

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. 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
June 2, 2021
9:00 a.m.

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

Anyone wishing to make comments either on items on the agenda or not are encouraged to provide their comments in writing no later than 8:00 AM the Monday immediately preceding the meeting. These comments will be included in the agenda packet for everyone to access and review. This allows the Commission to have time to fully consider input and request follow up if needed prior to the meeting.
- V. ADMINISTRATIVE BUSINESS:
- VI. CONSENT AGENDA: The items on the Consent Agenda are considered by staff to be routine business items. Approval of the items may be made by a single motion, seconded, and a majority vote with no separate discussion of any item listed. Should a member of the Governing Body desire to discuss any item, it will be removed from the Consent Agenda and considered separately.

a) Approval of the minutes of May 26, 2021

- b) Approval of the minutes of the work session of May 26, 2021
- c) Approval of the schedule for the week June 7, 2021
- d) Approval of the check register
- e) Approve and sign the OCB's
- f) Approve Case Number DEV-21-020 & 021, a preliminary and final plat for Ackerland Hill

VII. FORMAL BOARD ACTION:

- a) Consider a motion to approve Resolution 2021-15, a rezoning from B-3 & RR-5 to B-3 located on the corner of 207th and Springdale Road.
- b) Consider a motion to approve Resolution 2021-16, a rezoning from RR-5 to RR 2.5 located at the intersection of 177th Terrace and Seymour Road.
- c) Consider a motion to approve Resolution 2021-17, a special use permit for an indoor training facility for youth baseball.
- d) Consider a motion to approve Resolution 2021-18, amendments to Articles 41, access management and 43, cross access easements of the Leavenworth County Zoning and Subdivision Regulations.

VIII. ADDITIONAL PUBLIC COMMENT IF NEEDED

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

- a) Executive session to discuss attorney/client privilege

X. ADJOURNMENT

LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE

Monday, May 31, 2021 THE COURTHOUSE WILL BE CLOSED IN OBSERVANCE OF MEMORIAL DAY

Tuesday, June 1, 2021

Wednesday, June 2, 2021

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

Thursday, June 3, 2021

Friday, June 4, 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

*****May 26, 2021 *****

The Board of County Commissioners met in a regular session on Wednesday, May 26, 2021. Commissioner Mike Smith, Commissioner Doug Smith, Commissioner Kaaz, Commissioner Stieben and Commissioner Culbertson are present; Also present: Mark Loughry, County Administrator; David Van Parys, Senior County Counselor; Jamie VanHouten, Community Corrections Director; Krystal Voth, Planning and Zoning Director; John Richmeier, Leavenworth Times

Residents: Dennis Taylor, John Matthews, AW Himpel, Joe Herring

PUBLIC COMMENT:

There were no public comments.

ADMINISTRATIVE BUSINESS:

A motion was made by Commissioner Culbertson and seconded by Commissioner Kaaz to accept the consent agenda for Wednesday, May 26, 2021 as presented.

Motion passed, 5-0.

Jamie VanHouten presented applicants for the Adult and Juvenile Advisory Board for Community Corrections.

A motion was made by Commissioner Doug Smith and seconded by Commissioner Culbertson to appoint Willie Williams to the Community Corrections Juvenile Advisory Board.

Motion passed, 5-0.

It was the consensus of the Board to extend the deadline for applications for the Adult Advisory Board for 2 weeks.

Commissioner Doug Smith participated in the MARC meeting and will attend the Basehor City Council meeting and Fairmount Township meeting.

Commissioner Stieben met with the city of Linwood about the American Rescue Plan and met with members of LCDC.

Commissioner Culbertson met with Senator Pittman and will be meeting with Representative Neely.

Commissioner Kaaz participated in the Workforce Partnership meeting and the Leavenworth City Commission meeting.

Commissioner Mike Smith announced the city of Lansing will be doing their fireworks show this year.

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

Motion passed, 5-0.

The Board adjourned at 9:22 a.m.

*****May 26, 2021*****

The Board of County Commissioners met in a work session on Wednesday, May 26, 2021. Commissioner Mike Smith, Commissioner Doug Smith, Commissioner Kaaz, Commissioner Stieben and Commissioner Culbertson are present; Also present: Mark Loughry, County Administrator; David Van Parys, Senior County Counselor; TerriLois Mashburn, Register of Deeds; John Richmeier, Leavenworth Times

Residents: Dennis Taylor, John Matthews

A work session was held to discuss the American Rescue Plan Act.

The Board ended the work session at 10:30 a.m.

Draft

LEAVENWORTH COUNTY COMMISSIONERS MEETING SCHEDULE

Monday, June 7, 2021

Tuesday, June 8, 2021

Kansas County Commissioners Association 45th Annual Spring Conference
• Liberal, KS

Wednesday, June 9, 2021

Kansas County Commissioners Association 45th Annual Spring Conference
• Liberal, KS

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

Thursday, June 10, 2021

Kansas County Commissioners Association 45th Annual Spring Conference
• Liberal, KS

Friday, June 11, 2021

11:30 a.m. MARC Regional Virtual Assembly

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: 05/22/2021 END DATE: 05/31/2021

TYPES OF CHECKS SELECTED: * ALL TYPES

			P.O.NUMBER	CHECK#						
438	ADVENTHEALTH	ADVENTHEALTH SHAWNEE MISSION	319829	92279 AP	05/28/2021	1-001-5-14-321	SEXUAL ASSAULT EVIDENCE KIT	725.00		
21036	ARROWHEAD	ARROWHEAD SCIENTIFIC INC	319830	92280 AP	05/28/2021	1-001-5-07-251	SHF-EVIDENCE SUPPLIES	104.28		
21036	ARROWHEAD	ARROWHEAD SCIENTIFIC INC	319830	92280 AP	05/28/2021	1-001-5-07-251	SHF-EVIDENCE SUPPLIES	395.61		
								*** VENDOR	21036 TOTAL	499.89
2541	BEST PLUMBING SPECIA	BEST PLUMBING SPECIALTIES,INC	319831	92281 AP	05/28/2021	1-001-5-07-357	65483 JAIL PLUMBING SUPPLIES	2,264.79		
2541	BEST PLUMBING SPECIA	BEST PLUMBING SPECIALTIES,INC	319831	92281 AP	05/28/2021	1-001-5-07-357	65483 JAIL PLUMBING SUPPLIES	219.57		
								*** VENDOR	2541 TOTAL	2,484.36
164	COLGAN LAW FIRM	COLGAN LAW FIRM LLC	319834	92284 AP	05/28/2021	1-001-5-09-231	COURT APPOINTED ATTORNEY 2019J	2,400.00		
164	COLGAN LAW FIRM	COLGAN LAW FIRM LLC	319834	92284 AP	05/28/2021	1-001-5-09-231	COURT APPOINTED ATTORNEY 2019J	45.00		
164	COLGAN LAW FIRM	COLGAN LAW FIRM LLC	319834	92284 AP	05/28/2021	1-001-5-09-231	COURT APPOINTED ATTORNEY 2019J	12.42		
								*** VENDOR	164 TOTAL	2,457.42
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-02-301	CO CLERK BINDERS, ENVELOPES	32.88		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-04-211	NE REG OF DEED DISTRICT MEETIN	24.48		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-05-203	EMS:FIELD SUPPLY,BLDG MAINT,LI	82.00		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319835	92286 AP	05/28/2021	1-001-5-05-210	FIRSTNET WIRELESS - EMS 5033	853.22		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319835	92286 AP	05/28/2021	1-001-5-05-215	TONGANOXIE - WATER - EMS 9201	91.91		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319835	92286 AP	05/28/2021	1-001-5-05-215	WASTE MGMT TRASH, RECYCLING	94.43		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319835	92286 AP	05/28/2021	1-001-5-05-215	FREESTATE ELEC SVC EMS 9102	244.75		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-05-216	EMS:FIELD SUPPLY,BLG MAINT,RED	334.09		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319835	92286 AP	05/28/2021	1-001-5-05-280	MIDWEST MOBILE RADIO SERVICE	402.00		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-05-282	EMS:FIELD SUPPLY,BLG MAINT,RED	329.53		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-05-306	EMS:FIELD SUPPLY,BLDG MAINT,LI	643.01		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-05-306	EMS:FIELD SUPPLY,BLDG MAINT,LI	54.52		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-05-312	EMS:FIELD SUPPLY,BLDG MAINT,LI	16.88		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-05-350	EMS:FIELD SUPPLY,BLG MAINT,RED	424.85		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-05-381	EMS:FIELD SUPPLY,BLG MAINT,RED	12,497.97		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-05-381	EMS:FIELD SUPPLY,BLDG MAINT,LI	1,925.73		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-05-383	EMS:FIELD SUPPLY,BLG MAINT,RED	58.98		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-05-383	EMS:FIELD SUPPLY,BLDG MAINT,LI	122.96		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-05-383	EMS:FIELD SUPPLY,BLDG MAINT,LI	162.33		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319835	92286 AP	05/28/2021	1-001-5-05-4	MIDWEST MOBILE RADIO SERVICE	68.00		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-06-202	WATER FOR PLANNING COMMISSION	11.67		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319835	92286 AP	05/28/2021	1-001-5-06-216	AT&T MOBILITY - MIFI 1341	129.89		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-06-301	P&Z OFFICE SUPPLIES, GRAMMARLY	219.44		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-07-202	SHF UNIFORM,JAIL,TECH,+	749.00		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-07-202	SHF UNIFORM,JAIL,TECH,+	199.99		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-07-203	SHF UNIFORM,JAIL,TECH,+	20.50		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319835	92286 AP	05/28/2021	1-001-5-07-208	MIDWEST MOBILE RADIO SERVICE	1,640.00		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319835	92286 AP	05/28/2021	1-001-5-07-208	MIDWEST MOBILE RADIO SERVICE	35.52		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319835	92286 AP	05/28/2021	1-001-5-07-208	WASTE MGMT TRASH, RECYCLING	350.05		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319835	92286 AP	05/28/2021	1-001-5-07-210	AT&T SHF 1313	222.41		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319835	92286 AP	05/28/2021	1-001-5-07-210	AT&T SHF 4728	46.23		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319835	92286 AP	05/28/2021	1-001-5-07-210	AT&T WIRELESS 1005	4,189.25		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319835	92286 AP	05/28/2021	1-001-5-07-210	AT&T WIRLESS 5018	96.26		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319835	92286 AP	05/28/2021	1-001-5-07-210	AT&T MONTHLY 1113	91.39		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-07-211	SHF:SECURITY,OFC SUPPLY,UNIFOR	1.40		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-07-211	SHF UNIFORM,JAIL,TECH,+	691.05		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-07-211	SHF UNIFORM,JAIL,TECH,+	5.75		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-07-213	SHF UNIFORM,JAIL,TECH,+	271.93		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319835	92286 AP	05/28/2021	1-001-5-07-216	SPECTRUM INTERNET ACCESS-EOC	74.99		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-07-218	SHF UNIFORM,JAIL,TECH,+	252.31		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-07-219	SHF UNIFORM,JAIL,TECH,+	714.75		

START DATE: 05/22/2021 END DATE: 05/31/2021

TYPES OF CHECKS SELECTED: * ALL TYPES

			P.O.NUMBER	CHECK#						
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319835	92286 AP	05/28/2021	1-001-5-07-219	SPECTRUM INTERNET (JAIL MENTAL		181.98	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319835	92286 AP	05/28/2021	1-001-5-07-223	FREESTATE ELEC SVC		348.24	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-07-301	SHF:SECURITY,OFC SUPPLY,UNIFOR		570.44	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-07-301	SHF - OFFICE SUPPLIES,POSTAGE		5.98	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-07-301	SHF UNIFORM,JAIL,TECH,+		34.99	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-07-301	SHF UNIFORM,JAIL,TECH,+		70.07	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-07-302	SHF:SECURITY,OFC SUPPLY,UNIFOR		14.34	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-07-302	SHF - OFFICE SUPPLIES,POSTAGE		62.83	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-07-303	SHF UNIFORM,JAIL,TECH,+		200.82	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-07-305	SHF UNIFORM,JAIL,TECH,+		49.88	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-07-350	SHF:SECURITY,OFC SUPPLY,UNIFOR		349.76	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-07-350	SHF UNIFORM,JAIL,TECH,+		1,191.25	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-07-350	SHF UNIFORM,JAIL,TECH,+		144.95	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-07-350	SHF UNIFORM,JAIL,TECH,+		271.56	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-07-353	SHF:SECURITY,OFC SUPPLY,UNIFOR		285.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-07-353	SHF UNIFORM,JAIL,TECH,+		328.87	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-07-353	SHF UNIFORM,JAIL,TECH,+		349.96	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-07-355	SHF:SECURITY,OFC SUPPLY,UNIFOR		49.79	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-07-356	SHF UNIFORM,JAIL,TECH,+		110.08	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-07-357	SHF:SECURITY,OFC SUPPLY,UNIFOR		128.12	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-07-357	SHF UNIFORM,JAIL,TECH,+		116.88	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-07-359	SHF:SECURITY,OFC SUPPLY,UNIFOR		172.59	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-07-359	SHF UNIFORM,JAIL,TECH,+		1,268.54	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-07-359	SHF UNIFORM,JAIL,TECH,+		63.52	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-07-362	SHF:SECURITY,OFC SUPPLY,UNIFOR		16.13	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-07-362	SHF UNIFORM,JAIL,TECH,+		1,266.91	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-07-363	SHF:SECURITY,OFC SUPPLY,UNIFOR		709.76	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-09-202	CO ATTY:TRAINING, CLE DUES,POS		380.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-09-203	CO ATTY:TRAINING, CLE DUES,POS		85.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-09-302	CO ATTY:TRAINING, CLE DUES,POS		18.21	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-11-203	CO ATTY:SUPPLIES, NOTARY-LF		50.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-11-205	KTA - CO ATTY		3.40	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-11-301	CO ATTY:SUPPLIES, NOTARY-LF		2,130.31	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-14-210	SPECTRUM BUSINESS 4967.84		140.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-14-210	SPECTRUM BUSINESS 4967.84		1,057.69	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-14-210	SPECTRUM BUSINESS 4967.84		1,199.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-14-220	TONGANOXIE - WATER FOR 725 LAM		63.29	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319835	92286 AP	05/28/2021	1-001-5-14-220	FREESTATE ELEC SVC		833.76	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-14-228	MARC - SALARY SURVEY		564.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319835	92286 AP	05/28/2021	1-001-5-14-229	WASTE MGMT TRASH, RECYCLING		457.32	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319835	92286 AP	05/28/2021	1-001-5-14-247	IRON MOUNTAIN SHREDDING		47.29	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-14-332	SHF UNIFORM,JAIL,TECH,+		178.01	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-14-340	FLEETHOSTER-NEW PURCHASES		3,440.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-18-213	SPECTRUM BUSINESS 4967.84		2,571.15	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-18-213	AT&T POTS/WIRELESS		301.32	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319835	92286 AP	05/28/2021	1-001-5-19-220	IRON MOUNTAIN SHREDDING		285.60	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-19-301	DIST CT OFFICE SUPPLIES		85.70	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-19-301	DIST CT - KSA'S HARDBOUND		207.75	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319835	92286 AP	05/28/2021	1-001-5-28-301	IRON MOUNTAIN SHREDDING		20.54	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-31-297	BLDG&GROUNDS:JC,CH,ANNEX,SHOP		60.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-31-312	BLDG&GROUNDS:JC,CH,ANNEX,SHOP		268.94	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-31-312	HERKEN:JC,HD,SHOP,EMS,MATERIAL		101.26	

START DATE: 05/22/2021 END DATE: 05/31/2021

TYPES OF CHECKS SELECTED: * ALL TYPES

			P.O.NUMBER	CHECK#						
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-31-313	BLDGS&GROUNDS:JC, CH, ANNEX, SHOP		126.98	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-31-313	HERKEN:JC, HD, SHOP, EMS, MATERIAL		10.75	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-31-314	BLDGS&GROUNDS:JC, CH, ANNEX, SHOP		186.18	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-31-316	BLDGS&GROUNDS:JC, CH, ANNEX, SHOP		104.21	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-31-316	HERKEN:JC, HD, SHOP, EMS, MATERIAL		228.24	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-31-317	HERKEN:JC, HD, SHOP, EMS, MATERIAL		129.53	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-31-384	BLDGS&GROUNDS:JC, CH, ANNEX, SHOP		189.84	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-31-390	BLDGS&GROUNDS:JC, CH, ANNEX, SHOP		825.75	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-32-296	BLDGS&GROUNDS:JC, CH, ANNEX, SHOP		2,238.21	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319835	92286 AP	05/28/2021	1-001-5-32-297	WASTE MGMT TRASH, RECYCLING		311.44	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-32-391	BLDGS&GROUNDS:JC, CH, ANNEX, SHOP		747.59	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-32-391	GOETZ:JC BLDG MAINT		101.74	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-32-391	HERKEN:JC, HD, SHOP, EMS, MATERIAL		149.94	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-41-201	CO ATTY:COMPUTER SUPPLIES, COPI		70.40	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-41-211	CO ATTY:COMPUTER SUPPLIES, COPI		7.65	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319835	92286 AP	05/28/2021	1-001-5-41-271	FLEETHOSTER, MAY NEW, JUNE MON		98.80	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319835	92286 AP	05/28/2021	1-001-5-41-271	FLEETHOSTER, MAY NEW, JUNE MON		19.95	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-41-371	CO ATTY:COMPUTER SUPPLIES, COPI		542.94	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-49-202	KCCEOA SUPPLIES		331.50	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-49-202	KCCEOA CONF PLANNING, LODGING, +		577.99	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-49-211	KCCEOA CONF PLANNING, LODGING, +		259.20	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319835	92286 AP	05/28/2021	1-001-5-49-301	AMAZON - REPLACE OLD VACCUUM		239.99	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319835	92286 AP	05/28/2021	1-001-5-49-341	IRON MOUNTAIN SHREDDING		36.33	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319835	92286 AP	05/28/2021	1-001-5-53-207	WASTE MGMT TRASH, RECYCLING		65.65	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-53-216	NOX WEED SAFETY, MISC, MAINT PAR		180.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-53-307	NOX WEED SAFETY, MISC, MAINT PAR		1,369.71	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-53-308	NOX WEED SAFETY, MISC, MAINT PAR		39.63	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-53-308	NOX WEED SAFETY, MISC, MAINT PAR		45.08	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-001-5-53-308	NOX WEED SAFETY, MISC, MAINT PAR		76.27	
							*** VENDOR	648 TOTAL		60,159.45
27236	COOK'S CORRECTIONAL	COOK'S CORRECTIONAL	319836	92287 AP	05/28/2021	1-001-5-07-359	CUST C371660 JAIL SUPPLIES		252.59	
24000	CUSTOM EARPIECE	CUSTOM EARPIECE	319838	92289 AP	05/28/2021	1-001-5-07-353	116334 DUST 5581 EARPIECES FOR		188.48	
1219	DIST CT CLERK LV	CLERK OF DIST COURT-LEAV	319839	92290 AP	05/28/2021	1-001-5-11-501	CO ATTY COURT COSTS		4,230.00	
86	EVERGY	EVERGY KANSAS CENTRAL INC	319841	92292 AP	05/28/2021	1-001-5-05-215	ELEC SVC HEALTH DEPT/WIC/EMS A		634.51	
86	EVERGY	EVERGY KANSAS CENTRAL INC	319841	92292 AP	05/28/2021	1-001-5-14-220	ELEC SVC COURTHOUSE		7,876.24	
86	EVERGY	EVERGY KANSAS CENTRAL INC	319841	92292 AP	05/28/2021	1-001-5-32-392	JC ELECTRICITY		18,404.01	
							*** VENDOR	86 TOTAL		26,914.76
5824	FRONTIER	FORENSIC MEDICAL HOLDINGS OF K	319844	92295 AP	05/28/2021	1-001-5-13-271	INV 17603 APRIL AUTOPSIES		1,850.00	
5824	FRONTIER	FORENSIC MEDICAL HOLDINGS OF K	319844	92295 AP	05/28/2021	1-001-5-13-271	INV 17603 APRIL AUTOPSIES		1,850.00	
5824	FRONTIER	FORENSIC MEDICAL HOLDINGS OF K	319844	92295 AP	05/28/2021	1-001-5-13-271	INV 17603 APRIL AUTOPSIES		1,850.00	
5824	FRONTIER	FORENSIC MEDICAL HOLDINGS OF K	319844	92295 AP	05/28/2021	1-001-5-13-271	INV 17603 APRIL AUTOPSIES		1,850.00	
5824	FRONTIER	FORENSIC MEDICAL HOLDINGS OF K	319844	92295 AP	05/28/2021	1-001-5-13-271	INV 17603 APRIL AUTOPSIES		1,850.00	
5824	FRONTIER	FORENSIC MEDICAL HOLDINGS OF K	319844	92295 AP	05/28/2021	1-001-5-13-271	INV 17603 APRIL AUTOPSIES		1,850.00	
5824	FRONTIER	FORENSIC MEDICAL HOLDINGS OF K	319844	92295 AP	05/28/2021	1-001-5-13-271	INV 17603 APRIL AUTOPSIES		1,850.00	
5824	FRONTIER	FORENSIC MEDICAL HOLDINGS OF K	319844	92295 AP	05/28/2021	1-001-5-13-271	INV 17603 APRIL AUTOPSIES		1,850.00	
5824	FRONTIER	FORENSIC MEDICAL HOLDINGS OF K	319844	92295 AP	05/28/2021	1-001-5-13-271	INV 17603 APRIL AUTOPSIES		1,850.00	
5824	FRONTIER	FORENSIC MEDICAL HOLDINGS OF K	319844	92295 AP	05/28/2021	1-001-5-13-271	INV 17603 APRIL AUTOPSIES		1,850.00	
5824	FRONTIER	FORENSIC MEDICAL HOLDINGS OF K	319844	92295 AP	05/28/2021	1-001-5-13-271	INV 17603 APRIL AUTOPSIES		25.00	
5824	FRONTIER	FORENSIC MEDICAL HOLDINGS OF K	319844	92295 AP	05/28/2021	1-001-5-13-271	INV 17603 APRIL AUTOPSIES		25.00	
5824	FRONTIER	FORENSIC MEDICAL HOLDINGS OF K	319844	92295 AP	05/28/2021	1-001-5-13-271	INV 17603 APRIL AUTOPSIES		25.00	
5824	FRONTIER	FORENSIC MEDICAL HOLDINGS OF K	319844	92295 AP	05/28/2021	1-001-5-13-271	INV 17603 APRIL AUTOPSIES		50.00	
5824	FRONTIER	FORENSIC MEDICAL HOLDINGS OF K	319844	92295 AP	05/28/2021	1-001-5-13-271	INV 17603 APRIL AUTOPSIES		50.00	
5824	FRONTIER	FORENSIC MEDICAL HOLDINGS OF K	319844	92295 AP	05/28/2021	1-001-5-13-271	INV 17603 APRIL AUTOPSIES		500.00	

START DATE: 05/22/2021 END DATE: 05/31/2021

TYPES OF CHECKS SELECTED: * ALL TYPES

		P.O.NUMBER	CHECK#						
5824	FRONTIER	FORENSIC MEDICAL HOLDINGS OF K	319844	92295 AP	05/28/2021	1-001-5-13-271	INV 17603 APRIL AUTOPSIES	254.00	
5824	FRONTIER	FORENSIC MEDICAL HOLDINGS OF K	319844	92295 AP	05/28/2021	1-001-5-13-271	INV 17603 APRIL AUTOPSIES	15.00	
5824	FRONTIER	FORENSIC MEDICAL HOLDINGS OF K	319844	92295 AP	05/28/2021	1-001-5-13-271	INV 17603 APRIL AUTOPSIES	1,850.00	
*** VENDOR								5824 TOTAL	19,444.00
243	GEOTAB	GEOTAB USA INC	319799	92267 AP	05/25/2021	1-001-5-41-271	LEAV01 IN272772 MAY FLEX TRACK	40.80	
4465	GRONIS	GRONIS HARDWARE INC	319845	92296 AP	05/28/2021	1-001-5-07-359	JAIL SUPPLIES	8.09	
4465	GRONIS	GRONIS HARDWARE INC	319845	92296 AP	05/28/2021	1-001-5-07-359	JAIL SUPPLIES	4.29	
4465	GRONIS	GRONIS HARDWARE INC	319845	92296 AP	05/28/2021	1-001-5-07-359	JAIL SUPPLIES	8.69	
4465	GRONIS	GRONIS HARDWARE INC	319845	92296 AP	05/28/2021	1-001-5-07-359	JAIL SUPPLIES	8.34	
*** VENDOR								4465 TOTAL	29.41
191	HOME DEPOT	HOME DEPOT USA	319850	92301 AP	05/28/2021	1-001-5-53-308	1111680 NOX WEED PARTS	27.68	
1751	INTACT INSURANCE	INTACT INSURANCE (FORMERLY ONE	319852	92303 AP	05/28/2021	1-001-5-14-224	791000617 DEDUCTIBLE BILLING	301.35	
1751	INTACT INSURANCE	INTACT INSURANCE (FORMERLY ONE	319852	92303 AP	05/28/2021	1-001-5-14-224	791000617 DEDUCTIBLE BILLING	3,628.94	
*** VENDOR								1751 TOTAL	3,930.29
7655	J F DENNEY P	J F DENNEY PLUMBING & HEATING	319853	92304 AP	05/28/2021	1-001-5-31-297	LEAV03 AC SVC CALL 725 LAMING	120.00	
1525	JAY'S UNIF	JAY'S UNIFORM	319800	92268 AP	05/25/2021	1-001-5-07-350	SHERIFF - UNFIROMS	32.65	
1525	JAY'S UNIF	JAY'S UNIFORM	319800	92268 AP	05/25/2021	1-001-5-07-350	SHERIFF - UNFIROMS	179.30	
*** VENDOR								1525 TOTAL	211.95
11469	KANSAS JUD	KANSAS JUDICIAL COUNCIL	319855	92306 AP	05/28/2021	1-001-5-07-303	SHF 2 PIK 4TH 2020 SUPPL,1 ON	190.00	
11469	KANSAS JUD	KANSAS JUDICIAL COUNCIL	319855	92306 AP	05/28/2021	1-001-5-07-303	SHF 2 PIK 4TH 2020 SUPPL,1 ON	85.00	
11469	KANSAS JUD	KANSAS JUDICIAL COUNCIL	319855	92306 AP	05/28/2021	1-001-5-11-307	2 PIK CRIM SUPP 2020	190.00	
*** VENDOR								11469 TOTAL	465.00
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	319858	92309 AP	05/28/2021	1-001-5-07-301	SHF - JAIL/OFFICE SUPPLY, JANI	30.60	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	319858	92309 AP	05/28/2021	1-001-5-07-301	SHF - JAIL/OFFICE SUPPLY, JANI	24.89	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	319858	92309 AP	05/28/2021	1-001-5-07-305	SHF - JAIL/OFFICE SUPPLY, JANI	148.87	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	319858	92309 AP	05/28/2021	1-001-5-07-359	SHF - JAIL/OFFICE SUPPLY, JANI	73.86	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	319858	92309 AP	05/28/2021	1-001-5-07-359	SHF - JAIL/OFFICE SUPPLY, JANI	280.00	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	319858	92309 AP	05/28/2021	1-001-5-07-359	SHF - JAIL/OFFICE SUPPLY, JANI	2,018.56	
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	319858	92309 AP	05/28/2021	1-001-5-19-301	DIST CT CSO OFFICE SUPPLIES	1,331.21	
*** VENDOR								4755 TOTAL	3,907.99
537	LEAV TIMES	LEAVENWORTH TIMES	319859	92310 AP	05/28/2021	1-001-5-49-340	ACCT 388 - NOTICE OF ELECTIONS	9.20	
537	LEAV TIMES	LEAVENWORTH TIMES	319859	92310 AP	05/28/2021	1-001-5-49-341	ACCT 388 - NOTICE OF ELECTIONS	9.20	
537	LEAV TIMES	LEAVENWORTH TIMES	319859	92310 AP	05/28/2021	1-001-5-49-341	ACCT 388 - NOTICE OF ELECTIONS	9.65	
537	LEAV TIMES	LEAVENWORTH TIMES	319859	92310 AP	05/28/2021	1-001-5-49-341	ACCT 388 - NOTICE OF ELECTIONS	9.65	
*** VENDOR								537 TOTAL	37.70
9762	LVPD	LEAVENWORTH POLICE DEPT	319862	92313 AP	05/28/2021	1-001-5-11-503	LAW ENFORCEMENT FEES	58.00	
9762	LVPD	LEAVENWORTH POLICE DEPT	319862	92313 AP	05/28/2021	1-001-5-11-503	LAW ENFORCEMENT FEES	100.00	
9762	LVPD	LEAVENWORTH POLICE DEPT	319862	92313 AP	05/28/2021	1-001-5-11-503	LAW ENFORCEMENT FEES	92.00	
9762	LVPD	LEAVENWORTH POLICE DEPT	319862	92313 AP	05/28/2021	1-001-5-11-503	LAW ENFORCEMENT FEES	75.00	
*** VENDOR								9762 TOTAL	325.00
419	MALKOFF DEVICES	MALKOFF DEVICES INC	319863	92314 AP	05/28/2021	1-001-5-07-353	SHF - M61 X30	1,171.76	
17244	MARLOW WHI	MARLOW WHITE UNIFORM CO	319865	92316 AP	05/28/2021	1-001-5-07-350	SHERIFF UNIFORM ALTERATIONS	6.00	
17244	MARLOW WHI	MARLOW WHITE UNIFORM CO	319865	92316 AP	05/28/2021	1-001-5-07-350	SHERIFF UNIFORM ALTERATIONS	65.50	
*** VENDOR								17244 TOTAL	71.50
2059	MIDWEST OFFICE TECH	MIDWEST OFFICE TECHNOLOGY INC	319868	92319 AP	05/28/2021	1-001-5-01-201	BOCC COPIER OPK595_K	314.45	
2666	MISC REIMBURSEMENTS	TERRILOIS MASHBURN	319871	92322 AP	05/28/2021	1-001-5-04-202	REIM NE DISTRICT DUES, KTA TOL	5.00	
2666	MISC REIMBURSEMENTS	TERRILOIS MASHBURN	319871	92322 AP	05/28/2021	1-001-5-04-205	REIM MILEAGE PER LOG	244.72	
2666	MISC REIMBURSEMENTS	TERRILOIS MASHBURN	319871	92322 AP	05/28/2021	1-001-5-04-205	REIM NE DISTRICT DUES, KTA TOL	7.50	
*** VENDOR								2666 TOTAL	257.22
7098	QUILL CORP	QUILL CORP	319878	92329 AP	05/28/2021	1-001-5-04-301	3309088 ROD- QUILLPLUS BLUE 1	49.99	
7098	QUILL CORP	QUILL CORP	319878	92329 AP	05/28/2021	1-001-5-07-301	8333027 OFFICE SUPPLIES	42.16	
7098	QUILL CORP	QUILL CORP	319878	92329 AP	05/28/2021	1-001-5-07-301	8333027 OFFICE SUPPLIES	293.02	

