Hazard weather alert radio be placed within the facility to alert of hazards approaching for staff and customers. A severe weather plan should be developed of where would the staff and customers go for safety. No outdoor burning should be allowed for commercial generated waste. A tour of the facility for the local fire department for pre-planning should be accommodated in the event of incident at this location. I have no further comments at this time. If you have any questions please call me at 684-0455.



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

To: Krystal Voth
Director

From: Kyle Anderson
Environmental Tech/Code Enforcement

Date: February 17, 2021

RE: Christopher Gast
Case DEV-21-003, Special Use Permit Renewal
22578 Millwood Rd
Easton, KS 66020
PID# 063-05-0-00-00-007.00

Our department received a Special Use Permit renewal application for the automotive repair business located at the above listed location. Since the applicant Special Use Permit was issued in 2015 we have not received any complaints.

Thank you,

Kyle Anderson
kanderson@leavenworthcounty.gov

Paris & Kristen Mingo-Smith
22752 Millwood Rd.
Easton, KS 66020
913-306-6521

Public Comment for Special Use Permit

26 Feb 21

STATEMENT OF RECORD

FROM: Mingo-Smith, Paris R.

SUBJECT: Chris Gast – Parcel ID # 063-05-0-00-00-007.00

This statement is in regards to Chris Gast and the services he provides for the Northern Easton area. CG Auto and Diesel is a superb business and should be treated as such. Mr. Gast keeps the place clean and organized, there is never an unacceptable amount of vehicles on his property because of his work ethic, they are in and out in no time. The actually location helps more people than you know, resident farmers and other small business owners, to where they do not have to drive all the way to Atchison or Leavenworth to have something worked on. It is very convient for the local community. In my personal opionion Millwood road itself is a little community. I do not see any negativity for this special use permit on this property and in this area. The noise and appearance do not affect anyone that I know or have talked to about the property. This business is of great value to this area and I would like to see it stay.

Respectfully,



Paris R. Mingo-Smith
Resident
Leavenworth County, KS

Gentzler, Joshua

From: Sloop, Stephanie
Sent: Wednesday, March 3, 2021 1:23 PM
To: Gentzler, Joshua
Subject: Phone Comments - Chris Gast

Josh,

Scott Hughes called to say that he was in support of Mr. Gast's SUP. He wanted his support to be documented in the case folder.

Mr. Hughes lives at 22843 Millwood Road, Easton KS 66020

Thank you,

Stephanie Sloop

Public Relations and Planning Coordinator
Planning and Zoning
Leavenworth County Courthouse
300 Walnut St. Ste. 212
Leavenworth. KS 66048
(913) 364-5750 ph



RESOLUTION 2021-10

A resolution of the Leavenworth County Kansas Board of County Commission, issuing a Special Use Permit for an auto service station and repair shop – Gast Auto Repair on the following described property:

A tract of land in the Northwest Quarter of Section 5, Township 8 South, Range 21 East of the 6th P.M, in Leavenworth County, Kansas, more commonly known as 22578 Millwood Road.

WHEREAS, it is hereby found and determined that a request for a Special Use Permit as described above was filed with the Secretary of the Leavenworth County Planning Commission, on the 19th day of January, 2021, and

WHEREAS, it is hereby found that the Leavenworth County Planning Commission, after notice as required by law, did conduct a public hearing upon the granting of such request for a Special Use Permit on the 10th day of March, 2021; and

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

WHEREAS, the Board of County Commission considered, in session on the 31st day of March, 2021, the recommendation of the Leavenworth County Planning Commission.

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

1. Based upon the recommendation and findings of fact of the Leavenworth County Planning Commission; and,
2. Based upon the findings of fact adopted by the Board of County Commission in regular session on the 31st day of March, 2021, and incorporated herein by reference;

That Case No. DEV-21-003, Special Use Permit for an auto service station and repair station – Gast Auto approved subject to the following conditions:

1. The SUP shall be limited to a period of five (5) years.
2. The business shall be limited to the hours of 8:00 AM to 6:00 PM, Monday through Saturday.
3. The SUP shall be limited to no employees other than the business owner.
4. The applicant shall adhere to the following memorandums:
 - a. Chuck Magaha – Emergency Management, February 12, 2021
5. No signage is allowed in the right-of-way. No new signage is requested with the SUP. All signage shall comply with Article 25, Sign Regulations of the Leavenworth County Zoning and Subdivision Regulations.
6. No on-street parking shall be allowed.
7. This SUP shall be limited to the Narrative received February 18, 2021 submitted with this

application.

8. No more than six (6) customer vehicles shall be parked on the property overnight.
9. There shall be no on-site retail sales.
10. The Applicant shall not store parts or junk vehicles outside.
11. All floor drains connected to the septic system shall be capped or plugged. Other drains shall collect all automotive fluids for proper disposal.
12. This SUP shall comply with all local, state, and federal rules and regulations that may be applicable. After approval of this SUP by the Board of County Commission all conditions listed shall be adhered to and copies shall be provided to the Planning and Zoning Department within 30 days.

located in Section 5, Township 8 South, Range 21 East, also known as 22578 Millwood Road, parcel no. 063-05-0-00-00-007.00 in Leavenworth County, Kansas.

Adopted this 31st day of March, 2021
Board of County Commission
Leavenworth, County, Kansas

Mike Smith, Chairman

ATTEST

Jeff Culbertson, Member

Janet Klasinski

Vicky Kaaz, Member

Doug Smith, Member

Mike Stieben, Member

**Leavenworth County
Request for Board Action
Resolution 2021-11**

**Proposed Amendment to the 2006 Leavenworth County Zoning and Subdivision
Regulations – Article 3 and Article 18**

Date: March 31, 2021

To: Board of County Commissioners

From: Planning & Zoning Staff

Department Head Review: Krystal Voth, Reviewed

Additional Reviews as needed:

Budget Review Administrator Review x Legal Review x

Action Requested: Approve Resolution 2021-11, amendments to the Leavenworth County Zoning and Subdivision Regulations Article 3 and Article 18.

Analysis: See attached Staff Report.

Recommendation: The Planning Commission voted 8-0 (1 member absent) to recommend approval of Case No. DEV-20-160 Amendment to the 2006 Leavenworth County Zoning and Subdivision Regulations – Article 3 and Article 18.

Alternatives:

1. Approve Resolution 2021-11- Amendment to the 2006 Leavenworth County Zoning and Subdivision Regulations – Article 3 and Article 18, with Findings of Fact, and with or without conditions; or
2. Deny Resolution 2021-11- Amendment to the 2006 Leavenworth County Zoning and Subdivision Regulations – Article 3 and Article 18, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Resolution 2021-11- Amendment to the 2006 Leavenworth County Zoning and Subdivision Regulations – Article 3 and Article 18, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

Budgetary Impact:

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

Total Amount Requested:

\$0.00

Additional Attachments: Staff Report, Planning Commission Minutes

Case No. DEV-20-160
Proposed Amendment to the 2006 Leavenworth County Zoning and Subdivision Regulations

Staff Report – Board of County Commissioners

March 31, 2021

GENERAL INFORMATION:

Applicant: Leavenworth County Planning and Zoning Department

Planner: Krystal A. Voth

Planning Commission Recommendation

The Planning Commission voted 8-0 (1 member absent) to recommend approval of Case No. DEV-20-160 proposed amendments to the 2006 Leavenworth County Zoning and Subdivision Regulations.

REQUEST:

This is a request to consider a proposed amendment to the 2006 Leavenworth County Zoning and Subdivision Regulations. Proposed amendment is for the following Articles:

Article – 3 Definitions – Private Road:

Current Definition:

A non-dedicated way, other than driveways, that forms the principal vehicular access to two or more properties. Private streets or roads are prohibited in the unincorporated area of Leavenworth County, except in individual cases as approved by the Board of County Commissioners when an existing land-locked residence is to be served. Any private road providing access to more than one residence (including farmsteads) shall provide an easement, which shall conform to the required County right-of-way standards, before any building permit will be approved. In no event will more than three residences (including farmsteads) be permitted on any private road. In every case, before the County will consider a request to assume maintenance of such road, by dedication or otherwise, the property must be platted and the road must previously be brought to the County road standards for subdivisions.

Proposed Definition:

A non-dedicated way, other than driveway, that forms the principal vehicular access to two or more properties. Private roads shall be subject to the Cross Access Easement requirements.

Article – 18 Planned Zoning Districts (New Article)

Section 1.1. Planned Low Density Residential

Single-family residential development with a minimum lot area of 6,000 square feet (up to 7.26 units/acre) up to 10,000 square feet (4 units/acre).

Section 1.2. USE REGULATIONS

A building or premises shall be used only for the following purposes:

1. Farming, including the usual farm buildings and structures, on a minimum tract size of forty (40) acres or larger; provided however, that no farm shall be operated either publicly or privately for the feeding or disposal of garbage, rubbish or offal, unless a special use permit for such an operation has been issued by the Board of County Commissioners under the provisions of Article 22, which permit shall be for a stipulated period not exceeding three (3) years and under such measures of control as may be deemed necessary, provided that land to be used for agriculturally related business (agri-business) may, if approved by a special use permit in accordance with Article 22 of these regulations, be located on land within this district.
2. Any use permitted in the Planned Residential District
3. More uses can be found in Article 19 Table of Uses.

4. Development within the Planned Low Density Residential District shall abide by the regulations set forth in

Article 27A – Site Development Plan Approval
Article 27B – Performance Standards
Article 27C – Subdivision Standards

Section 1.3. HEIGHT REGULATIONS

No building shall exceed two and one-half stories or thirty-five (35) feet in height, except as provided for in Article 20 Additional Height and Area Regulations.

Section 1.4. AREA REGULATIONS

1. Front Yard

- a. The minimum setback requirement for all buildings or structures of any nature built, erected, constructed, rebuilt, re-erected or reconstructed shall be at least 30 feet on all street rights-of-way.
- b. Where lots have a double frontage, or are located at the intersection of two or more roads or streets, the minimum front yard setback shall be maintained on all road frontages.

2. Side Yard.

- a. There shall be a minimum side yard of ten (10) feet, except for accessory structures as provided for in Article 20 Additional Height and Area Regulations.

3. Rear Yard.

- a. There shall be a minimum rear yard of thirty (30) feet, except for accessory structures as provided for in Article 20 Additional Height and Area Regulations.

4. Intensity of Use.

- a. For tracts which have both public water and public sewer available, the minimum tract size shall be as follows:

- 1) Minimum lot size – 6,000 square feet
- 2) Minimum road frontage – 65 feet at the setback line

5. Parking and Loading Requirements.

- a. As required by Article 27-B Parking Standards.

6. Accessory buildings on a lot or tract less than 2.51 acres in area shall not occupy more than 2.5% of the square footage of the lot or tract.

Section 2.1. Planned Medium Density Residential

Two-family residential development with a maximum lot area of 3,000 square feet per dwelling unit or 7,500 square feet per lot (up to 11.61 units per acre).

Section 2.2. USE REGULATIONS

A building or premises shall be used only for the following purposes:

1. Farming, including the usual farm buildings and structures, on a minimum tract size of forty (40) acres or larger; provided however, that no farm shall be operated either publicly or privately for the feeding or disposal of garbage, rubbish or offal, unless a special use permit for such an operation has been issued by the Board of County Commissioners under the provisions of Article 22, which permit shall be for a stipulated period not exceeding three (3) years and under such measures of control as may be deemed necessary, provided that land to be used for agriculturally related

business (agri-business) may, if approved by a special use permit in accordance with Article 22 of these regulations, be located on land within this district.

2. Any use allowed in the Planned Residential District
3. More uses can be found in Article 19 Table of Uses.
4. Development within the Planned Medium Density Residential District shall abide by the regulations set forth in:

Article 27A – Site Development Plan Approval
Article 27B – Performance Standards
Article 27C – Subdivision Standards

Section 2.3. HEIGHT REGULATIONS

No building shall exceed two and one-half stories or thirty-five (35) feet in height, except as provided for in Article 20 Additional Height and Area Regulations.

Section 2.4. AREA REGULATIONS

1. Front Yard
 - a. The minimum setback requirement for all buildings or structures of any nature built, erected, constructed, rebuilt, re-erected or reconstructed shall be at least 30 feet on all street rights-of-way.
 - b. Where lots have a double frontage, or are located at the intersection of two or more roads or streets, the minimum front yard setback shall be maintained on all road frontages.
2. Side Yard.
 - a. There shall be a minimum side yard of seven (7) feet, or 0 feet for interior side yards of attached residential units.
3. Rear Yard.
 - a. There shall be a minimum rear yard of thirty (30) feet, except for accessory structures as provided for in Article 20 Additional Height and Area Regulations.
4. Intensity of Use.
 - a. For tracts which have both public water and public sewer available, the minimum tract size shall be as follows:
 - 1) Minimum lot size – not more than 3,000 square feet per dwelling unit or 7,500 square feet per lot.
 - 2) Minimum road frontage – 75 feet measured at the setback line or a minimum of 37.5 feet per unit for two-family dwelling units.
5. Parking and Loading Requirements.
 - a. As required by Article 27 B – Parking Standards.
6. Accessory buildings on a lot or tract less than 2.51 acres in area shall not occupy more than 2.5% of the square footage of the lot or tract.

Section 3.1. Planned High Density Residential

Multi-family residential development with a minimum lot area of 1,500 square feet per dwelling unit or 10,000 square feet per lot (up to 29.03 units/acre).