TYPES OF CHECKS SELECTED: * ALL TYPES

			P.O.NUMBER	CHECK#					
7098	QUILL CORP	QUILL CORP	319878	92329 AP	05/28/2021	1-001-5-07-301	8333027 OFFICE SUPPLIES	17.26	
7098	QUILL CORP	QUILL CORP	319878	92329 AP	05/28/2021	1-001-5-07-301	8333027 OFFICE SUPPLIES	116.94	
7098	QUILL CORP	QUILL CORP	319878	92329 AP	05/28/2021	1-001-5-14-301	5643954 CO CLERK - OFFICE SUPP	106.97	
*** VENDOR 7098 TOTAL								626.34	
422	RALLY POINT	RALLY POINT LLC	319879	92330 AP	05/28/2021	1-001-5-07-202	OFFICER SURVIVAL,EMERGENCY CAS	1,200.00	
422	RALLY POINT	RALLY POINT LLC	319879	92330 AP	05/28/2021	1-001-5-07-202	OFFICER SURVIVAL,EMERGENCY CAS	1,200.00	
*** VENDOR 422 TOTAL								2,400.00	
103	RESTITUTIO	DILLON'S	319881	92332 AP	05/28/2021	1-001-5-11-502	RESTITUTION	110.00	
103	RESTITUTIO	LEAVENWORTH COUNTY TREASURER	319882	92333 AP	05/28/2021	1-001-5-11-502	RESTITUTION	243.50	
103	RESTITUTIO	LEAVENWORTH COUNTY TREASURER	319882	92333 AP	05/28/2021	1-001-5-11-502	RESTITUTION	745.50	
103	RESTITUTIO	LEAVENWORTH COUNTY TREASURER	319882	92333 AP	05/28/2021	1-001-5-11-502	RESTITUTION	30.00	
*** VENDOR 103 TOTAL								1,129.00	
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	319804	92272 AP	05/25/2021	1-001-5-07-213	SHERIFF APRIL FUEL, VEH MAINT	228.74	
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	319804	92272 AP	05/25/2021	1-001-5-07-213	SHERIFF APRIL FUEL, VEH MAINT	7,751.15	
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	319804	92272 AP	05/25/2021	1-001-5-14-332	SHERIFF APRIL FUEL, VEH MAINT	4,358.77	
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	319804	92272 AP	05/25/2021	1-001-5-14-332	SHERIFF APRIL FUEL, VEH MAINT	567.41	
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	319804	92272 AP	05/25/2021	1-001-5-14-333	B&G FUEL APRIL	21.07	
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	319804	92272 AP	05/25/2021	1-001-5-14-333	B&G FUEL APRIL	100.30	
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	319804	92272 AP	05/25/2021	1-001-5-14-333	B&G FUEL APRIL	172.42	
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	319804	92272 AP	05/25/2021	1-001-5-14-333	B&G FUEL APRIL	92.30	
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	319804	92272 AP	05/25/2021	1-001-5-14-336	NOX WEED APRIL FUEL,MAINT	336.34	
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	319804	92272 AP	05/25/2021	1-001-5-41-213	APPRAISER VEH MAINT APRIL	1,123.09	
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	319804	92272 AP	05/25/2021	1-001-5-53-308	NOX WEED APRIL FUEL,MAINT	454.75	
*** VENDOR 458 TOTAL								15,206.34	
409	ROUSE FRETS	ROUSE FRETS WHITE GOSS GENTILE	319883	92334 AP	05/28/2021	1-001-5-01-230	DEPOSIT FOR ABITRATOR MCANANY	10,687.50	
29720	SCHWINN EL	SCHWINN ELECTRIC	319884	92335 AP	05/28/2021	1-001-5-14-369	CUSHING - REPAIR FLOODED MDP (3,800.00	
1717	SEIFERT'S FLOORING	SEIFERT'S FLOORING	319885	92336 AP	05/28/2021	1-001-5-32-280	JC - FLOOR MAINTENANCE	2,490.00	
1717	SEIFERT'S FLOORING	SEIFERT'S FLOORING	319885	92336 AP	05/28/2021	1-001-5-32-280	JC - FLOOR MAINTENANCE	2,397.54	
*** VENDOR 1717 TOTAL								4,887.54	
6148	SHERIFF	LEAV CO SHERIFF DEPT	319805	92273 AP	05/25/2021	1-001-5-07-218	MEALS/INMATE TRANSPORT, COMPUT	42.58	
6148	SHERIFF	LEAV CO SHERIFF DEPT	319805	92273 AP	05/25/2021	1-001-5-07-218	MEALS/INMATE TRANSPORT, COMPUT	37.17	
6148	SHERIFF	LEAV CO SHERIFF DEPT	319805	92273 AP	05/25/2021	1-001-5-07-362	MEALS/INMATE TRANSPORT, COMPUT	59.44	
*** VENDOR 6148 TOTAL								139.19	
6575	STERICYCLE	STERICYCLE, INC	319887	92338 AP	05/28/2021	1-001-5-07-359	CUST 2237623 MEDICAL WASTE REM	287.37	
29161	TONGANOXIE	TONGANOXIE POLICE DEPT	319890	92341 AP	05/28/2021	1-001-5-11-503	LAW ENFORCEMENT FEES	100.00	
29161	TONGANOXIE	TONGANOXIE POLICE DEPT	319890	92341 AP	05/28/2021	1-001-5-11-503	LAW ENFORCEMENT FEES	100.00	
*** VENDOR 29161 TOTAL								200.00	
22972	TRANSFER STATION	TRANSFER STATION	319806	92274 AP	05/25/2021	1-001-5-32-297	ACCT 158 B&G STANDARD/CONSTRUC	60.00	
22972	TRANSFER STATION	TRANSFER STATION	319806	92274 AP	05/25/2021	1-001-5-32-297	CONSTRUCTION WASTE,FREON	85.00	
*** VENDOR 22972 TOTAL								145.00	
2801	TURNKEY CORRECTIONS	TW VENDING,INC	319893	92344 AP	05/28/2021	1-001-5-07-303	CHECK STOCK/INMATE ACCT, PAPER	48.95	
2801	TURNKEY CORRECTIONS	TW VENDING,INC	319893	92344 AP	05/28/2021	1-001-5-07-303	CHECK STOCK/INMATE ACCT, PAPER	24.85	
*** VENDOR 2801 TOTAL								73.80	
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	319808	92276 AP	05/25/2021	1-001-5-01-302	APRIL POSTAGE	13.31	
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	319808	92276 AP	05/25/2021	1-001-5-02-302	APRIL POSTAGE	6.99	
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	319808	92276 AP	05/25/2021	1-001-5-03-302	APRIL POSTAGE	29.45	
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	319808	92276 AP	05/25/2021	1-001-5-04-302	APRIL POSTAGE	25.68	
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	319808	92276 AP	05/25/2021	1-001-5-05-302	APRIL POSTAGE	327.88	
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	319808	92276 AP	05/25/2021	1-001-5-06-302	APRIL POSTAGE	55.04	
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	319808	92276 AP	05/25/2021	1-001-5-07-302	APRIL POSTAGE	225.99	
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	319808	92276 AP	05/25/2021	1-001-5-09-302	APRIL POSTAGE	2.24	
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	319808	92276 AP	05/25/2021	1-001-5-11-302	APRIL POSTAGE	836.81	

TYPES OF CHECKS SELECTED: * ALL TYPES

			P.O.NUMBER	CHECK#					
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	319808	92276 AP	05/25/2021	1-001-5-14-302	APRIL POSTAGE	14.82	
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	319808	92276 AP	05/25/2021	1-001-5-19-302	APRIL POSTAGE	851.69	
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	319808	92276 AP	05/25/2021	1-001-5-28-302	APRIL POSTAGE	73.25	
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	319808	92276 AP	05/25/2021	1-001-5-41-302	APRIL POSTAGE	1,094.89	
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	319808	92276 AP	05/25/2021	1-001-5-49-302	APRIL POSTAGE	166.74	
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	319808	92276 AP	05/25/2021	1-001-5-53-301	APRIL POSTAGE	23.15	
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	319808	92276 AP	05/25/2021	1-001-5-53-301	APRIL POSTAGE	2.55	
							*** VENDOR	575 TOTAL	3,750.48
276	WEX	WEX BANK	319896	92347 AP	05/28/2021	1-001-5-14-901	0496-00-668063-1 APRIL 23 REBA	114.21-	
141	WILLIAMS,MEGAN	MEGAN T WILLIAMS	319897	92348 AP	05/28/2021	1-001-5-11-240	APPEAL	600.00	
2007	WIRENUTS	WIRENUTS	319899	92350 AP	05/28/2021	1-001-5-07-207	NEW CAMERAS & DVR (SHF)	3,705.20	
100	WITNESS LIST						*** VENDOR	100 TOTAL	148.52
							TOTAL FUND 001		175,938.77
4938	BUILDING & GROUNDS	BUILDING & GROUNDS	319797	92261 AP	05/25/2021	1-108-5-00-219	HEALTH DEPT -JANITOR, PEST CON	600.00	
4938	BUILDING & GROUNDS	BUILDING & GROUNDS	319797	92261 AP	05/25/2021	1-108-5-00-606	HEALTH DEPT -JANITOR, PEST CON	200.00	
							*** VENDOR	4938 TOTAL	800.00
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-108-5-00-213	HEALTH DEPT,WIC,PHEP,UTIL,VEH	114.95	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-108-5-00-219	HEALTH DEPT,WIC,PHEP,UTIL,VEH	566.80	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319835	92286 AP	05/28/2021	1-108-5-00-219	AT&T MOBILITY 2848	165.16	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-108-5-00-280	HEALTH DEPT,WIC,PHEP,UTIL,VEH	654.76	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-108-5-00-301	HEALTH DEPT,WIC,PHEP,UTIL,VEH	979.26	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-108-5-00-380	HEALTH DEPT,WIC,PHEP,UTIL,VEH	439.72	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-108-5-00-384	HEALTH DEPT,WIC,PHEP,UTIL,VEH	1,215.52	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-108-5-00-601	HEALTH DEPT,WIC,PHEP,UTIL,VEH	179.57	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319835	92286 AP	05/28/2021	1-108-5-00-601	MIDWEST MOBILE RADIO SERVICE	75.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-108-5-00-606	HEALTH DEPT,WIC,PHEP,UTIL,VEH	348.80	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-108-5-00-606	WIC PROGRAM	49.95	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-108-5-00-610	TEEN PREGNANCY PROGRAM	457.97	
							*** VENDOR	648 TOTAL	5,247.46
86	EVERGY	EVERGY KANSAS CENTRAL INC	319841	92292 AP	05/28/2021	1-108-5-00-219	ELEC SVC HEALTH DEPT/WIC/EMS A	475.87	
86	EVERGY	EVERGY KANSAS CENTRAL INC	319841	92292 AP	05/28/2021	1-108-5-00-606	ELEC SVC HEALTH DEPT/WIC/EMS A	158.63	
							*** VENDOR	86 TOTAL	634.50
6876	LEAV CITY	CITY OF LEAVENWORTH	319857	92308 AP	05/28/2021	1-108-5-00-203	HEALTH DEPT ALARM RENEWAL	11.25	
6876	LEAV CITY	CITY OF LEAVENWORTH	319857	92308 AP	05/28/2021	1-108-5-00-606	HEALTH DEPT ALARM RENEWAL	3.75	
							*** VENDOR	6876 TOTAL	15.00
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	319808	92276 AP	05/25/2021	1-108-5-00-302	APRIL POSTAGE - HEALTH DEPT	200.48	
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	319808	92276 AP	05/25/2021	1-108-5-00-606	APRIL POSTAGE - HEALTH DEPT	87.50	
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	319808	92276 AP	05/25/2021	1-108-5-00-610	APRIL POSTAGE - HEALTH DEPT	1.00	
							*** VENDOR	575 TOTAL	288.98
276	WEX	WEX BANK	319896	92347 AP	05/28/2021	1-108-5-00-304	HEALTH DEPT FUEL TO APRIL 23	17.45	
276	WEX	WEX BANK	319896	92347 AP	05/28/2021	1-108-5-00-612	HEALTH DEPT FUEL TO APRIL 23	17.45	
							*** VENDOR	276 TOTAL	34.90
							TOTAL FUND 108		7,020.84
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319835	92286 AP	05/28/2021	1-115-5-00-410	FLEETHOSTER, MAY NEW, JUNE MON	38.95-	

warrants by vendor

TYPES OF CHECKS SELECTED: * ALL TYPES

		P.O.NUMBER	CHECK#							
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319835	92286 AP	05/28/2021	1-115-5-00-415	FLEETHOSTER, MAY NEW, JUNE MON	19.00		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319835	92286 AP	05/28/2021	1-115-5-00-418	FLEETHOSTER, MAY NEW, JUNE MON	38.95		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319835	92286 AP	05/28/2021	1-115-5-00-418	FLEETHOSTER, MAY NEW, JUNE MON	38.95		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319835	92286 AP	05/28/2021	1-115-5-00-423	FLEETHOSTER, MAY NEW, JUNE MON	78.85		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319835	92286 AP	05/28/2021	1-115-5-00-423	FLEETHOSTER, MAY NEW, JUNE MON	19.95		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319835	92286 AP	05/28/2021	1-115-5-00-434	FLEETHOSTER, MAY NEW, JUNE MON	529.15		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319835	92286 AP	05/28/2021	1-115-5-00-434	FLEETHOSTER, MAY NEW, JUNE MON	319.20		
								*** VENDOR	648 TOTAL	1,005.10
243	GEOTAB	GEOTAB USA INC	319799	92267 AP	05/25/2021	1-115-5-00-415	LEAV01 IN272772 MAY FLEX TRACK	10.20		
243	GEOTAB	GEOTAB USA INC	319799	92267 AP	05/25/2021	1-115-5-00-418	LEAV01 IN272772 MAY FLEX TRACK	20.40		
243	GEOTAB	GEOTAB USA INC	319799	92267 AP	05/25/2021	1-115-5-00-423	LEAV01 IN272772 MAY FLEX TRACK	20.40		
243	GEOTAB	GEOTAB USA INC	319799	92267 AP	05/25/2021	1-115-5-00-434	LEAV01 IN272772 MAY FLEX TRACK	125.18		
								*** VENDOR	243 TOTAL	176.18
								TOTAL FUND 115		1,181.28

24545	CDW GOVERN	CDW GOVERNMENT INC	319833	92283 AP	05/28/2021	1-117-5-00-301	3773122 4 MONITRS, 2 DUAL STAN	694.36		
								TOTAL FUND 117		694.36

3998	DREXEL TEC	DREXEL TECHNOLOGIES INC	319840	92291 AP	05/28/2021	1-119-5-00-252	ACT 24896 SVC CONTRACT MAY 2021	96.59		
843	FIDLAR	FIDLAR	319842	92293 AP	05/28/2021	1-119-5-00-301	2010343 PROPERTY FRAUD ALERT B	445.79		
								TOTAL FUND 119		542.38

4938	BUILDING & GROUNDS	BUILDING & GROUNDS	319797	92261 AP	05/25/2021	1-126-5-00-224	COMM CORR:JANITOR,UTIL,PERSONN	999.82		
24545	CDW GOVERN	CDW GOVERNMENT INC	319833	92283 AP	05/28/2021	1-126-5-00-223	3773122 PRINTR -COMM CORR	164.68		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-126-5-00-210	COMM CORR - VERIZON	40.01		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-126-5-00-210	COMM CORR - ROOM FOR OFFENDER,	27.55		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319835	92286 AP	05/28/2021	1-126-5-00-221	FLEETHOSTER, MAY NEW, JUNE MON	9.97		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-126-5-00-226	COMM CORR - ROOM FOR OFFENDER,	186.00		
								*** VENDOR	648 TOTAL	263.53
243	GEOTAB	GEOTAB USA INC	319799	92267 AP	05/25/2021	1-126-5-00-221	LEAV01 IN272772 MAY FLEX TRACK	8.17		
537	LEAV TIMES	LEAVENWORTH TIMES	319859	92310 AP	05/28/2021	1-126-5-00-225	COMM CORRECTIONS 1 YEAR SUB	165.83		
7098	QUILL CORP	QUILL CORP	319878	92329 AP	05/28/2021	1-126-5-00-321	5645204 COMM CORR OFFICE SUP	411.67		
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	319808	92276 AP	05/25/2021	1-126-5-00-210	APRIL POSTAGE - COMM CORR	177.23		
								TOTAL FUND 126		2,190.93

648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319835	92286 AP	05/28/2021	1-127-5-00-3	FIRSTNET - COMM CORR/JISP/CMA	285.10		
								TOTAL FUND 127		285.10

4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	319827	92277 AP	05/28/2021	1-133-5-00-215	5-44 4013-01993 UNIFORM RENTAL	232.66		
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	319827	92277 AP	05/28/2021	1-133-5-00-215	5-44 4013-01993 UNIFORM RENTAL	216.58		
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	319827	92277 AP	05/28/2021	1-133-5-00-312	5-44 4013-01993 UNIFORM RENTAL	182.97		
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	319827	92277 AP	05/28/2021	1-133-5-00-312	5-44 4013-01993 UNIFORM RENTAL	181.89		
								*** VENDOR	4120 TOTAL	814.10
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319835	92286 AP	05/28/2021	1-133-5-00-207	MIDWEST MOBILE RADIO SERVICE	375.00		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-133-5-00-209	5-41 PARTS,SUPPLIES,DUES,TIRES	80.00		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-133-5-00-210	5-7 AT&T MOBILITY - SURVEY	86.46		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-133-5-00-211	5-41 PARTS,SUPPLIES,DUES,TIRES	32.50		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-133-5-00-211	5-40 PARTS,SUPPLIES,TIRES,S/WA	1,699.95		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-133-5-00-214	5-41 PARTS,SUPPLIES,DUES,TIRES	166.05		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-133-5-00-214	5-40 PARTS,SUPPLIES,TIRES,S/WA	80.00		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319835	92286 AP	05/28/2021	1-133-5-00-251	5-42 FREESTATE ELEC SVC TONGIE	54.61		
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-133-5-00-301	5-41 PARTS,SUPPLIES,DUES,TIRES	22.59		

TYPES OF CHECKS SELECTED: * ALL TYPES

			P.O.NUMBER	CHECK#						
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-133-5-00-301	5-41 PARTS, SUPPLIES, DUES, TIRES		214.87	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-133-5-00-301	5-41 PARTS, SUPPLIES, DUES, TIRES		157.70	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-133-5-00-301	5-40 PARTS, SUPPLIES, TIRES, S/WA		92.25	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-133-5-00-309	5-41 PARTS, SUPPLIES, DUES, TIRES		118.19	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-133-5-00-309	5-40 PARTS, SUPPLIES, TIRES, S/WA		259.64	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-133-5-00-311	5-40 PARTS, SUPPLIES, TIRES, S/WA		193.01	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-133-5-00-312	5-41 PARTS, SUPPLIES, DUES, TIRES		203.58	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-133-5-00-312	5-41 PARTS, SUPPLIES, DUES, TIRES		149.90	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-133-5-00-326	5-40 PARTS, SUPPLIES, TIRES, S/WA		122.84	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-133-5-00-360	5-41 PARTS, SUPPLIES, DUES, TIRES		1,360.79	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-133-5-00-360	5-41 PARTS, SUPPLIES, DUES, TIRES		296.66	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-133-5-00-360	5-40 PARTS, SUPPLIES, TIRES, S/WA		3,742.70	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-133-5-00-362	5-40 PARTS, SUPPLIES, TIRES, S/WA		748.44	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-133-5-00-364	5-41 PARTS, SUPPLIES, DUES, TIRES		764.38	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-133-5-00-364	5-40 PARTS, SUPPLIES, TIRES, S/WA		914.58	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-133-5-00-364	5-40 PARTS, SUPPLIES, TIRES, S/WA		207.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-133-5-00-365	5-40 PARTS, SUPPLIES, TIRES, S/WA		948.54	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-133-5-00-365	5-40 PARTS, SUPPLIES, TIRES, S/WA		365.29	
							*** VENDOR	648 TOTAL		13,457.52
8722	CSTK	CSTK	319837	92288 AP	05/28/2021	1-133-5-00-207	5-45 KRLE05 DIAGNOSE, TEST, BLE		315.50	
86	EVERGY	EVERGY KANSAS CENTRAL INC	319841	92292 AP	05/28/2021	1-133-5-00-251	5-43 ELEC SVC CO SHOP ET AL		568.67	
86	EVERGY	EVERGY KANSAS CENTRAL INC	319841	92292 AP	05/28/2021	1-133-5-00-251	5-43 ELEC SVC CO SHOP ET AL		205.49	
86	EVERGY	EVERGY KANSAS CENTRAL INC	319841	92292 AP	05/28/2021	1-133-5-00-251	5-43 ELEC SVC CO SHOP ET AL		22.74	
86	EVERGY	EVERGY KANSAS CENTRAL INC	319841	92292 AP	05/28/2021	1-133-5-00-251	5-43 ELEC SVC CO SHOP ET AL		38.79	
							*** VENDOR	86 TOTAL		835.69
2588	FOLEY EQUIPMENT	FOLEY EQUIPMENT	319843	92294 AP	05/28/2021	1-133-5-00-211	5-46 016993 HOSES, NEW S/W LIC		1,000.00	
2588	FOLEY EQUIPMENT	FOLEY EQUIPMENT	319843	92294 AP	05/28/2021	1-133-5-00-360	5-46 016993 HOSES, NEW S/W LIC		76.99	
							*** VENDOR	2588 TOTAL		1,076.99
434	HAMM QUARR	HAMM QUARRIES	319846	92297 AP	05/28/2021	1-133-5-00-361	5-47 300467 ROCK		866.34	
434	HAMM QUARR	HAMM QUARRIES	319846	92297 AP	05/28/2021	1-133-5-00-361	5-47 300467 ROCK		1,827.54	
434	HAMM QUARR	HAMM QUARRIES	319846	92297 AP	05/28/2021	1-133-5-00-361	5-47 300467 ROCK		5,743.60	
434	HAMM QUARR	HAMM QUARRIES	319846	92297 AP	05/28/2021	1-133-5-00-361	5-47 300467 ROCK		1,210.42	
434	HAMM QUARR	HAMM QUARRIES	319846	92297 AP	05/28/2021	1-133-5-00-361	5-47 300467 ROCK		1,456.31	
434	HAMM QUARR	HAMM QUARRIES	319846	92297 AP	05/28/2021	1-133-5-00-361	5-47 300467 ROCK		144.85	
434	HAMM QUARR	HAMM QUARRIES	319846	92297 AP	05/28/2021	1-133-5-00-361	5-47 300467 ROCK		4,398.43	
434	HAMM QUARR	HAMM QUARRIES	319846	92297 AP	05/28/2021	1-133-5-00-361	5-47 300467 ROCK		3,127.31	
							*** VENDOR	434 TOTAL		18,774.80
3621	HERITAGE-CRYSTAL CLE	HERITAGE-CRYSTAL CLEAN, LLC	319848	92299 AP	05/28/2021	1-133-5-00-312	5-49 74217 DRUM MOUNTS		576.37	
191	HOME DEPOT	HOME DEPOT USA	319850	92301 AP	05/28/2021	1-133-5-00-312	5-61 1111680 TOOLS, SHOP SUPPL		35.90	
191	HOME DEPOT	HOME DEPOT USA	319850	92301 AP	05/28/2021	1-133-5-00-312	5-61 1111680 TOOLS, SHOP SUPPL		157.38	
191	HOME DEPOT	HOME DEPOT USA	319850	92301 AP	05/28/2021	1-133-5-00-365	5-61 1111680 TOOLS, SHOP SUPPL		125.72	
							*** VENDOR	191 TOTAL		319.00
368	INDEPENDEN	INDEPENDENT SALT CO	319851	92302 AP	05/28/2021	1-133-5-00-306	5-50 2KSLEAV ICE CONTROL SALT		61,732.46	
368	INDEPENDEN	INDEPENDENT SALT CO	319851	92302 AP	05/28/2021	1-133-5-00-306	5-50 2KSLEAV ICE CONTROL SALT		12,517.86	
							*** VENDOR	368 TOTAL		74,250.32
7655	J F DENNEY P	J F DENNEY PLUMBING & HEATING	319853	92304 AP	05/28/2021	1-133-5-00-207	5-51 LEAV07 SVC CALL		617.50	
7655	J F DENNEY P	J F DENNEY PLUMBING & HEATING	319853	92304 AP	05/28/2021	1-133-5-00-207	5-51 LEAV07 SVC CALL		801.00	
							*** VENDOR	7655 TOTAL		1,418.50
537	LEAV TIMES	LEAVENWORTH TIMES	319859	92310 AP	05/28/2021	1-133-5-00-208	5-53 ACCT 264 PUBLICATIONS		16.85	
537	LEAV TIMES	LEAVENWORTH TIMES	319859	92310 AP	05/28/2021	1-133-5-00-208	5-53 ACCT 264 PUBLICATIONS		35.30	
							*** VENDOR	537 TOTAL		52.15
407	LIGHTLE ENTERPRISE	LIGHTLE ENTERPRISE OF OHIO LLC	319861	92312 AP	05/28/2021	1-133-5-00-363	5-54 SIGN MATERIALS		4,092.68	

TYPES OF CHECKS SELECTED: * ALL TYPES

			P.O.NUMBER	CHECK#					
5102	METAL CULVERTS	METAL CULVERTS, INC	319866	92317 AP	05/28/2021	1-133-5-00-325	5-55 20205 ROAD CULVERTS	3,906.00	
5102	METAL CULVERTS	METAL CULVERTS, INC	319866	92317 AP	05/28/2021	1-133-5-00-325	5-55 20205 ROAD CULVERTS	3,617.70	
5102	METAL CULVERTS	METAL CULVERTS, INC	319866	92317 AP	05/28/2021	1-133-5-00-325	5-55 20205 ROAD CULVERTS	3,874.50	
*** VENDOR								5102 TOTAL	11,398.20
232	MHC KENWORTH	MHC KENWORTH-OLATHE	319867	92318 AP	05/28/2021	1-133-5-00-360	5-56 95988 EQUIPMENT PARTS	57.06	
232	MHC KENWORTH	MHC KENWORTH-OLATHE	319867	92318 AP	05/28/2021	1-133-5-00-360	5-56 95988 EQUIPMENT PARTS	675.64	
232	MHC KENWORTH	MHC KENWORTH-OLATHE	319867	92318 AP	05/28/2021	1-133-5-00-360	5-56 95988 EQUIPMENT PARTS	11.68	
232	MHC KENWORTH	MHC KENWORTH-OLATHE	319867	92318 AP	05/28/2021	1-133-5-00-360	5-56 95988 EQUIPMENT PARTS	125.68	
232	MHC KENWORTH	MHC KENWORTH-OLATHE	319867	92318 AP	05/28/2021	1-133-5-00-360	5-56 95988 EQUIPMENT PARTS	74.12	
232	MHC KENWORTH	MHC KENWORTH-OLATHE	319867	92318 AP	05/28/2021	1-133-5-00-360	5-56 95988 EQUIPMENT PARTS	41.03	
232	MHC KENWORTH	MHC KENWORTH-OLATHE	319867	92318 AP	05/28/2021	1-133-5-00-360	5-56 95988 EQUIPMENT PARTS	18.70	
232	MHC KENWORTH	MHC KENWORTH-OLATHE	319867	92318 AP	05/28/2021	1-133-5-00-360	5-56 95988 EQUIPMENT PARTS	296.24	
232	MHC KENWORTH	MHC KENWORTH-OLATHE	319867	92318 AP	05/28/2021	1-133-5-00-360	5-56 95988 EQUIPMENT PARTS	216.80	
232	MHC KENWORTH	MHC KENWORTH-OLATHE	319867	92318 AP	05/28/2021	1-133-5-00-360	5-56 95988 EQUIPMENT PARTS	174.94	
232	MHC KENWORTH	MHC KENWORTH-OLATHE	319867	92318 AP	05/28/2021	1-133-5-00-360	5-56 95988 EQUIPMENT PARTS	147.56	
232	MHC KENWORTH	MHC KENWORTH-OLATHE	319867	92318 AP	05/28/2021	1-133-5-00-360	5-56 95988 EQUIPMENT PARTS	59.36	
*** VENDOR								232 TOTAL	1,465.21
2666	MISC REIMBURSEMENTS	BROCK LADESIC	319869	92320 AP	05/28/2021	1-133-5-00-201	5-52 REIM CDL EXAM, RETEST,KTA	3.00	
2666	MISC REIMBURSEMENTS	BROCK LADESIC	319869	92320 AP	05/28/2021	1-133-5-00-201	5-52 REIM CDL EXAM, RETEST,KTA	.50	
2666	MISC REIMBURSEMENTS	BROCK LADESIC	319869	92320 AP	05/28/2021	1-133-5-00-203	5-52 REIM CDL EXAM, RETEST,KTA	10.00	
2666	MISC REIMBURSEMENTS	BROCK LADESIC	319869	92320 AP	05/28/2021	1-133-5-00-203	5-52 REIM CDL EXAM, RETEST,KTA	41.00	
2666	MISC REIMBURSEMENTS	SCOTT HOELTING	319870	92321 AP	05/28/2021	1-133-5-00-203	5-48 REIM CDL LICENSE	44.08	
*** VENDOR								2666 TOTAL	98.58
424	NOREGON SYSTEMS	NOREGON SYSTEMS INC	319872	92323 AP	05/28/2021	1-133-5-00-211	5-57 C10011150 ALLISON DOC FLE	285.00	
1123	POMPMIDWEST	POMP'S TIRE SERVICE INC	319876	92327 AP	05/28/2021	1-133-5-00-309	5-58 1960724 TORES	1,507.40	
1123	POMPMIDWEST	POMP'S TIRE SERVICE INC	319876	92327 AP	05/28/2021	1-133-5-00-309	5-58 1960724 TORES	1,743.78	
*** VENDOR								1123 TOTAL	3,251.18
418	PREMIER TRUCK	PENSKE COMMERCIAL VEHICLES US	319877	92328 AP	05/28/2021	1-133-5-00-360	5-27 8052255000 EQUIPMENT PART	86.94	
418	PREMIER TRUCK	PENSKE COMMERCIAL VEHICLES US	319877	92328 AP	05/28/2021	1-133-5-00-360	5-27 8052255000 EQUIPMENT PART	61.74	
418	PREMIER TRUCK	PENSKE COMMERCIAL VEHICLES US	319877	92328 AP	05/28/2021	1-133-5-00-360	5-27 8052255000 EQUIPMENT PART	123.52	
418	PREMIER TRUCK	PENSKE COMMERCIAL VEHICLES US	319877	92328 AP	05/28/2021	1-133-5-00-360	5-27 8052255000 EQUIPMENT PART	40.42	
418	PREMIER TRUCK	PENSKE COMMERCIAL VEHICLES US	319877	92328 AP	05/28/2021	1-133-5-00-360	5-59 8052255000 AIR TUBES, VAL	234.22	
418	PREMIER TRUCK	PENSKE COMMERCIAL VEHICLES US	319877	92328 AP	05/28/2021	1-133-5-00-360	5-59 8052255000 AIR TUBES, VAL	128.58	
*** VENDOR								418 TOTAL	675.42
2697	THE SHOE BOX	SHOE BOX, THE	319888	92339 AP	05/28/2021	1-133-5-00-364	5-62 SAFETY BOOTS EVAN, MCCAUL	165.00	
2697	THE SHOE BOX	SHOE BOX, THE	319888	92339 AP	05/28/2021	1-133-5-00-364	5-62 SAFETY BOOTS EVAN, MCCAUL	160.00	
*** VENDOR								2697 TOTAL	325.00
960	TODD'S TIRE LLC	TODD'S TIRE LLC	319889	92340 AP	05/28/2021	1-133-5-00-309	5-63 TIRES	683.00	
22972	TRANSFER STATION	TRANSFER STATION	319891	92342 AP	05/28/2021	1-133-5-00-214	5-64 ACCT 656 CONSTRUCITON WAS	144.00	
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	319808	92276 AP	05/25/2021	1-133-5-00-301	5-34 APRIL POSTAGE PUBLIC WORK	45.02	
403	WELBORN	WELBORN SALES INC	319895	92346 AP	05/28/2021	1-133-5-00-325	5-65 LEAVCOHW C-BAND	726.00	
347	WINTER EQUIPMENT	WINTER EQUIPMENT COMPANY INC	319898	92349 AP	05/28/2021	1-133-5-00-360	5-66 BLOCKBUSTER HAMMERHEAD 12	2,921.61	
347	WINTER EQUIPMENT	WINTER EQUIPMENT COMPANY INC	319898	92349 AP	05/28/2021	1-133-5-00-360	5-66 BLOCKBUSTER HAMMERHEAD 12	2,921.61	
*** VENDOR								347 TOTAL	5,843.22
								TOTAL FUND 133	140,923.45