Section 3.2. USE REGULATIONS

A building or premises shall be used only for the following purposes:

1. Farming, including the usual farm buildings and structures, on a minimum tract size of forty (40) acres or larger; provided however, that no farm shall be operated either publicly or privately for the feeding or disposal of garbage, rubbish or offal, unless a special use permit for such an operation has been issued by the Board of County Commissioners under the provisions of Article 22, which permit shall be for a stipulated period not exceeding three (3) years and under such measures of control as may be deemed necessary, provided that land to be used for agriculturally related business (agri-business) may, if approved by a special use permit in accordance with Article 22 of these regulations, be located on land within this district.
2. Any use allowed in the Planned Residential District
3. More uses can be found in Article 19 Table of Uses.
4. Development within the Planned High Density Residential District shall abide by the regulations set forth in:

Article 27A – Site Development Plan Approval

Article 27B – Performance Standards

Article 27C – Subdivision Standards

Section 3.3. HEIGHT REGULATIONS

No building shall exceed three (3) stories or forty-five (45) feet in height, except as provided for in Article 20 Additional Height and Area Regulations.

Section 3.4. AREA REGULATIONS

1. Front Yard
 - a. The minimum setback requirement for all buildings or structures of any nature built, erected, constructed, rebuilt, re-erected or reconstructed shall be at least 30 feet on all street rights-of-way.
 - b. Where lots have a double frontage, or are located at the intersection of two or more roads or streets, the minimum front yard setback shall be maintained on all road frontages.
2. Side Yard.
 - a. There shall be a minimum side yard of 10 feet, or 0 feet for interior side yards of attached residential units.
3. Rear Yard.
 - a. There shall be a minimum rear yard of thirty (30) feet, except for accessory structures as provided for in Article 20 Additional Height and Area Regulations.
4. Intensity of Use.
 - a. For tracts which have both public water and public sewer available, the minimum tract size shall be as follows:
 - 1) Minimum lot size – 10,000 square feet per lot of 1,500 square feet per dwelling unit, whichever is larger.
 - 2) Minimum road frontage – 100 feet measured at the setback line or a minimum of 35 feet per unit for two- three- and four- unit family dwelling units.
5. Parking and Loading Requirements.
 - a. As required by Article 24 of this Resolution.
6. Accessory buildings on a lot or tract less than 2.51 acres in area shall not occupy more than 2.5% of the square footage of the lot or tract.

Section 4.1. Planned Commercial District

Land developed for retail shopping, office, and/or hotel purposes

Section 4.2. USE REGULATIONS

A building or premises shall be used only for the following purposes:

1. Farming, including the usual farm buildings and structures, on a minimum tract size of forty (40) acres or larger; provided however, that no farm shall be operated either publicly or privately for the feeding or disposal of garbage, rubbish or offal, unless a special use permit for such an operation has been issued by the Board of County Commissioners under the provisions of Article 22, which permit shall be for a stipulated period not exceeding three (3) years and under such measures of control as may be deemed necessary, provided that land to be used for agriculturally related business (agri-business) may, if approved by a special use permit in accordance with Article 22 of these regulations, be located on land within this district.

2. More uses can be found in Article 19 Table of Uses.

3. Development within the Planned Commercial District shall abide by the regulations set forth in:

Article 27A – Site Development Plan Approval

Article 27B – Performance Standards

Article 27C – Subdivision Standards

1. Any use permitted in the Planned Commercial District

2. More uses can be found in Article 19 Table of Uses.

Section 4.3. HEIGHT REGULATIONS

No building shall exceed three stories or fifty (50) feet in height, except as provided for in Article 20 Additional Height and Area Regulations.

Section 4.4. AREA REGULATIONS

1. Front Yard

a. The minimum setback requirement for all buildings or structures of any nature built, erected, constructed, rebuilt, re-erected or reconstructed shall be at least 50 feet on all street rights-of-way for buildings up to 26' in height, then one (1) additional foot of setback is required for each additional foot of building height and 10 feet for all parking lots.

b. Where lots have a double frontage, or are located at the intersection of two or more roads or streets, the minimum front yard setback shall be maintained on all road frontages.

2. Side Yard.

a. 25 feet

b. Along any property line abutting or adjoining a residential district, there shall be a setback of at least forty (40) feet.

c. Parking and Loading Regulations – Whenever a structure is erected, moved, converted, or structurally altered, the regulations shall apply. See Article 24.

3. Rear Yard.

a. There shall be a minimum rear yard of twenty-five (25) feet.

4. Intensity of Use.

- a. For tracts that have both public water and public sewer available, the minimum tract size shall be as follows:

- 1) Minimum lot size – 10,000 square feet
- 2) Minimum road frontage – 75 feet
- 5. Parking and Loading Requirements.
 - a. As required by Article 24 of this Resolution.

Section 5.1. Planned Industrial District

Land developed for manufacturing or high-tech purposes, and/or providing services to other industries, such as health and finance.

Section 5.2. USE REGULATIONS

A building or premises shall be used only for the following purposes:

- 1. Farming, including the usual farm buildings and structures, on a minimum tract size of forty (40) acres or larger; provided however, that no farm shall be operated either publicly or privately for the feeding or disposal of garbage, rubbish or offal, unless a special use permit for such an operation has been issued by the Board of County Commissioners under the provisions of Article 22, which permit shall be for a stipulated period not exceeding three (3) years and under such measures of control as may be deemed necessary, provided that land to be used for agriculturally related business (agri-business) may, if approved by a special use permit in accordance with Article 22 of these regulations, be located on land within this district.
- 2. More uses can be found in Article 19 Table of Uses.
- 3. Development within the Planned Industrial District shall abide by the regulations set forth in:
 - Article 27A – Site Development Plan Approval
 - Article 27B – Performance Standards
 - Article 27C – Subdivision Standards
- 1. Any use permitted in the Planned Industrial District
- 2. More uses can be found in Article 19 Table of Uses.

Section 5.3. HEIGHT REGULATIONS

No building shall exceed three stories or fifty (50) feet in height, except as provided for in Article 20 Additional Height and Area Regulations.

Section 5.4. AREA REGULATIONS

- 1. Front Yard
 - a. The minimum setback requirement for all buildings or structures of any nature built, erected, constructed, rebuilt, re-erected or reconstructed shall be at least 50 feet on all street rights-of-way for buildings and 10 feet for all parking lots.
 - b. Where lots have a double frontage, or are located at the intersection of two or more roads or streets, the minimum front yard setback shall be maintained on all road frontages.
- 2. Side Yard.
 - a. Along any other property line within or adjoining the district, there shall be a setback from any building or structure of at least ten (10) feet.
 - b. Along any property line abutting or adjoining a residential district, there shall be a setback of at least twenty (20) feet.
 - c. Parking and Loading Regulations – Whenever a structure is erected, moved, converted, or structurally altered, the regulations shall apply. See Article 24.
- 3. Rear Yard.

a. There shall be a minimum rear yard of thirty (30) feet, except for accessory structures as provided for in Article 20 Additional Height and Area Regulations.

4. Intensity of Use.

a. For tracts that have both public water and public sewer available, the minimum tract size shall be as follows:

1) Minimum lot size - 54,450 square feet (one and ¼ acres).

2) Minimum road frontage – 100 feet

5. Parking and Loading Requirements.

a. As required by Article 24 of this Resolution.

Section 6.1. Planned Mixed-Use District

Land developed for a combination of commercial and light industrial uses. Medium and/or high-density residential uses may also be included.

Section 6.2. USE REGULATIONS

A building or premises shall be used only for the following purposes:

1. Farming, including the usual farm buildings and structures, on a minimum tract size of forty (40) acres or larger; provided however, that no farm shall be operated either publicly or privately for the feeding or disposal of garbage, rubbish or offal, unless a special use permit for such an operation has been issued by the Board of County Commissioners under the provisions of Article 22, which permit shall be for a stipulated period not exceeding three (3) years and under such measures of control as may be deemed necessary, provided that land to be used for agriculturally related business (agri-business) may, if approved by a special use permit in accordance with Article 22 of these regulations, be located on land within this district.

2. More uses can be found in Article 19 Table of Uses.

3. Development within the Planned Mixed-Use District shall abide by the regulations set forth in:

Article 27A – Site Development Plan Approval

Article 27B – Performance Standards

Article 27C – Subdivision Standards

1. Any use permitted in the Planned Mixed-Use District

2. More uses can be found in Article 19 Table of Uses.

Section 6.3. HEIGHT REGULATIONS

No building shall exceed three stories or fifty (50) feet in height, except as provided for in Article 20 Additional Height and Area Regulations.

Section 6.4. AREA REGULATIONS

1. Front Yard

a. The minimum setback requirement for all buildings or structures of any nature built, erected, constructed, rebuilt, re-erected or reconstructed shall be at least 50 feet on all street rights-of-way for buildings and 10 feet for all parking lots.

b. Where lots have a double frontage, or are located at the intersection of two or more roads or streets, the minimum front yard setback shall be maintained on all road frontages.

2. Side Yard.

a. Along any other property line within or adjoining the district, there shall be a setback from any building or structure of at least ten (10) feet.

- b. Along any property line abutting or adjoining a residential district, there shall be a setback of at least twenty (20) feet.
 - c. Parking and Loading Regulations – Whenever a structure is erected, moved, converted, or structurally altered, the regulations shall apply. See Article 27-B Parking Standards.
3. Rear Yard.
- a. There shall be a minimum rear yard of thirty (30) feet, except for accessory structures as provided for in Article 20 Additional Height and Area Regulations.
4. Intensity of Use.
- a. For tracts that have both public water and public sewer available, the minimum tract size shall be as follows:
 - 1) Minimum lot size - 54,450 square feet (one and ¼ acres).
 - 2) Minimum road frontage – 100 feet
5. Parking and Loading Requirements.
- a. As required by Article 27-B Parking Standards.

Article 27 (A) SITE DEVELOPMENT PLAN APPROVAL

Section 1. GENERAL

These standards shall only be applicable to new developments within the Planned Development Districts that create a change of use.

Section 2. PRELIMINARY PLANNING MEETING

A meeting(s) should be arranged between the applicant and the Planning Staff within 60 days of submittal to discuss the proposal in order to avoid a delay in the approval process. For the meeting, the applicant should be prepared to provide as much of the following information as possible:

- 1. Sketch drawing of proposed site plan.
- 2. Topographic map of the area (5' contours).
- 3. General outline of 100 year floodplain or on-site drainage ways.
- 4. Proposed locations of all buildings, structures, parking areas, drives, walks, screening/buffering, public streets and existing easements.
- 5. Proposed landscaping.
- 6. Public streets, driveways, structures, drainage systems, fire hydrants.
- 7. Other pertinent existing or proposed facilities or landscape features that have a bearing on the site including existing foliage.
- 8. Approximate areas of proposed improvements.
- 9. Approximate timeline for project.
- 10. Elevation (exterior wall) sketches showing the general style and size of the building and proposed materials.

Section 3. PURPOSE AND INTENT

- A) The purpose and intent of requiring site plan approval is to encourage the compatible arrangement of buildings, off-street parking, lighting, landscaping, ingress and egress, and drainage on the site, any or all of these, in a manner that will promote safety and convenience for the public.
- B) No building permit shall be issued in any of the noted instances for the erection or alteration of a structure or building until a Site Development Plan has been submitted and approved by the Leavenworth County Planning and Zoning Department.

When Required

The conditions and requirements of this section shall be in full force and effect in each and all of the following instances:

- 1. Whenever an area is designated as PR-1, PR-2, PR-3, MXD, PC, and PI District.
- 2. Whenever a use in one of the Districts listed in a) above is altered, changed or intensified in a manner that increases parking or change outside appearances.
- 3. Whenever a specific reference is made to this section in any other section of the Zoning Regulations.

4. Single-family and two-family (duplex) units are hereby expressly excepted from the provisions of this section.

Section 4. PROCEDURE

A site plan application, three (3) copies of the site plan, and a review fee as established by the resolution of the Board shall be submitted by the property owner, or his/her certified agent, to the Planning and Zoning Department. No part of the review fee shall be refunded. (Prior consultation with the Planning Staff is encouraged so that the possibility of a delay in approval is minimized.) The Planning Staff shall review the site plan for conformance with all the Regulations applicable to the area.

If the Planning Staff denies the site development plan, it shall be submitted to the Planning Commission with a report and reasons for denial. The Planning Commission, after receiving the report of the Planning Staff, the Planning Commission shall approve the site development plan, with or without conditions; deny it; or defer it for further study.

Section 5. SITE PLAN CONTENTS

1. The site development plan shall be prepared by an architect, engineer, surveyor, landscape architect or other qualified individual at a scale on one (1) inch equal fifty (50) feet or larger.
2. One or more maps shall be submitted with the final development plan. Each map shall contain all map submission requirements, and shall bear such professional certifications and seals as the County may require.

The maps shall show:

- a. Finished grades or contours for the entire site (2-foot contour intervals shall be required by the Director, depending on the site).
- b. Legal description of the lot.
- c. Name, address and phone number of the applicant, owner and designer.
- d. All proposed and existing adjacent public street rights-of-way with centerline location.
- e. All proposed and existing adjacent public street and public drive locations, widths, curb cuts and radii.
- f. Location, width and limits of all existing and proposed sidewalks.
- g. Location, size and radii of all existing and proposed median breaks and turning lanes.
- h. Distance between all buildings, between buildings and property lines and between all parking areas and property lines.
- i. Location of all required building and parking setbacks.
- j. Location, dimensions, number of stories and area in square feet of all proposed buildings.
- k. Area of land in square feet or acres, Area of the building in square feet, percentage of pervious area (green space), and parking space ratios.
- l. Limits, location, size and material to be used in all proposed retaining walls, including top and bottom of wall elevations.
- m. The location, number, size, and type of landscaping plants and material;
- n. Location and dimensions of all driveways, parking lots, parking stalls, aisles, loading and service areas, trash enclosures and docks.
- o. Location, height, intensity, type, and color of outside lighting and fixtures for buildings and parking lots (photometric study shall be provided).
- p. Location, size, and type of material of all proposed signs, including monument or freestanding signs.
- q. The location of adjacent developments, alignment and location of public and private driveways and streets, medians, and public and semi-public easements.
- r. Final storm water collection, detention and erosion control plans.
- s. Final water and sanitary sewer plans.
- t. One or more illustrations shall be submitted with the final development plan showing building elevations (except for single-family dwellings) including the following:
 - i.) Elevations of all sides of proposed buildings including notation indicating building materials to be used on exteriors and roofs and height dimensions on the building.
 - ii.) Size, location, color and materials of all signs to be attached to building exteriors.