4938	BUILDING & GROUNDS	BUILDING & GROUNDS	319797	92261 AP	05/25/2021	1-136-5-00-203	COMM CORR:JANITOR,UTIL,PERSONN	499.90	
4938	BUILDING & GROUNDS	BUILDING & GROUNDS	319797	92261 AP	05/25/2021	1-136-5-00-223	COMM CORR:JANITOR,UTIL,PERSONN	499.91	
*** VENDOR								4938 TOTAL	999.81
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-136-5-00-201	COMM CORR;JISP TVL, JIAS SUPPL	30.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-136-5-00-202	COMM CORR - VERIZON	29.99	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-136-5-00-202	LEATHER OFFICE CHARIS: JISP,JC	229.99	

TYPES OF CHECKS SELECTED: * ALL TYPES

			P.O.NUMBER	CHECK#						
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319835	92286 AP	05/28/2021	1-136-5-00-203	IRON MOUNTAIN SHREDDING		173.93	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-136-5-00-206	COMM CORR - VERIZON		71.45	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319835	92286 AP	05/28/2021	1-136-5-00-206	FIRSTNET - COMM CORR/JISP/CMA		142.54	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319835	92286 AP	05/28/2021	1-136-5-00-221	FLEETHOSTER, MAY NEW, JUNE MON		9.98	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319835	92286 AP	05/28/2021	1-136-5-00-223	IRON MOUNTAIN SHREDDING		173.93	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319835	92286 AP	05/28/2021	1-136-5-00-226	FIRSTNET - COMM CORR/JISP/CMA		142.55	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-136-5-00-227	COMM CORR;JISP TVL, JIAS SUPPL		25.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-136-5-00-232	LEATHER OFFICE CHARIS: JISP,JC		459.98	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-136-5-00-236	ZOOM (STAX CREDIT NEXT MONTH)		164.14	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-136-5-00-236	CELL PHONE ACCESSORIES		54.97	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-136-5-00-301	COMM CORR;JISP TVL, JIAS SUPPL		132.21	
							*** VENDOR	648 TOTAL		1,840.66
243	GEOTAB	GEOTAB USA INC	319799	92267 AP	05/25/2021	1-136-5-00-221	LEAV01 IN272772 MAY FLEX TRACK		8.16	
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	319808	92276 AP	05/25/2021	1-136-5-00-301	APRIL POSTAGE - JUV JISP/CM		3.83	
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	319808	92276 AP	05/25/2021	1-136-5-00-321	APRIL POSTAGE - JUV JISP/CM		3.82	
							*** VENDOR	575 TOTAL		7.65
							TOTAL FUND 136			2,856.28

4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	319827	92277 AP	05/28/2021	1-137-5-00-203	5-10 UNIFORM RENTALS 4013-0199		84.38	
4120	ACE IMAGEWEAR	AAA LAUNDRY & LINEN SUPPLY CO	319827	92277 AP	05/28/2021	1-137-5-00-203	5-10 UNIFORM RENTALS 4013-0199		95.62	
							*** VENDOR	4120 TOTAL		180.00
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-137-5-00-320	5-9 EQUIPMENT PARTS		360.31	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-137-5-00-320	5-9 EQUIPMENT PARTS		214.96	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-137-5-00-320	5-9 EQUIPMENT PARTS		181.61	
							*** VENDOR	648 TOTAL		756.88
2588	FOLEY EQUIPMENT	FOLEY EQUIPMENT	319843	92294 AP	05/28/2021	1-137-5-00-320	5-11 016993 PARTS		98.08	
2588	FOLEY EQUIPMENT	FOLEY EQUIPMENT	319843	92294 AP	05/28/2021	1-137-5-00-320	5-11 016993 PARTS		228.68	
2588	FOLEY EQUIPMENT	FOLEY EQUIPMENT	319843	92294 AP	05/28/2021	1-137-5-00-320	5-11 016993 PARTS		1,905.59	
							*** VENDOR	2588 TOTAL		2,232.35
434	HAMM QUARR	HAMM QUARRIES	319846	92297 AP	05/28/2021	1-137-5-00-312	5-12 300467 ROCK		5,948.76	
434	HAMM QUARR	HAMM QUARRIES	319846	92297 AP	05/28/2021	1-137-5-00-312	5-12 300467 ROCK		873.92	
434	HAMM QUARR	HAMM QUARRIES	319846	92297 AP	05/28/2021	1-137-5-00-312	5-12 300467 ROCK		5,972.79	
434	HAMM QUARR	HAMM QUARRIES	319846	92297 AP	05/28/2021	1-137-5-00-312	5-12 300467 ROCK		1,099.34	
434	HAMM QUARR	HAMM QUARRIES	319846	92297 AP	05/28/2021	1-137-5-00-312	5-12 300467 ROCK		6,071.09	
434	HAMM QUARR	HAMM QUARRIES	319846	92297 AP	05/28/2021	1-137-5-00-312	5-12 300467 ROCK		2,746.58	
434	HAMM QUARR	HAMM QUARRIES	319846	92297 AP	05/28/2021	1-137-5-00-312	5-12 300467 ROCK		4,858.61	
434	HAMM QUARR	HAMM QUARRIES	319846	92297 AP	05/28/2021	1-137-5-00-312	5-12 300467 ROCK		1,390.31	
434	HAMM QUARR	HAMM QUARRIES	319846	92297 AP	05/28/2021	1-137-5-00-312	5-12 300467 ROCK		1,808.62	
434	HAMM QUARR	HAMM QUARRIES	319846	92297 AP	05/28/2021	1-137-5-00-312	5-12 300467 ROCK		8,107.64	
434	HAMM QUARR	HAMM QUARRIES	319846	92297 AP	05/28/2021	1-137-5-00-312	5-12 300467 ROCK		426.55	
434	HAMM QUARR	HAMM QUARRIES	319846	92297 AP	05/28/2021	1-137-5-00-312	5-12 300467 ROCK		5,343.14	
434	HAMM QUARR	HAMM QUARRIES	319846	92297 AP	05/28/2021	1-137-5-00-312	5-12 300467 ROCK		1,605.00	
434	HAMM QUARR	HAMM QUARRIES	319846	92297 AP	05/28/2021	1-137-5-00-312	5-12 300467 ROCK		1,696.21	
434	HAMM QUARR	HAMM QUARRIES	319846	92297 AP	05/28/2021	1-137-5-00-312	5-12 300467 ROCK		1,325.50	
434	HAMM QUARR	HAMM QUARRIES	319846	92297 AP	05/28/2021	1-137-5-00-312	5-12 300467 ROCK		152.69	
434	HAMM QUARR	HAMM QUARRIES	319846	92297 AP	05/28/2021	1-137-5-00-312	5-12 300467 ROCK		511.62	
434	HAMM QUARR	HAMM QUARRIES	319846	92297 AP	05/28/2021	1-137-5-00-312	5-12 300467 ROCK		2,173.38	
434	HAMM QUARR	HAMM QUARRIES	319846	92297 AP	05/28/2021	1-137-5-00-312	5-12 300467 ROCK		9,738.54	
434	HAMM QUARR	HAMM QUARRIES	319846	92297 AP	05/28/2021	1-137-5-00-312	5-18 300467 ROCK		11,984.84	
							*** VENDOR	434 TOTAL		73,835.13
369	HOLLIDAY	HOLLIDAY SAND & GRAVEL CO	319849	92300 AP	05/28/2021	1-137-5-00-312	5-13 218331 AB3 ROCK		130.63	
369	HOLLIDAY	HOLLIDAY SAND & GRAVEL CO	319849	92300 AP	05/28/2021	1-137-5-00-312	5-13 218331 AB3 ROCK		535.05	

TYPES OF CHECKS SELECTED: * ALL TYPES

			P.O.NUMBER	CHECK#							
369	HOLLIDAY	HOLLIDAY SAND & GRAVEL CO	319849	92300 AP	05/28/2021	1-137-5-00-312	5-13	218331	AB3 ROCK	398.82	
369	HOLLIDAY	HOLLIDAY SAND & GRAVEL CO	319849	92300 AP	05/28/2021	1-137-5-00-312	5-13	218331	AB3 ROCK	251.76	
369	HOLLIDAY	HOLLIDAY SAND & GRAVEL CO	319849	92300 AP	05/28/2021	1-137-5-00-312	5-13	218331	AB3 ROCK	808.74	
369	HOLLIDAY	HOLLIDAY SAND & GRAVEL CO	319849	92300 AP	05/28/2021	1-137-5-00-312	5-13	218331	AB3 ROCK	827.07	
369	HOLLIDAY	HOLLIDAY SAND & GRAVEL CO	319849	92300 AP	05/28/2021	1-137-5-00-312	5-13	218331	AB3 ROCK	463.13	
369	HOLLIDAY	HOLLIDAY SAND & GRAVEL CO	319849	92300 AP	05/28/2021	1-137-5-00-312	5-13	218331	AB3 ROCK	769.51	
369	HOLLIDAY	HOLLIDAY SAND & GRAVEL CO	319849	92300 AP	05/28/2021	1-137-5-00-312	5-13	218331	AB3 ROCK	394.35	
369	HOLLIDAY	HOLLIDAY SAND & GRAVEL CO	319849	92300 AP	05/28/2021	1-137-5-00-312	5-13	218331	AB3 ROCK	273.70	
369	HOLLIDAY	HOLLIDAY SAND & GRAVEL CO	319849	92300 AP	05/28/2021	1-137-5-00-312	5-13	218331	AB3 ROCK	135.19	
369	HOLLIDAY	HOLLIDAY SAND & GRAVEL CO	319849	92300 AP	05/28/2021	1-137-5-00-312	5-13	218331	AB3 ROCK	134.52	
369	HOLLIDAY	HOLLIDAY SAND & GRAVEL CO	319849	92300 AP	05/28/2021	1-137-5-00-312	5-13	218331	AB3 ROCK	553.76	
369	HOLLIDAY	HOLLIDAY SAND & GRAVEL CO	319849	92300 AP	05/28/2021	1-137-5-00-312	5-13	218331	AB3 ROCK	270.19	
369	HOLLIDAY	HOLLIDAY SAND & GRAVEL CO	319849	92300 AP	05/28/2021	1-137-5-00-312	5-13	218331	AB3 ROCK	141.08	
369	HOLLIDAY	HOLLIDAY SAND & GRAVEL CO	319849	92300 AP	05/28/2021	1-137-5-00-312	5-13	218331	AB3 ROCK	277.02	
369	HOLLIDAY	HOLLIDAY SAND & GRAVEL CO	319849	92300 AP	05/28/2021	1-137-5-00-312	5-13	218331	AB3 ROCK	712.41	
369	HOLLIDAY	HOLLIDAY SAND & GRAVEL CO	319849	92300 AP	05/28/2021	1-137-5-00-312	5-13	218331	AB3 ROCK	137.37	
369	HOLLIDAY	HOLLIDAY SAND & GRAVEL CO	319849	92300 AP	05/28/2021	1-137-5-00-312	5-13	218331	AB3 ROCK	840.10	
369	HOLLIDAY	HOLLIDAY SAND & GRAVEL CO	319849	92300 AP	05/28/2021	1-137-5-00-312	5-13	218331	AB3 ROCK	136.61	
369	HOLLIDAY	HOLLIDAY SAND & GRAVEL CO	319849	92300 AP	05/28/2021	1-137-5-00-312	5-13	218331	AB3 ROCK	269.81	
369	HOLLIDAY	HOLLIDAY SAND & GRAVEL CO	319849	92300 AP	05/28/2021	1-137-5-00-312	5-13	218331	AB3 ROCK	283.39	
									*** VENDOR	369 TOTAL	8,744.21
1351	LEAV ASPHALT	LEAVENWORTH ASPHALT MATERIALS	319856	92307 AP	05/28/2021	1-137-5-00-325	5-14	LVCO001	BM2	1,252.36	
1351	LEAV ASPHALT	LEAVENWORTH ASPHALT MATERIALS	319856	92307 AP	05/28/2021	1-137-5-00-325	5-14	LVCO001	BM2	493.17	
									*** VENDOR	1351 TOTAL	1,745.53
1780	LEXECO	LEXECO	319860	92311 AP	05/28/2021	1-137-5-00-312	5-15	ASPHALT	MILLINGS	552.67	
5102	METAL CULVERTS	METAL CULVERTS, INC	319866	92317 AP	05/28/2021	1-137-5-00-313	5-16	20205	ROAD CULVERTS	3,906.00	
5102	METAL CULVERTS	METAL CULVERTS, INC	319866	92317 AP	05/28/2021	1-137-5-00-313	5-16	20205	ROAD CULVERTS	3,906.00	
									*** VENDOR	5102 TOTAL	7,812.00
									TOTAL FUND 137		95,858.77

755	LCPA	LEAV CO PORT AUTHORITY	319802	92270 AP	05/25/2021	1-140-5-00-201	LCDC FUNDING PER BOCC 2021 BUD			87,143.00	
									TOTAL FUND 140	87,143.00	

648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-144-5-00-2	COA: PALS			354.25	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-144-5-00-2	COA: PALS			104.73	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-144-5-00-2	COA: PALS			92.04	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-144-5-00-2	COA: PALS			132.00	
									*** VENDOR	648 TOTAL	683.02
									TOTAL FUND 144	683.02	

648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-145-5-00-202	COA NONGRANT:SVCS, TNG, JANIT, PR			49.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-145-5-00-202	COA NONGRANT:SVCS, TNG, JANIT, PR			168.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-145-5-00-203	COA NONGRANT:SVCS, TNG, JANIT, PR			40.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-145-5-00-208	COA NONGRANT:SVCS, TNG, JANIT, PR			149.30	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319835	92286 AP	05/28/2021	1-145-5-00-208	IRON MOUNTAIN SHREDDING			169.23	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-145-5-00-252	COA NONGRANT:SVCS, TNG, JANIT, PR			21.62	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-145-5-00-255	COA NONGRANT:SVCS, TNG, JANIT, PR			74.49	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-145-5-00-260	COA NONGRANT:SVCS, TNG, JANIT, PR			55.00	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-145-5-00-303	COA NONGRANT:SVCS, TNG, JANIT, PR			125.78	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-145-5-00-305	COA NONGRANT:SVCS, TNG, JANIT, PR			234.80	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-145-5-00-305	COA NONGRANT:SVCS, TNG, JANIT, PR			27.90	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-145-5-00-345	C1 & C2 COMMODITIES			1.87	

TYPES OF CHECKS SELECTED: * ALL TYPES

			P.O.NUMBER	CHECK#					
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-145-5-00-345	C1 & C2 COMMODITIES		6.38
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-145-5-00-345	C1 & C2 COMMODITIES		78.47
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-145-5-00-345	C1 & C2 COMMODITIES		268.45
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-145-5-05-301	C1 & C2 COMMODITIES		1.24
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-145-5-05-301	C1 & C2 COMMODITIES		52.31
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-145-5-06-301	C1 & C2 COMMODITIES		.78
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-145-5-06-301	C1 & C2 COMMODITIES		33.04
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-145-5-06-321	C1 & C2 COMMODITIES		1.28
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-145-5-06-321	C1 & C2 COMMODITIES		53.69
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-145-5-07-302	C1 & C2 COMMODITIES		.16
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-145-5-07-302	C1 & C2 COMMODITIES		6.88
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-145-5-07-321	C1 & C2 COMMODITIES		.78
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-145-5-07-321	C1 & C2 COMMODITIES		33.04
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-145-5-08-501	C1 & C2 COMMODITIES		.59
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-145-5-08-501	C1 & C2 COMMODITIES		24.78
							*** VENDOR	648 TOTAL	1,678.86
86	EVERGY	EVERGY KANSAS CENTRAL INC	319841	92292 AP	05/28/2021	1-145-5-00-246	ELEC SVC CO ON AGING		748.48
6636	KANSAS GAS	KANSAS GAS SERVICE	319854	92305 AP	05/28/2021	1-145-5-00-246	510874092 1511346 27 GAS SVC		182.56
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	319858	92309 AP	05/28/2021	1-145-5-00-201	12448 COUNCIL ON AGING COPY,OF		748.00
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	319858	92309 AP	05/28/2021	1-145-5-00-301	12448 COUNCIL ON AGING COPY,OF		9.50
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	319858	92309 AP	05/28/2021	1-145-5-00-301	12448 COUNCIL ON AGING COPY,OF		26.59
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	319858	92309 AP	05/28/2021	1-145-5-00-301	12448 COUNCIL ON AGING COPY,OF		89.49
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	319858	92309 AP	05/28/2021	1-145-5-00-301	12448 COUNCIL ON AGING COPY,OF		46.08
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	319858	92309 AP	05/28/2021	1-145-5-00-303	12448 COUNCIL ON AGING COPY,OF		254.07
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	319858	92309 AP	05/28/2021	1-145-5-00-303	12448 COUNCIL ON AGING COPY,OF		149.98
4755	LEAV PAPER	LEAVENWORTH PAPER AND OFFICE S	319858	92309 AP	05/28/2021	1-145-5-00-303	12448 COUNCIL ON AGING COPY,OF		73.59
							*** VENDOR	4755 TOTAL	1,397.30
345	OLIVER PACKING	OLIVER PACKING & EQUIPMENT CO	319875	92326 AP	05/28/2021	1-145-5-00-345	SHIPPING ON PRIOR ORDER		4.42
345	OLIVER PACKING	OLIVER PACKING & EQUIPMENT CO	319875	92326 AP	05/28/2021	1-145-5-00-345	SHIPPING ON PRIOR ORDER		15.12
345	OLIVER PACKING	OLIVER PACKING & EQUIPMENT CO	319875	92326 AP	05/28/2021	1-145-5-05-301	SHIPPING ON PRIOR ORDER		2.95
345	OLIVER PACKING	OLIVER PACKING & EQUIPMENT CO	319875	92326 AP	05/28/2021	1-145-5-06-301	SHIPPING ON PRIOR ORDER		1.86
345	OLIVER PACKING	OLIVER PACKING & EQUIPMENT CO	319875	92326 AP	05/28/2021	1-145-5-06-321	SHIPPING ON PRIOR ORDER		3.02
345	OLIVER PACKING	OLIVER PACKING & EQUIPMENT CO	319875	92326 AP	05/28/2021	1-145-5-07-302	SHIPPING ON PRIOR ORDER		.39
345	OLIVER PACKING	OLIVER PACKING & EQUIPMENT CO	319875	92326 AP	05/28/2021	1-145-5-07-321	SHIPPING ON PRIOR ORDER		1.86
345	OLIVER PACKING	OLIVER PACKING & EQUIPMENT CO	319875	92326 AP	05/28/2021	1-145-5-08-500	SHIPPING ON PRIOR ORDER		1.40
							*** VENDOR	345 TOTAL	31.02
408	SIGN PRO	SIGN PROFESSIONALS OF KANSAS C	319886	92337 AP	05/28/2021	1-145-5-00-306	DECAL FOR COA VEHICLES		92.78
350	TREASURER	LEAV CO TREASURER	319892	92343 AP	05/28/2021	1-145-5-00-213	COUNCIL ON AGING PETTY CASH RE		100.00
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	319808	92276 AP	05/25/2021	1-145-5-00-302	APRIL POSTAGE - COUNCIL ON AGI		13.73
276	WEX	WEX BANK	319896	92347 AP	05/28/2021	1-145-5-00-304	CO ON AGING FUEL TO MAY23		3,469.46
							TOTAL FUND 145		7,714.19
20588	ADVANTAGE	ADVANTAGE PRINTING	319828	92278 AP	05/28/2021	1-146-5-00-301	ACCT 168: CTS MOTOR VEHICLE-EN		699.00
20588	ADVANTAGE	ADVANTAGE PRINTING	319828	92278 AP	05/28/2021	1-146-5-00-301	ACCT 168: CTS MOTOR VEHICLE-EN		2,474.26
							*** VENDOR	20588 TOTAL	3,173.26
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319835	92286 AP	05/28/2021	1-146-5-00-218	IRON MOUNTAIN SHREDDING		30.00
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-146-5-00-301	CTS MOTOR VEHICLE		357.78
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-146-5-00-301	CTS MOTOR VEHICLE		91.98
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-146-5-00-301	CTS MOTOR VEHICLE		1,097.36
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-146-5-00-301	CTS MOTOR VEHICLE		164.86
							*** VENDOR	648 TOTAL	1,741.98
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	319808	92276 AP	05/25/2021	1-146-5-00-302	APRIL POSTAGE CTS MOTOR VEHIC		1,494.20

TYPES OF CHECKS SELECTED: * ALL TYPES

		P.O.NUMBER	CHECK#					TOTAL FUND 146	6,409.44
6601	NUTRI SYST	NUTRI SYSTEMS CORP	319873	92324 AP	05/28/2021	1-147-5-00-3	COUNCIL ON AGING - MEAL TRANSP	4,402.40	
								TOTAL FUND 147	4,402.40
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-153-5-00-401	FLEETHOSTER-NEW PURCHASES	4,122.50	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319835	92286 AP	05/28/2021	1-153-5-00-401	FLEETHOSTER, MAY NEW, JUNE MON	788.50	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319835	92286 AP	05/28/2021	1-153-5-00-401	FLEETHOSTER, MAY NEW, JUNE MON	239.40	
								*** VENDOR 648 TOTAL	5,150.40
243	GEOTAB	GEOTAB USA INC	319799	92267 AP	05/25/2021	1-153-5-00-401	LEAV01 IN272772 MAY FLEX TRACK	61.20	
243	GEOTAB	GEOTAB USA INC	319799	92267 AP	05/25/2021	1-153-5-00-401	LEAV01 IN272772 MAY FLEX TRACK	159.66	
								*** VENDOR 243 TOTAL	220.86
								TOTAL FUND 153	5,371.26
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319835	92286 AP	05/28/2021	1-155-5-00-403	FLEETHOSTER, MAY NEW, JUNE MON	19.95	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319835	92286 AP	05/28/2021	1-155-5-00-403	FLEETHOSTER, MAY NEW, JUNE MON	19.95	
								*** VENDOR 648 TOTAL	39.90
								TOTAL FUND 155	39.90
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319835	92286 AP	05/28/2021	1-160-5-00-204	HAMM - SINGLE STREAM RECYLING,	156.79	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319835	92286 AP	05/28/2021	1-160-5-00-204	HAMM - SINGLE STREAM RECYLING,	6.00-	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319835	92286 AP	05/28/2021	1-160-5-00-204	HAMM - SINGLE STREAM RECYLING,	87.11	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319835	92286 AP	05/28/2021	1-160-5-00-204	HAMM - SINGLE STREAM RECYLING,	90,029.29	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319835	92286 AP	05/28/2021	1-160-5-00-204	HAMM - SINGLE STREAM RECYLING,	1,093.59	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319835	92286 AP	05/28/2021	1-160-5-00-204	HAMM - MARCH LANDFILL CHARGES	11,188.10	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-160-5-00-213	TRANSFER STATION - MAINT	142.41	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-160-5-00-263	TRANSF STATION,PPE,OFC SUPPLY,	31.76	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-160-5-00-301	TRANSF STATION,PPE,OFC SUPPLY,	458.19	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-160-5-00-305	TRANSF STATION,PPE,OFC SUPPLY,	114.33	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-160-5-00-305	TRANSF STATION,PPE,OFC SUPPLY,	10.90-	
								*** VENDOR 648 TOTAL	103,284.67
86	EVERGY	EVERGY KANSAS CENTRAL INC	319841	92292 AP	05/28/2021	1-160-5-00-210	ELEC SVC TRANSFER STATION	172.26	
86	EVERGY	EVERGY KANSAS CENTRAL INC	319841	92292 AP	05/28/2021	1-160-5-00-210	ELEC SVC TRANSFER STATION	27.01	
86	EVERGY	EVERGY KANSAS CENTRAL INC	319841	92292 AP	05/28/2021	1-160-5-00-210	ELEC SVC TRANSFER STATION	118.35	
								*** VENDOR 86 TOTAL	317.62
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	319804	92272 AP	05/25/2021	1-160-5-00-213	TRANSFER STATION FUEL,MAINT AP	452.35	
458	ROAD & BRIDGE	LEAV CO PUBLIC WORKS	319804	92272 AP	05/25/2021	1-160-5-00-304	TRANSFER STATION FUEL,MAINT AP	210.45	
								*** VENDOR 458 TOTAL	662.80
575	US POSTAL SERVICE	US POSTAL SERVICE (QUADIENT-PO	319808	92276 AP	05/25/2021	1-160-5-00-201	TRANSFER STATION APRIL POSTAGE	4.08	
643	VEOLIA ENVIRONMENTAL	VEOLIA ENVIRONMENTAL SERVICES	319894	92345 AP	05/28/2021	1-160-5-00-208	HHW DISPOSAL	1,387.55	
								TOTAL FUND 160	105,656.72
2405	GILMORE BELL	GILMORE & BELL, PC	319824	1565 AP	05/27/2021	1-171-5-00-401	LEGAL SVCS 501577.20023	800.00	
29034	MHS	MCAFEE HENDERSON SOLUTIONS	319825	1566 AP	05/27/2021	1-171-5-04-201	5-7 PROJ 2020.030.001KD0T52C-5	23,873.11	
29034	MHS	MCAFEE HENDERSON SOLUTIONS	319825	1566 AP	05/27/2021	1-171-5-04-201	5-6 PROJ 2021.017.001 COUNTY R	17,233.44	
								*** VENDOR 29034 TOTAL	41,106.55
								TOTAL FUND 171	41,906.55
1737	AT&T-CAROL STREAM IL	AT&T	319796	92260 AP	05/25/2021	1-174-5-00-210	913A38-0682-421-2 PHONE SVC TO	91.09	
1737	AT&T-CAROL STREAM IL	AT&T	319796	92260 AP	05/25/2021	1-174-5-00-210	913A38-0682-421-2 PHONE SVC TO	91.09	
1737	AT&T-CAROL STREAM IL	AT&T	319796	92260 AP	05/25/2021	1-174-5-00-210	913A38-0682-421-2 PHONE SVC TO	87.02	
1737	AT&T-CAROL STREAM IL	AT&T	319796	92260 AP	05/25/2021	1-174-5-00-210	913A38-0682-421-2 PHONE SVC TO	169.94	

TYPES OF CHECKS SELECTED: * ALL TYPES

		P.O.NUMBER	CHECK#						
						*** VENDOR	1737 TOTAL		439.14
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319835	92286 AP	05/28/2021	1-174-5-00-210	FREESTATE ELEC SVC	509.99	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319798	92266 AP	05/25/2021	1-174-5-00-261	XYBIX REPAIR PARTS 911 CONSOLE	1,264.35	
648	COMMERCE BANK-COMMER	COMMERCE BANK-COMMERCIAL CARDS	319835	92286 AP	05/28/2021	1-174-5-00-261	MIDWEST MOBILE RADIO SERVICE	245.84	
						*** VENDOR	648 TOTAL		2,020.18
6636	KANSAS GAS	KANSAS GAS SERVICE	319801	92269 AP	05/25/2021	1-174-5-00-210	510614745 2007004 82 GAS TRANS	59.41	
1991	MARC	MID-AMERICA REGIONAL COUNCIL	319864	92315 AP	05/28/2021	1-174-5-00-210	2021-911 APRIL EXP COST SHARE	26,131.63	
4451	ODN, INC	ODN, INC	319874	92325 AP	05/28/2021	1-174-5-00-210	BANDWITH FOR SATELITE BACKUP,P	1,188.00	
4451	ODN, INC	ODN, INC	319874	92325 AP	05/28/2021	1-174-5-00-210	BANDWITH FOR SATELITE BACKUP,P	1,284.00	
						*** VENDOR	4451 TOTAL		2,472.00
						TOTAL FUND 174			31,122.36

2585	BIRINGER'S SHOP AND	BIRINGER'S SHOP AND SERVICE LL	319832	92282 AP	05/28/2021	1-195-5-00-4	SVC CALL-LOCK, LABOR	280.00	
86	EVERGY	EVERGY KANSAS CENTRAL INC	319841	92292 AP	05/28/2021	1-195-5-00-290	ELEC SVC JDC	280.82	
537	LEAV TIMES	LEAVENWORTH TIMES	319859	92310 AP	05/28/2021	1-195-5-00-4	ACT 527 NOTICE TO BIDDERS - JD	35.75	
11982	UNIFIED GO	UNIFIED GOVERNMENT OF WYANDOTT	319807	92275 AP	05/25/2021	1-195-5-00-208	HOUSED JUVENILES 113 DAYS	16,950.00	
2007	WIRENUTS	WIRENUTS	319899	92350 AP	05/28/2021	1-195-5-00-302	NE SECURITY SYSTEM - JDC	5,070.53	
						TOTAL FUND 195			22,617.10

1867	REDWOOD TOXICOLOGY	REDWOOD TOXICOLOGY LABORATORY	319880	92331 AP	05/28/2021	1-196-5-00-201	ACCT 112368 CONFIRMATION TESTS	12.88	
						TOTAL FUND 196			12.88

18885	HAYNES EQU	HAYNES EQUIPMENT CO	319847	92298 AP	05/28/2021	1-210-5-00-2	SVC CALL, PUMP DANA LN	2,380.00	
						TOTAL FUND 210			2,380.00

268	LIFELOCK	NORTONLIFELOCK INC	319803	92271 AP	05/25/2021	1-510-2-00-941	1247233 MAY 2021 PREMIUMS	1,596.50	
						TOTAL FUND 510			1,596.50

						TOTAL ALL CHECKS			744,547.48

TYPES OF CHECKS SELECTED: * ALL TYPES

FUND SUMMARY

001	GENERAL	175,938.77
108	COUNTY HEALTH	7,020.84
115	EQUIPMENT RESERVE	1,181.28
117	CO CLERK TECHNOLOGY	694.36
119	ROD TECHNOLOGY	542.38
126	COMM CORR ADULT	2,190.93
127	COMM CORR ADULT NON GRANT	285.10
133	ROAD & BRIDGE	140,923.45
136	COMM CORR JUVENILE	2,856.28
137	LOCAL SERVICE ROAD & BRIDGE	95,858.77
140	E D A C ECONOMIC DEVELOPMENT	87,143.00
144	PALS (PETS AND LOVING SENIORS	683.02
145	COUNCIL ON AGING	7,714.19
146	COUNTY TREASURER SPECIAL	6,409.44
147	MEMORIALS (COA)	4,402.40
153	PUBLIC WORKS,EQUIP.RESERVE FUND	5,371.26
155	LSR CAPITAL EQUIP RESERVE	39.90
160	SOLID WASTE MANAGEMENT	105,656.72
171	S TAX CAP RD PROJ: 2015 SERIES	41,906.55
174	911	31,122.36
195	JUVENILE DETENTION	22,617.10
196	DRUG TEST & SUPERVISION FEES	12.88
210	SEWER DISTRICT 1: HIGH CREST	2,380.00
510	PAYROLL CLEARING	1,596.50
	TOTAL ALL FUNDS	744,547.48

Consent Agenda 6-2-2021

Checks dated 5/22/21 - 5/31/21

*****Consent Agenda*****

**Leavenworth County
Request for Board Action
Case No. DEV-21-020/021
Preliminary & Final Plat Ackerland Hill 2nd Plat**

Date: April 28, 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**

Update:

This item was originally presented to the BOCC on April 28, 2021. At that time, the Board raised concerns regarding the off-plat restrictions. On May 19, 2021 the Board adopted Minimum Requirements for Cross Access Easement Homeowners Association Filings. This document has been provided to the applicant of Ackerland Hill and has been accepted. The applicant has amended the HOA agreement to reflect the changes.