- iii.) Location, size and materials to be used in all screening of rooftop or ground-level mechanical equipment, trash and refuse collection areas, and loading areas.
 - iv.) Building sections.
 - u. Design guidelines relating to signage, architecture, and similar design features if the development involves multiple buildings.
 - v. Dimensions and areas of all floors within proposed buildings.
 - w. Landscaping, tree preservation and planting and buffer yard plans as required.
3. The following additional comments shall be submitted in support of the application for final development plan approval:
- i.) Evidence of the establishment of the agency for the ownership and maintenance of any common open space and / or storm water system and all assurances of the financial and administrative ability of such agency, to maintain such space.
 - ii.) Conditions on Final Approval. If the County attaches conditions to the approval of a final development plan, it shall designate specific requirements, if any, that must be met before issuance of a building permit and/or prior to recording of the plat.

Section 6. CONDITIONS OF APPROVAL

Before approving a site plan, the Planning Staff shall first find that the following conditions have been met:

1. That the proposed use is a permitted use in the district in which the property is located.
2. That the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.
3. That the vehicular ingress and egress to and from the site and the circulation within the site provides for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways as well.
4. That the site plan provides for the safe movement of pedestrians within the site.
5. That there is a sufficient mixture of grass, trees, and shrubs within the interior and perimeter of the site so that the proposed development will be in harmony with adjacent land uses and will provide a pleasing appearance to the public. Any part of the site plan not used for the building, structures, parking, sidewalks or access ways shall be landscaped with a mixture of grass, trees, and shrubs.
6. That all outdoor trash areas are screened.
7. That a traffic study for the site is conducted.
8. That the design for storm drainage must provide for attaining a zero net gain in storm water runoff between the tract in its natural state and the proposed developed state.

Determining The Need For Detention: An engineering study will be required for all locations to determine the impact of the proposed development on the existing drainage system and the need for detention. The study shall be submitted to the County with the preliminary plat or site plan for proposed development. The study shall be prepared under the direct supervision of a professional engineer licensed in the State of Kansas.

Section 7. OCCUPANCY OF SITE

In general, no initiation or use of a site shall take place before all conditions of the site plan and other provisions of the Zoning Regulations have been satisfied, except:

1. That in planned unit developments, planned shopping centers, or planned industrial parks, approved for phased development by the Planning and Zoning department, such activity may commence as each phase is completed if the conditions of the site plan relating to the particular conditions are satisfied.
2. That consideration shall be given to seasons of the year and adverse weather conditions in requiring completion of landscaping plans before initiation of such activity; provided, that landscaping shall be completed within six (6) months following commencing of such activity.
3. Such conduct of an activity on a parcel of ground having an approved site plan without completion of site plan conditions, excepted as noted above, and/or Zoning Regulations shall be considered a violation of the Zoning Regulations.

Section 8. APPROVED SITE PLAN CHANGE

An applicant who wishes to change an approved site plan must contact the Planning and Zoning Department. If the proposed changes are of a nature that the revised site plan will be substantially similar to the approved site plan, the Director of Planning and Zoning may approve the revised site plan. If the proposed changes substantially rearrange proposed uses, parking, landscaping, drainage, lighting, or location of structures, etc., the applicant must apply for new approval of the revised site plan in the manner set forth in this Article's Section 4.

Section 9. TIME LIMITATIONS

If no building permit is issued for the site within one year from the date of the site plan approval, the site plan shall be and become null and void.

Section 10. VARIANCE

An applicant may apply for a variance to the Planned Development District guidelines. The Board of Zoning Appeals may review and approve a variance on a case-by-case basis according to the impact the proposed change would cause to the overall district.

In recommending such variance or exception, the Board of Zoning appeals shall find the following:

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

ARTICLE-27 (B) PERFORMANCE STANDARDS

Section 1. GENERAL REQUIREMENTS FOR ALL PLANNED DISTRICTS

A) Environmental Protection

- a. No use shall create noise in excess of that of normal daily traffic measured at the lot lines of the premises. In no case shall the noise level exceed 60 dB at repeated intervals or for a sustained length of time, measured at any point along the property line.
- b. In Planned Industrial District a buffer along the lot lines of the premises shall be created such that noise levels shall not increase more than 60 dB outside the boundaries of the Planned Industrial District. Noise levels for the Planned Industrial District shall be reviewed on a case by case basis by the Planning and Zoning Department.
- c. No use shall create dust, dirt, particulate matter, smoke, noxious odor, radiation, noxious gases, heat, unscreened glare, vibration or concussion which is perceptible without special instruments at the lot lines of the premises except in industrial districts.

B) Exterior: Architectural quality of the buildings must be of sufficient similarity on all sides of the structure such that all sides of the building are "finished."

C) Site: The design of all developments, whether residential, commercial or industrial shall be such that access and circulation by firefighting equipment is assured and not hindered by steep grades, heavy landscaping or building spacing.

D) Screening: Fences and walls up to 6 feet in height may be allowed if designed as an integral part of a development to provide privacy, security, or as part of an entry monument detail or, in some cases, required to provide screening from one property to another.

E) Glare: All lights, other than publicly installed street lights, shall be located and installed to reflect the light away from abutting properties zoned for or developed with residential structures. No more than a maximum 0.5 foot-candle is allowed at the perimeter of the premises.

Section 2. REQUIREMENTS IN ALL PLANNED COMMERCIAL, PLANNED INDUSTRIAL DISTRICT AND PLANNED MIXED LAND USE DISTRICT

A) General:

- a. Except as provided by an approved development plan or special use permit, all products shall be sold and all services rendered inside a building.
- b. All equipment necessary for supplying electric, communication, or related services to be constructed shall be placed underground. Equipment shall include, but not be limited to poles, towers, supports wires, conductors, guys, stubs, platforms, cross arms, braces, line transformers, insulators' cut-outs, switches, communication circuits, appliances, attachments and appurtenances. The purpose of this requirement is to promote and preserve public health, safety and welfare and to improve the appearance and orderly development of subdivisions within the corridor.

B) Lighting

- a. Site lighting should achieve intended illumination within parking lots, pedestrian spaces, storm water collection and detention areas and other areas where design or safety considerations are warranted. Site lighting is meant to create safe, recognizable, and aesthetically pleasing environments throughout public and private developments.
- b. Mast-carried luminaries shall not exceed 25' in height.
- c. High-pressure sodium lights and/ or other non-color corrected lights shall not be used.
- d. A maintained minimum required illumination for parking lots and building entries is 0.50 foot-candle (fc). Parking lot lighting shall not cause illumination in excess of 0.5 foot candles when measured at the property line of the subject parking lot adjacent to residential use. Illumination shall be measured with a photoelectric photometer having a spectral response similar to that of the human eye, following the standard spectral luminous efficiency curve adopted by the International Commission on Illumination. Such measurement shall be taken with the photoelectric photometer while held parallel, 3 feet above the ground at the property line of the subject parking lot. Parking lot lighting shall be accomplished with pole mounted cut-off fixtures which shall be of a no-tilt, shoebox, or similar type design, equipped with flat lenses and nonadjustable mounted arms or brackets. Parking lot lighting shall have an initial average uniformity ratio of 4 to 1 (average (fc) over minimum (fc)). Pedestrian walkway lighting may use point-to-point lighting, such as light bollards, with a minimum maintained average illumination of .18 foot-candles (fc).
- e. Lighting shall not impact traffic movements.
- f. Building illumination and architectural lighting shall be indirect in character (no light source visible). Indirect wall lighting, overhead down-lighting or interior illumination that spills into the landscape is encouraged. Architectural lighting shall articulate and animate the particular building design as well as provide the required functional lighting for safety and clarity of pedestrian movement.
- g. Use of minimum wattage metal halide or color corrected sodium light sources, which provide "natural" light are required. Non-color corrected low-pressure sodium and mercury vapor light sources are prohibited as building lighting sources.
- h. Use of neon lighting shall be reviewed on a case-by-case basis.

C) Relationship of Building to Street, Parking, and Adjacent Properties

- a. All buildings shall be designed to create a strong physical relationship with their street frontages.
- b. Every building shall have a main entrance oriented toward the street-side of the building, connecting with the sidewalk. Additional entrances may be provided and oriented toward parking courts or pedestrian paths.
- c. Sidewalks, landscaping and other pedestrian amenities shall be provided in parking lots as per section 4 of this article.

- D) Natural Site Conditions
- a. Proposed landscaping shall accentuate the overall natural character of the site in terms of existing topography and plant material. All parcels shall be developed so as to create a minimum disturbance to the existing natural systems found on site. The intent of the performance standards is to minimize removal of natural systems that provide habitat, visual qualities of value, and the existing natural capacity for storm water control and mitigation.
- E) Service, Loading, and Utilities/Outside; Storage & Display; Screening
- a. Service or loading areas shall be accommodated entirely onsite for each parcel.
 - b. Parallel parking space for delivery vehicles shall be provided along service drives or in specially designated courts or loading areas.
 - c. Enclosures and service elements shall be integrated with the building elevation design so as to minimize the visual impact of such elements.
 - d. Hours of loading and unloading may be limited, depending upon location and surrounding property use.
 - e. All new installations and replacement of existing exterior utilities such as water, gas, sewerage, electrical, communication lines, etc. shall be installed under-ground.
 - f. Industrial buildings should be designed in a manner so that loading docks and service area are located at the side or rear of the buildings.
 - g. Any emission of noise, vapor, heat or fumes shall be mitigated by using best management practices.
 - h. Consideration should be given to developing common service courts at the interior of parcels.
 - i. Garbage, recycling collection and utility areas shall be enclosed and screened around their perimeter by walls minimum of 6 feet in height and constructed of materials consistent with the rest of the building.

Section 3. Architecture/Construction

The requirements of this section shall apply to all buildings and structures (excluding single-family and two-family (duplex) dwellings), unless otherwise expressly provided in a development plan. The use of traditional materials and forms is encouraged. These requirements shall be in addition to and in conjunction with requirements set forth in an approved Development Plan.

- A) Building Massing, Scale
- a. Each building is to have simple, well-proportioned, a simple form that is manipulated for relief. Massing of the buildings shall reflect a continuous mass of the building envelope.
 - b. Parapets must read as integral to the mass of the building. No flat vertical surface projections will be allowed above the building roofline. Loggias and other architectural elements may be created by "carving" into the mass of the building, not by applied decoration.
 - c. Details that provide human scale to structures should be fully considered and incorporated into the design.
 - d. Roof forms and pitch shall be consistent for all roofs part of the same building or block of buildings.
 - e. Deviation from simple forms shall be allowed to accentuate building entries and significant corners or points of access. Corners of buildings shall provide articulation through fenestration, material, and detailing.
- B) Shading Devices

- a. Buildings shall provide a means for solar shading at all fenestration. This may include freestanding or attached screen walls or shade fins, architecturally constructed awnings, roof or building overhangs, recessed openings, and/or upper level balconies.
- b. Applied awnings shall be constructed of metal, canvas, and/or glass and shall be integrated into the overall design of the facade.

C) Shade trees

Refer to Article 27 (C) Section 2.2.H for details on providing shade trees in the Planned Development Districts.

D) Materials and Colors

To create a harmonious and coherent image for each development, building designs shall pay close attention to choice of materials and colors. Building construction shall be of quality and durable materials. Equally valued materials and colors shall wrap all exposed elevations of the building as a solid mass.

a. Permitted Building Materials

- i. Masonry products such as stone, brick, finished concrete, stucco and decorative concrete blocks.
- ii. Copper
- iii. Clear Glass
- iv. Metal with a quality appearance and finish is acceptable in limited areas.
- v. Wood - painted or preserved
- vi. Vinyl Products, approved on a case by case basis.
- vii. Vinyl windows meeting or exceeding the following AAMA/NWWDA 101/1.S.2-97 Design Specifications: All vinyl windows, except basement windows shall have a minimum Structural Test Pressure of 45.0 pounds per square foot. All basement windows shall have a minimum Structural Test Pressure of 37.5 pounds per square foot.

b. Permitted Roofing Materials

- i. Standing Seam Metal or Copper
- ii. Clay, slate or cast concrete tiles
- iii. Asphalt shingles or better.

Section 4. Parking standards

In addition to the parking standards outlined in Article 24 of the Leavenworth County Subdivision Regulations, the following additional standards shall apply in Planned Residential, Planned Commercial, Planned Industrial and Planned Mixed land use districts except detached single family residential lots.

- A) To the extent that developments that wish to make joint use of the same parking spaces operate at different times, the same spaces may be credited to both uses. For example, if a parking lot is used in connection with an office building on Monday through Friday but is generally 90% vacant on weekends, another development that operates only on weekends could be credited with 90% of the spaces on that lot. Or, if a church parking lot is generally occupied only to 50% of capacity on days other than Sunday, another development could make use of 50% of the church lot's spaces on those other days.
 - B) Circulation areas shall be designed so that vehicles can proceed safely without posing a danger to pedestrians or other vehicles and without interfering with parking areas.
 - C) Parking lots shall be provided with landscape islands which shall include shade trees, ornamental trees, ground cover and other plant materials.
 - D) All parking spaces other than those for handicapped access shall be a minimum of 9' x 17'. All parking spaces for handicapped access shall be a minimum of 12' x 18'. Additional space shall be provided, as necessary, for maneuvering into and out of the spaces. The minimum widths driving lanes with a row of parking spaces on both sides of the driving lane shall be as follows:
 - a. Parking spaces at 90 degrees to driveway = 24' wide
 - b. Parking spaces at 60 degrees to driveway = 18' wide *
 - c. Parking spaces at 45 degrees to driveway = 13' wide *
- * One-way traffic flow only. If two-way traffic flow, must be at least 20 feet wide.

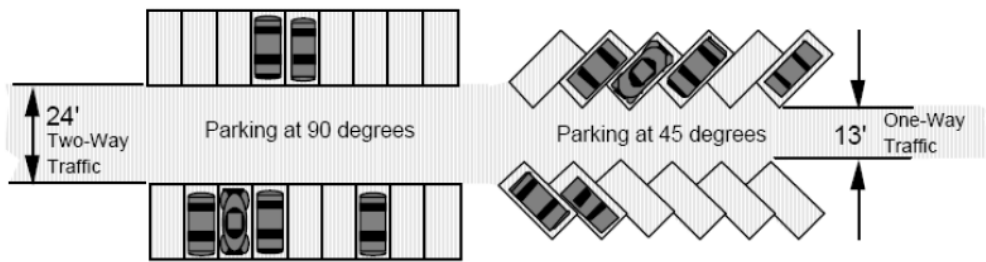


Figure: Parking Spaces and Angles

- E) All required parking lots and all driveways to and within any required parking lot, shall be surfaced with a permanent bituminous or concrete pavement.
- F) The perimeter of all required parking lots and all driveways to and within any required parking lot shall be provided with concrete curbs or concrete curb and gutters.
- G) Concrete curbs, curb and gutter or wheel-stop blocks shall be provided at the front of any parking space which abuts a building, walk, other structure or landscaped area.
- H) The design for storm drainage must provide for attaining a zero net gain in storm water runoff between the tract in its natural state and the proposed developed state. An engineering study of storm water runoff shall be required for parking lots.

ARTICLE 27 (C) – SUBDIVISION STANDARDS (Design Review Required)

Section 1. OVERVIEW

The requirements and standards of this Article support the Planned Development District’s Future Land Use Plan. This Article establishes minimum standards so that subdivisions:

- 1. have street systems, lot layouts, and subdivision improvements that reflect good planning principles, construction practices, incorporate and utilize the surrounding environmental attributes, and;
- 2. are designed and developed in a manner that demonstrates an understanding of and appreciation for both the near term, and lasting, long-range impacts, that subdivisions have on the health, safety, and general welfare of the public.

Section 2. STREETS AND DRIVEWAYS

- 1. General Layout and Design Criteria- Existing and New Streets and Driveways:
 - A. General Street Layout and Design Considerations: A convenient, safe street system is important for the health, safety and welfare of the community and the economic well-being of the County. The County’s street system should be designed to provide appropriate routes for through traffic, especially with respect to major nodes of urban development. Ultimately, local streets that serve individual building sites should be interconnected to the network of major and minor arterial streets which primarily provide for the through traffic needs. As areas of the County develop, a pattern of interconnected streets should follow. This street network is particularly important within subdivisions with multiple streets and will become increasingly important upon the area’s urbanization and densification.
 - B. Environmental Considerations: Street layouts shall attempt to conform to the existing natural topography and shall attempt to avoid the disruption of existing mature vegetation, 100-year flood plains and other significant natural features of the area.
 - C. Internal Street Layout Considerations: The location, arrangement, alignment, character, and type of all streets in the subdivision shall:
 - i) Provide for safe and convenient traffic circulation within, and to and from, the subdivision for the uses of the land to be served by such streets.
 - ii) Be arranged so that through traffic is minimized for local streets and so traffic is channeled to Collector streets and to Arterial Streets.

- iii) Be arranged to facilitate the free flow of traffic and limit potential traffic hazards by providing lots in all Planned Development District with access onto local or collector street via driveways; and preventing direct access onto Arterial Streets, and Highways in accordance with the Street Frontage Required per Driveway of this Article's, Section 2.A.
- iv) Local or Collector Street layouts shall attempt to serve each subdivision lot or parcel and provide transportation access, and routes for utility service lines.

D. Connectivity and the Relationship of Internal Street Layouts to Adjoining Properties and Streets:

The location, arrangement, alignment, character, and type of streets serving new subdivisions shall be planned and designed:

- i) For the extension of existing dead-end streets except where topography, lakes, streams, Highways, Arterial streets, or other such natural or man-made features would obstruct the provision of through streets.
- ii) For the continuation of existing streets from adjoining subdivisions.
- iii) For streets to be continued to adjoining properties that have not been subdivided.
- iv) To be properly integrated with the existing and planned street system and pattern.
- v) To be continued to the boundaries of the area being subdivided at reasonable intervals that shall be not greater than 1,320 feet so that future-abutting subdivisions may connect therewith.

E. Geometric design and right-of-way requirements for all streets shall be based upon projected future traffic volumes. Additional factors to be considered in the geometric design and right-of-way requirements are as follows:

- i. Topography and physical features
- ii. Design speeds
- iii. Access conditions (controlled access with access opening, turning radius of design vehicles, medians, and pedestrian facilities).

F. Functional Street Classifications: Functional classification is an ordering system that defines the part that any particular road or street plays in serving the flow of vehicle trips through a street network. Functional classification categorizes streets according to their ability to 1) move vehicle traffic, and 2) provide access to adjacent properties.

For existing or planned streets within subdivisions, the following functional street classifications and criteria shall apply:

- a. Cul-de-sac Streets: Serve individual building lots. Connecting to other Local Streets or Collector Streets is encouraged.
- b. Local Streets: Serve individual building lots. Connecting to other Local Streets or Collector Streets is encouraged; however, Local Streets may connect directly to Arterial Street.
- c. Collector Streets: Connect Local Streets to Arterial Streets. Direct access from individual building lots is discouraged. Collector Streets are typically located at the 1/4-section, 1/2-section, or 1/3-section lines.
- d. Arterial Streets: Provide for travel between Collector Streets and Highways.

For each arterial street, whether it is a Major Arterial Street or a Minor Arterial Street, the ultimate pavement width is intended to be two (2) to four (4) lanes for through traffic movements.

G. Street Design and Construction and Right-of-way Dedication

- a. Arterial Streets within or adjacent to subdivisions and Lot Splits shall comply with the following requirements:
 - 1. The right-of-way width shall be a minimum of eighty (80) feet.
 - b. Collector Streets adjacent to Lot Splits or within or adjacent to subdivisions shall comply with the following requirements:
 - 1. The right-of-way width for Collector Streets with curbs shall be a minimum of sixty (60) feet.
 - 2. The right-of-way width for Collector Streets without curbs shall be a minimum of eighty (80) feet.
 - c. Local Streets adjacent to Lot Splits or within or adjacent to subdivisions shall comply with the following requirements:
 - 1. The right-of-way width shall be a minimum of sixty (60) feet.
2. Driveways, Intersections, and Frontages
- A. Minimum street frontage Required per Driveway in All Planned Districts:

Road Classification	Minimum Street Frontage Required per Driveway	Corner clearance from intersection for driveway entrance.
a. Highway	Lots shall not have access directly onto a Highway	
b. County Road One	2640 feet	330 feet
c. Major Arterial	660 feet	330 feet
Minor Arterial	300 feet	200 feet
d. Major Collector	300 feet	200 feet
Minor Collector	200 feet	100 feet
e. Local	125 feet	100 feet

The minimum Public Road spacing standards for spacing between new public roads intersecting with other public roads (regardless of which government entity maintains the public road) for the purposes of approval of subdivision plats pursuant to the Leavenworth county Subdivision Regulations shall depend upon the road classification of other public road and hereby adopted as follows:

Road Classification	Minimum Public Road Spacing
a. Major Arterial	5,280 feet
Minor Arterial	2,640 feet
b. Major Collector	2,640 feet
Minor Collector	2,640 feet
c. Local	1,320 feet

- B. Minimum sight distances shall be provided at all intersections and driveways. Minimum sight distances shall be subject to Public Works standards for road type and traffic counts.
- C. Streets shall intersect as nearly as possible at 90-degree angles; no street shall intersect at less than a 75-degree angle.
- D. Street centerlines shall be laid out to meet the following:
 - a. Arterial Streets continuing through an intersection shall have a continuous, straight centerline.
 - b. Offset intersections shall not be allowed where on Collector Streets that intersect Arterial Streets.
 - c. Collector Streets continuing through an intersection shall have a continuous, straight centerline.
 - d. Local Streets that intersect a Collector Street shall have either a continuous, straight centerline through the Collector Street right-of-way or shall be offset so that there is at least one hundred fifty (150) feet between the centerlines of the Local Streets. Collector Streets that intersect another Collector Street also shall meet this criterion by having either

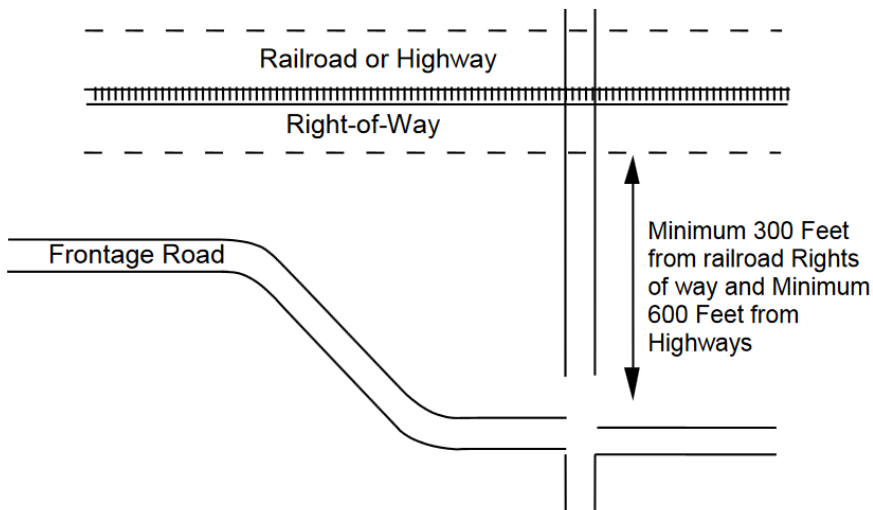
a continuous, straight centerline through the intersection or by being offset so there is at least one hundred fifty (150) feet between their centerlines.

E. Cul-de-sac Streets

- a. Dead-end streets, whether temporary or permanent, shall be constructed as cul-de-sac streets. It is recommended, but shall not be required, that temporary dead-end streets may terminate at the boundary of a subdivision. If a cul-de-sac terminates more than 200 feet from the nearest intersection, it shall be a temporary cul-de-sac designed to provide future connection with adjoining un-subdivided areas.
- b. Cul-de-sac streets shall not be longer than 700 feet measured from the intersecting street right-of-way line to the centerline of the cul-de-sac radius.
- c. Unless topography, lakes, streams, Highways, Arterial Streets, railroads or other such natural or man-made features would obstruct the provision of through streets, permanent cul-de-sac streets shall be minimized by laying out the subdivisions to comply with the block length and cul-de-sac street length criteria of these regulations in order to facilitate traffic circulation, utility line interconnections, road maintenance and snow removal.

F. Frontage Roads

- a. Frontage roads are specific type of internal street pattern and shall be encouraged when access to certain arterial roads are limited or existing geology, topography, floodplain, or other environmental constraints or lot patterns are such that frontage roads are the most feasible way to provide for local traffic service to appropriate access points on the arterial streets. For example, when internal street patterns cannot be arranged to meet the street spacing and road frontage requirements of these regulations, or if the lots cannot be arranged with side lot lines or rear lot lines adjacent to Major Arterial Streets or Highways.
- b. Frontage roads or other internal street patterns shall be planned and constructed in subdivisions when the number of access points on one side of the Arterial Street would exceed the maximum number that would be allowed by compliance with the minimum Road Spacing requirements mentioned in Section 2 (2) (A) of this Article.
- c. Frontage roads shall not intersect Arterial Streets or Collector Streets at closer intervals than minimum Road Spacing's allowed by Section 2 (2) (A) of this Article.
- d. Frontage roads shall conform to Leavenworth County's Road Construction and Storm Water Drainage standards, 1994 Edition or latest editions as approved by the Board of County Commissioners.
- e. Frontage roads or other streets that are parallel to railroad or Highway or Major Arterial roads rights-of-way shall not intersect streets that cross the railroad or Highway-at-grade unless the frontage road or other parallel street centerline is at least three hundred (300) feet from the closest edge of the railroad or six hundred (600) feet from the closet edge of the Highway right-of-way.



- f. Frontage road access points on opposite sides of Arterial Streets shall be aligned to minimize the number of future median openings.

G. Sidewalks:

- a. Sidewalks are required and shall be installed by the developer on one side of all streets in residential subdivisions with a majority of the lots less than one (1) acre in size, and are permitted in all other subdivisions in conformance with the requirements set forth herein. Sidewalks are permitted in all other districts.
- b. Sidewalks shall be located within the public right-of-way and shall not be more than one (1) foot from the public right-of-way line of all streets. There shall be a landscaped area at least two (2) feet wide between the sidewalk and curb. If site conditions do not allow for the buffer area and sidewalks must be constructed adjacent to the curbs, the sidewalks shall be constructed as a separate entity to the curb, and at no time shall the two be constructed as a single unit.
- c. Sidewalks shall provide for continuous pedestrian access, and also connect abutting properties or subdivisions.
- d. Sidewalks shall also be provided as part of the construction of the internal subdivision streets.
- e. The minimum width of sidewalks shall be four (4) feet.
- f. Sidewalks at street intersections shall be ramped to provide access for physically impaired persons.