Action Requested: The applicant is requesting approval of a Preliminary and Final Plat for a 12-lot subdivision. The internal road is a private, Cross Access Easement and will not be maintained by the County.

Analysis: The applicants are requesting approval of a 12-lot subdivision located near 235th and McIntyre in the western portion of the County. The subdivision will be serviced by a Cross Access Easement which is a private roadway. The County will not provide maintenance to the roadway. The lots within the subdivision conform to the zoning district and meet the minimum requirements for lot size, ratio and road frontage. Staff Recommends approval of the subdivision as presented.

Recommendation: The Planning Commission voted 8-0 to recommend approval of Case No.DEV-21-020/021, Preliminary and Final Plat for Ackerland Hill 2nd Plat subject to conditions.

Alternatives:

1. Approve Case No.DEV-21-020/021, Preliminary and Final Plat for Ackerland Hill 2nd Plat, with Findings of Fact, and with or without conditions; or
2. Deny Case No. No.DEV-21-020/021, Preliminary and Final Plat for Ackerland Hill 2nd Plat, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. No.DEV-21-020/021, Preliminary and Final Plat for Ackerland Hill 2nd Plat, 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

MINIMUM REQUIREMENTS FOR CROSS ACCESS EASEMENT HOMEOWNERS ASSOCIATION FILINGS

All applications for subdivision plats that will utilize a Cross Access Easement as defined by county regulations shall be accompanied by a draft Homeowners Association (“HOA”) agreement for review and approval by staff and simultaneous filing with the subdivision plat. It shall be the responsibility of the submitter of the application to prepare the HOA document. Said HOA document shall contain, at a minimum, the following language.

---This HOA agreement shall be binding upon all owners, purchasers, lienholders, holders of any legally recognized interest in the real property and assigns (“Owner”).

---The term of this HOA shall be perpetual or until dissolved pursuant to appropriate legal means.

---The terms of this HOA are enforceable as a contract between the interested parties in this HOA.

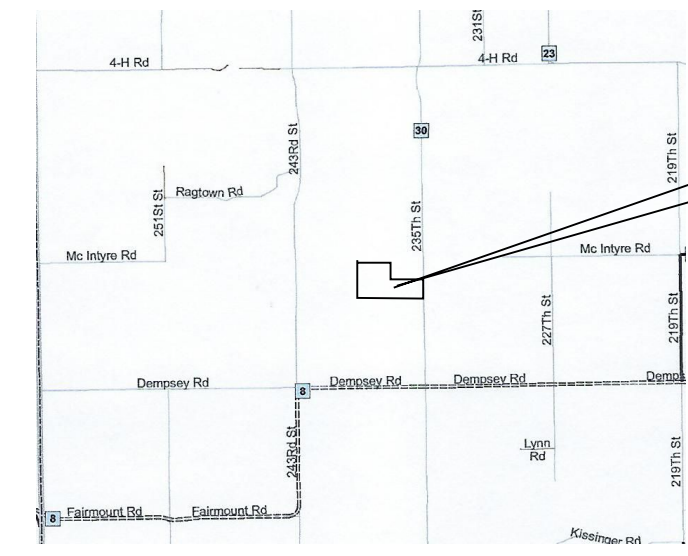
---Each owner is jointly and severally responsible for the cost of the maintenance and repair of the shared utility easements, roads and appurtenances and all other improvements within the subdivision and as shown on the plat of _____Subdivision. For the purpose of this HOA the owner of each lot shall annually pay _____% of the costs of the maintenance and repairs referenced herein.

---Each owner of property within the _____Subdivision hereby acknowledges, and is bound by the acknowledgment, that they are fully aware and agree that the maintenance and repair of the shared utility easements, roads and appurtenances and all other improvements within the subdivision as shown on the recorded plat of the subdivision is the sole responsibility of the owners of real property within the subdivision and that the county of Leavenworth, Kansas, or any municipality which shall annex said subdivision, has no role or responsibility for the maintenance and repairs referenced herein.

ACKERLAND HILL 2ND PLAT

A CROSS ACCESS EASEMENT PLAT

A SUBDIVISION IN THE EAST HALF OF FRACTIONAL SECTION 1-T10S-R20E OF THE 6TH P.M.,
COUNTY OF LEAVENWORTH, KANSAS
PRELIMINARY PLAT



LOCATION MAP
NO SCALE

"UNPLATTED TRACT"
PN. 127-36-0-00-00-006.00
MARTHA A. RIVERA & JOSEPHINE DOLORES COOPER
1304 CRESTVIEW
LEAVENWORTH, KS. 66048

NE CORNER 1-T10S-R20E (25A)
3/4" REBAR (REF. #1)
1. SE 25.95 TO MAG NAIL IN CORNER POST
2. SSW 74.55 TO 60D NAIL IN TOP OF FENCE POST
3. WSW 35.00 TO 60D NAIL IN TOP OF CORNER POST
4. S 22.14 TO 1/2" REBAR

N 1/4 CORNER 1-T10S-R20E (23A)
1/2" REBAR WITH #1349 CAP (REF. #1)
1. N 1.90 TO 60D NAIL IN 8" HACKBERRY
2. SSE 24.05 TO 60D NAIL IN GATE POST
3. ENE 7.33 TO 60D NAIL IN RR TIE FENCE POST

"UNPLATTED TRACT"
PN. 127-36-0-00-00-007.00
MARTHA A. RIVERA & JOSEPHINE DOLORES COOPER
1304 CRESTVIEW
LEAVENWORTH, KS. 66048

"UNPLATTED TRACT"
PN. 131-01-0-00-00-002.03
JONATHAN C. HALL & LAURI J. LEACH
24372 243RD STREET
MCLOUTH, KS. 66054

"UNPLATTED TRACT"
PN. 131-01-0-00-00-002.04
PAUL W. MEESSE & SONIA K. HOWARD
24296 243RD STREET
MCLOUTH, KS. 66054

OWNER / DEVELOPER
CHARLES CRAIG & CAROL J. LOHMAN
23012 207TH STREET
TONGANOXIE, KS. 66086
(913) 449-9750

UTILITIES
ELECTRIC / FREESTATE
WATER / R.W.D. #9
GAS / PRIVATE PROPANE
SEWAGE / PRIVATE ON SITE SYSTEM
TELEPHONE / AT&T

ZONING
RURAL RESIDENTIAL (RR-5.0)

BENCHMARK
3/4" REBAR AT THE NORTHEAST CORNER 1-T10S-R20E
EL. 1007.41 (NAVD 88)

"UNPLATTED TRACT"
PN. 131-01-0-00-00-014.00-0
ACKERLAND ACRES TRUST
23992 235TH STREET
MCLOUTH, KS. 66054

CENTERLINE CURVE DATA #1
R = 275.00
L = 431.97
C = 388.91 (N 45°46'50"W)
T = 275.00

RESTRICTIONS

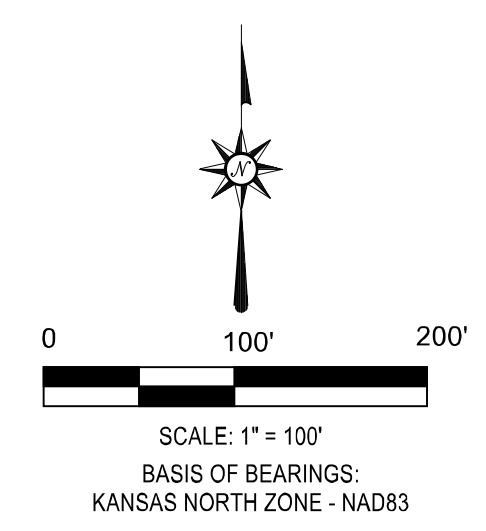
- 40' REAR SETBACK FOR RESIDENCES
- 15' SIDE SETBACK FOR ACCESSORY BUILDINGS
- AN ENGINEERED WASTEWATER DISPOSAL SYSTEM MAY BE REQUIRED DUE TO POOR SOIL CONDITIONS.
- EROSION CONTROL SHALL BE USED WHEN DESIGNING AND CONSTRUCTING DRIVEWAYS.
- A FORM OF SEDIMENT CONTROL SHALL BE INSTALLED BEFORE WORK BEGINS AND MAINTAINED THROUGHOUT THE TIME THAT THE LAND DISTURBING ACTIVITIES ARE TAKING PLACE.
- RE-VEGETATION OF ALL DISTURBED SITES SHALL BE COMPLETED WITHIN 45 DAYS AFTER COMPLETION OF FINAL GRADING, WEATHER PERMITTING.
- LOTS ARE SUBJECT TO THE CURRENT ACCESS MANAGEMENT POLICY RESOLUTION.
- LOT 12 ACCESS IS LIMITED TO THE CROSS ACCESS EASEMENT ONLY.
- LEAVENWORTH COUNTY SHALL BEAR NO RESPONSIBILITY FOR ANY MAINTENANCE AND UPKEEP OF THE CROSS ACCESS EASEMENT, ROAD AND ROAD APPURTENANCES.
- LOTS ARE SUBJECT TO THE OFF-PLAT HOME OWNERS ASSOCIATION DETAILING THE MAINTENANCE OF ACKERLAND ROAD CROSS ACCESS EASEMENT.

NOTES

- FENCE LINES DO NOT DENOTE PROPERTY LINES.
- EXISTING USE OF AREA BEING PLATTED - AGRICULTURAL PROPOSED USE - RESIDENTIAL
- LEAVENWORTH COUNTY, KANSAS, DOES NOT REPRESENT, WARRANT OR GUARANTEE THAT THE DETAILS SHOWN ON THIS DOCUMENT AND PROVIDED BY THE APPLICANT.
- INCLUDING ANY SURVEY INFORMATION SHOULD BE RELIED UPON BY ANY THIRD PARTY AS BEING WHOLLY OR PARTIALLY ACCURATE AND COMPLETE.
- THIS PROPOSED PLAT IS NOT IN A SPECIAL FLOOD HAZARD AREA. FEMA MAP 2010C0225G, DATED 07/16/2015.

DESCRIPTION

A TRACT OF LAND IN THE EAST HALF OF FRACTIONAL SECTION 1-T10S-R20E OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS, DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE, S 01°35'06"E, 660.00 FEET ALONG THE EAST LINE OF SECTION 1 TO THE POINT OF BEGINNING OF THIS TRACT; THENCE, S 01°35'06"E, 770.15 FEET ALONG SAID EAST LINE; THENCE, S 89°13'10"W, 2633.54 FEET TO THE WEST LINE OF THE EAST HALF OF SAID SECTION 1; THENCE, N 01°19'56"W, 1392.22 FEET ALONG SAID WEST LINE TO THE NORTH QUARTER CORNER OF SECTION 1; THENCE, N 88°23'38"E, 1307.13 FEET ALONG THE NORTH LINE OF SECTION 1 TO THE NORTHWEST CORNER OF LOT 1, ACKERLAND HILL; THENCE, S 01°35'06"E, 660.00 FEET ALONG THE WEST LINE OF ACKERLAND HILL TO THE SOUTHWEST CORNER OF LOT 2, ACKERLAND HILL; THENCE, N 88°23'38"E, 1320.00 FEET ALONG THE SOUTH LINE OF SAID LOT 2 TO THE POINT OF BEGINNING. CONTAINS 65.21 ACRES, MORE OR LESS, INCLUDING ROAD RIGHT OF WAY.



SCALE: 1" = 100'
BASIS OF BEARINGS:
KANSAS NORTH ZONE - NAD83

CENTERLINE CURVE DATA #2
R = 275.00
L = 434.62
C = 390.78 (N 25°26'41"W)
T = 277.66

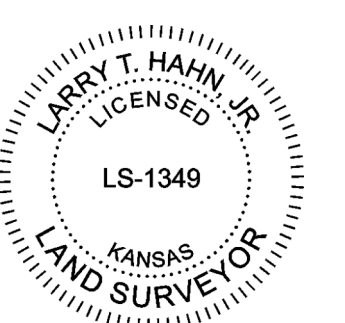
- LEGEND**
- 1/2" x 24" REBAR SET WITH #1349 CAP
 - SURVEY MONUMENT FOUND (AS NOTED)
 - 1/2" REBAR WITH #1349 CAP IN CONCRETE (REF. #1)
 - POC POINT OF COMMENCING
 - POB POINT OF BEGINNING
 - U/E UTILITY EASEMENT
 - R/W ROAD RIGHT OF WAY
 - R RADIUS
 - L LENGTH
 - C CHORD
 - T TANGENT

REFERENCES:
1. DOC. #2020S076
2. ACKERLAND HILL PLAT

"UNPLATTED TRACT"
PN. 143-06-0-00-003-00-0
ACKERLAND ACRES TRUST
23992 235TH STREET
MCLOUTH, KS. 66054

"UNPLATTED TRACT"
PN. 143-06-0-00-003-01-0
ACKERLAND ACRES TRUST
23992 235TH STREET
MCLOUTH, KS. 66054

"UNPLATTED TRACT"
PN. 143-06-0-00-003-00-0
ACKERLAND ACRES TRUST
23992 235TH STREET
MCLOUTH, KS. 66054



LARRY T. HAHN, LS #1349

EAST LINE SECTION 1 AND DELAWARE RESERVE LINE (25C)
1/2" REBAR (REF. #1)
1. E 30.60 TO 40D NAIL IN CORNER POST
2. SE 29.33 TO 60D NAIL IN POWER POLE
3. SW 39.90 TO MAG NAIL IN FENCE POST

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

HAHN SURVEYING
PO BOX 41
LANSING, KANSAS 66043
(913) 547-3405
hahnsurvey@gmail.com

ACKERLAND HILL 2ND PLAT

A CROSS ACCESS EASEMENT PLAT

A SUBDIVISION IN THE EAST HALF OF FRACTIONAL SECTION 1-T10S-R20E OF THE 6TH P.M.,
COUNTY OF LEAVENWORTH, KANSAS

FINAL PLAT



DESCRIPTION

A TRACT OF LAND IN THE EAST HALF OF FRACTIONAL SECTION 1-T10S-R20E OF THE 6TH P.M., LEAVENWORTH COUNTY, KANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE, S 01°35'06"E, 660.00 FEET ALONG THE EAST LINE OF SECTION 1 TO THE POINT OF BEGINNING OF THIS TRACT; THENCE, S 01°35'06"E, 770.15 FEET ALONG SAID EAST LINE; THENCE, S 89°13'10"W, 2633.54 FEET TO THE WEST LINE OF THE EAST HALF OF SAID SECTION 1; THENCE, N 01°19'56"W, 1392.22 FEET ALONG SAID WEST LINE TO THE NORTH QUARTER CORNER OF SECTION 1; THENCE, N 88°23'38"E, 1307.13 FEET ALONG THE NORTH LINE OF SECTION 1 TO THE NORTHWEST CORNER OF LOT 1, ACKERLAND HILL; THENCE, S 01°35'06"E, 660.00 FEET ALONG THE WEST LINE OF ACKERLAND HILL TO THE SOUTHWEST CORNER OF LOT 2, ACKERLAND HILL; THENCE, N 88°23'38"E, 1320.00 FEET ALONG THE SOUTH LINE OF SAID LOT 2 TO THE POINT OF BEGINNING. CONTAINS 65.21 ACRES, MORE OR LESS, INCLUDING ROAD RIGHT OF WAY.

LOCATION MAP

NO SCALE

IN TESTIMONY WHEREOF

THE UNDERSIGNED PROPRIETORS STATE THAT ALL TAXES ON THE ABOVE DESCRIBED TRACT OF LAND HAVE BEEN PAID AND THAT THEY HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT WHICH SHALL BE KNOWN AS "ACKERLAND HILL 2ND PLAT". WE, THE UNDERSIGNED OWNERS OF "ACKERLAND HILL 2ND PLAT" HAVE SET OUR HANDS THIS _____ DAY OF _____, 2021.

CHARLES CRAIG LOHMAN CAROL J. LOHMAN

STATE OF KANSAS / COUNTY OF LEAVENWORTH

ON THIS _____ DAY OF _____, 2021, BEFORE ME APPEARED CHARLES CRAIG LOHMAN AND CAROL J. LOHMAN, KNOWN TO ME TO BE THE SAME PERSONS DESCRIBED HEREIN AND WHO EXECUTED THE SAME AS THEIR FREE ACT AND DEED. IN WITNESS WHEREOF, I HAVE SET MY HAND AND AFFIXED MY NOTARIAL SEAL THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

APPROVALS

WE THE LEAVENWORTH COUNTY PLANNING COMMISSION, DO HEREBY APPROVE THE FOREGOING PLAT OF "ACKERLAND HILL 2ND PLAT" THIS _____ DAY OF _____, 2021.

CHAIRPERSON / STEVE ROSENTHAL

SECRETARY / KRystal VOTH, CFM

COUNTY COMMISSION APPROVAL

WE, THE BOARD OF COUNTY COMMISSIONERS OF LEAVENWORTH COUNTY, KANSAS, DO HEREBY APPROVE THE FOREGOING PLAT OF "ACKERLAND HILL 2ND PLAT" THIS _____ DAY OF _____, 2021.

CHAIRPERSON / MICHAEL SMITH

COUNTY CLERK / JANET KLASINSKI (ATTEST)

NE CORNER 1-T10S-R20E (25A)
3/4" REBAR (REF. #1)
1. SE 25.85 TO MAG NAIL IN CORNER POST
2. SW 74.55 TO 60D NAIL IN TOP OF FENCE POST
3. SW 35.00 TO 60D NAIL IN TOP OF CORNER POST
4. S 22.14 TO 1/2" REBAR

REFERENCES:
1. DOC #2020S376
2. ACKERLAND HILL PLAT
3. GLO NOTES

LEGEND

- 1/2" x 24" REBAR SET WITH #1349 CAP
- SURVEY MONUMENT FOUND (AS NOTED)
- 1/2" REBAR WITH #1349 CAP IN CONCRETE (REF. #1)
- POC POINT OF COMMENCING
- POB POINT OF BEGINNING
- U/E UTILITY EASEMENT - DEDICATED THIS PLAT
- R/W ROAD RIGHT OF WAY
- R RADIUS
- L LENGTH
- C CHORD
- T TANGENT

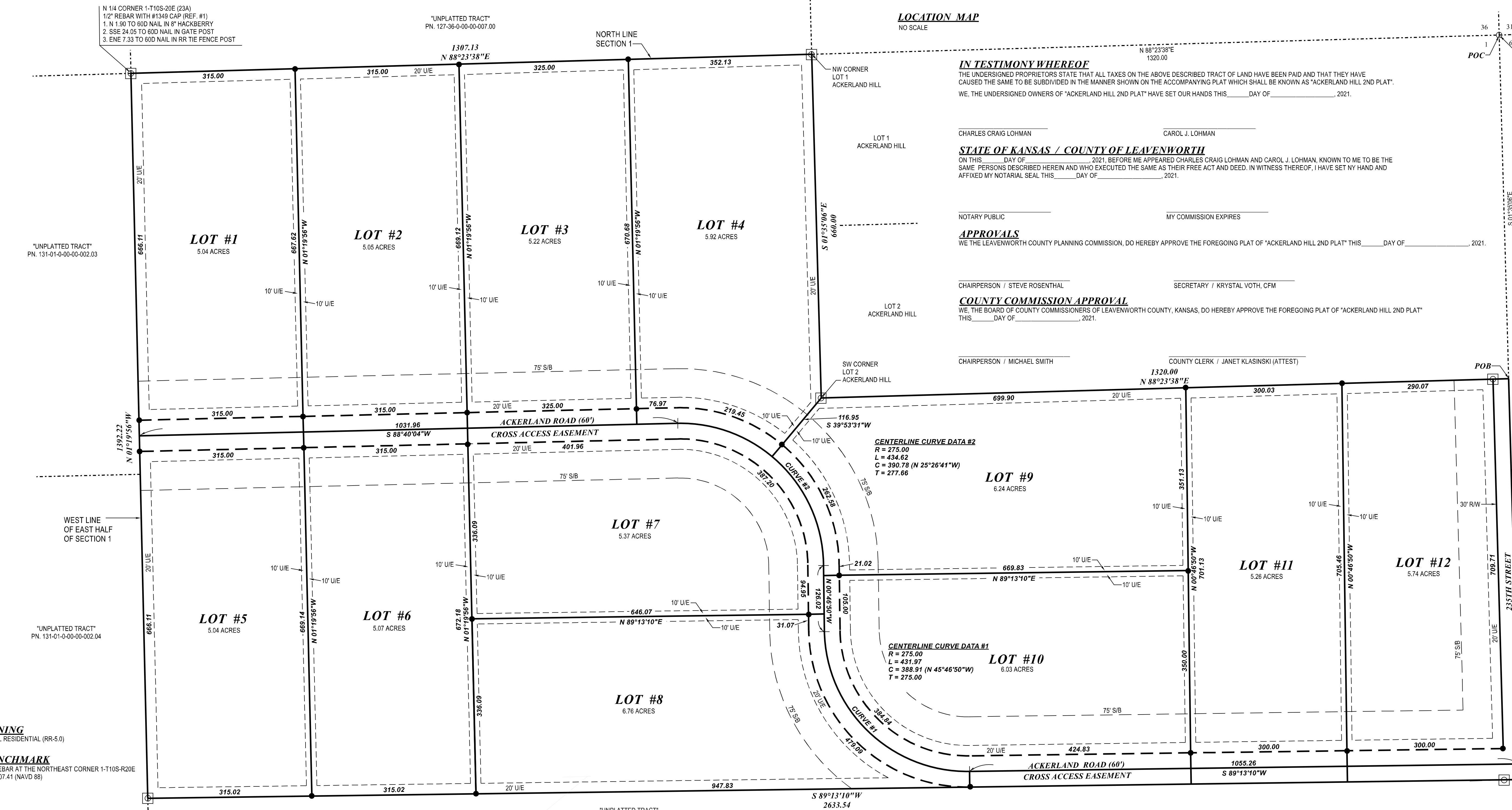
"UNPLATTED TRACT"
PN. 143-06-0-00-003-00-0

ROAD RECORD
C-24 (1970)
60' WIDE R/W

"UNPLATTED TRACT"
PN. 143-06-0-00-003-01-0

EAST LINE SECTION 1-T10S-R20E

"UNPLATTED TRACT"
PN. 143-06-0-00-003-000-0-0



ZONING
RURAL RESIDENTIAL (RR-5.0)

BENCHMARK
3/4" REBAR AT THE NORTHEAST CORNER 1-T10S-R20E
EL. 1007.41 (NAVD 88)

NOTES
1. EXISTING USE OF AREA BEING PLATTED - AGRICULTURAL
PROPOSED USE - RESIDENTIAL
2. LEAVENWORTH COUNTY, KANSAS, DOES NOT REPRESENT, WARRANT OR GUARANTEE THAT THE DETAILS SHOWN ON THIS DOCUMENT AND PROVIDED BY THE APPLICANT, INCLUDING ANY SURVEY INFORMATION SHOULD BE RELIED UPON BY ANY THIRD PARTY AS BEING WHOLLY OR PARTIALLY ACCURATE AND COMPLETE.
3. THIS PROPOSED PLAT IS NOT IN A SPECIAL FLOOD HAZARD AREA.
FEMA MAP 20103C0225G, DATED 07/16/2015.

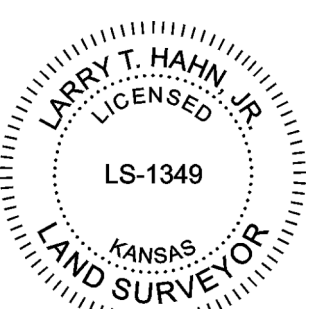
RESTRICTIONS
1. 40' REAR SETBACK FOR RESIDENCES
15' REAR SETBACK FOR ACCESSORY BUILDINGS
15' SIDE SETBACK
2. AN ENGINEERED WASTEWATER DISPOSAL SYSTEM MAY BE REQUIRED DUE TO POOR SOIL CONDITIONS.
3. EROSION CONTROL SHALL BE USED WHEN DESIGNING AND CONSTRUCTING DRIVEWAYS.
4. A FORM OF SEDIMENT CONTROL SHALL BE INSTALLED BEFORE WORK BEGINS AND MAINTAINED THROUGHOUT THE TIME THAT THE LAND DISTURBING ACTIVITIES ARE TAKING PLACE.
5. RE-VEGETATION OF ALL DISTURBED SITES SHALL BE COMPLETED WITHIN 45 DAYS AFTER COMPLETION OF FINAL GRADING, WEATHER PERMITTING.
6. LOTS ARE SUBJECT TO THE CURRENT ACCESS MANAGEMENT POLICY RESOLUTION.
7. LOTS ARE SUBJECT TO THE OFF-PLAT HOME OWNERS ASSOCIATION DETAILING THE MAINTENANCE OF ACKERLAND ROAD EASEMENT.
8. LEAVENWORTH COUNTY SHALL BEAR NO RESPONSIBILITY FOR ANY MAINTENANCE AND UPKEEP OF THE ROAD EASEMENT AND DRIVE APPURTENANCES.
9. LOT 12 ACCESS IS LIMITED TO THE CROSS ACCESS EASEMENT ONLY.

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

COUNTY ENGINEER APPROVAL
THE LEAVENWORTH COUNTY ENGINEERS' REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH THE SUBDIVISION REGULATIONS AS ADOPTED BY LEAVENWORTH COUNTY. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, ELEVATIONS AND QUANTITIES.

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

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



LARRY T. HAHN, LS #1349

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

Hahn Surveying
PO BOX 41
LANING, KANSAS 66043
(913) 547-3405
hahnsurvey@gmail.com

**Leavenworth County
Request for Board Action
Resolution 2021-15
Rezoning from B-3 & RR-5 to B-3**

Date: June 2, 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: Consider Resolution 2021-15, a request to rezone Parcel 112-03-0-00-00-007.01 from a split zoning of B-3 and RR-5 to B-3.

Update: A request was made by the applicant at the January Planning Commission to rezone the entire parcel to B-3, the Planning Commission denied the application reasoning that rezoning just the portion of the property intended for the business was a better approach. The item was forwarded to the BOCC on February 3, 2021. The Board remanded the item back to Planning Commission and provided guidance to the applicant to amend the request to conform with the direction from the Planning Commission. The applicant has since provided an updated application and is requesting to rezone six of the 13 acres. The area proposed to be rezoned is along the southwest portion of the property (where B-3 zoning currently exists) and follows an existing tree line. The proposed rezoning provides a buffer of RR-5 zoning between the proposed B-3 and the property to the north.

Analysis: The applicant is requesting a rezoning for a portion of the property located at the northeast corner of 207th and Springdale. A portion of the property is currently zoned as B-3. The request is being made in order for the applicant to locate a boat and RV storage facility on the property. Due to the location on a state highway and a county arterial road the property is appropriate for the proposed use. It is worth noting, however, that rezoning the parcel to B-3 does open the parcel up to any uses which are allowed in the B-3 zoning district. The applicant will be required to submit a site plan and building permits for all buildings. Staff is supportive of the rezoning request.

Planning Commission Recommendation: The Planning Commission voted 4-3 to recommend denial of Case No. DEV-20-140 (Resolution 2020-15) a request to rezone a portion of Parcel 112-03-0-00-00-007.01 from a split zoning of B-3 and RR-5 to B-3.

Protest Petition: A protest petition was filed with the County Clerk's office on May 24, 2021. The petition is valid. According to KSA-12-757(f), the resolution shall not be passed except by at least a $\frac{3}{4}$ vote of all of the members of the governing body. Therefore, in order to approve the resolution a minimum of four (4) affirmative votes is required.

Alternatives:

1. Approve Resolution 2021-15, with a minimum of $\frac{3}{4}$ majority, a request to rezone a portion of Parcel 112-03-0-00-00-007.01 from a split zoning of B-3 and RR-5 to B-3, with Findings of Fact, and with or without conditions; or
2. Deny Resolution 2021-15, a request to rezone a portion of Parcel 112-03-0-00-00-007.01 from a split zoning of B-3 and RR-5 to B-3, with Findings of Fact; or

3. Revise or Modify the Planning Commission Recommendation to Resolution 2021-15, a request to rezone a portion of Parcel 112-03-0-00-00-007.01 from a split zoning of B-3 and RR-5 to B-3 with Findings of Fact; or
4. Remand the case back to the Planning Commission.

Budgetary Impact:

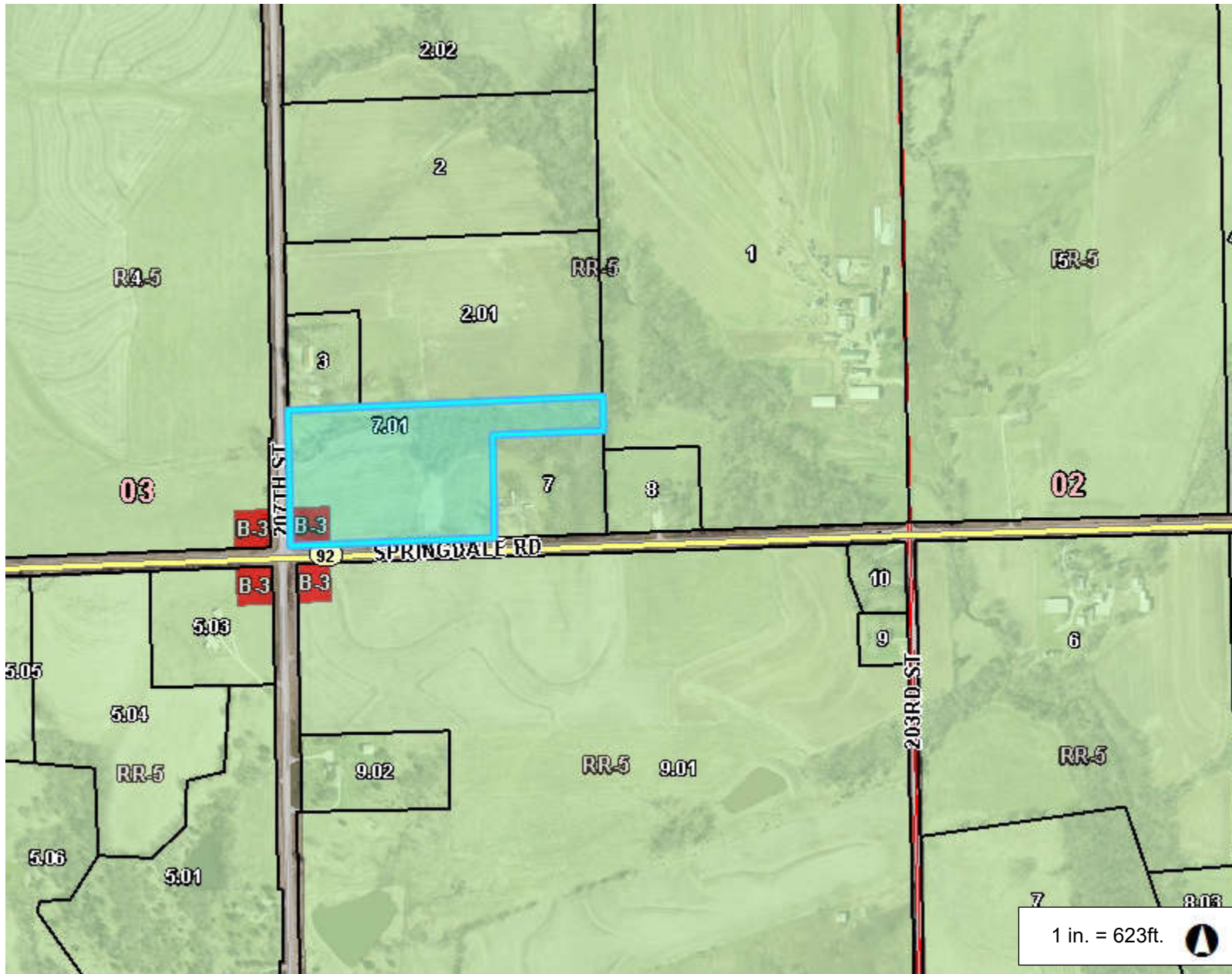
- X Not Applicable
- Budgeted item with available funds
- Non-Budgeted item with available funds through prioritization
- Non-Budgeted item with additional funds requested

Total Amount Requested:

\$0.00

Additional Attachments: Staff Report, Planning Commission Minutes, Protest Petition

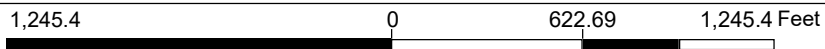
Rezoning Request - Ledford RR-5 to B-3



Legend

- Parcel Number
- Parcel
- City Limit Line
- Major Road
 - <all other values>
 - 70
- Road
- Railroad
- Section
- Section Boundaries
- County Boundary
- Zoning
 - B-1
 - B-2
 - B-3
 - I-1
 - I-2
 - I-3
 - PUD
 - R-1
 - R-1(15)
 - R-1(43)
 - R-2
 - RR-2.5
 - RR-5

1 in. = 623ft.



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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

**Case No. DEV-20-140
Rezoning from B-3 & RR-5 to B-3**

Staff Report – Board of County Commissioners

June 2, 2021

GENERAL INFORMATION:

**Applicant/
Property Owner:** Greg Ledford
12139 Leavenworth Road
Kansas City, KS 66109

Legal Description: A tract of land in the northeast quarter of Section 3, Township 9 South, Range 21 East of the 6th P.M, in Leavenworth County, Kansas.

Location: 28910 207th Street, Located at the northeast intersection of 20th & Springdale Road

Parcel Size: ± 13 acres (rezoning request for approximately 6.7 acres)

Zoning/Land Use: B-3 and RR-5

Comprehensive Plan: This parcel is within the Rural Residential 2.5 land use category.

Parcel ID No.: 112-03-0-00-00-007.01

Planner: Krystal A. Voth

REPORT:

Planning Commission Recommendation

The Planning Commission voted 4-3 to recommend denial of Case No. DEV-20-140 (Resolution 2020-15) a request to rezone a portion of Parcel 112-03-0-00-00-007.01 from a split zoning of B-3 and RR-5 to B-3.

Update

This item was originally heard by the Planning Commission in January. At that time, the applicant was requesting to rezone the entire parcel to B-3. After concerns raised by the neighbors and the Planning Commission the applicant has updated the request. The current request is to extend the current B-3 Zoning approximately 6.47 acres, keeping a buffer with the north property line. This change in layout is in response to direction given by the Planning Commission.

Request

The applicant is requesting to extend the current B-3 zoning which is situated in the southwest portion of the property to the approximate 6.7 acres along the southwest corner of the property after direction from the Planning Commission was provided.

Adjacent Land Use

The surrounding properties are residences and farms on varying sized parcels ranging from 1 acre to over 140 acres in size. All four corners of the intersection are zoned as B-3.

Flood Plain

There are no Special Flood Hazard Areas, Zone X on this parcel per FEMA Firm Map 20103C125G July 16, 2015.

Utilities/Services

Sewer: Private septic system
Fire: Fire District 1
Water: RWD 5
Electric: FreeState

Access/Streets

The property is accessed by 207th Street, a County Arterial Road with a hard surface The property also fronts along Springdale Road a state-maintained highway.

Agency Comments

See attached comments – Memo – Tim Goetz – Rural Water District 5, January 4, 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 Rezoning request:

1. Character of the neighborhood: The character of the neighborhood is rural; agricultural uses and rural residences.
2. Zoning and uses of nearby property: The surrounding properties are zoned RR-5, Rural Residential 5-acre minimum size parcels. The four corners of the intersection are zoned as B-3, General Business. The uses are rural residences and agricultural use.
3. Suitability of the property for the uses to which it has been restricted: The property is within an area which is suitable for residential uses. The property is located on a state-maintained highway, making it suitable for commercial business.
4. Extent to which removal of the restrictions will detrimentally affect nearby property: The area will not likely be detrimentally affected. A portion of the property has been zoned as B-3 for several years. Extending the existing zoning will not detrimentally affect the surrounding neighbors.
5. Length of time the property has been vacant as zoned: The property is not vacant. There is currently a home on the property.
6. Relative gain to economic development, public health, safety and welfare: The proposed use will allow the applicant to run a boat and RV storage business on the parcel.
7. Conformance to the Comprehensive Plan: The Future Land Use Map indicates this area as RR-2.5.
8. Staff recommendation is for the approval of the rezoning request.

Staff Comments

The applicant is requesting a rezoning for a portion of the property located at the northeast corner of 207th and Springdale. A portion of the property is currently zoned as B-3. The request is being made in order for the applicant to locate a boat and RV storage facility on the property. Due to the location on a state highway and a county arterial road the property is appropriate for the proposed use. It is worth noting, however, that rezoning the portion of the parcel to B-3 does open the parcel up to any uses which are allowed in the B-3 zoning district. The applicant will be required to submit a site plan and building permits for all buildings. Staff is supportive of the rezoning request.

STAFF RECOMMENDATION:

The staff recommends approval of Case No.DEV-20-140, Rezoning from RR-5 to B-3, General Business.

ACTION OPTIONS:

1. Approve Resolution 2021-15, with a minimum of ¾ majority, a request to rezone a portion of Parcel 112-03-0-00-00-007.01 from a split zoning of B-3 and RR-5 to B-3, with Findings of Fact, and with or without conditions; or
2. Deny Resolution 2021-15, a request to rezone a portion of Parcel 112-03-0-00-00-007.01 from a split zoning of B-3 and RR-5 to B-3, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Resolution 2021-15, a request to rezone a portion of Parcel 112-03-0-00-00-007.01 from a split zoning of B-3 and RR-5 to B-3 with Findings of Fact; or
4. Remand the case back to the Planning Commission.

ATTACHMENTS:

- Narrative
- Location/Aerial Maps
- Memorandums
- Rezoning Exhibit

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

380.0 0 190.00 380.0 Feet

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

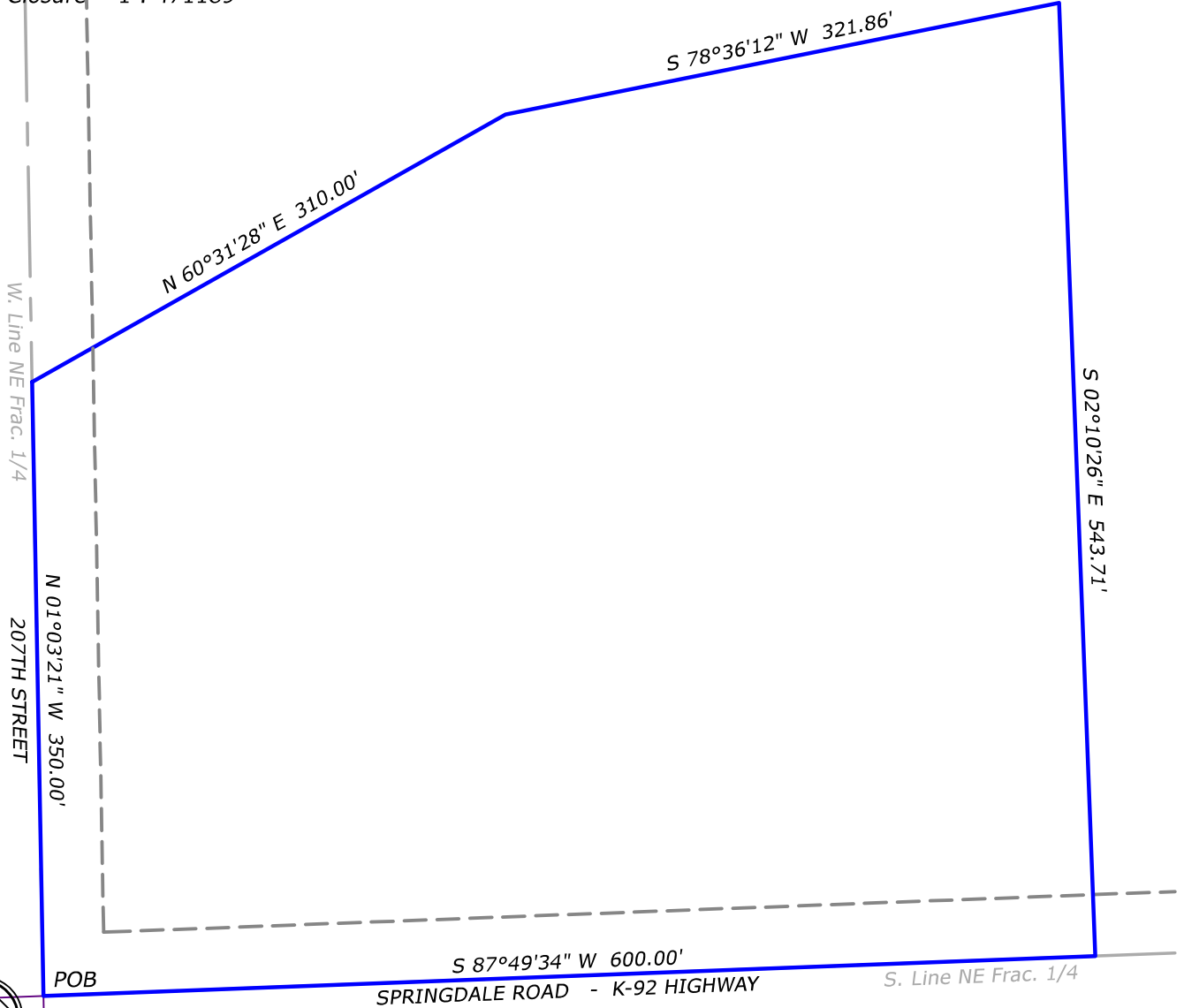
REZONE EXHIBIT

PREPARED FOR:
Greg Ledford / Watkins Property
PID NO. 112-03-0-00-00-007.01

Tract in the NE Fractional 1/4
of Section 3-9-21,
Leavenworth County, Kansas.

REZONE DESCRIPTION:

A tract of land in the in the Northeast Fractional Quarter of Section 3, Township 9 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, more fully described as follows: Beginning at the Southeast Quarter of said Northeast Fractional Quarter; thence North 01 degrees 03'21" West for a distance of 350.00 feet along the West line of said Northeast Fractional Quarter; thence North 60 degrees 31'28" East for a distance of 310.00 feet; thence North 78 degrees 36'12" East for distance of 321.86 feet; thence South 02 degrees 10' 26" East for a distance of 543.71 feet to the South line of said Northeast Fractional Quarter; thence South 87 degrees 49'34" West for a distance of 600.00 feet along said South line to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 6.47 acres, more or less.
Error of Closure - 1 : 471189



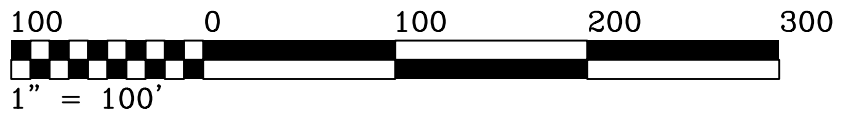
Scale 1" = 100'

SE COR NE 1/4
Sec. 3-9-21
Shown for Reference Only

Job # K-21-1456
March 23, 2021

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

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



THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY

Voth, Krystal

From: Tim Goetz <tmgoetz@stjoewireless.com>
Sent: Monday, January 4, 2021 8:57 AM
To: Voth, Krystal
Subject: Re: Rezoning Request

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.

The Water District does have Main lines on North and South side of Springdale Road. The District does have two (2) mains on the East side of 207th. One of those mains from the intersection of 207th and Springdale Road take off at an angle across the property going north and runs behind Mr. Watkins house and fenced in pens. Not knowing the potential layout of buildings this could have an impact. For water usage the Water District doesn't see a impact. Any questions please call me at 913-704-5899.

From: "Voth, Krystal" <KVoth@leavenworthcounty.gov>
Sent: 12/11/20 12:15 PM
To: "Noll, Bill" <BNoll@leavenworthcounty.gov>
Cc: "firedistrict1@sbcglobal.net" <firedistrict1@sbcglobal.net>, 'Tim Goetz' <tmgoetz@stjoewireless.com>
Subject: Rezoning Request

Good afternoon. Our office has received a rezoning request for a tract of land near Springdale and 207th Street. As you can see, the four corners of this intersection are all B-3. The request is to rezone the rest of the property at the northwest corner from RR to B-3 to match the remainder of the tract. The applicant is planning to put RV and Boat storage on the property. Your written consideration and input are greatly appreciated by Friday, December 18. If you have any questions, please let me know. Thank you and have a great weekend.

Respectfully,

Krystal A. Voth, CFM

Director

Planning & Zoning

Leavenworth County

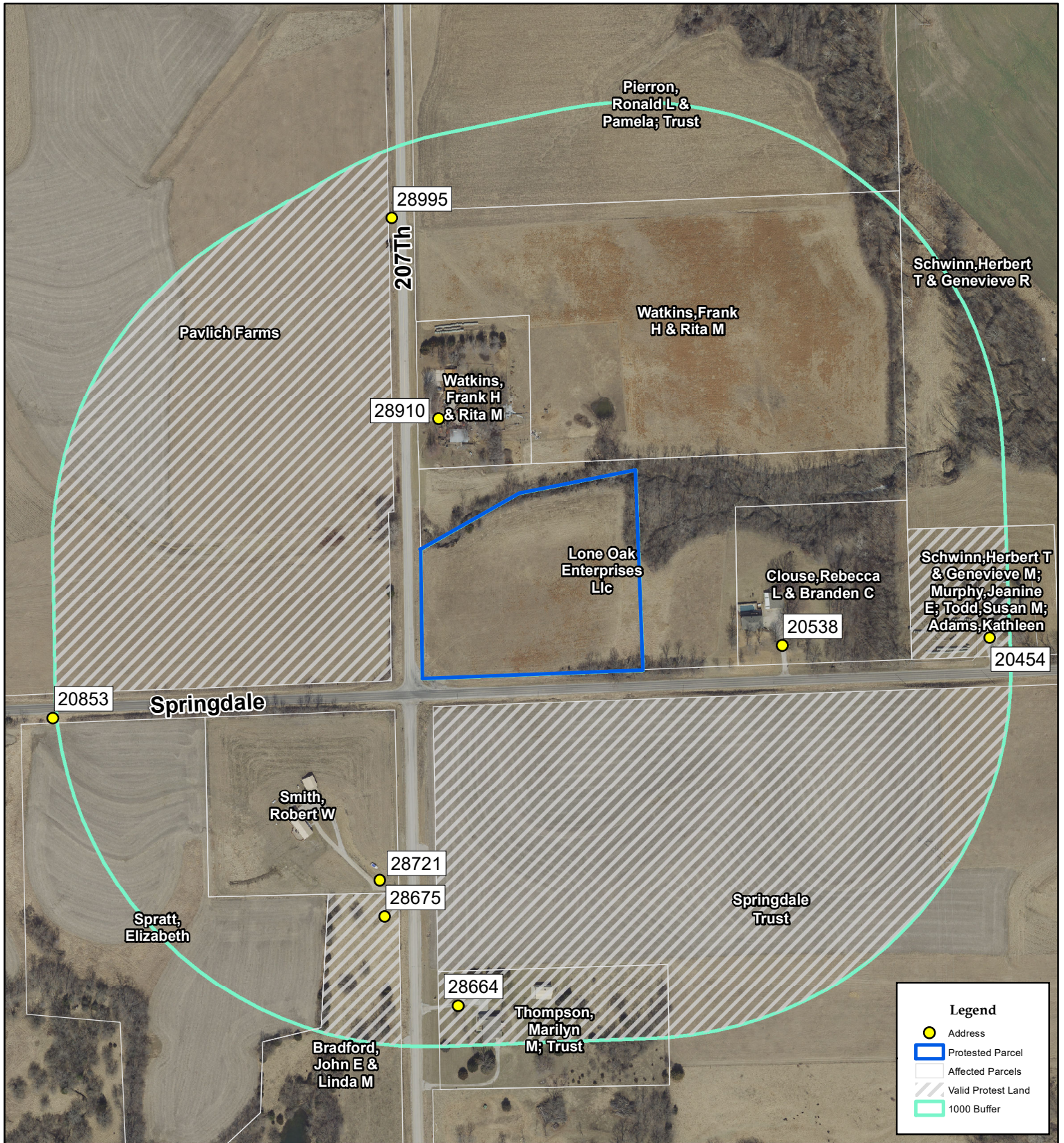
913.684.0461

Protest Petition

Property Radius Search



Total Acres Within Boundary: 111.52
 20% of Total Acres: 22.304
 Total Affected Acres: 56.99

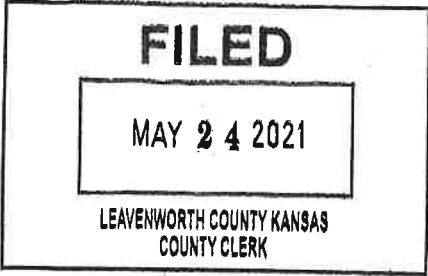


00000 SPRINGDALE RD, Easton, KS 66020
 052-112-03-0-00-00-007.01-0

1 inch = 363 feet

2020 Aerial Photo





PROTEST PETITION

We, the undersigned, in accordance with KSA 12-757, being the owners of record of the property enumerated below, protest the proposed rezone from B3 + RR5 on the property described as NE 1/4 3-9-21 to B3

PID: 112-03-0-00-00-007.01

In Leavenworth County, commonly known as 00000 Springdale Rd.

For the following reasons:

See attached.

SIGNATURE	ADDRESS	DATE
<u>[Signature]</u>	<u>00000 Springdale Rd + 207th St Easton</u>	<u>5/19/2021</u>
<u>Mechelle White</u>	<u>00000 Springdale Rd + 207th St Easton</u>	<u>5/21/2021</u>
<u>Pauline M Thompson</u>	<u>28667 207th St Easton, KS 66020</u>	<u>5/21/2021</u>
<u>[Signature]</u>	<u>28571 207th St Easton, KS 66020</u>	<u>5/23/2021</u>
<u>[Signature]</u>	<u>28571 207th St Easton, KS 66020</u>	<u>5/23/21</u>

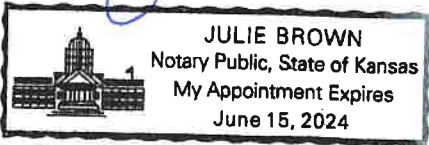
STATE OF KANSAS)
COUNTY OF LEAVENWORTH)

SB 5-19-21 *, of lawful age, being first duly sworn, upon his/her oath states that she/he was the bearer of the above and forgoing protest, and that she/he witnessed the above signatures. * Kevin K Thompson

Subscribed and sworn before me the 19 day of May, 2021

[Signature]
Kevin K Thompson
[Signature]
Julie Brown
Notary Public

My Commission Expires 6-15-24



STATE OF KANSAS)

COUNTY OF LEAVENWORTH)

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

Michelle White

Subscribed and sworn before me the 21 day of May, 2021

CJA

Notary Public Cord Joseph Allen Cannon

My Commission Expires 6-29-22



STATE OF KANSAS)

COUNTY OF LEAVENWORTH)

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

Marilyn M. Thompson

Subscribed and sworn before me the 21st day of May, 2021

CJA

Notary Public Cord Joseph Allen Cannon

My Commission Expires 6-29-22



STATE OF KANSAS)
)
COUNTY OF LEAVENWORTH)

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

John Bradford

Subscribed and sworn before me the _____ day of 5/23, 2021



Marilyn M. Thompson
Notary Public Marilyn M. Thompson

My Commission Expires May 2, 2022

STATE OF KANSAS)
)
COUNTY OF LEAVENWORTH)

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

Linda M. Bradford

Subscribed and sworn before me the _____ day of 5/23/, 2021



Marilyn M. Thompson
Notary Public Marilyn M. Thompson

My Commission Expires May 2, 2022

#1. It was discovered that one acre of the 4 corners of Springdale Rd & 207th is zoned B-3. The Planning & Zoning Dept has no idea when this occurred or why it was done. Just because the one acre is zoned B-3 doesn't mean the zoning needs to be expanded. Per the Planning Commission report, the surrounding properties are **residences and farms**. The character of the neighborhood is **rural; agricultural uses and rural residences**. The surrounding properties are zoned RR-5 Rural Residential 5 acre minimum size parcels. The four corners of the intersection are zoned B-3, General Business. **The uses are rural residences and agricultural use**. B-3 zoning does not belong here. Why weren't the owners of these 4 corners notified when this was discovered? These 1 acre tracts should have been re-zoned RR-5.

#2. I assume this will be open air storage - imagine the junk yard that will be on this corner. If that B-3 is expanded, if he ever sells ANY type of business can go there. I'm not sure why the County thinks this a great idea. The County Planner recently proposed an amendment in regards to the storage of boats & RV's but this is a great idea to have this eyesore.

#3. Why doesn't Mr. Ledford apply for a Special Use Permit? Then the neighbors could see exactly what this will be. I don't think Mr. Ledford wants to be restricted by a Special Use Permit. Why?

#4. The Comprehensive Plan front page says "**Sustainably maintaining growth and maintaining rural lifestyles.**" How would expanding B-3 zoning maintain the rural lifestyle of this area?

This is just the beginning of the junkyard at 207th & Springdale Rd.....

FILED

MAY 24 2021

LEAVENWORTH COUNTY KANSAS
COUNTY CLERK



This is just the beginning of the junkyard at 207th & Springdale Rd.....





PROTEST PETITION

We, the undersigned, in accordance with KSA 12-757, being the owners of record of the property enumerated below, protest the proposed RECONING FROM B-3ZARS on the property described as PARCEL ID NO 112-03-0-00-00-007-01 TO B3 ZONING

In Leavenworth County, commonly known as THE PROPERTY ON THE NORTHEAST CORNER OF KS-92 + COUNTY 20TH ST EASTON KS

For the following reasons:

SEE ATTACHED LETTER

SIGNATURE	ADDRESS	DATE
<u>Joseph M Pavlich</u>	<u>20910 Springdale Rd. Easton, KS</u>	<u>5/19/21</u>
<u>Jim Paulch</u>	<u>20910 Springdale Rd. Easton, KS 66020</u>	<u>5-19-21</u>
<u>Joan M. Paulich</u>	<u>20910 Springdale Rd. Easton, KS 66020</u>	<u>5/19/21</u>
<u>Phyllis Ferst</u>	<u>20910 Springdale Rd. Easton, KS 66020</u>	<u>5/19/21</u>
<u>Michael Paulich</u>	<u>20910 Springdale Rd. Easton, KS</u>	<u>5/21/21</u>
<u>Donald M. Paulich</u>	<u>20910 Springdale Rd. Easton</u>	<u>5/23/2021</u>

STATE OF KANSAS)
COUNTY OF LEAVENWORTH)

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

Joseph M Pavlich

Subscribed and sworn before me the 19th day of May, 2021

Katherine A. Stimac
Notary Public

My Commission Expires May 2, 2025



STATE OF KANSAS)

COUNTY OF LEAVENWORTH)

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

Subscribed and sworn before me the 19th day of May, 2021

[Signature]
Notary Public

My Commission Expires May 2, 2025



STATE OF KANSAS)

COUNTY OF LEAVENWORTH)

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

Subscribed and sworn before me the 19th day of May, 2021

[Signature]
Notary Public

My Commission Expires May 2, 2025



STATE OF KANSAS)

COUNTY OF LEAVENWORTH)

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

Subscribed and sworn before me the 19th day of May, 2021

Phyllis Fierst
Katherine A. Stimac
Notary Public

My Commission Expires May 2, 2025



STATE OF KANSAS)

COUNTY OF LEAVENWORTH)

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

Subscribed and sworn before me the 21st day of May, 2021

Richard Pavlich
Katherine A. Stimac
Notary Public

My Commission Expires May 2, 2025



May 23, 2021

Leavenworth County Planning Commission
Leavenworth County Commissioners

The front page of the Leavenworth County Comprehensive Plan states, "Sustainably managing growth and maintaining rural lifestyles." The property and area in question are agricultural and rural and Greg Ledford's proposed RV and boat storage facility are not. Pavlich Farms is adjacent to Ledford's property and we oppose his rezoning request and urge the Leavenworth County Planning Commission and the Leavenworth County Commissioners to deny it.