H. Shade trees

Along Arterial and Collector Street rights-of-way adjacent to planned residential subdivisions, or within or adjacent to any commercial or employment center subdivision, new shade trees shall be planted or existing trees shall be kept as follows:

1. One (1) street tree shall be provided for each 100 feet of street frontage within the landscaped setback abutting said street frontage.
2. In addition to the street trees, one ornamental tree per 50 lineal feet and one shrub per 25 lineal feet or portion thereof shall be planted within the setback. Additional trees may be clustered or arranged within the setback if approved as part of the landscape plan.
3. A minimum of 5% of the interior site shall be landscaped.
4. A minimum of 10% of the lot shall be kept as pervious area (green space).

Section 3. LAYOUT OF LOTS

Planned Residential Subdivision Lots:

- a. Within subdivisions of property planned residential district, the lot-depth to lot-width ratios shall not exceed three and a half to one (3.5:1) or be less than one to one (1:1). Within subdivisions of property zoned Planned Residential District, the lot-depth to lot-width ratios for lots ten (10) acres or larger shall not exceed four to one or be less than one to one.
- b. Corner lots shall have sufficient depth and width to allow the yard setbacks required in the applicable zoning district to be provided along all street frontages.
- c. The minimum lot width required in the zone shall be provided at least at the front building setback line.
- d. Double frontage lots shall be avoided unless no other lot arrangement is possible, such as where lots back onto a major Arterial Street. Access for a double frontage lot shall be on the least travelled road. All double frontage lots shall include a non-access easement which shall prevent driveway access on the rear lot line.
- e. Lots shall be arranged so that surface drainage in swales or channels across residential lots is avoided or is located along side or rear lot lines, unless surface drainage in other locations on the lots is necessary as determined by the County Engineer. Where surface drainage in a swale or channel on a residential lot is necessary, as determined by the County Engineer, drainage easements may be required and the drainage systems in such easements shall be improved in accordance with Leavenworth County's Road Construction and Storm Water Drainage standards, 1994 Edition or latest editions as approved by the Board of County Commissioners. Each residential lot that will have surface drainage in a swale or channel shall be appropriately shaped, sized and dimensioned to provide a buildable area that the County Engineer deems to be appropriate for the subdivision.

STAFF RECOMMENDATION:

The staff recommends approval of Case No.DEV-20-160, proposed amendment to the 2006 Leavenworth County Zoning and Subdivision Regulations.

ACTION OPTIONS:

1. Approve Resolution 2021-11- Amendment to the 2006 Leavenworth County Zoning and Subdivision Regulations – Article 3 and Article 18, with Findings of Fact, and with or without conditions; or
2. Deny Resolution 2021-11- Amendment to the 2006 Leavenworth County Zoning and Subdivision Regulations – Article 3 and Article 18, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Resolution 2021-11- Amendment to the 2006 Leavenworth County Zoning and Subdivision Regulations – Article 3 and Article 18, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

ATTACHMENTS:

RESOLUTION 2021-11

A resolution of the Leavenworth County Kansas Board of County Commission, to amend the following articles of the 2006 Zoning and Subdivision Regulations:

Article 3 – Definitions and Article 18 – Planned Zoning Districts

Article – 3 Definitions – Private Road:

Private Roads:

A non-dedicated way, other than driveway, that forms the principal vehicular access to two or more properties. Private roads shall be subject to the Cross Access Easement requirements.

Article – 18 Planned Zoning Districts (New Article)

Section 1.1. Planned Low Density Residential

Single-family residential development with a minimum lot area of 6,000 square feet (up to 7.26 units/acre) up to 10,000 square feet (4 units/acre).

Section 1.2. USE REGULATIONS

A building or premises shall be used only for the following purposes:

1. Farming, including the usual farm buildings and structures, on a minimum tract size of forty (40) acres or larger; provided however, that no farm shall be operated either publicly or privately for the feeding or disposal of garbage, rubbish or offal, unless a special use permit for such an operation has been issued by the Board of County Commissioners under the provisions of Article 22, which permit shall be for a stipulated period not exceeding three (3) years and under such measures of control as may be deemed necessary, provided that land to be used for agriculturally related business (agri-business) may, if approved by a special use permit in accordance with Article 22 of these regulations, be located on land within this district.
2. Any use permitted in the Planned Residential District
3. More uses can be found in Article 19 Table of Uses.
4. Development within the Planned Low Density Residential District shall abide by the regulations set forth in

Article 27A – Site Development Plan Approval

Article 27B – Performance Standards

Article 27C – Subdivision Standards

Section 1.3. HEIGHT REGULATIONS

No building shall exceed two and one-half stories or thirty-five (35) feet in height, except as provided for in Article 20 Additional Height and Area Regulations.

Section 1.4. AREA REGULATIONS

1. Front Yard
 - a. The minimum setback requirement for all buildings or structures of any nature built, erected, constructed, rebuilt, re-erected or reconstructed shall be at least 30 feet on all street rights-of-way.
 - b. Where lots have a double frontage, or are located at the intersection of two or more roads or streets, the minimum front yard setback shall be maintained on all road frontages.
2. Side Yard.

a. There shall be a minimum side yard of ten (10) feet, except for accessory structures as provided for in Article 20 Additional Height and Area Regulations.

3. Rear Yard.

a. There shall be a minimum rear yard of thirty (30) feet, except for accessory structures as provided for in Article 20 Additional Height and Area Regulations.

4. Intensity of Use.

a. For tracts which have both public water and public sewer available, the minimum tract size shall be as follows:

1) Minimum lot size – 6,000 square feet

2) Minimum road frontage – 65 feet at the setback line

5. Parking and Loading Requirements.

a. As required by Article 27-B Parking Standards.

6. Accessory buildings on a lot or tract less than 2.51 acres in area shall not occupy more than 2.5% of the square footage of the lot or tract.

Section 2.1. Planned Medium Density Residential

Two-family residential development with a maximum lot area of 3,000 square feet per dwelling unit or 7,500 square feet per lot (up to 11.61 units per acre).

Section 2.2. USE REGULATIONS

A building or premises shall be used only for the following purposes:

1. Farming, including the usual farm buildings and structures, on a minimum tract size of forty (40) acres or larger; provided however, that no farm shall be operated either publicly or privately for the feeding or disposal of garbage, rubbish or offal, unless a special use permit for such an operation has been issued by the Board of County Commissioners under the provisions of Article 22, which permit shall be for a stipulated period not exceeding three (3) years and under such measures of control as may be deemed necessary, provided that land to be used for agriculturally related business (agri-business) may, if approved by a special use permit in accordance with Article 22 of these regulations, be located on land within this district.

2. Any use allowed in the Planned Residential District

3. More uses can be found in Article 19 Table of Uses.

4. Development within the Planned Medium Density Residential District shall abide by the regulations set forth in:

Article 27A – Site Development Plan Approval

Article 27B – Performance Standards

Article 27C – Subdivision Standards

Section 2.3. HEIGHT REGULATIONS

No building shall exceed two and one-half stories or thirty-five (35) feet in height, except as provided for in Article 20 Additional Height and Area Regulations.

Section 2.4. AREA REGULATIONS

1. Front Yard

- a. The minimum setback requirement for all buildings or structures of any nature built, erected, constructed, rebuilt, re-erected or reconstructed shall be at least 30 feet on all street rights-of-way.
- b. Where lots have a double frontage, or are located at the intersection of two or more roads or streets, the minimum front yard setback shall be maintained on all road frontages.

2. Side Yard.

- a. There shall be a minimum side yard of seven (7) feet, or 0 feet for interior side yards of attached residential units.

3. Rear Yard.

- a. There shall be a minimum rear yard of thirty (30) feet, except for accessory structures as provided for in Article 20 Additional Height and Area Regulations.

4. Intensity of Use.

- a. For tracts which have both public water and public sewer available, the minimum tract size shall be as follows:

- 1) Minimum lot size – not more than 3,000 square feet per dwelling unit or 7,500 square feet per lot.
- 2) Minimum road frontage – 75 feet measured at the setback line or a minimum of 37.5 feet per unit for two-family dwelling units.

5. Parking and Loading Requirements.

- a. As required by Article 27 B – Parking Standards.

6. Accessory buildings on a lot or tract less than 2.51 acres in area shall not occupy more than 2.5% of the square footage of the lot or tract.

Section 3.1. Planned High Density Residential

Multi-family residential development with a minimum lot area of 1,500 square feet per dwelling unit or 10,000 square feet per lot (up to 29.03 units/acre).

Section 3.2. USE REGULATIONS

A building or premises shall be used only for the following purposes:

1. Farming, including the usual farm buildings and structures, on a minimum tract size of forty (40) acres or larger; provided however, that no farm shall be operated either publicly or privately for the feeding or disposal of garbage, rubbish or offal, unless a special use permit for such an operation has been issued by the Board of County Commissioners under the provisions of Article 22, which permit shall be for a stipulated period not exceeding three (3) years and under such measures of control as may be deemed necessary, provided that land to be used for agriculturally related business (agri-business) may, if approved by a special use permit in accordance with Article 22 of these regulations, be located on land within this district.
2. Any use allowed in the Planned Residential District
3. More uses can be found in Article 19 Table of Uses.

4. Development within the Planned High Density Residential District shall abide by the regulations set forth in:

Article 27A – Site Development Plan Approval

Article 27B – Performance Standards

Article 27C – Subdivision Standards

Section 3.3. HEIGHT REGULATIONS

No building shall exceed three (3) stories or forty-five (45) feet in height, except as provided for in Article 20 Additional Height and Area Regulations.

Section 3.4. AREA REGULATIONS

1. Front Yard

a. The minimum setback requirement for all buildings or structures of any nature built, erected, constructed, rebuilt, re-erected or reconstructed shall be at least 30 feet on all street rights-of-way.

b. Where lots have a double frontage, or are located at the intersection of two or more roads or streets, the minimum front yard setback shall be maintained on all road frontages.

2. Side Yard.

a. There shall be a minimum side yard of 10 feet, or 0 feet for interior side yards of attached residential units.

3. Rear Yard.

a. There shall be a minimum rear yard of thirty (30) feet, except for accessory structures as provided for in Article 20 Additional Height and Area Regulations.

4. Intensity of Use.

a. For tracts which have both public water and public sewer available, the minimum tract size shall be as follows:

1) Minimum lot size – 10,000 square feet per lot of 1,500 square feet per dwelling unit, whichever is larger.

2) Minimum road frontage – 100 feet measured at the setback line or a minimum of 35 feet per unit for two- three- and four- unit family dwelling units.

5. Parking and Loading Requirements.

a. As required by Article 24 of this Resolution.

6. Accessory buildings on a lot or tract less than 2.51 acres in area shall not occupy more than 2.5% of the square footage of the lot or tract.

Section 4.1. Planned Commercial District

Land developed for retail shopping, office, and/or hotel purposes

Section 4.2. USE REGULATIONS

A building or premises shall be used only for the following purposes:

1. Farming, including the usual farm buildings and structures, on a minimum tract size of forty (40) acres or larger; provided however, that no farm shall be operated either publicly or privately for the feeding or disposal of garbage, rubbish or offal, unless a special use permit for such an operation has been issued by the Board of County Commissioners under the provisions of Article 22, which permit shall be for a stipulated period not exceeding three (3) years and under such measures of control as may be deemed necessary, provided that land to be used for agriculturally related business (agri-business) may, if approved by a special use permit in accordance with Article 22 of these regulations, be located on land within this district.

2. More uses can be found in Article 19 Table of Uses.

3. Development within the Planned Commercial District shall abide by the regulations set forth in:

Article 27A – Site Development Plan Approval

Article 27B – Performance Standards

Article 27C – Subdivision Standards

1. Any use permitted in the Planned Commercial District

2. More uses can be found in Article 19 Table of Uses.

Section 4.3. HEIGHT REGULATIONS

No building shall exceed three stories or fifty (50) feet in height, except as provided for in Article 20 Additional Height and Area Regulations.

Section 4.4. AREA REGULATIONS

1. Front Yard

a. The minimum setback requirement for all buildings or structures of any nature built, erected, constructed, rebuilt, re-erected or reconstructed shall be at least 50 feet on all street rights-of-way for buildings up to 26' in height, then one (1) additional foot of setback is required for each additional foot of building height and 10 feet for all parking lots.

b. Where lots have a double frontage, or are located at the intersection of two or more roads or streets, the minimum front yard setback shall be maintained on all road frontages.

2. Side Yard.

a. 25 feet

b. Along any property line abutting or adjoining a residential district, there shall be a setback of at least forty (40) feet.

c. Parking and Loading Regulations – Whenever a structure is erected, moved, converted, or structurally altered, the regulations shall apply. See Article 24.

3. Rear Yard.

a. There shall be a minimum rear yard of twenty-five (25) feet.

4. Intensity of Use.

a. For tracts that have both public water and public sewer available, the minimum tract size shall be as follows:

1) Minimum lot size – 10,000 square feet

- 2) Minimum road frontage – 75 feet
5. Parking and Loading Requirements.
 - a. As required by Article 24 of this Resolution.

Section 5.1. Planned Industrial District

Land developed for manufacturing or high-tech purposes, and/or providing services to other industries, such as health and finance.

Section 5.2. USE REGULATIONS

A building or premises shall be used only for the following purposes:

1. Farming, including the usual farm buildings and structures, on a minimum tract size of forty (40) acres or larger; provided however, that no farm shall be operated either publicly or privately for the feeding or disposal of garbage, rubbish or offal, unless a special use permit for such an operation has been issued by the Board of County Commissioners under the provisions of Article 22, which permit shall be for a stipulated period not exceeding three (3) years and under such measures of control as may be deemed necessary, provided that land to be used for agriculturally related business (agri-business) may, if approved by a special use permit in accordance with Article 22 of these regulations, be located on land within this district.
2. More uses can be found in Article 19 Table of Uses.
3. Development within the Planned Industrial District shall abide by the regulations set forth in:
Article 27A – Site Development Plan Approval
Article 27B – Performance Standards
Article 27C – Subdivision Standards

1. Any use permitted in the Planned Industrial District
2. More uses can be found in Article 19 Table of Uses.

Section 5.3. HEIGHT REGULATIONS

No building shall exceed three stories or fifty (50) feet in height, except as provided for in Article 20 Additional Height and Area Regulations.

Section 5.4. AREA REGULATIONS

1. Front Yard
 - a. The minimum setback requirement for all buildings or structures of any nature built, erected, constructed, rebuilt, re-erected or reconstructed shall be at least 50 feet on all street rights-of-way for buildings and 10 feet for all parking lots.
 - b. Where lots have a double frontage, or are located at the intersection of two or more roads or streets, the minimum front yard setback shall be maintained on all road frontages.
2. Side Yard.
 - a. Along any other property line within or adjoining the district, there shall be a setback from any building or structure of at least ten (10) feet.
 - b. Along any property line abutting or adjoining a residential district, there shall be a setback of at least twenty (20) feet.
 - c. Parking and Loading Regulations – Whenever a structure is erected, moved, converted, or structurally altered, the regulations shall apply. See Article 24.

3. Rear Yard.
 - a. There shall be a minimum rear yard of thirty (30) feet, except for accessory structures as provided for in Article 20 Additional Height and Area Regulations.
4. Intensity of Use.
 - a. For tracts that have both public water and public sewer available, the minimum tract size shall be as follows:
 - 1) Minimum lot size - 54,450 square feet (one and ¼ acres).
 - 2) Minimum road frontage – 100 feet
5. Parking and Loading Requirements.
 - a. As required by Article 24 of this Resolution.

Section 6.1. Planned Mixed-Use District

Land developed for a combination of commercial and light industrial uses. Medium and/or high-density residential uses may also be included.

Section 6.2. USE REGULATIONS

A building or premises shall be used only for the following purposes:

1. Farming, including the usual farm buildings and structures, on a minimum tract size of forty (40) acres or larger; provided however, that no farm shall be operated either publicly or privately for the feeding or disposal of garbage, rubbish or offal, unless a special use permit for such an operation has been issued by the Board of County Commissioners under the provisions of Article 22, which permit shall be for a stipulated period not exceeding three (3) years and under such measures of control as may be deemed necessary, provided that land to be used for agriculturally related business (agri-business) may, if approved by a special use permit in accordance with Article 22 of these regulations, be located on land within this district.
2. More uses can be found in Article 19 Table of Uses.
3. Development within the Planned Mixed-Use District shall abide by the regulations set forth in:
 - Article 27A – Site Development Plan Approval
 - Article 27B – Performance Standards
 - Article 27C – Subdivision Standards
 1. Any use permitted in the Planned Mixed-Use District
 2. More uses can be found in Article 19 Table of Uses.

Section 6.3. HEIGHT REGULATIONS

No building shall exceed three stories or fifty (50) feet in height, except as provided for in Article 20 Additional Height and Area Regulations.

Section 6.4. AREA REGULATIONS

1. Front Yard
 - a. The minimum setback requirement for all buildings or structures of any nature built, erected, constructed, rebuilt, re-erected or reconstructed shall be at least 50 feet on all street rights-of-way for buildings and 10 feet for all parking lots.

- b. Where lots have a double frontage, or are located at the intersection of two or more roads or streets, the minimum front yard setback shall be maintained on all road frontages.
2. Side Yard.
 - a. Along any other property line within or adjoining the district, there shall be a setback from any building or structure of at least ten (10) feet.
 - b. Along any property line abutting or adjoining a residential district, there shall be a setback of at least twenty (20) feet.
 - c. Parking and Loading Regulations – Whenever a structure is erected, moved, converted, or structurally altered, the regulations shall apply. See Article 27-B Parking Standards.
 3. Rear Yard.
 - a. There shall be a minimum rear yard of thirty (30) feet, except for accessory structures as provided for in Article 20 Additional Height and Area Regulations.
 4. Intensity of Use.
 - a. For tracts that have both public water and public sewer available, the minimum tract size shall be as follows:
 - 1) Minimum lot size - 54,450 square feet (one and ¼ acres).
 - 2) Minimum road frontage – 100 feet
 5. Parking and Loading Requirements.
 - a. As required by Article 27-B Parking Standards.

Article 27 (A) SITE DEVELOPMENT PLAN APPROVAL

Section 1. GENERAL

These standards shall only be applicable to new developments within the Planned Development Districts that create a change of use.

Section 2. PRELIMINARY PLANNING MEETING

A meeting(s) should be arranged between the applicant and the Planning Staff within 60 days of submittal to discuss the proposal in order to avoid a delay in the approval process. For the meeting, the applicant should be prepared to provide as much of the following information as possible:

1. Sketch drawing of proposed site plan.
2. Topographic map of the area (5' contours).
3. General outline of 100 year floodplain or on-site drainage ways.
4. Proposed locations of all buildings, structures, parking areas, drives, walks, screening/buffering, public streets and existing easements.
5. Proposed landscaping.
6. Public streets, driveways, structures, drainage systems, fire hydrants.
7. Other pertinent existing or proposed facilities or landscape features that have a bearing on the site including existing foliage.
8. Approximate areas of proposed improvements.
9. Approximate timeline for project.
10. Elevation (exterior wall) sketches showing the general style and size of the building and proposed materials.

Section 3. PURPOSE AND INTENT

- A) The purpose and intent of requiring site plan approval is to encourage the compatible arrangement of buildings, off-street parking, lighting, landscaping, ingress and egress, and drainage on the site, any or all of these, in a manner that will promote safety and convenience for the public.

- B) No building permit shall be issued in any of the noted instances for the erection or alteration of a structure or building until a Site Development Plan has been submitted and approved by the Leavenworth County Planning and Zoning Department.

When Required

The conditions and requirements of this section shall be in full force and effect in each and all of the following instances:

1. Whenever an area is designated as PR-1, PR-2, PR-3, MXD, PC, and PI District.
2. Whenever a use in one of the Districts listed in a) above is altered, changed or intensified in a manner that increases parking or change outside appearances.
3. Whenever a specific reference is made to this section in any other section of the Zoning Regulations.
4. Single-family and two-family (duplex) units are hereby expressly excepted from the provisions of this section.

Section 4. PROCEDURE

A site plan application, three (3) copies of the site plan, and a review fee as established by the resolution of the Board shall be submitted by the property owner, or his/her certified agent, to the Planning and Zoning Department. No part of the review fee shall be refunded. (Prior consultation with the Planning Staff is encouraged so that the possibility of a delay in approval is minimized.) The Planning Staff shall review the site plan for conformance with all the Regulations applicable to the area.

If the Planning Staff denies the site development plan, it shall be submitted to the Planning Commission with a report and reasons for denial. The Planning Commission, after receiving the report of the Planning Staff, the Planning Commission shall approve the site development plan, with or without conditions; deny it; or defer it for further study.

Section 5. SITE PLAN CONTENTS

1. The site development plan shall be prepared by an architect, engineer, surveyor, landscape architect or other qualified individual at a scale on one (1) inch equal fifty (50) feet or larger.
2. One or more maps shall be submitted with the final development plan. Each map shall contain all map submission requirements, and shall bear such professional certifications and seals as the County may require.

The maps shall show:

- a. Finished grades or contours for the entire site (2-foot contour intervals shall be required by the Director, depending on the site).
- b. Legal description of the lot.
- c. Name, address and phone number of the applicant, owner and designer.
- d. All proposed and existing adjacent public street rights-of-way with centerline location.
- e. All proposed and existing adjacent public street and public drive locations, widths, curb cuts and radii.
- f. Location, width and limits of all existing and proposed sidewalks.
- g. Location, size and radii of all existing and proposed median breaks and turning lanes.
- h. Distance between all buildings, between buildings and property lines and between all parking areas and property lines.
- i. Location of all required building and parking setbacks.
- j. Location, dimensions, number of stories and area in square feet of all proposed buildings.
- k. Area of land in square feet or acres, Area of the building in square feet, percentage of pervious area (green space), and parking space ratios.
- l. Limits, location, size and material to be used in all proposed retaining walls, including top and bottom of wall elevations.
- m. The location, number, size, and type of landscaping plants and material;
- n. Location and dimensions of all driveways, parking lots, parking stalls, aisles, loading and service areas, trash enclosures and docks.
- o. Location, height, intensity, type, and color of outside lighting and fixtures for buildings and parking lots (photometric study shall be provided).
- p. Location, size, and type of material of all proposed signs, including monument or freestanding signs.
- q. The location of adjacent developments, alignment and location of public and private driveways and streets, medians, and public and semi-public easements.

- r. Final storm water collection, detention and erosion control plans.
- s. Final water and sanitary sewer plans.
- t. One or more illustrations shall be submitted with the final development plan showing building elevations (except for single-family dwellings) including the following:
 - i.) Elevations of all sides of proposed buildings including notation indicating building materials to be used on exteriors and roofs and height dimensions on the building.
 - ii.) Size, location, color and materials of all signs to be attached to building exteriors.
 - iii.) Location, size and materials to be used in all screening of rooftop or ground-level mechanical equipment, trash and refuse collection areas, and loading areas.
 - iv.) Building sections.
- u. Design guidelines relating to signage, architecture, and similar design features if the development involves multiple buildings.
- v. Dimensions and areas of all floors within proposed buildings.
- w. Landscaping, tree preservation and planting and buffer yard plans as required.

3. The following additional comments shall be submitted in support of the application for final development plan approval:

- i.) Evidence of the establishment of the agency for the ownership and maintenance of any common open space and / or storm water system and all assurances of the financial and administrative ability of such agency, to maintain such space.
- ii.) Conditions on Final Approval. If the County attaches conditions to the approval of a final development plan, it shall designate specific requirements, if any, that must be met before issuance of a building permit and/or prior to recording of the plat.

Section 6. CONDITIONS OF APPROVAL

Before approving a site plan, the Planning Staff shall first find that the following conditions have been met:

- 1. That the proposed use is a permitted use in the district in which the property is located.
- 2. That the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.
- 3. That the vehicular ingress and egress to and from the site and the circulation within the site provides for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways as well.
- 4. That the site plan provides for the safe movement of pedestrians within the site.
- 5. That there is a sufficient mixture of grass, trees, and shrubs within the interior and perimeter of the site so that the proposed development will be in harmony with adjacent land uses and will provide a pleasing appearance to the public. Any part of the site plan not used for the building, structures, parking, sidewalks or access ways shall be landscaped with a mixture of grass, trees, and shrubs.
- 6. That all outdoor trash areas are screened.
- 7. That a traffic study for the site is conducted.
- 8. That the design for storm drainage must provide for attaining a zero net gain in storm water runoff between the tract in its natural state and the proposed developed state.

Determining The Need For Detention: An engineering study will be required for all locations to determine the impact of the proposed development on the existing drainage system and the need for detention. The study shall be submitted to the County with the preliminary plat or site plan for proposed development. The study shall be prepared under the direct supervision of a professional engineer licensed in the State of Kansas.

Section 7. OCCUPANCY OF SITE

In general, no initiation or use of a site shall take place before all conditions of the site plan and other provisions of the Zoning Regulations have been satisfied, except:

1. That in planned unit developments, planned shopping centers, or planned industrial parks, approved for phased development by the Planning and Zoning department, such activity may commence as each phase is completed if the conditions of the site plan relating to the particular conditions are satisfied.
2. That consideration shall be given to seasons of the year and adverse weather conditions in requiring completion of landscaping plans before initiation of such activity; provided, that landscaping shall be completed within six (6) months following commencing of such activity.
3. Such conduct of an activity on a parcel of ground having an approved site plan without completion of site plan conditions, excepted as noted above, and/or Zoning Regulations shall be considered a violation of the Zoning Regulations.

Section 8. APPROVED SITE PLAN CHANGE

An applicant who wishes to change an approved site plan must contact the Planning and Zoning Department. If the proposed changes are of a nature that the revised site plan will be substantially similar to the approved site plan, the Director of Planning and Zoning may approve the revised site plan. If the proposed changes substantially rearrange proposed uses, parking, landscaping, drainage, lighting, or location of structures, etc., the applicant must apply for new approval of the revised site plan in the manner set forth in this Article's Section 4.

Section 9. TIME LIMITATIONS

If no building permit is issued for the site within one year from the date of the site plan approval, the site plan shall be and become null and void.

Section 10. VARIANCE

An applicant may apply for a variance to the Planned Development District guidelines. The Board of Zoning Appeals may review and approve a variance on a case-by-case basis according to the impact the proposed change would cause to the overall district.

In recommending such variance or exception, the Board of Zoning appeals shall find the following:

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

ARTICLE-27 (B) PERFORMANCE STANDARDS

Section 1. GENERAL REQUIREMENTS FOR ALL PLANNED DISTRICTS

A) Environmental Protection

- a. No use shall create noise in excess of that of normal daily traffic measured at the lot lines of the premises. In no case shall the noise level exceed 60 dB at repeated intervals or for a sustained length of time, measured at any point along the property line.
- b. In Planned Industrial District a buffer along the lot lines of the premises shall be created such that noise levels shall not increase more than 60 dB outside the boundaries of the Planned Industrial District. Noise levels for the Planned Industrial District shall be reviewed on a case by case basis by the Planning and Zoning Department.
- c. No use shall create dust, dirt, particulate matter, smoke, noxious odor, radiation, noxious gases, heat, unscreened glare, vibration or concussion which is perceptible without special instruments at the lot lines of the premises except in industrial districts.