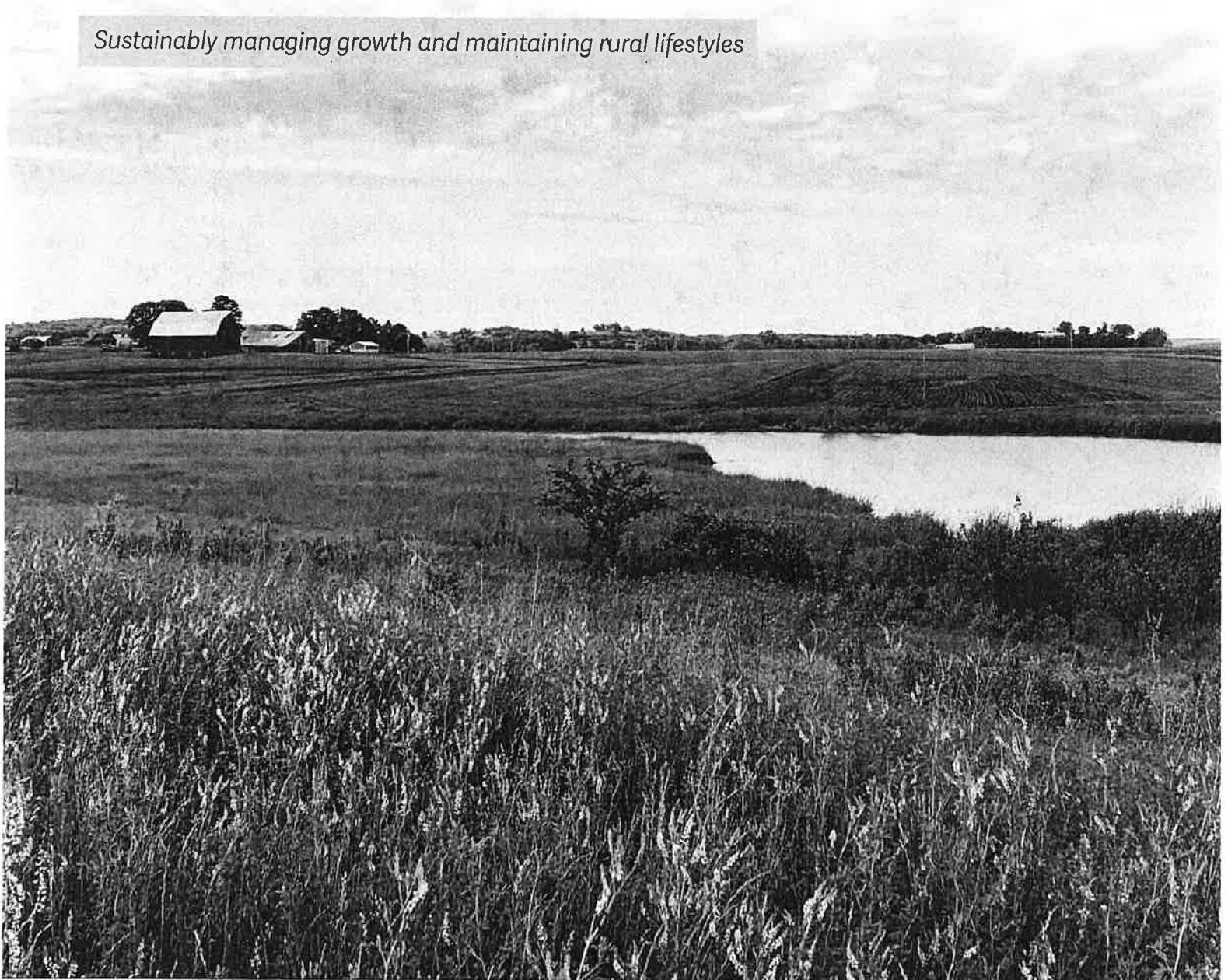
Pavlich Farms
(Joseph M Pavlich, Jim Pavlich, Joan M Pavlich, Phyllis Fierst,
Richard Pavlich and Donald A Pavlich)
801 North 5th St
Kansas City KS 66101



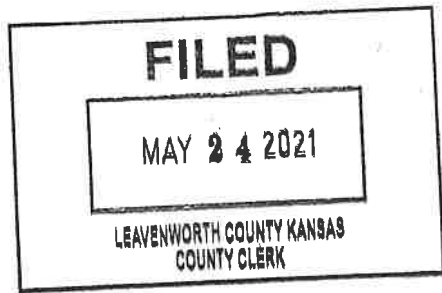
Leavenworth County

Comprehensive Plan

Sustainably managing growth and maintaining rural lifestyles



ADOPTED OCTOBER 2020



**OPERATING AGREEMENT OF
MDR FARM, LLC**

THE SECURITIES EVIDENCED BY THIS OPERATING AGREEMENT HAVE NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933 OR ANY STATE SECURITY ACT. NO TRANSFER OF ANY SECURITIES MENTIONED HEREIN SHALL BE PERMITTED UNTIL THE TRANSFEROR SHALL HAVE COMPLIED WITH ALL RESTRICTIONS ON TRANSFER SET FORTH HEREIN AND SUCH SECURITIES HAVE BEEN REGISTERED UNDER SUCH ACTS OR UNTIL THE BOARD OF THE COMPANY SHALL HAVE RECEIVED A FAVORABLE OPINION FROM THE COMPANY'S LEGAL COUNSEL TO THE EFFECT THAT SUCH TRANSFER IS EXEMPT FROM REGISTRATION UNDER SUCH ACTS.

for the Offered Interest if the Offering Member has received a Third-Party Offer, first to the Company and second to the non-transferring Members in accordance with this Agreement; and (iv) accompanied by a copy of the written offer from the prospective purchaser if the Offering Member has received a Third-Party Offer.

1.37 “*Rules*” means the then current Commercial Rules of the American Arbitration Association.

1.38 “*State*” means the State of Kansas.

1.39 “*Substitute Member*” means any Person who is admitted to the Company as a Member under the provisions of Section 8.6 hereof.

1.40 “*Third-Party Offer*” means an offer from an unaffiliated third party to purchase all or a portion of the Interest of a Member.

1.41 “*Transfer*” is defined in Section 8.1 hereof.

1.42 “*Treasury Regulations*” means the Income Tax Regulations promulgated under the Code, as such Treasury Regulations may be amended or supplemented from time to time.

1.43 “*Two Class Voting Consent*” is the affirmative vote of Class A Members holding more than eighty percent (80%) of the Class A Percentage Interest entitled to Vote and the affirmative vote of Class B Members holding more than fifty percent (50%) of the Class B Percentage Interest entitled to act or vote with respect to the matter.

1.44 “*Unanimous Consent*” is the affirmative vote of all Class A Members and all Class B Members.

ARTICLE II. GENERAL

2.1 *Formation.* The Members agree to associate themselves as Members in the Company as formed under and pursuant to the provisions of the Act, for the limited purposes and scope set forth in this Agreement. The Articles of Organization which conform to the requirements of the Act were signed by the organizers and filed with the Secretary of State of the State of Kansas in order to constitute the Company as a valid limited liability company under the Act. The costs and expenses associated with such filing shall be borne by the Company.

2.2 *Name.* The business and affairs of the Company shall be conducted solely under the name of “**MDR Farm, LLC**”, and such name shall be used at all times in connection with the business and affairs of the Company; provided, however, that the Company may operate under any other name necessary or convenient to qualify it to do business in any state or jurisdiction.

2.3 *Purposes of the Company.*

(a) The Company may conduct any lawful business or purposes within the State of Kansas or any other jurisdiction. The Company shall possess and may exercise all of the

powers and privileges necessary or convenient to the conduct, promotion, or attainment of the business or purposes of the Company.

(b) The business of the Company shall be to operate, manage and acquire agricultural land and assets and to lease, manage, sell, exchange or otherwise dispose of the assets as appropriate.

(c) The Members acknowledge that the real estate comprising the primary asset of the Company is leased to farming operations. The primary objective is to preserve the assets for this purpose. The Members further acknowledge that the nature of the business is such that there will be limited cash distributions as compared to other investment options.

2.4 *Principal Office.* The principal office of the Company shall be 6520 142nd St., Basehor, KS 66007, or such other location as may be hereafter determined by the Company.

2.5 *Term.* The Company was formed as of the Effective Date and shall continue in full force and effect until the dissolution and termination of the Company pursuant to Article IX hereof.

2.6 *Articles of Organization and Other Instruments.* Except as provided in Section 9.1 hereof, the Members shall execute such documents and instruments and take all such actions as may be deemed by the Company to be necessary or appropriate to effectuate and permit the continuation of the Company under the laws of the State or the laws of any other state in which the Company deems necessary or appropriate. The Company shall, from time to time, take appropriate action, including the preparation and filing of such amendments to the Articles of Organization and other certificates as may be required under the laws of the State or any other state, to enable the Company to do business in the State or any other state.

2.7 *Registered Office and Registered Agent.* The name of the Company's registered agent for service of process in the State is **C T Corporation System** and its registered office in the State shall be at 112 SW 7th Street, Suite 3C, Topeka, Kansas 66603. The name of the registered agent and the address of the registered office may be changed from time to time by the Company or by the registered agent, as provided by law.

ARTICLE III. COMPANY CAPITAL AND FISCAL MATTERS

3.1 *Initial Capital Contributions; Interests; Class of Interests.* As of the Effective Date, the Members, and their respective capital contributions to the Company, Interests and class of Interests are as set forth on Exhibit A attached hereto and incorporated herein by reference.

3.2 *Capital Accounts; Capital Withdrawals; Additional Capital Contributions.*

(a) The Company shall maintain a Capital Account for each Member. No Member shall receive any interest with respect to his Capital Contributions or his Capital Account.

that such letters or memoranda are non-binding on the Company (except with respect to confidentiality terms, return of due diligence information, and the requirement that each party bear its own expenses);

(vi) Purchase liability or other insurance with respect to the company's assets and activities; and

(vii) Take any action specifically authorized by the Company, or delegated to such Manager in any operating plan or budget adopted by the Company.

(b) Managers shall not have any contractual right to such position and shall serve until the earliest of (i) death of the Manager, (ii) withdrawal of the Manager, or (iii) removal of the Manager pursuant to Section 4.3. The initial Managers shall be KEVIN K. THOMPSON and MICHELLE M. WHITE.

(c) The Members hereby agree that only the Manager and the agents of the Company authorized by the Manager shall have the authority to bind the Company after proper approval under this Agreement. No Member shall take any action as a Member to bind the Company unless such action is taken by all Members collectively. Any Member taking any action to bind the Company shall indemnify and hold harmless the Manager, the other Members, and the Company against any claim, loss, expense or liability (including, without limitation, attorneys' fees and expenses, whether or not litigation is commenced) incurred by the Manager, the Company, or the other Members as a result of the unauthorized action of such Member.

(d) Each Manager's duty of care in the discharge of the duties of the Manager to the Company and the Members is limited to discharging his duties pursuant to this Agreement in good faith, with the care a corporate officer of like position would exercise under similar circumstances, in the manner he reasonably believes to be in the best interests of the Company. In discharging his duties, the Manager shall not be liable to the Company or to any Member for any mistake or error in judgment or for any act or omission believed in good faith to be within the scope of authority conferred by this Agreement or by separate written instrument executed by Members holding a majority of the Interests owned.

(e) A Manager may be removed and replaced in accordance with the provisions of Section 4.3.

4.6 *Restrictions on Class B Members' Rights to Participate in Management.* Except as otherwise expressly provided herein, the Class B Members shall have no voice nor take any part in nor interfere with the conduct, control or management of the business of the Company nor shall the Class B Members have any authority or power to act for or on behalf of the Company or to bind the Company in any respect whatsoever.

4.7 *Removal of a Class A Member.*

(a) Upon the death of any individual owning (in his or her individual capacity) a Class A Member, such Class A Member Interest shall be converted to a Class B

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the date first above written.

THIS CONTRACT CONTAINS A BINDING ARBITRATION PROVISION WHICH MAY BE ENFORCED BY THE PARTIES.

MEMBERS:

Kevin K Thompson Digitally signed by Kevin K Thompson
Date: 2021.04.07 14:14:58 -05'00'

KEVIN K. THOMPSON

Michelle White Digitally signed by Michelle White
DN: cn=Michelle White, o=Ceva Animal Health, ou, email=michelle.white@ceva.com, c=US
Date: 2021.04.07 15:39:42 -05'00'

MICHELLE M. WHITE

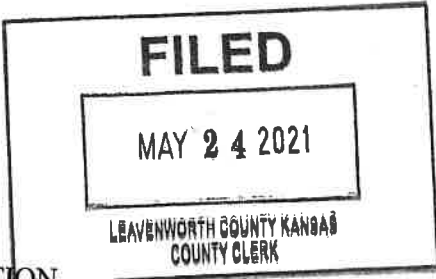
The undersigned, being the Managers of the Company as of the Effective Date, hereby agree to be bound by the terms and conditions of the above Operating Agreement of MDR Farm, LLC, in their capacity as a Manager of the Company.

Kevin K Thompson Digitally signed by Kevin K Thompson
Date: 2021.04.07 14:15:18 -05'00'

KEVIN K. THOMPSON

Michelle White Digitally signed by Michelle White
DN: cn=Michelle White, o=Ceva Animal Health, ou, email=michelle.white@ceva.com, c=US
Date: 2021.04.07 15:40:11 -05'00'

MICHELLE M. WHITE



PROTEST PETITION

We, the undersigned, in accordance with KSA 12-757, being the owners of record of the property enumerated below, protest the proposed Camper & Boat Storage on the property described as 207th & Springdale Rd ^{Business} ~~RV~~ ^{RV} Rezone from B3 + R25 to B3 zoning in Leavenworth County, commonly known as PID: 112-03-0-00-00-007.01

For the following reasons:

- Keep a rural, Agricultural Area
- There can hold hundreds of campers, so the number of acres requested will be an astronomical amount. Causing an eyesore to our community
- Safety of the intersect of 207th & Springdale Rd
- ~~set~~ Added traffic on the corner.

SIGNATURE	ADDRESS	DATE
<u>Kathleen A. Alcorn</u>	<u>20454 Springdale Rd Leavenworth, KS</u>	<u>5/23/2021</u>
<u>Mark M. Good</u>	<u>20454 Springdale Rd Leavenworth, KS</u>	<u>5/23/2021</u>
<u>Susan P. Schwinn</u>	<u>20454 Springdale Rd Leavenworth, KS</u>	<u>5/23/2021</u>
<u>Holt T. Schum</u>	<u>20454 Springdale Rd. Leavenworth, KS</u>	<u>5/23/2021</u>
<u>Holt T. Schum</u> POA	<u>20454 Springdale Rd Leavenworth, KS 66048</u>	<u>5/23/2021</u>
<u>Glenn B. Murphy</u>	<u>20454 Springdale Rd. LV, KS 66048</u>	<u>5/23/2021</u>
<u>Glenn B. Murphy</u> POA	<u>20454 Springdale Rd. LV, KS 66048</u>	<u>5/23/2021</u>

STATE OF KANSAS)
)
 COUNTY OF LEAVENWORTH)

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

Subscribed and sworn before me the _____ day of _____, 20____

 Notary Public

My Commission Expires _____

STATE OF KANSAS

COUNTY OF LEAVENWORTH

Herbert T Schwinn by Herbert T. Schwinn, Jr. power of Attorney
of lawful age, being first duly sworn, upon his/her oath states that she/he was the bearer of the above and forgoing protest, and that she/he witnessed the above signatures

Herbert T. Schwinn Jr
POA

Subscribed and sworn before me the 23rd day of May, 2021



Marilyn M. Thompson
Notary Public
Marilyn M. Thompson

My Commission Expires May 2, 2022

STATE OF KANSAS

COUNTY OF LEAVENWORTH

Genevieve M. Schwinn by Jeanine E Murphy, power of Attorney
of lawful age, being first duly sworn, upon his/her oath states that she/he was the bearer of the above and forgoing protest, and that she/he witnessed the above signatures.

Genevieve M. Schwinn
Jeanine E. Murphy POA

Subscribed and sworn before me the 23rd day of May, 2021



Marilyn M. Thompson
Notary Public
Marilyn M. Thompson

My Commission Expires May 2, 2022

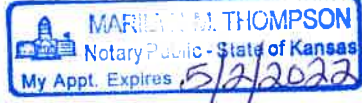
STATE OF KANSAS)

COUNTY OF LEAVENWORTH)

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

Susan P. Schwinn

Subscribed and sworn before me the 23rd day of May, 2021



Marilyn M. Thompson

Notary Public Marilyn M. Thompson

My Commission Expires May 2, 2022

STATE OF KANSAS)

COUNTY OF LEAVENWORTH)

Herbert T. Schwinn Jr., of lawful age, being first duly sworn, upon his/her oath states that she/he was the bearer of the above and forgoing protest, and that she/he witnessed the above signatures.

Herb T. Schwinn Jr.

Subscribed and sworn before me the 23rd day of May, 2021



Marilyn M. Thompson

Notary Public Marilyn M. Thompson

My Commission Expires May 2, 2022

STATE OF KANSAS)

COUNTY OF LEAVENWORTH)

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

Susan M. Todd

Subscribed and sworn before me the 23rd day of May, 2021



Marilyn M. Thompson
Notary Public Marilyn M. Thompson

My Commission Expires May 2, 2022

STATE OF KANSAS)

COUNTY OF LEAVENWORTH)

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

Jeanine E. Murphy

Subscribed and sworn before me the 23rd day of May, 2021



Marilyn M. Thompson
Notary Public Marilyn M. Thompson

My Commission Expires May 2, 2022

STATE OF KANSAS)

COUNTY OF LEAVENWORTH)

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

Subscribed and sworn before me the 23^d day of May, 2021

Kathleen A. Adams



Marilyn M. Thompson
Notary Public Marilyn M. Thompson

My Commission Expires May 2, 2022

STATE OF KANSAS)

COUNTY OF LEAVENWORTH)

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

Subscribed and sworn before me the _____ day of _____, 20_____

Notary Public

My Commission Expires _____

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

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

APPLICANT/AGENT INFORMATION	OWNER INFORMATION (if different)
NAME <u>Greg Ledford</u>	NAME <u>Frank & Rita Watkins</u>
ADDRESS <u>12139 Leavenworth Rd</u>	ADDRESS <u>289 W 207th St</u>
CITY/ST/ZIP <u>Kansas City KS 66109</u>	CITY/ST/ZIP <u>Easton KS 66000</u>
PHONE <u>913-202-2513</u>	PHONE <u>913-715-1512</u>
EMAIL <u>twomanyhondas@yahoo.com</u>	EMAIL <u>Frank@live.com</u>
CONTACT PERSON <u>Greg Ledford</u>	CONTACT PERSON <u>Rita Watkins</u>

PROPOSED USE INFORMATION
Proposed Land Use <u>RV, Boat storage</u>
Reason for Requesting Rezoning <u>Increased area for existing B-3 zoning to accommodate RV, Boat storage facility on property</u>

PROPERTY INFORMATION
Address of Property <u>Springdale Rd Easton KS 66020</u> <u>Northeast of</u> <u>Intersection of 92 and 207</u>
Parcel Size <u>12.82 AC</u>
Current use of the property <u>Agriculture with B-3 zoning at intersection corner on land</u>
Present Improvements or structures <u>None</u>

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

Signature Greg Ledford Date 10-29-20

ATTACHMENT A

OWNER AUTHORIZATION

I/WE Frank & Rita Watkins hereby referred to as the "Undersigned", being of lawful age, do hereby on this 30 day of Oct, 2020, make the following statements, to wit:

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

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

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

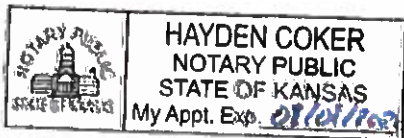
Frank Watkins
Owner

Rita M. Watkins
Owner

STATE OF KANSAS
COUNTY OF LEAVENWORTH


The foregoing instrument was acknowledge before me on this 30th day of October, 2020,
by Greg Ledford
My Commission Expires: 01/01/2022

Hayden Coker
Notary Public



7/8/2020

ATTACHMENT B

 First American Title™	ALTA Commitment for Title Insurance
	ISSUED BY First American Title Insurance Company
Schedule A	By: McCaffree-Short Title Company, Inc.

Transaction Identification Data for reference only:

Issuing Agent: McCaffree-Short Title Company, Inc. Issuing Office: 330 Delaware, Leavenworth, KS 66048

ALTA® Universal ID: Loan ID No.:
Commitment No.: L19-28531 Issuing Office File No.: L19-28531
Property Address: 00000 Springdale Road, Easton, KS 66020

SCHEDULE A

1. Commitment Date: May 22, 2019 at 08:00 AM
2. Policy to be issued:
 - (a) ALTA Owners Policy (06/17/06)
Proposed Insured: To Be Determined
Proposed Policy Amount: \$1,000.00
Title Insurance Premium: \$381.00
 - (b) ALTA Loan Policy (06/17/06)
Proposed Insured: To Be Determined, its successors and/or assigns as their respective interests may appear.
Proposed Policy Amount: \$1,000.00
Title Insurance Premium: \$275.00
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. Title to the Fee Simple estate or interest in the Land is at the Commitment Date vested in:
Frank H. Watkins and Rita M. Watkins, husband and wife
5. The Land is described as follows:
SEE EXHIBIT A ATTACHED HERETO

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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SCHEDULE A
(Continued)

FIRST AMERICAN TITLE INSURANCE COMPANY
By: McCaffree-Short Title Company, Inc., Agent

McCaffree-Short Title Company




Linsey A. Garrod, Agent No. 17398556

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 First American Title™	ALTA Commitment for Title Insurance
	ISSUED BY First American Title Insurance Company
Schedule A (Continued)	By: McCaffree-Short Title Company, Inc.

File No.: L19-28531

LEGAL DESCRIPTION

The Land referred to in this policy is described as follows:

Commencing at a point 1,980 feet South of the Northwest corner of the West 80 acres of the Northeast Fractional Quarter of Section 3, Township 9, Range 21, Leavenworth County, Kansas, thence running South 600 feet; thence East to the East line of the West 80 acres of the Northeast Fractional Quarter; thence North 600 feet to the Northeast corner of the above described tract; thence West to the place of beginning, EXCEPT a tract beginning at a point 30 feet North of the Southeast corner of the West Half of the Northeast Quarter of Section 3, Township 9 South, Range 21; thence North 474 feet; thence West 460 feet; thence South 474 feet; thence East 460 feet to the place of beginning, all in Leavenworth County, Kansas, except part taken or used for road.

 First American Title™	ALTA Commitment for Title Insurance
	ISSUED BY First American Title Insurance Company
Schedule BI & BII	By: McCaffree-Short Title Company, Inc.

Commitment No: L19-28531

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - a. Warranty Deed from Frank H. Watkins and Rita M. Watkins, husband and wife to To Be Determined.
 - b. Mortgage from To Be Determined to To Be Determined, securing the principal amount of \$1,000.00.
5. Pay, satisfy and release of record the Mortgage, dated November 21, 2012, executed by Frank W. Watkins and Rita M. Watkins, husband and wife, to Frontier Community Credit Union, recorded November 27, 2012, as Document No. 2012R11220, in the original amount of \$244,000.00.
6. IF THE LENDER REQUIRES MECHANIC'S LIEN COVERAGE:
Furnish satisfactory proof that there has been no improvements or construction on the premises in the last 12 months (Owner's affidavit).
7. IF THE LENDER REQUIRES SURVEY COVERAGE:
Furnish an executed Survey Affidavit/Indemnity Agreement along with evidence that there is nobody in possession other than the record owner. (Owner's affidavit)


FOR INFORMATIONAL PURPOSES ONLY:

The McCaffree-Short Title Company, Inc., insurance license number for Missouri is 8021942 and for Kansas is NPN # 8240004.

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 First American Title™	ALTA Commitment for Title Insurance
	<small>ISSUED BY</small> First American Title Insurance Company
Schedule BI & BII (Cont.)	

Commitment No.: L19-28531

SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Rights or claims of parties in possession not shown by the Public Records.
3. Easements, or claims of easements, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection of the Land.
5. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
7. The lien of the General Taxes for the year 2019, and thereafter.
8. The policy, when issued, will not insure against the possibility that the property in question may be included in a benefit or other improvement district, contemplated or existing, but for which no assessments have as yet been shown on the tax rolls.
9. Right of Way Easement to Rural Water District No. 5 of Leavenworth County, Kansas, recorded December 21, 1964, in Book 454 at Page 245.
10. Right of Way Easement to Rural Water District No. 5 of Leavenworth County, Kansas, recorded February 18, 1965, in Book 454 at Page 330.

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11. Oil and Gas Lease by and between Antonetta Pierron and James W. Klassen, recorded February 18, 1975 in Book 514 at Page 1643; Various assignments and instruments, if any.
12. Right of Way Easement to Rural Water District No. 5 of Leavenworth County, Kansas, recorded November 18, 1982, in Book 561 at Page 1021 and in Book 561 at Page 1023.
13. Oil and Gas Lease by and between Louis Pierron, et al and Fairway Petroleum, Inc., recorded March 20, 1986 in Book 591 at Page 883; Various assignments and instruments, if any.
14. Oil and Gas Lease by and between Louis Pierron, et al and L.J.C. Leasing, recorded March 9, 1988, in Book 621 at Page 1133; Various assignments and instruments, if any.
15. Right of Way Easement to Rural Water District No. 5 of Leavenworth County, Kansas, recorded November 19, 1991, in Book 659 at Page 116.
16. Financing statements, if any, affecting the Land not shown by public the records.
17. Tenancy rights, either as month to month, or by virtue of written leases of persons in possession of any part of the subject property.
18. FOR INFORMATIONAL PURPOSES ONLY:
 Parcel ID#28932
 Taxes for 2018 in the amount of \$28.06 are PAID.
19. CHAIN OF TITLE:
 Frank H. Watkins & Rita M. Watkins, husband and wife, acquired title by Quit Claim Deed filed November 27, 2012, as Document No. 2012R11219.

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First American Title™

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

Commitment

By: **McCaffree-Short Title Company, Inc.**

COMMITMENT FOR TITLE INSURANCE

Issued By

FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, **First American Title Insurance Company**, a California Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

First American Title Insurance Company

Dennis J. Gilmore, President

Jeffrey S. Robinson, Secretary

If this jacket was created electronically, it constitutes an original document.

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COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements; and
- (f) Schedule B, Part II—Exceptions;

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions.

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(g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

Arbitration provision intentionally removed.

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Privacy Information

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet. In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site.

There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive.

FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

Public Record We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

Use We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

Accuracy We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

Security We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.



M c C A F F R E E - S H O R T

TITLE COMPANY | EST. 1857

Privacy Policy

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- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

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RESOLUTION 2021-15

A resolution of the Leavenworth County Kansas Board of Commissioners, authorizing a rezoning of a portion of Parcel 112-03-0-00-00-007.01 from a split zoning of B-3 and RR-5 to B-3, General Business on the following described property:

A tract of land in the Northeast Fractional Quarter of Section 3, Township 9 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, more fully described as follows: Beginning at the Southeast Quarter of said Northeast Fractional Quarter; thence North 01 degrees 03'21" West for a distance of 350.00 feet along the West line of said Northeast Fractional Quarter; thence North 60 degrees 31'28" East for a distance of 310.00 feet; thence North 78 degrees 36'12" East for a distance of 321.86 feet; thence South 02 degrees 10'26" East for a distance of 543.71 feet to the South line of said Northeast Fractional Quarter; thence South 87 degrees 49'34" West for a distance of 600.00 feet along said South line to the point of beginning. Together with and subject to covenant, easements, and restrictions of record. Said property contains 6.47 acres, more or less. In Leavenworth County, Kansas more commonly known as 00000 207th Street

WHEREAS, it is hereby found and determined that a request for a Rezoning as described above was filed with the Secretary of the Leavenworth County Planning Commission, on the 29th day of October, 2020, 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 Rezoning on the 12th day of May, 2021; and

WHEREAS, it is hereby found that the Leavenworth County Planning Commission, based upon its consideration of the facts and entered specific finding of fact, considered herein, did recommend that the Rezoning be denied; and

WHEREAS, the Board of County Commissioners considered, in session on the 2nd day of June, 2021, the recommendation of the Leavenworth County Planning Commission.

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

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

That request for rezoning as described above, also known as 00000 207th Street, Parcel Identification Number 112-03-0-00-00-007.01, is hereby granted.

Adopted this 2nd day of June, 2021
Board of County Commission
Leavenworth, County, Kansas

Michael Smith, Chairman

Jeff Culbertson, Member

ATTEST

Janet Klasinski

Vicky Kaaz, Member

Doug Smith, Member

Mike Stieben, Member

**Leavenworth County
Request for Board Action
Resolution 2021-16**

Date: June 2, 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 2021-16, a request to rezone a tract of land located in the Northwest Quarter of Section 32, Township 09 South, Range 22 East from RR-5 to RR-2.5.

Analysis: The proposed rezoning is located south of the intersection of 177th Terrace and Seymour Road. The property is currently zoned as RR-5. The applicants are requesting approval of a rezoning from RR-5 to RR-2.5. Staff is generally supportive of the request as the property is designated to become RR-2.5 in the Comprehensive Plan.

Recommendation: The Planning Commission voted 7-0 (2 absences) to recommend approval of Case No. DEV-21-039, Rezoning from RR-5 to RR-2.5 subject to conditions.

Alternatives:

1. Approve Resolution 2021-16 (Case No. DEV-21-039), Rezoning from RR-5 to RR-2.5, with Findings of Fact, and with or without conditions; or
2. Deny Resolution 2021-16 (Case No. DEV-21-039), Rezoning from RR-5 to RR-2.5, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Resolution 2021-16 (Case No. DEV-21-039), Rezoning from RR-5 to RR-2.5, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

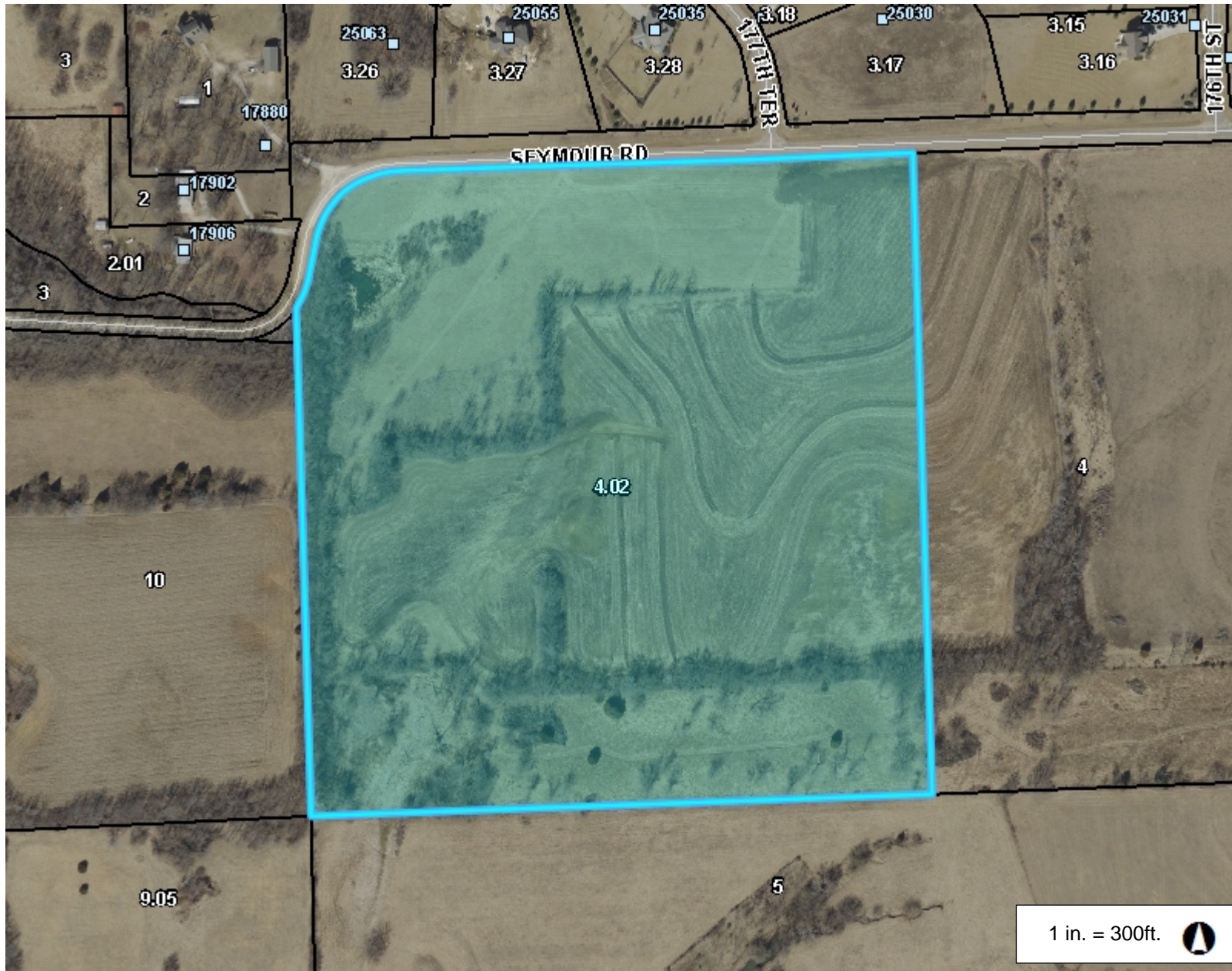
Budgetary Impact:

- 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

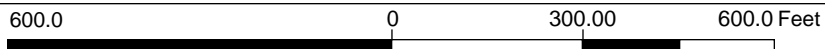
DEV-21-039 Rezoning Pine Ridge



Legend

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

1 in. = 300ft.



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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Resolution 2021-16
Case No. DEV-21-039
Pine Ridge Rezoning
*****Public Hearing Required*****

Staff Report – Board of County Commissioners

June 2, 2021

GENERAL INFORMATION:

**Applicant/
Property Owner:** Pine Ridge Partners
608 Delaware
Leavenworth, KS 66048

Legal Description: A tract of land in the Northwest Quarter of Section 32, Township 09 South,
Range 22 East of the 6th P.M, in Leavenworth County, Kansas.

Location: South of the intersection of 177th Terrace and Seymour Road

Parcel Size: ± 38 acres

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

Comprehensive Plan: This parcel is within the Residential land use category.

Parcel ID No.: 109-32-0-00-00-004.02

Planner: Joshua Gentzler

REPORT:

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission voted 7-0 (2 absences) to recommend approval of Resolution 2021-16 (Case No. DEV-21-039), Rezoning from RR-5 to RR-2.5.

Request

The applicant is requesting to rezone a parcel of land from RR-5 to RR-2.5.

Adjacent Land Use

The surrounding properties are residences and farms on varying sized parcels ranging from 2.5 acres to over 80 acres in size.

Flood Plain

There are no Special Flood Hazard Areas, on this parcel per FEMA Firm Map 20103C0250G July 16, 2015.

Utilities/Services

Sewer: Private septic system
Fire: Fire District #1
Water: Rural Water District #8
Electric: FreeState

Access/Streets

The property is accessed by Seymour Road. This road is a County Local Road with a paved surface ± 24' wide.

Agency Comments

See attached comments – Memo – Kyle Anderson – Planning and Zoning, April 7, 2021
See attached comments – Memo – Lauren Anderson – Public Works, April 7, 2021
See attached comments – Memo – Michael Stackhouse –Township Fire Department, April 8, 2021
See attached comments – Memo – Becky Fousek – Rural Water District 8, April 3, 2021
See attached comments – Email – Amanda Tarwater – FreeState, April 3, 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 Rezoning request:

1. Character of the neighborhood: The character of the neighborhood is rural; agricultural uses and rural residences.
2. Zoning and uses of nearby property: The properties to the north are zoned RR-2.5, Rural Residential 2.5-acre minimum size parcels. Properties to the east, south, and west are zoned RR-5, Rural Residential 5-acre minimum size parcels. The uses are rural residences and agricultural use.
3. Suitability of the property for the uses to which it has been restricted: The property is within an area that is appropriate for rural residence and agricultural uses.
4. Extent to which removal of the restrictions will detrimentally affect nearby property: The area will not likely be detrimentally affected. The area is suited for rural residential uses which includes single family homes. Removal of restrictions would result in creating the potential for a neighborhood to be developed.
5. Length of time the property has been vacant as zoned: The property is vacant and has been used for agricultural purposes.
6. Relative gain to economic development, public health, safety and welfare: The proposed use will provide additional homes in Leavenworth County.
7. Conformance to the Comprehensive Plan: The Future Land Use Map indicates this area as Residential (2.5-Acre Minimum).
8. Staff recommendation is for the approval of the rezoning request.

Staff Comments

The proposed rezoning is located south of the intersection of 177th Terrace and Seymour Road. The property is currently zoned as RR-5. The applicants are requesting approval of a rezoning from RR-5 to RR-2.5. Staff is generally supportive of the request as the property is designated to become RR-2.5 in the Comprehensive Plan.

ACTION OPTIONS:

1. Approve Resolution 2021-16 (Case No. DEV-21-039), Rezoning from RR-5 to RR-2.5, with Findings of Fact, and with or without conditions; or
2. Deny Case No. DEV-21-039, Rezoning from RR-5 to RR-2.5, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation to Case No. DEV-21-039, Rezoning from RR-5 to RR-2.5, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

ATTACHMENTS:

Narrative
Location/Aerial Maps
Memorandums

From: [Anderson, Lauren](#)
Sent: Wednesday, April 7, 2021 2:35 PM
To: [Gentzler, Joshua](#); [Mitch Pleak](#)
Subject: RE: DEV-21-039 Rezoning Pine Ridge Partners

Joshua,

Public Works does not have any comment on this rezoning application.

As stated by the applicant, the proposed zoning meets the future land use plan from the comprehensive plan. The road is an existing chip & seal roadway with relatively low traffic counts (<50vpd) and there is not any issue with regular roadway flooding in this area. >

Thanks,
Lauren

From: Gentzler, Joshua
Sent: Friday, April 2, 2021 3:03 PM
To: 'Firedistrict1@fd1lv.org'; RWD 8 (RWD8LV@gmail.com); Amanda Holloway (Amanda.holloway@freestate.coop); Anderson, Kyle; Anderson, Lauren; Magaha, Chuck; Miller, Jamie; Mitch Pleak; Thorne, Eric; Van Parys, David
Subject: DEV-21-039 Rezoning Pine Ridge Partners

Good afternoon,

The Department of Planning and Zoning has received an application for a Rezoning regarding a property immediately south of the intersection of 177th Ter. and Seymour Road (PID: 109-32-0-00-00-040.20)

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by Friday, April 9th.

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

Thank you,

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



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

To: Krystal Voth
Director

From: Kyle Anderson
Environmental Tech/Code Enforcement

Date: April 7, 2021

RE: Pine Ridge Partners
Case DEV-21-039, Rezone
00000 Seymour Rd
Leavenworth, KS 66048
PID# 109-32-0-00-00-004.02

Our department received a Rezone application for the above listed location. To date we have not received any complaints on this property.

Thank you,

Kyle Anderson
kanderson@leavenworthcounty.gov

From: [Amanda Tarwater](#)
Sent: Friday, April 2, 2021 3:16 PM
To: [Gentzler, Joshua](#)
Subject: Re: DEV-21-039 Rezoning Pine Ridge Partners

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.

FreeState Electric has no objection to this request.

Thank you,

Amanda Tarwater
Member Account Coordinator



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

From: "Gentzler, Joshua"
Date: Friday, April 2, 2021 at 3:02 PM
To: "'Firedistrict1@fd1lv.org"' , "RWD 8 (RWD8LV@gmail.com)" , Amanda Tarwater , "Anderson, Kyle" , "Anderson, Lauren" , "Magaha, Chuck" , "Miller, Jamie" , Mitch Pleak , "Thorne, Eric" , "Van Parys, David"
Subject: DEV-21-039 Rezoning Pine Ridge Partners

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

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Thank you,

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

Leavenworth County
913.684.0464

From: [Rural Water](#)
Sent: Saturday, April 3, 2021 9:15 AM
To: [Gentzler, Joshua](#)
Subject: Re: DEV-21-039 Rezoning Pine Ridge Partners

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 Gentzler,

RWD#8 has been contacted by the applicant agent, Mike Reilly about water service to this property/subdivision.

RWD#8 has an 8" waterline on the North side of Seymour Rd., therefore, with a road bore water service can be made available to the south side of Seymour Rd.

RWD#8 can provide water service to the 13 Lots as sketched on the application.

Mike Reilly agreed on the phone that he would work

with RWD#8 on utility easement, waterline layout plans, and that he would meet with the Board of RWD#8 to make a proper application for service.

If you have any questions, please contact me by email or phone: 913-796-2164.

Becky Fousek, Office Manager

RWD#8 LV CO

On Fri, Apr 2, 2021 at 3:02 PM Gentzler, Joshua <JGentzler@leavenworthcounty.gov> wrote:

Good afternoon,

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Thank you,

Joshua Gentzler

Planner II

[Planning & Zoning](#)

Leavenworth County

913.684.0464

--

Becky Fousek

Office Manager

Rural Water District #8-LV CO

From: [Mike Stackhouse](#)
Sent: Thursday, April 8, 2021 12:52 PM
To: [Gentzler, Joshua](#)
Cc: [Dave Asmus](#)
Subject: RE: DEV-21-039 Rezoning Pine Ridge Partners

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.

Mr. Gentzler,

Good afternoon. The proposed housing addition does not throw any red flags, however we would ask that the hydrant spacing, apparatus access road requirements, and water flow requirements be addressed to correspond to the 2006 edition of the International Building and Fire Code which is what I am being told, the county is in the process of adopting. I realize that enforcing that is impossible until adopted, but I would still like to request that the contractor be requested to follow the codes. Thank you.

B/R,

Michael L. Stackhouse
Fire Chief
Fire District #1 of Leavenworth County
111 E. Kansas
Lansing, Kansas 66043
Office: 913-727-5844
Cell: 913-683-3223



From: Gentzler, Joshua
Sent: Friday, April 2, 2021 3:03 PM
To: Mike Stackhouse ; RWD 8 (RWD8LV@gmail.com) ; Amanda Holloway (Amanda.holloway@freestate.coop) ; Anderson, Kyle ; Anderson, Lauren ; cmagaha@leavenworthcounty.gov; jmiller@leavenworthcounty.gov; Mitch Pleak ; Thorne, Eric ; Van Parys, David
Subject: DEV-21-039 Rezoning Pine Ridge Partners

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Thank you,

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

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


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

APPLICANT/AGENT INFORMATION	OWNER INFORMATION (If different)
NAME <u>Pine Ridge Partners, LLC</u>	NAME <u>Dorinda M. Forge</u>
ADDRESS <u>608 Delaware</u>	ADDRESS <u>4235 N. 109th Terr.</u>
CITY/ST/ZIP <u>Leavenworth KS</u> <u>66048</u>	CITY/ST/ZIP <u>Kansas City, KS</u> <u>66109</u>
PHONE <u>913-683-0233</u>	PHONE <u>Applicant will be owner by 4-15-21</u>
EMAIL <u>mike@seillyandsons.com</u>	EMAIL _____
CONTACT PERSON <u>Mike Reilly</u>	CONTACT PERSON <u>Mike Reilly</u>

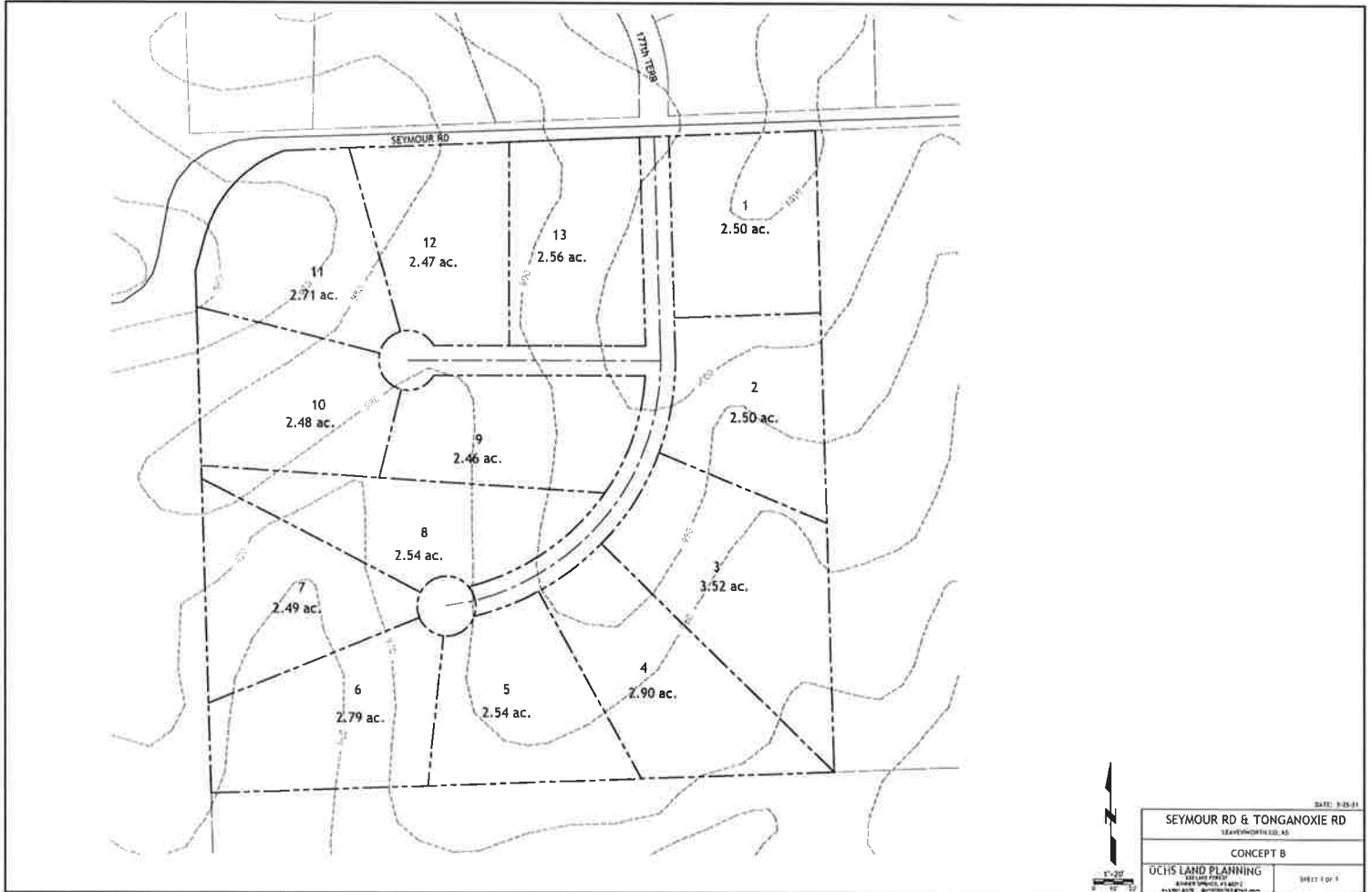
PROPOSED USE INFORMATION	
Proposed Land Use <u>Residential Subdivision - min. 2.5 acre - RR2.5</u>	
Current Zoning <u>RR 5</u>	Requested Zoning <u>RR 2.5</u>
Reason for Requesting Rezoning <u>Better use of land for that area for development. RR 2.5 fits comprehensive plan for that area</u>	

PROPERTY INFORMATION
Address of Property <u>00000 Seymour Rd.</u>
Parcel Size <u>37.36 acres</u>
Current use of the property <u>Ag</u>
Present Improvements or structures <u>None</u>
PID <u>1093200000004020</u>

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

Signature  Date 3-25-21

ATTACHMENT A



DATE: 8-28-11
 SEYMOUR RD & TONGANOXIE RD
 SEAWORTH E.D., AS
 CONCEPT B
 OCHS LAND PLANNING
 1221 ONE FIFTH
 BOSTON, MA 02111
 TEL: 617-552-8800 FAX: 617-552-8801
 SHEET 1 OF 1

Real Estate Validation Questionnaire not required
due to K.S.A. 79-1437(e)(4)

C/COL
111E
v/2

WARRANTY DEED

THIS DEED, Made this 9th day of ^{March} ~~February~~, 2004 between Grantors,
HENRY LEE FORGE and DONNA M. FORGE, husband and wife; Richard J.
Forge and Kathryn Forge, husband and wife; MARY WINIFRED FORGE
JACKSON, a single person; BERNADETTE ANN FORGE, a single person, of
Leavenworth County, in the State of Kansas, as first party, **HENRY LEE FORGE and DONNA
M. FORGE, husband and wife**, as joint tenants with rights of survivorship and not as tenants in
common, Grantees, Leavenworth County, in the State of Kansas, as second party,

WITNESSETH, That first party, in consideration of the sum of One Dollar (\$1.00) and other good and
valuable consideration, the receipt of which is hereby acknowledged, by these presents CONVEYS
AND WARRANTS, unto second party, heirs and assigns, all the estate, right, title, interest, and claim
which first party has in and to the following described real estate situated in Leavenworth County, State
of Kansas, to wit:

**The South Half of the Northwest Quarter (NW 1/4) Less the East Half thereof
Section 32, Township 9 South, Range 22 East, Leavenworth County, Kansas
less railroad right of way.**

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements,
hereditaments and appurtenances thereunto belonging, or in any wise appertaining, forever.

In Witness Whereof, first party has executed this deed on the day and year first above written.

Henry Lee Forge
Henry Lee Forge

Donna M. Forge
Donna M. Forge

Richard J. Forge
Richard J. Forge

Kathryn Forge
Kathryn Forge

Mary Winifred Forge Jackson
Mary Winifred Forge Jackson

Bernadette Ann Forge
Bernadette Ann Forge

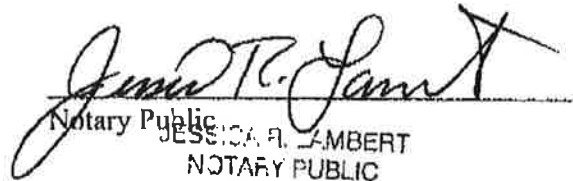
BK 0909 862079

STATE OF KANSAS)
)
COUNTY OF LEAVENWORTH)

BE IT REMEMBERED, That on this 9th day of ~~February~~ ^{March}, 2004, before me, the undersigned, a notary public in and for the County and State aforesaid, came HENRY LEE FORGE and DONNA M. FORGE personally known to me to be the same person who executed the above deed, and duly acknowledged the execution of the same.

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

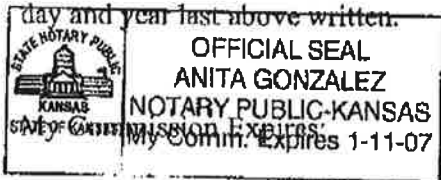
My Commission Expires:


Notary Public
JESSICA R. LAMBERT
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Expires 8/21/05

STATE OF KANSAS)
)
COUNTY OF LEAVENWORTH)

BE IT REMEMBERED, That on this 9th day of ~~February~~ ^{March}, 2004, before me, the undersigned, a notary public in and for the County and State aforesaid, came RICHARD J. FORGE and KATHRYN FORGE personally known to me to be the same person who executed the above deed, and duly acknowledged the execution of the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the



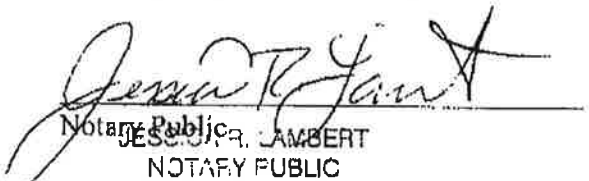

Notary Public

STATE OF KANSAS)
)
COUNTY OF LEAVENWORTH)

BE IT REMEMBERED, That on this 9th day of ~~February~~ ^{March}, 2004, before me, the undersigned, a notary public in and for the County and State aforesaid, came MARY WINIFRED JACKSON FORGE personally known to me to be the same person who executed the above deed, and duly acknowledged the execution of the same.

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

My Commission Expires:


Notary Public
JESSICA R. LAMBERT
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Expires 8/21/05

BK 0909662080

STATE OF KANSAS)
)
COUNTY OF LEAVENWORTH)

BE IT REMEMBERED, That on this 9th day of ~~February~~ ^{March}, 2004, before me, the undersigned, a notary public in and for the County and State aforesaid, came BERNADETTE ANN FORGE personally known to me to be the same person who executed the above deed, and duly acknowledged the execution of the same.

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



[Signature]

Notary Public

Entered in the transcript on this 9th day of March, 2004
Linda A. Sabers P. Cox
County Clerk

2004 MAR 11 7:19:37 PM

BK0909662081

RESOLUTION 2021-16

A resolution of the Leavenworth County Kansas Board of Commissioners, authorizing a rezoning from RR-5 to RR-2.5 on the following described property:

A tract of land land in the Northwest Quarter of Section 32, Township 09 South, Range 22 East of the 6th P.M, in Leavenworth County, Kansas

WHEREAS, it is hereby found and determined that a request for a Rezoning as described above was filed with the Secretary of the Leavenworth County Planning Commission, on the 2nd day of June, 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 Rezoning on the 12th day of May, 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 Rezoning be approved; and

WHEREAS, the Board of County Commissioners considered, in session on the 2nd day of June, 2021, the recommendation of the Leavenworth County Planning Commission.

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

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

That request for rezoning as described above, Parcel Identification Number 109-32-0-00-00-004.02, is hereby granted.

Adopted this 2nd day of June, 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 2021-17
Special Use Permit for Boden Baseball Facility
Indoor Baseball Training Facility**

Date: June 2, 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: Consider Resolution 2021-17 a Special Use Permit for an indoor training facility for youth baseball. The facility has an area for hitting instruction as well as fielding instruction.

Analysis: The applicants are requesting a Special Use Permit for an indoor baseball training facility. The nature of the business is that it will only be used commercially during the winter months when practicing outdoors is difficult due to weather. The facility will see the majority of business from January through Mid-March with the majority of operations taking place in January and February. Typically, there are no more than two teams practicing on any given day and those practices do not take place together. Each team usually has 10 players and coaches combined. Therefore, there are approximately 10 trips to the facility and 10 trips leaving the facility for each practice.

The activities will take place solely inside of the existing building which is insulated. Noise should not be a concern. There have been many reports of mud being tracked onto Gilman Road due to the business. This issue should be remedied once the applicants build the gravel parking area which is a requirement of the SUP. The Fire Chief for FD-1 recently visited the site and has provided Mr. and Mrs. Boden with a list of items they need to complete for safety. The Boden's have agreed to the requirements. The business has no employees other than the property owners. Instruction is provided by coaches and instructors. In the event the business expands beyond the scope of the narrative, the applicants shall contact Planning and Zoning for direction regarding updating the permit.

Recommendation: The Planning Commission voted 7-0 (two members absent) to recommend approval of Case No. DEV-21-034 (Resolution 2021-17) Special Use Permit for a Commercial Athletic Field – Indoor baseball training.

Protest Petition:

A protest Petition was filed with the County Clerk on May 24, 2021. The Petition is not valid.

Alternatives:

1. Approve Resolution 2021-17 Special Use Permit for a Commercial Athletic Field – Indoor baseball training, with Findings of Fact, and with or without conditions; or
2. Deny Resolution 2021-17 Special Use Permit for a Commercial Athletic Field – Indoor baseball training, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation Resolution 2021-17 Special Use Permit for a Commercial Athletic Field – Indoor baseball training, 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, Protest Petition

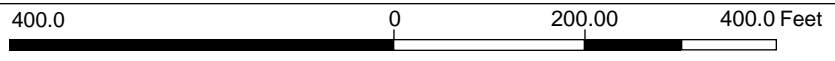
DEV-21-034 Boden Baseball Facility



Legend

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

1 in. = 200ft.



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Resolution 2021-17
Case No. DEV-21-034
Boden Baseball Facility

Special Use Permit – Commercial Athletic Field- Indoor Baseball Training Facility

Staff Report – Board of County Commissioners

June 2, 2021

GENERAL INFORMATION:

**Applicant/
Property Owner:** Kevin & Andrea Boden
308 Fawn Valley Street
Lansing, KS 66043

Legal Description: Lot 1 of Madeline’s Meadows, in Leavenworth County, Kansas.

Location: 25214 163rd Street, Leavenworth, KS located at the intersection of 163rd & Gilman Road.

Parcel Size: ± 3.1 acres

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

Comprehensive Plan: This parcel is within the Residential land use category.

Parcel ID No.: 108-27-0-00-00-006.04

Planner: Krystal A. Voth

REPORT:

Planning Commission Recommendation

The Planning Commission voted 7-0 (two members absent) to approve Case No.DEV-21-034, Special Use Permit for a Commercial Athletic Field- Indoor baseball training, 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 months of January through March.
3. Operation of the business shall not take place until the Fire District has approved of the required changes.
4. The hours of operation shall be limited to Monday-Friday 5:00PM until 9:00PM and Saturday and Sunday from 9:00AM until 5:00PM.
5. The applicant shall cause to have constructed a graveled parking lot that can accommodate a minimum of eight (8) vehicles.
6. In no scenario shall there be more patrons to the facility than the parking area can provide for.
7. There shall be no employees other than the property owners.
8. The business shall be limited to two teams per day at the practice facility.
9. The applicants shall pay for a commercial building permit for the accessory structure being utilized for the baseball facility.
10. The applicant shall adhere to the following memorandums:
 - a. Olsson – Public Works, May 12, 2021
 - b. David Asmus –Leavenworth County Fire District 1, April 12, 2021
 - c. Chuck Magaha – Emergency Management, Month day, 2021

11. No signage is allowed in the right-of-way. No signage is requested with the SUP. All signage shall comply with Article 25, Sign Regulations of the Leavenworth County Zoning and Subdivision Regulations.
12. No on-street parking shall be allowed.
13. This SUP shall be limited to the Narrative dated March 5, 2021 submitted with this application.
14. This SUP shall comply with all local, state, and federal rules and regulations that may be applicable. After approval of this SUP by the Board of County Commission all conditions listed shall be adhered to and copies shall be provided to the Planning and Zoning Department within 30 days.

Request

The applicant is requesting a Special Use Permit for an indoor training facility for youth baseball. The facility has an area for hitting instruction as well as fielding instruction.

Adjacent Land Use

The properties to the south are located within the Highcrest Subdivision. The lots range in size from 1.5 acres to over five acres. The subdivision is well-established and has been almost completely built out over the last 25 years. The subject property is located within the Madeline's Meadows subdivision which was approved 2019 as a seven-lot subdivision. The lots range in size from approximately three acres to 10 acres in size. The area to the west remains undeveloped.

Flood Plain

There are no Special Flood Hazard Areas on this parcel per FEMA Firm Map 20103C0250G July 16, 2015.

Utilities/Services

Sewer: Private septic system

Fire: FD-1

Water: RWD #8

Electric: Evergy

Access/Streets

The property is accessed by Gilman Road, a County Local Road with a hard surface ± 24' wide.

Agency Comments

See attached comments – Email – Olsson – Public Works, May 12, 2021

See attached comments – Email – David Asmus –Leavenworth County Fire District 1, April 12, 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 primarily rural-suburban in nature. There is a large, fully-developed subdivision to the south. To the west is mostly undeveloped, agricultural land.
2. Zoning and uses of nearby property: The surrounding properties are zoned RR-2.5, Rural Residential 2.5-acre minimum size parcels. The uses are rural residences and agricultural.
3. Suitability of the property for the uses to which it has been restricted: The property is within an area suited for rural residences and agricultural use. The use is allowed with approval of a Special Use Permit
4. Extent to which removal of the restrictions will detrimentally affect nearby property: Removal of the restrictions will allow a commercial business to operate. The business generates traffic. Given the current traffic counts on Gilman Road, it is unlikely that the increase in traffic will be noticeable. The applicant is aware that on-street parking is not allowed and must provide parking for the associated vehicles.
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 to the applicant.
7. Conformance to the Comprehensive Plan: The Future Land Use Map indicates this area as Residential 3 units/acre
8. Staff recommendation is for the approval of Special Use Permit with conditions.

LOCATION	
Adjacent Residences	Adjacent residences to the south are located within the Highcrest West subdivision. The parcels range in size from 1.5 acres to five-acres in size. The subject parcel is located on Lot 1 of Madeline's Meadows.
Adjacent Zoning/Uses	Zoning in the area is RR-2.5 and are used primarily as rural-suburban residences and agricultural uses.
Density	Highcrest West to the immediate south is nearly fully built out. The subdivision consists of more than 50 homes.
Nearby City Limits	The city of Lansing is approximately ¾ of a mile to the east of the property.
Initial Growth Management Area	The property is not located within an Initial Growth Management Area.

IMPACT	
Noise Pollution	The use is unlikely to cause sustained noise pollution as all activities will take place inside of the existing building.
Traffic	The use is expected to generate approximately 50 total trips per day. The breakdown of the trips is essentially 10-12 vehicles to the site to begin a practice and 10-12 vehicles leaving the site at the end of practice. The Boden's anticipate having two team practices per day.
Lighting	The applicant does not have lighting other than security lighting and is not requesting lighting.
Outdoor Storage	There is no outdoor storage.
Parking	The applicant is required to provide a parking area large enough to accommodate eight vehicles. The parking area shall be at a minimum gravel and shall be well-marked. There shall be no on-street parking.
Visitors/Employees	The use is expected to generate approximately 50 total trips per day. The breakdown of the trips is essentially 10-12 vehicles to the site to begin a practice and 10-12 vehicles leaving the site at the end of practice. The Boden's anticipate having two team practices per day.
Waste	The business does not cause environmental waste.