- B) Exterior: Architectural quality of the buildings must be of sufficient similarity on all sides of the structure such that all sides of the building are “finished.”
- C) Site: The design of all developments, whether residential, commercial or industrial shall be such that access and circulation by firefighting equipment is assured and not hindered by steep grades, heavy landscaping or building spacing.
- D) Screening: Fences and walls up to 6 feet in height may be allowed if designed as an integral part of a development to provide privacy, security, or as part of an entry monument detail or, in some cases, required to provide screening from one property to another.
- E) Glare: All lights, other than publicly installed street lights, shall be located and installed to reflect the light away from abutting properties zoned for or developed with residential structures. No more than a maximum 0.5 foot-candle is allowed at the perimeter of the premises.

Section 2. REQUIREMENTS IN ALL PLANNED COMMERCIAL, PLANNED INDUSTRIAL DISTRICT AND PLANNED MIXED LAND USE DISTRICT

- A) General:
 - a. Except as provided by an approved development plan or special use permit, all products shall be sold and all services rendered inside a building.
 - b. All equipment necessary for supplying electric, communication, or related services to be constructed shall be placed underground. Equipment shall include, but not be limited to poles, towers, supports wires, conductors, guys, stubs, platforms, cross arms, braces, line transformers, insulators’ cut-outs, switches, communication circuits, appliances, attachments and appurtenances. The purpose of this requirement is to promote and preserve public health, safety and welfare and to improve the appearance and orderly development of subdivisions within the corridor.
- B) Lighting
 - a. Site lighting should achieve intended illumination within parking lots, pedestrian spaces, storm water collection and detention areas and other areas where design or safety considerations are warranted. Site lighting is meant to create safe, recognizable, and aesthetically pleasing environments throughout public and private developments.
 - b. Mast-carried luminaries shall not exceed 25’ in height.
 - c. High-pressure sodium lights and/ or other non-color corrected lights shall not be used.
 - d. A maintained minimum required illumination for parking lots and building entries is 0.50 foot-candle (fc). Parking lot lighting shall not cause illumination in excess of 0.5 foot candles when measured at the property line of the subject parking lot adjacent to residential use. Illumination shall be measured with a photoelectric photometer having a spectral response similar to that of the human eye, following the standard spectral luminous efficiency curve adopted by the International Commission on Illumination. Such measurement shall be taken with the photoelectric photometer while held parallel, 3 feet above the ground at the property line of the subject parking lot. Parking lot lighting shall be accomplished with pole mounted cut-off fixtures which shall be of a no-tilt, shoebox, or similar type design, equipped with flat lenses and nonadjustable mounted arms or brackets. Parking lot lighting shall have an initial average uniformity ratio of 4 to 1 (average (fc) over minimum (fc)). Pedestrian walkway lighting may use point-to-point lighting, such as light bollards, with a minimum maintained average illumination of .18 foot-candles (fc).
 - e. Lighting shall not impact traffic movements.

- f. Building illumination and architectural lighting shall be indirect in character (no light source visible). Indirect wall lighting, overhead down-lighting or interior illumination that spills into the landscape is encouraged. Architectural lighting shall articulate and animate the particular building design as well as provide the required functional lighting for safety and clarity of pedestrian movement.
 - g. Use of minimum wattage metal halide or color corrected sodium light sources, which provide "natural" light are required. Non-color corrected low-pressure sodium and mercury vapor light sources are prohibited as building lighting sources.
 - h. Use of neon lighting shall be reviewed on a case-by-case basis.
- C) Relationship of Building to Street, Parking, and Adjacent Properties
- a. All buildings shall be designed to create a strong physical relationship with their street frontages.
 - b. Every building shall have a main entrance oriented toward the street-side of the building, connecting with the sidewalk. Additional entrances may be provided and oriented toward parking courts or pedestrian paths.
 - c. Sidewalks, landscaping and other pedestrian amenities shall be provided in parking lots as per section 4 of this article.
- D) Natural Site Conditions
- a. Proposed landscaping shall accentuate the overall natural character of the site in terms of existing topography and plant material. All parcels shall be developed so as to create a minimum disturbance to the existing natural systems found on site. The intent of the performance standards is to minimize removal of natural systems that provide habitat, visual qualities of value, and the existing natural capacity for storm water control and mitigation.
- E) Service, Loading, and Utilities/Outside; Storage & Display; Screening
- a. Service or loading areas shall be accommodated entirely onsite for each parcel.
 - b. Parallel parking space for delivery vehicles shall be provided along service drives or in specially designated courts or loading areas.
 - c. Enclosures and service elements shall be integrated with the building elevation design so as to minimize the visual impact of such elements.
 - d. Hours of loading and unloading may be limited, depending upon location and surrounding property use.
 - e. All new installations and replacement of existing exterior utilities such as water, gas, sewerage, electrical, communication lines, etc. shall be installed under-ground.
 - f. Industrial buildings should be designed in a manner so that loading docks and service area are located at the side or rear of the buildings.
 - g. Any emission of noise, vapor, heat or fumes shall be mitigated by using best management practices.
 - h. Consideration should be given to developing common service courts at the interior of parcels.
 - i. Garbage, recycling collection and utility areas shall be enclosed and screened around their perimeter by walls minimum of 6 feet in height and constructed of materials consistent with the rest of the building.

Section 3. Architecture/Construction

The requirements of this section shall apply to all buildings and structures (excluding single-family and two-family (duplex) dwellings), unless otherwise expressly provided in a development plan. The use of traditional materials and forms is encouraged. These requirements shall be in addition to and in conjunction with requirements set forth in an approved Development Plan.

A) Building Massing, Scale

- a. Each building is to have simple, well-proportioned, a simple form that is manipulated for relief. Massing of the buildings shall reflect a continuous mass of the building envelope.
- b. Parapets must read as integral to the mass of the building. No flat vertical surface projections will be allowed above the building roofline. Loggias and other architectural elements may be created by "carving" into the mass of the building, not by applied decoration.
- c. Details that provide human scale to structures should be fully considered and incorporated into the design.
- d. Roof forms and pitch shall be consistent for all roofs part of the same building or block of buildings.
- e. Deviation from simple forms shall be allowed to accentuate building entries and significant corners or points of access. Corners of buildings shall provide articulation through fenestration, material, and detailing.

B) Shading Devices

- a. Buildings shall provide a means for solar shading at all fenestration. This may include freestanding or attached screen walls or shade fins, architecturally constructed awnings, roof or building overhangs, recessed openings, and/or upper level balconies.
- b. Applied awnings shall be constructed of metal, canvas, and/or glass and shall be integrated into the overall design of the facade.

C) Shade trees

Refer to Article 27 (C) Section 2.2.H for details on providing shade trees in the Planned Development Districts.

D) Materials and Colors

To create a harmonious and coherent image for each development, building designs shall pay close attention to choice of materials and colors. Building construction shall be of quality and durable materials. Equally valued materials and colors shall wrap all exposed elevations of the building as a solid mass.

a. Permitted Building Materials

- i. Masonry products such as stone, brick, finished concrete, stucco and decorative concrete blocks.
- ii. Copper
- iii. Clear Glass
- iv. Metal with a quality appearance and finish is acceptable in limited areas.
- v. Wood - painted or preserved
- vi. Vinyl Products, approved on a case by case basis.
- vii. Vinyl windows meeting or exceeding the following AAMA/NWWDA 101/1.S.2-97 Design Specifications: All vinyl windows, except basement windows shall have a minimum Structural Test Pressure of 45.0 pounds per square foot. All basement windows shall have a minimum Structural Test Pressure of 37.5 pounds per square foot.

b. Permitted Roofing Materials

- i. Standing Seam Metal or Copper
- ii. Clay, slate or cast concrete tiles

- iii. Asphalt shingles or better.

Section 4. Parking standards

In addition to the parking standards outlined in Article 24 of the Leavenworth County Subdivision Regulations, the following additional standards shall apply in Planned Residential, Planned Commercial, Planned Industrial and Planned Mixed land use districts except detached single family residential lots.

- A) To the extent that developments that wish to make joint use of the same parking spaces operate at different times, the same spaces may be credited to both uses. For example, if a parking lot is used in connection with an office building on Monday through Friday but is generally 90% vacant on weekends, another development that operates only on weekends could be credited with 90% of the spaces on that lot. Or, if a church parking lot is generally occupied only to 50% of capacity on days other than Sunday, another development could make use of 50% of the church lot's spaces on those other days.
- B) Circulation areas shall be designed so that vehicles can proceed safely without posing a danger to pedestrians or other vehicles and without interfering with parking areas.
- C) Parking lots shall be provided with landscape islands which shall include shade trees, ornamental trees, ground cover and other plant materials.
- D) All parking spaces other than those for handicapped access shall be a minimum of 9' x 17'. All parking spaces for handicapped access shall be a minimum of 12' x 18'. Additional space shall be provided, as necessary, for maneuvering into and out of the spaces. The minimum widths driving lanes with a row of parking spaces on both sides of the driving lane shall be as follows:
 - a. Parking spaces at 90 degrees to driveway = 24' wide
 - b. Parking spaces at 60 degrees to driveway = 18' wide *
 - c. Parking spaces at 45 degrees to driveway = 13' wide *
 * One-way traffic flow only. If two-way traffic flow, must be at least 20 feet wide.

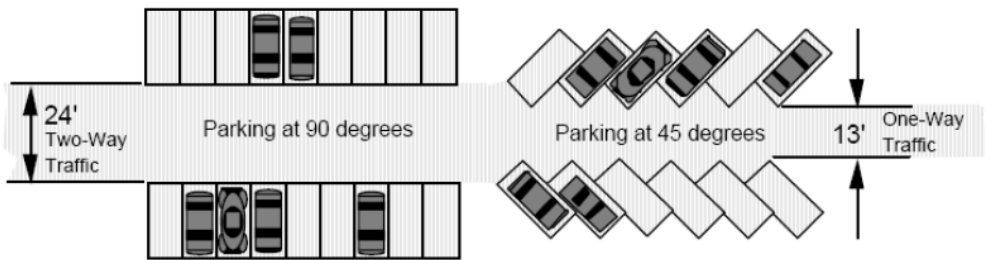


Figure: Parking Spaces and Angles

- E) All required parking lots and all driveways to and within any required parking lot, shall be surfaced with a permanent bituminous or concrete pavement.
- F) The perimeter of all required parking lots and all driveways to and within any required parking lot shall be provided with concrete curbs or concrete curb and gutters.
- G) Concrete curbs, curb and gutter or wheel-stop blocks shall be provided at the front of any parking space which abuts a building, walk, other structure or landscaped area.
- H) The design for storm drainage must provide for attaining a zero net gain in storm water runoff between the tract in its natural state and the proposed developed state. An engineering study of storm water runoff shall be required for parking lots.

ARTICLE 27 (C) – SUBDIVISION STANDARDS (Design Review Required)

Section 1. OVERVIEW

The requirements and standards of this Article support the Planned Development District's Future Land Use Plan. This Article establishes minimum standards so that subdivisions:

1. have street systems, lot layouts, and subdivision improvements that reflect good planning principles, construction practices, incorporate and utilize the surrounding environmental attributes, and;
2. are designed and developed in a manner that demonstrates an understanding of and appreciation for both the near term, and lasting, long-range impacts, that subdivisions have on the health, safety, and general welfare of the public.

Section 2. STREETS AND DRIVEWAYS

1. General Layout and Design Criteria- Existing and New Streets and Driveways:

- A. **General Street Layout and Design Considerations:** A convenient, safe street system is important for the health, safety and welfare of the community and the economic well-being of the County. The County's street system should be designed to provide appropriate routes for through traffic, especially with respect to major nodes of urban development. Ultimately, local streets that serve individual building sites should be interconnected to the network of major and minor arterial streets which primarily provide for the through traffic needs. As areas of the County develop, a pattern of interconnected streets should follow. This street network is particularly important within subdivisions with multiple streets and will become increasingly important upon the area's urbanization and densification.
- B. **Environmental Considerations:** Street layouts shall attempt to conform to the existing natural topography and shall attempt to avoid the disruption of existing mature vegetation, 100-year flood plains and other significant natural features of the area.
- C. **Internal Street Layout Considerations:** The location, arrangement, alignment, character, and type of all streets in the subdivision shall:
 - i) Provide for safe and convenient traffic circulation within, and to and from, the subdivision for the uses of the land to be served by such streets.
 - ii) Be arranged so that through traffic is minimized for local streets and so traffic is channeled to Collector streets and to Arterial Streets.
 - iii) Be arranged to facilitate the free flow of traffic and limit potential traffic hazards by providing lots in all Planned Development District with access onto local or collector street via driveways; and preventing direct access onto Arterial Streets, and Highways in accordance with the Street Frontage Required per Driveway of this Article's, Section 2.A.
 - iv) Local or Collector Street layouts shall attempt to serve each subdivision lot or parcel and provide transportation access, and routes for utility service lines.
- D. **Connectivity and the Relationship of Internal Street Layouts to Adjoining Properties and Streets:** The location, arrangement, alignment, character, and type of streets serving new subdivisions shall be planned and designed:
 - i) For the extension of existing dead-end streets except where topography, lakes, streams, Highways, Arterial streets, or other such natural or man-made features would obstruct the provision of through streets.
 - ii) For the continuation of existing streets from adjoining subdivisions.
 - iii) For streets to be continued to adjoining properties that have not been subdivided.
 - iv) To be properly integrated with the existing and planned street system and pattern.

- v) To be continued to the boundaries of the area being subdivided at reasonable intervals that shall be not greater than 1,320 feet so that future-abutting subdivisions may connect therewith.
- E. Geometric design and right-of-way requirements for all streets shall be based upon projected future traffic volumes. Additional factors to be considered in the geometric design and right-of-way requirements are as follows:
- i. Topography and physical features
 - ii. Design speeds
 - iii. Access conditions (controlled access with access opening, turning radius of design vehicles, medians, and pedestrian facilities).
- F. Functional Street Classifications: Functional classification is an ordering system that defines the part that any particular road or street plays in serving the flow of vehicle trips through a street network. Functional classification categorizes streets according to their ability to 1) move vehicle traffic, and 2) provide access to adjacent properties.

For existing or planned streets within subdivisions, the following functional street classifications and criteria shall apply:

- a. Cul-de-sac Streets: Serve individual building lots. Connecting to other Local Streets or Collector Streets is encouraged.
- b. Local Streets: Serve individual building lots. Connecting to other Local Streets or Collector Streets is encouraged; however, Local Streets may connect directly to Arterial Street.
- c. Collector Streets: Connect Local Streets to Arterial Streets. Direct access from individual building lots is discouraged. Collector Streets are typically located at the 1/4-section, 1/2-section, or 1/3-section lines.
- d. Arterial Streets: Provide for travel between Collector Streets and Highways.

For each arterial street, whether it is a Major Arterial Street or a Minor Arterial Street, the ultimate pavement width is intended to be two (2) to four (4) lanes for through traffic movements.

G. Street Design and Construction and Right-of-way Dedication

- a. Arterial Streets within or adjacent to subdivisions and Lot Splits shall comply with the following requirements:
 - 1. The right-of-way width shall be a minimum of eighty (80) feet.
 - b. Collector Streets adjacent to Lot Splits or within or adjacent to subdivisions shall comply with the following requirements:
 - 1. The right-of-way width for Collector Streets with curbs shall be a minimum of sixty (60) feet.
 - 2. The right-of-way width for Collector Streets without curbs shall be a minimum of eighty (80) feet.
 - c. Local Streets adjacent to Lot Splits or within or adjacent to subdivisions shall comply with the following requirements:
 - 1. The right-of-way width shall be a minimum of sixty (60) feet.
2. Driveways, Intersections, and Frontages
- A. Minimum street frontage Required per Driveway in All Planned Districts:

Road Classification	Minimum Street Frontage Required per Driveway	Corner clearance from intersection for driveway entrance.

a. Highway	Lots shall not have access directly onto a Highway	
b. County Road One	2640 feet	330 feet
c. Major Arterial	660 feet	330 feet
Minor Arterial	300 feet	200 feet
d. Major Collector	300 feet	200 feet
Minor Collector	200 feet	100 feet
e. Local	125 feet	100 feet

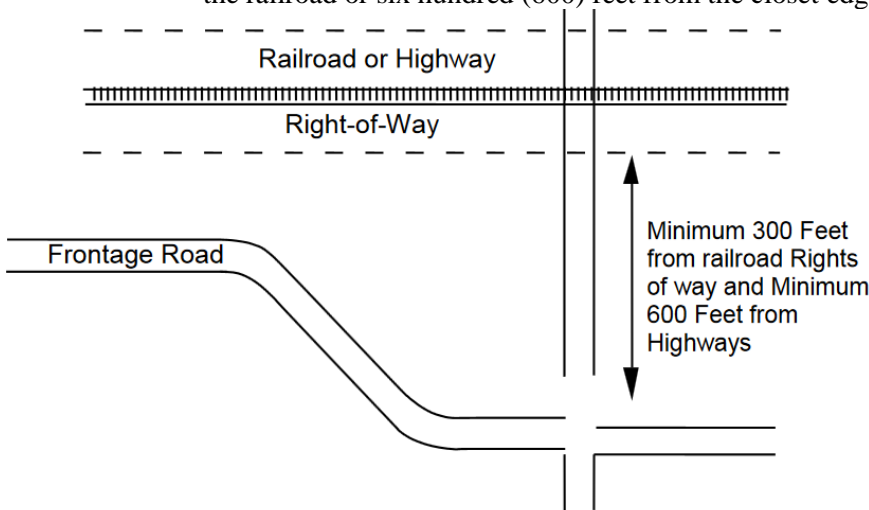
The minimum Public Road spacing standards for spacing between new public roads intersecting with other public roads (regardless of which government entity maintains the public road) for the purposes of approval of subdivision plats pursuant to the Leavenworth county Subdivision Regulations shall depend upon the road classification of other public road and hereby adopted as follows:

Road Classification	Minimum Public Road Spacing
a. Major Arterial	5,280 feet
Minor Arterial	2,640 feet
b. Major Collector	2,640 feet
Minor Collector	2,640 feet
c. Local	1,320 feet

- B. Minimum sight distances shall be provided at all intersections and driveways. Minimum sight distances shall be subject to Public Works standards for road type and traffic counts.
- C. Streets shall intersect as nearly as possible at 90-degree angles; no street shall intersect at less than a 75-degree angle.
- D. Street centerlines shall be laid out to meet the following:
 - a. Arterial Streets continuing through an intersection shall have a continuous, straight centerline.
 - b. Offset intersections shall not be allowed where on Collector Streets that intersect Arterial Streets.
 - c. Collector Streets continuing through an intersection shall have a continuous, straight centerline.
 - d. Local Streets that intersect a Collector Street shall have either a continuous, straight centerline through the Collector Street right-of-way or shall be offset so that there is at least one hundred fifty (150) feet between the centerlines of the Local Streets. Collector Streets that intersect another Collector Street also shall meet this criterion by having either a continuous, straight centerline through the intersection or by being offset so there is at least one hundred fifty (150) feet between their centerlines.
- E. Cul-de-sac Streets
 - a. Dead-end streets, whether temporary or permanent, shall be constructed as cul-de-sac streets. It is recommended, but shall not be required, that temporary dead-end streets may terminate at the boundary of a subdivision. If a cul-de-sac terminates more than 200 feet from the nearest intersection, it shall be a temporary cul-de-sac designed to provide future connection with adjoining un-subdivided areas.
 - b. Cul-de-sac streets shall not be longer than 700 feet measured from the intersecting street right-of-way line to the centerline of the cul-de-sac radius.
 - c. Unless topography, lakes, streams, Highways, Arterial Streets, railroads or other such natural or man-made features would obstruct the provision of through streets, permanent cul-de-sac streets shall be minimized by laying out the subdivisions to comply with the block length and cul-de-sac street length criteria of these regulations in order to facilitate traffic circulation, utility line interconnections, road maintenance and snow removal.

F. Frontage Roads

- a. Frontage roads are specific type of internal street pattern and shall be encouraged when access to certain arterial roads are limited or existing geology, topography, floodplain, or other environmental constraints or lot patterns are such that frontage roads are the most feasible way to provide for local traffic service to appropriate access points on the arterial streets. For example, when internal street patterns cannot be arranged to meet the street spacing and road frontage requirements of these regulations, or if the lots cannot be arranged with side lot lines or rear lot lines adjacent to Major Arterial Streets or Highways.
- b. Frontage roads or other internal street patterns shall be planned and constructed in subdivisions when the number of access points on one side of the Arterial Street would exceed the maximum number that would be allowed by compliance with the minimum Road Spacing requirements mentioned in Section 2 (2) (A) of this Article.
- c. Frontage roads shall not intersect Arterial Streets or Collector Streets at closer intervals than minimum Road Spacing's allowed by Section 2 (2) (A) of this Article.
- d. Frontage roads shall conform to Leavenworth County's Road Construction and Storm Water Drainage standards, 1994 Edition or latest editions as approved by the Board of County Commissioners.
- e. Frontage roads or other streets that are parallel to railroad or Highway or Major Arterial roads rights-of-way shall not intersect streets that cross the railroad or Highway-at-grade unless the frontage road or other parallel street centerline is at least three hundred (300) feet from the closest edge of the railroad or six hundred (600) feet from the closet edge of the Highway right-of-way.



- f. Frontage road access points on opposite sides of Arterial Streets shall be aligned to minimize the number of future median openings.

G. Sidewalks:

- a. Sidewalks are required and shall be installed by the developer on one side of all streets in residential subdivisions with a majority of the lots less than one (1) acre in size, and are permitted in all other subdivisions in conformance with the requirements set forth herein. Sidewalks are permitted in all other districts.
- b. Sidewalks shall be located within the public right-of-way and shall not be more than one (1) foot from the public right-of-way line of all streets. There shall be a landscaped area at least two (2) feet wide between the sidewalk and curb. If site conditions do not allow for the buffer area and sidewalks

must be constructed adjacent to the curbs, the sidewalks shall be constructed as a separate entity to the curb, and at no time shall the two be constructed as a single unit.

c. Sidewalks shall provide for continuous pedestrian access, and also connect abutting properties or subdivisions.

d. Sidewalks shall also be provided as part of the construction of the internal subdivision streets.

e. The minimum width of sidewalks shall be four (4) feet.

f. Sidewalks at street intersections shall be ramped to provide access for physically impaired persons.

H. Shade trees

Along Arterial and Collector Street rights-of-way adjacent to planned residential subdivisions, or within or adjacent to any commercial or employment center subdivision, new shade trees shall be planted or existing trees shall be kept as follows:

1. One (1) street tree shall be provided for each 100 feet of street frontage within the landscaped setback abutting said street frontage.

2. In addition to the street trees, one ornamental tree per 50 lineal feet and one shrub per 25 lineal feet or portion thereof shall be planted within the setback. Additional trees may be clustered or arranged within the setback if approved as part of the landscape plan.

3. A minimum of 5% of the interior site shall be landscaped.

4. A minimum of 10% of the lot shall be kept as pervious area (green space).

Section 3. LAYOUT OF LOTS

Planned Residential Subdivision Lots:

a. Within subdivisions of property planned residential district, the lot-depth to lot-width ratios shall not exceed three and a half to one (3.5:1) or be less than one to one (1:1). Within subdivisions of property zoned Planned Residential District, the lot-depth to lot-width ratios for lots ten (10) acres or larger shall not exceed four to one or be less than one to one.

b. Corner lots shall have sufficient depth and width to allow the yard setbacks required in the applicable zoning district to be provided along all street frontages.

c. The minimum lot width required in the zone shall be provided at least at the front building setback line.

d. Double frontage lots shall be avoided unless no other lot arrangement is possible, such as where lots back onto a major Arterial Street. Access for a double frontage lot shall be on the least travelled road. All double frontage lots shall include a non-access easement which shall prevent driveway access on the rear lot line.

e. Lots shall be arranged so that surface drainage in swales or channels across residential lots is avoided or is located along side or rear lot lines, unless surface drainage in other locations on the lots is necessary as determined by the County Engineer. Where surface drainage in a swale or channel on a residential lot is necessary, as determined by the County Engineer, drainage easements may be required and the drainage systems in such easements shall be improved in accordance with Leavenworth County's Road Construction and Storm Water Drainage standards, 1994 Edition or latest editions as approved by the Board of County Commissioners. Each residential lot that will have surface drainage in a swale or channel shall be appropriately shaped, sized and dimensioned to provide a buildable area that the County Engineer deems to be appropriate for the subdivision.

WHEREAS, it is hereby found that the Leavenworth County Planning Commission, after notice as required by law, did conduct a public hearing upon the amendment of the Leavenworth County Zoning and Subdivision Regulations the 10th day of March 2021; and

WHEREAS, it is hereby found that the Leavenworth County Planning Commission, based upon specific findings of fact incorporated by reference herein, did recommend that the amendment be approved, as set forth; and

WHEREAS, the Board of County Commission considered, in session on 31st day of March, 2021, the recommendation of the Leavenworth County Planning Commission.

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

1. Based upon the recommendation and findings of fact of the Leavenworth County Planning Commission; and,
2. Based upon the findings of fact adopted by the Board of County Commission in regular session on the 28th day of September, 2020 and incorporated herein by reference;

That the amendments listed herein be approved:

Adopted this 31st day of March, 2021
Board of County Commission
Leavenworth, County, Kansas

Michael Smith, Chairman

ATTEST

Jeff Culbertson, Member

Janet Klasinski

Vicky Kaaz, Member

Doug Smith, Member

Mike Stieben, Member

**Leavenworth County
Request for Board Action
Building Codes Committee Appointments**

Date: March 31, 2021
To: Board of County Commissioners
From: Planning & Zoning Staff

Department Head Review: Krystal Voth, Reviewed

Additional Reviews as needed:

Budget Review Administrator Review x Legal Review x

Action Requested: Appoint five (5) members from the attached applications to the Building Codes Appeals Committee.

Analysis: The county recently adopted building codes. It was the Board of County Commissions' decision to form a board to resolve issues that may arise over the interpretation of the code.

Early in 2021, Planning and Zoning made public notification that we were accepting applications for the Board of Building Codes Appeals members. 11 applications have been received.

Recommendation: Appoint five (5) members from the list of applicants to serve on the Board of Building Codes Appeals.

Alternatives:

Budgetary Impact: None

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

Total Amount Requested:
\$0.00

Additional Attachments: Applications

John Jacobson (outside city limits) – Mike Smith

Tim Smith (outside city limits) – Mike Stieben

Dale Thomas (outside city limits) – Vicky Kaaz

Zachary Stoltenberg (inside city limits) – Doug Smith

Please check one name from the list below to appoint to the Buildings Code Appeals Committee

Marcus Radulescu (outside city limits)	
Justin Burgoon (outside city limits)	
Bill Price (outside city limits)	
Alan Ellis (outside city limits)	
John Zimbelman (outside city limits)	