SITE COMPATABILITY	
Size of Parcel	The parcel is three (3) acres in size.
Zoning of Parcel	The parcel is zoned Rural Residential-2.5
Buildings (Existing & Proposed)	Currently there is an accessory building that has been utilized as the practice facility.
Setbacks	Existing building meet the required setbacks.
Screening	There is no screening, however, screening is not necessary.

History

The applicants applied for a building permit in 2019 for a single-family home and an accessory structure. The accessory structure was built prior to the home. In the fall of 2020 the applicants began running a commercial business for youth baseball practice without a Special Use Permit. Upon receiving notification that a Special Use Permit was required the applicants contacted Planning and Zoning. Construction of the home is currently underway.

Staff Comments

The applicants are requesting a Special Use Permit for an indoor baseball training facility. The nature of the business is that it will only be used commercially during the winter months when practicing outdoors is difficult due to weather. The facility will see the majority of business from January through Mid-March with the majority of operations taking place in January and February. Typically, there are no more than two teams practicing on any given day and those practices do not take place together. Each team usually has 10 players and coaches combined. Therefore, there are approximately 10 trips to the facility and 10 trips leaving the facility for each practice.

The activities will take place solely inside of the existing building which is insulated. Noise should not be a concern. There have been many reports of mud being tracked onto Gilman Road due to the business. This issue should be remedied once the applicants build the gravel parking area which is a requirement of the SUP. The Fire Chief for FD-1 recently visited the site and has provided Mr. and Mrs. Boden with a list of

items they need to complete for safety. The Boden's have agreed to the requirements. The business has no employees other than the property owners. Instruction is provided by coaches and instructors. In the event the business expands beyond the scope of the narrative, the applicants shall contact Planning and Zoning for direction regarding updating the permit.

Staff recommends approval of the application.

ACTION OPTIONS:

1. Approve Resolution 2021-17 Special Use Permit for a Commercial Athletic Field – Indoor baseball training, with Findings of Fact, and with or without conditions; or
2. Deny Resolution 2021-17 Special Use Permit for a Commercial Athletic Field – Indoor baseball training, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation Resolution 2021-17 Special Use Permit for a Commercial Athletic Field – Indoor baseball training, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

ATTACHMENTS:

Narrative
Location/Aerial Maps
Memorandums
Protest Petition

From: [Mitch Pleak](#)
Sent: Monday, April 5, 2021 4:33 PM
To: [Voth, Krystal](#)
Cc: [Noll, Bill](#); [Anderson, Lauren](#); [019-2831](#)
Subject: Development Review DEV-21-034 Baseball Facility

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.

Krystal,

Lauren and I had a couple of follow up questions. Please clarify with the applicant on the following:

-From the written description, a practice has 10 vehicles or 20 vehicle trips to the site. During a practice there is 6-8 vehicles that stay for the practice in its entirety. Vehicles not staying will come back at the end of practice. Planned vehicles not staying is 2 to 4 vehicles or 4 to 8 trips. This is 24 to 28 total trips per practice. On week days there is only 2 practices per day which is equivalent to 48 to 56 trips per day. Please confirm this is correct?

-From the written description, states the building is used intermittently throughout the day on weekends. What are the planned trips and details per day during the weekends?

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](#)

Voth, Krystal

From: Mitch Pleak <mpleak@olsson.com>
Sent: Friday, May 7, 2021 8:06 AM
To: Voth, Krystal
Cc: Noll, Bill; Anderson, Lauren
Subject: FW: DEV-21-034 Baseball Practice Facility SUP

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.

Krystal,
Please see below.
Thanks,
Mitch

From: Mitch Pleak <mpleak@olsson.com>
Sent: Monday, April 12, 2021 3:44 PM
To: Anderson, Lauren <LAnderson@leavenworthcounty.gov>; Noll, Bill <BNoll@leavenworthcounty.gov>
Cc: 019-2831 <019-2831@olsson.com>
Subject: DEV-21-034 Baseball Practice Facility SUP

All,
The applicant has confirmed the max amount of trips per day would be 56 trips. The site is off a gravel roadway and approximately 175 feet north of Gilman Rd and 163rd Street intersection. Gilman Rd is hard surfaced. 163rd Street is hard surfaced south of Gilman Rd and gravel north of Gilman Rd. 163rd Street is a dead end road to the north.

Per the TIF policy, Gravel Roadways (C.) states: 50 and more Passenger Vehicle trips per day or 10 or more Commercial Vehicle trips per day requires a Traffic Impact Study to include physical roadway assessment along the proposed gravel road traffic route.

Per the TIF policy, General Requirements (1.) states: Initially, the application will be reviewed by the County Engineer for applicability to County Standards to determine if studies and/assessments, based on sound engineering judgement, are required.

Olsson has completed an initial review with findings below:

- Physical Roadway Assessment: Since this is seasonal SUP, the trips would work out to significantly less than 50 cars per day per year. Also, these will just be small cars and trucks. It is Olsson's opinion, a physical roadway assessment is not warranted.
- Traffic Impact Study: Since the SUP is seasonal and is slightly above the 50 trip threshold. It is Olsson's opinion, a traffic impact study is not warranted. The applicant should provide adequate parking within their site. On street parking (on 163rd or Gilman Road) should not be allowed.
- In the future, if the facility use changes (increased trips due to additional practices, year round use, etc) the County should retain their ability to review the application again.

Please let me know of any questions. We can touch base on this tomorrow at our 1:30pm meeting before sending on to Krystal.

Sincerely,

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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Leavenworth County Fire District #1
111 E. Kansas Street
Lansing, KS. 66043



April 12, 2021

Kevin Boden
25214 163rd St
Leavenworth, Ks. 66048

Dear Kevin,

Here is the list of the items we discussed to bring you up to code as an Assembly Occupancy:

1. Exits
 - a. A 2nd exit needs to be added. The exit must be located with a maximum path of egress distance of 75 feet. (The longest distance someone must walk to an exit is 75 feet)
 - b. Exits must be equipped with panic hardware and swing in the direction of egress
 - c. Landings outside the exits must be a minimum of 60x60 inches and less than a 2-degree slope.
 - d. Pathway from the landing must be same width as landing and extend to the public way.
 - e. Exit signs are required above the exits. The signs shall be internally or externally illuminated. Signs shall be always illuminated and have a battery back up to ensure continued illumination for a minimum of 90 minutes in case of power failure.
2. Emergency Lights
 - a. Emergency lighting shall be installed to provide lighting during a power failure.
 - b. Emergency lighting shall be installed on its own breaker for monthly and annual maintenance testing.
3. Fire Extinguisher
 - a. At least 1 fire extinguisher with a minimum 2-A/5-BC rating shall be installed.
 - b. Extinguishers shall be certified and serviced by an approved organization.
4. Occupancy Load
 - a. Maximum occupancy load is 400.
 - b. This must be posted inside the building.
5. Alarm System
 - a. An alarm system consisting of a manual pull station, smoke detector and horn/strobe shall be installed and monitored by an alarm company. This is required due to your occupancy load being greater than 300.
6. Knox Box
 - a. I would recommend adding a Knox Box. A Knox Box is a box mounted outside that only the fire department has access to. In the box you can store a key to the doors for access in case of an emergency outside normal hours. If this is something you are interested in, I can get you the application.

If you have any questions, feel free to contact us.

David Asmus,

Captain/EMT

● Page 2
Leavenworth County Fire District #1
111 E. Kansas
Lansing, Kansas 66043
Office: 913-727-5844

May 7, 2021

Voth, Krystal

From: Charissa Boldridge <cboldrid@g.emporia.edu>
Sent: Thursday, April 29, 2021 11:33 AM
To: Voth, Krystal
Cc: kboden19@gmail.com
Subject: 25214 163rd St. Leavenworth: Boden Special Use Permit for Baseball Facility

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.

Good morning,

Although I'm not a resident of Leavenworth county, I frequent the area often for my son to practice baseball. The shed has been an important piece to these young boys and their practice. We would greatly appreciate any consideration of maintaining this vital piece of our community so the boys have a safe place to practice.

Thank you,
Charissa Boldridge

Voth, Krystal

From: Marie Gillaspie <marie.gillaspie@gmail.com>
Sent: Thursday, April 29, 2021 3:53 PM
To: Voth, Krystal
Cc: kboden19@gmail.com
Subject: Fwd: 25214 163rd Street Boden special use permit for baseball facility

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.

Good Afternoon Krystal;

We fully support the special use permit for the indoor baseball facility. So many places have shut out youth sports leaving the kids with no place to practice. This indoor facility would allow kids to continue to improve on skills all year around. Weather hinders baseball practice, an indoor facility would be fantastic. We appreciate the Boden's for trying to make this facility a reality for our youth.

We are a Leavenworth County resident
Thank you
Greg and Marie Gillaspie

Voth, Krystal

From: Amber Bollin <amberbollin@gmail.com>
Sent: Wednesday, April 28, 2021 8:46 PM
To: Voth, Krystal
Cc: kboden19@gmail.com
Subject: 25214 163rd Street Leavenworth: Boden Special Use Permit

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.

Hello. We just wanted to reach out and give our full support for the Boden Special Use Permit for Baseball Facility. So many places have shut out youth athletics due to the times we are living in and I think it is great that there is a place for these kids to fall back on when the outdoors are not in their favor. We live just over a mile from the location and see no issues this would cause us or our surrounding neighbors. They are not going to be outside making a noise disturbance and it's giving our kids another place to belong. We appreciate what the Boden's are doing!

Thanks for your time.
Jeff and Amber Bollin
25312 171st Street, Leavenworth

Voth, Krystal

From: Joshua Garner <garner173d@gmail.com>
Sent: Wednesday, April 28, 2021 9:11 PM
To: Voth, Krystal
Subject: Boden special use permit for baseball facility

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.

To whom it may concern

I am writing you in support of Keven's indoor baseball facility. I am a resident of Leavenworth and own a home in Leavenworth. This facility is much needed in the community.

Families continue to travel to KC and surrounding areas to teams and clubs with indoor facility use, this does not benefit our community. We put money outside of Leavenworth, also the kids do not build a friendship through sports with other kids in there community if they are traveling outside of the county. With this building kids that go to school together can stay on the same team for years to come and build skills all year around that could lead to other opportunities such as college scholarships or other future sports goals.

I hope you will consider this.

Respectfully

Joshua Garner



March 20, 2021

This letter is to inform you of how valuable the indoor training/baseball facility that Kevin Boden owns off of Gilman Rd. is to the youth of both the Lansing and Leavenworth communities. Kevin is providing a facility that gives the youth of our communities the opportunity to develop their skills.

Kevin's structure allows kids to have an alternate site for both the Lansing and Leavenworth youth to practice when the weather is unfavorable. Kevin has built this facility for the youth to stay in Leavenworth County and not have to travel to surrounding communities to find practice facilities. The youth would be spending not only their time, but parents would be spending their money in other communities.

This facility allows local athletes to improve their skills and better themselves physically and mentally to better prepare them for their seasons.

Kevin has provided this opportunity for Leavenworth County kids to improve themselves without having to leave the county..

Please don't hesitate to contact me if you would like to hear more reasons why this is a great opportunity.

Sincerely,

Michael Koontz
Athletic Director
Leavenworth High School
michael.koontz@lvpioneers.org
(913) 684-1550



LANSING HIGH SCHOOL

U.S.D. # 469



Rob McKim, Principal
Nick Gray, Asst. Principal
Sandy Van Cise, Asst. Principal
Gary Mattingly, Activities Director

1412 147th Street
Lansing, KS.
66048-1698
Phone (913) 727-3357
Fax (913) 273-6708

To Whom It May Concern;

I am writing in support of the Titans Baseball Indoor Facility. Those not familiar with the state of youth baseball may be surprised to know that practice in the colder months requires signing up with a baseball academy or renting a facility. Most of these academies are located over 30 minutes away from Lansing. These academies also cost upwards of 3000\$ per year for use of a facility, coaching, and of course tournaments. The average baseball family cannot afford or have the time to do this. Having coached American Legion Baseball for 15 years in Lansing, we did everything we could to keep costs to a bare minimum and still provide a quality experience for our boys. Titans baseball is making every attempt to do this as well, and avoid having baseball turn into a sport where only a select few can afford it and compete. The Titans program has several boys who would have no access to off season practice or lessons without the indoor facility. My son lost out on an entire season due to Covid-19. He is doing everything he can to get his skills where he can make his high school team. This will not be possible without him having access to an indoor facility and quality instruction. My son has also received lessons at the facility. We know all too well what kids will do with their time if they are not in organized activities. Electronics, video games, social media. Being involved in organized activities is crucial to the social and emotional development and work ethic of our youth. Without Titans Baseball and the availability of the indoor building, upwards of 40 kids will have to drive an hour round trip and spend countless dollars in order to keep up with their competition in Johnson County, Kansas City, Lawrence and Topeka. Please take all this in consideration this before restricting or not allowing its use.

Sincerely,

Jake Hanson

April 19, 2021

Re: Application for Special Use Permit
25214 163rd Street.
Leavenworth, Kansas 66048

Commission Members -

This letter is to express my support for the special use permit application for the above referenced property. My family lives at 16208 Gilman Road, which is the property immediately to the east of the subject property. My wife and I purchased our four-acre site and completed construction of our new home in July of 2020. We have invested considerable time and money in our property, with the intent of it being our forever home.

The Boden's indoor facility conforms well with the surrounding area. Just to the east is a small airport, with a number of large outbuildings. To the west are several working farms with large outbuildings and outdoor equipment storage. The additional traffic resulting from the practice facility is minimal, and the new driveway and parking area will eliminate any potential congestion on both 163rd and Gilman. The facility is utilized by youth sports teams, so the hours of operation are late afternoon though early evening. This in no way disrupts the surrounding residential properties.

In addition, the facility provides a much-needed service to Leavenworth County. There are extremely limited indoor practice options for Leavenworth County teams. This forces most teams to travel to Wyandotte and Johnson Counties for off-season training. The Boden's facility provides an affordable, local option for teams, which is a tremendous benefit to Leavenworth County youth sports.

I fully support the Boden's application for a special use permit. I have no concerns about the facility having a negative impact on my property or the surrounding area. Thank you for allowing me the opportunity to share my thoughts.

Respectfully,

A handwritten signature in black ink, appearing to read 'Joshua Hoppes', with a long horizontal flourish extending to the right.

Joshua Hoppes
16208 Gilman Rd.
Leavenworth, KS

To whom it may concern,

As the coach of the 11U Leavenworth Pioneers baseball team and a parent of a son who loves baseball, I'd like to share with you how important the Boden's shed has been to us. Over the last few years it has become more difficult to find a place for our youth team to hold practices and work on baseball skills. In the colder months and when the weather doesn't cooperate, indoor practice spots are non-existent. The shed has allowed him a reliable place to work on the skills he loves by having team practices and personal instructors.

It has been a blessing to us to have a place to use. We have always been at a competitive disadvantage with the teams we compete against because we simply have not had the facilities they have. Boden's shed has allowed us to bridge that gap and allowed the boys to work on the skills they need to be competitive. I have really appreciated the efforts the Boden's have made to maintain the shed and always be available to open it for our team to use.

Most importantly the shed has provided a place for aspiring young baseball players and coaches to meet new kids and instructors that share their same interest in baseball. It has been great for our community. My son has gained new friends and adults that have an interest in his personal development as a player and young adult. I'm very thankful to the Boden family for investing in a facility that can help so many people in our community. We look forward to being able to use it in the future.

Sincerely,

Guy Nieman

Voth, Krystal

From: Brian Provance <brian9103@gmail.com>
Sent: Wednesday, May 12, 2021 1:27 PM
To: Voth, Krystal
Cc: kboden19@gmail.com
Subject: Shed support baseball facilities 25214 163rd Street

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.

My name is Brian Provance I live in Leavenworth County and I'm emailing to show support of the shed at 25214 163rd Street. This Boden special permit should be approved Because the shed is there for the kids. This gives so many kids a safe place to practice and a safe environment is extremely important these days. The coaches need this place to be able to teach the kids about teamwork commitment and failure. I hope that everyone who is against this would realize how important areas like this for kids really are.

Thanks,
Brian Provance

Sent from my iPhone

Voth, Krystal

From: Cj Warhurst <035198@gmail.com>
Sent: Thursday, April 29, 2021 6:16 PM
To: Voth, Krystal
Cc: kboden19@gmail.com
Subject: Reference 25214 163rd Street, Leavenworth: Boden Special Use Permit for Baseball Facility

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.

Greetings.

I have been a Leavenworth County resident for 17 years.

It is my understanding there will soon be a committee meeting considering a special use permit for the above referenced location.

This facility will be a great benefit for our community in many ways, I would like to just mention a few for your consideration.

Health and safety really stand out when I think about a facility such as this. Children in our area can have a safe environment to exercise while being protected from the harsh and changing weather that often finds our region. The opportunity to exercise during inclement weather would greatly benefit the health of our young and up-and-coming leaders within the County.

It appears the location of this facility will also afford more opportunity for youth activities to those who do not have access to the metropolitan areas of this part of Leavenworth County.

I could go on, but for the sake of brevity I will conclude.

It is with great respect for our Leavenworth County residents and leadership holders that I ask you to approve this special use permit.

Thank you for reading and considering my comments.

Casey J. Warhurst

Voth, Krystal

From: C. Oakley <oakleydo@hotmail.com>
Sent: Friday, April 30, 2021 8:23 PM
To: Voth, Krystal
Cc: Kevin Boden
Subject: 25214 163rd Road Special Use Permit

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.

Ms Voth:

I live off Dempsey Rd and 163rd in Leavenworth County. I am writing to express my support for a special use variance for 25214 163rd Road. My son would utilize the facility if the special use permit is granted. As a parent of three kids in the Lansing school district am always struggling to find ways to get the kids off the electronics. An indoor facility in Leavenworth county would be a fantastic service for the community.

Please let me know if you have questions.

Chris Oakley
913-284-2017

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MAY 10 2021

May 4, 2021

Krystal A. Voth, CFM
Director
Leavenworth County Planning and Zoning Department
Courthouse, 300 Walnut
Leavenworth, KS 66048

Reference your "Notice to Affected Property Owners" dated April 21, 2021, regarding hearing for Special Use Permit for commercial athletic field at 25214 163rd Street for Kevin and Andrea Boden.

I am submitting my objection for this permit. I have lived here for 27 years and through the years since we built here, houses have been built and all houses and yards are well maintained to make this a very attractive, quiet area. There have been some large buildings built in this area, but they are all set back from the streets and are not nearly as noticeable as the large industrial looking building the Bodens have built right out on the corner. It certainly ruins the looks of the area and now to hear they want to make it a commercial athletic field for a baseball training facility just seems to be an unreasonable request for this area and unfair to the people already living here.

A couple of months ago, the Bodens sent out a letter apparently to appease the homeowners in the area. In it, they assured us that their building would only be for their own personal and private use except for a couple of months per year. Now this hearing for commercial use certainly indicates that their letter was not honest in their predicted use of the building.

If the permit is approved for this commercial athletic field, I believe this would be just the beginning of the downfall of our beautiful neighborhood. Who knows who or what would be requested next time.

Yours truly,



Letha M. Braswell
16209 Dana Lane
Leavenworth, KS 66048

Voth, Krystal

From: Ryan Gant <cabryan66048@yahoo.com>
Sent: Tuesday, May 11, 2021 12:02 PM
To: PZ
Subject: Special Use permit (DEV-21-034) for Meeting May 12, 2021

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.

May 11, 2021

To Whom It May Concern:

My name is Charity Briggs and I reside at 25155 163rd Street, Leavenworth, Kansas. I have lived here for 9 years. I am writing about the Special Use Permit (DEV-21-034) request for the following property: 25214 163rd Street, Leavenworth, Kansas. Parcel Id Number: 108-27-0-00-00-006.04

I am writing for several reasons. My main purpose in writing this letter is to stress to you the concerns I have about living this close to a commercial facility. When searching for this house we purposely made sure we would not be living by any commercial businesses or properties as we had dreamed of a quiet neighborhood to raise our family. We saved for years and spent a lot of time searching for the right area. Now that is being taken from us by someone who decided to build a location in an area that they are not zoned to be in. And they are now hoping to be granted a permit to continue operating in an area that is residential.

I am unhappy that someone would blatantly break rules and build a structure for commercial usage on land that has been set up as residential and agricultural. I live about ½ block from this facility and it has opened up our neighborhood to more traffic than I've seen out here the entire time I've lived here. And with the traffic comes a lot of noise not just from vehicles but also from people. There has also been trash in the street and on the corners that does not benefit anyone living in this neighborhood. I do not want to live by a busy business or commercial facility. I also do not want to live by a big sports practice field or facility. These are reasons that I chose this location and neighborhood to live in. If there will be a continuation of commercial establishments appearing in my county (not city) neighborhood, then I will have to consider relocating to a county with more respect for it's homeowners.

I have lived in this neighborhood for a short 9 years but have watched house after house being built as well as agricultural land being converted to residential living area. This is sad from the stand point that land is something that we as humans cannot make more of and the thought of driving out all agricultural land in favor of more housing and commercial establishments is a bit too much for discussion at this meeting. However, I have been involved in youth sports in Leavenworth County for many years, including as President of the Leavenworth Soccer Association (LSA) for 5 years. I know that personally we (LSA) spent many hours researching and checking on needed permits and requirements for practice facilities and game fields for both practice and for games as well as for tournaments. We also looked at purchasing land for expansion and once again did research to learn if it was feasible to put a sports facility in that location. I am more than upset that someone would go ahead and purchase land and build a facility without getting permission first. It seems

irresponsible and I have to wonder what other choices that would be made for their benefit and not for the good of the neighborhood or neighbors, let alone the people choosing to use this facility. I have also been informed that the county does not take action against those who break the rules other than to fine them. This is unacceptable behavior and I truly hope this is NOT the case. I hate that the people at the above location may lose money by being made to close their establishment and relocate to an area that is zoned for sport facilities, however, there are consequences to breaking rules in our society. I would not expect a murderer or rapist to go free because they had already committed the crime and nothing can undo that now. (I am not comparing the severity of the accused permit to the above crimes, the crime could be a white collared crime or something as simple as a parking ticket or library book fine, only that we as a society do not let punishment or consequences disappear for crimes or oversights or lack of common sense in our society, so would it be just to let this go?) I have been told by many in the neighborhood to not even approach the County Planning Commission because you do not value input and will always side by the party asking for a permit because they will pay fines that benefit the county. I definitely hope this is not true. I am hoping that you value every thought and opinion that is presented to you. I hope that every voice and concern is taken seriously.

In conclusion, I am NOT in favor of a special use permit and hope that the recommendation is denied. I would like to continue living in a peaceful quiet neighborhood where I know and respect my neighbors. If you have any questions or concerns, please feel free to contact me at any of the below addresses or phone numbers. I would also request that this letter be forwarded to all deciding bodies in this issue (not just for this meeting, but for future meetings as well).

Thank you for your time,

Charity Briggs

25155 163rd Street

Leavenworth, Kansas 66048

Cabryan66048@yahoo.com

(913)680-1169

Gentzler, Joshua

From: Ryan Gant <cabryan66048@yahoo.com>
Sent: Tuesday, May 11, 2021 12:18 PM
To: PZ
Cc: Ryan Gant
Subject: Meeting may 12, 2021 (From Ryan Gant)

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.

Good Morning,

I live on 163rd Street very near the building in question (25214 163rd St). My vote would be NO to granting a special use permit for the baseball practice facility. I moved out to my neighborhood in the county about 9 years ago. I moved to this neighborhood because I wanted peace and quiet and to get away from all the traffic and hustle and bustle of the living in a town or city. Over the 9 years that I've lived here I've had to work very hard to maintain my peaceful life out here sometimes working multiple jobs so I could keep my family in a nice quiet secluded neighborhood. With the building of this facility the owners have brought all of the traffic and noise that I have worked so hard to avoid basically right to my front door. I am extremely upset about this and do not want this permit granted.

Ryan D. Gant
ryangant1@yahoo.com

Voth, Krystal

From: Jayme Wright <jaymelwright@yahoo.com>
Sent: Sunday, May 2, 2021 8:21 PM
To: Voth, Krystal
Subject: Ref 25214 163rd Street Leavenworth: Boden Special Use Permit for Baseball Facility

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.

To Whom It Concerns,

I am writing today because it was brought to my attention Kevin Boden's baseball facility is under review for a 'special' permit of business. I would like it known my feeling as a Leavenworth County Resident (22361 West Cedar St. Tonganoxie Ks). Kevin has provided via these facilities a location for my son to continue his growth in baseball, as a student and athlete. This facility has provided him with not only the opportunity to continue to improve his athletic ability both within baseball as well as other overall health benefits, it has also provided him with the ability to grow socially throughout the year (not just during 'no-rain' seasons).

His facility is a location for athletes to practice year-round, rain-or-shine and continue to maintain their improvement without fail. I would compare it to summer school. You would not want a child to stop learning simply because the 'season' of schooling as stopped. His facility allows athletes to continue their training throughout the year.

I strongly urge those making the decisions to allow his facility to continue to operate. Not only is Kevin a person of high-integrity and community involvement, he encourage kids and parents to be the same.

Sincerely, Jayme Wright

972.505.9983

Voth, Krystal

From: Sarah Wensel <swensel1105@gmail.com>
Sent: Tuesday, May 4, 2021 4:33 PM
To: Voth, Krystal
Subject: Boden Special Use permit for Baseball Facility

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

I am emailing you to voice my support for the Boden Special Use Permit for Baseball Facility at 25214 163rd Street, Leavenworth. My extended Family and I, all Leavenworth County Residents, are advocates of the Boden Baseball Facility. This Facility in Leavenworth County allows multiple teams from our County to practice year round so Leavenworth can compete with teams throughout the greater Kansas City area. The young athletes benefiting from this Facility are from Lansing, Tonganoxie, Basehor and Leavenworth. I respectfully urge the Committee to approve this Facility so these young men can continue to improve and excel in the sport they love during all seasons of the year. For these boys Baseball is not just a game, but a way of life.

Sincerely,
Sarah Wensel

Sent from my iPhone

Voth, Krystal

From: Tiffany <matinamomma@gmail.com>
Sent: Thursday, May 6, 2021 7:38 AM
To: Voth, Krystal
Cc: kboden19@gmail.com
Subject: Baseball facility; Boden special use permit

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.

>
> Dear Krystal Voth,
>
> I am writing concerning the property on 25214 163rd Street. Please approve their special use permit to help youth in our community.
> I have been a resident of Leavenworth County for more than 20 years. I was involved in sports as a youth and all of our children have enjoyed participating in sports too. I know all about our Kansas weather that can change in minutes and result in cancelled sports practices. I appreciate the initiative that a local resident took to create a space for kids to practice in the cold winters and other inclement weather. There isn't much opportunity for our youth to practice during those times. Shouldn't we want our kids to be practicing a skill instead of cooped up at home?
> My understanding is that this building is available to any individual or teams to rent for lessons and practice- not just one. So far, teams and players from Leavenworth, Tonganoxie, Basehor and Lansing have benefited from this building.
> Please allow our youth to continue improving year round with the help of this facility. It is a benefit to the whole community.
>
> Thank you for your consideration,
>
> Tiffany Matina
>
> Sent from my iPhone

Voth, Krystal

From: Jesse Smallwood <jsmallwdj@gmail.com>
Sent: Sunday, May 9, 2021 4:01 PM
To: Voth, Krystal
Cc: kboden19@gmail.com
Subject: Special Permit for Kevin Boden (Baseball)

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.

Good Afternoon,

My name is Jesse Smallwood, I live inside Leavenworth County and I also teach at Leavenworth High School. I am just writing to show my support of letting Kevin do this great thing for our community. With living in Leavenworth for many years, there has not been a great opportunity like this for Leavenworth county. If you do research many kids will leave leavenworth county due to loss of no sport opportunities. Many kids will leave Leavenworth because there will be better opportunities to work out and train in the Shawnee areas, Platte County, and Johnson County areas. Having said that, this would be great to have a place in LV that is open, affordable, and such a great family like the Bodens. If there are any questions or concerns please contact me at 913-626-7393.

Best,

Jesse Smallwood.

To whom it may concern,

As the coach of the 11U Leavenworth Pioneers baseball team and a parent of a son who loves baseball, I'd like to share with you how important the Boden's shed has been to us. Over the last few years it has become more difficult to find a place for our youth team to hold practices and work on baseball skills. In the colder months and when the weather doesn't cooperate, indoor practice spots are non-existent. The shed has allowed him a reliable place to work on the skills he loves by having team practices and personal instructors.

It has been a blessing to us to have a place to use. We have always been at a competitive disadvantage with the teams we compete against because we simply have not had the facilities they have. Boden's shed has allowed us to bridge that gap and allowed the boys to work on the skills they need to be competitive. I have really appreciated the efforts the Boden's have made to maintain the shed and always be available to open it for our team to use.

Most importantly the shed has provided a place for aspiring young baseball players and coaches to meet new kids and instructors that share their same interest in baseball. It has been great for our community. My son has gained new friends and adults that have an interest in his personal development as a player and young adult. I'm very thankful to the Boden family for investing in a facility that can help so many people in our community. We look forward to being able to use it in the future.

Sincerely,

Guy Nieman

To: Leavenworth County Planning and Zoning Department/Planning Commission

Subject: Objection to Special Use Permit for 25214 163rd Street, Leavenworth, KS

The purpose of this letter is to object to the issuance of a Special Use Permit for 25214 163rd Street, Leavenworth, KS. I reside at 25282 163rd street and the issuance of a special use permit for the establishment of a baseball training facility at 25214 163rd Street, Leavenworth, KS. The use of this facility as a baseball training facility during January-March 2021 had a significant negative impact upon my quality of life and peace of mind and the approval of a Special Use Permit would undoubtedly do the same.

This area is a residential neighborhood and not commercial. I specifically purchased my residence in 2013 as I wanted to reside at a location with acreage that had very little traffic and noise. If the Boden's wanted to build a facility for baseball training, then they should have built it in an area zoned for the establishment of that type of facility or purchased vacant land in the county that was not in a residential area.

At no time did the Boden's notify me ahead of time that they were going to utilize the metal building as a commercial establishment. My peace and quiet were severely impacted in January, February and early March with from 30-40 vehicles a night coming and going and parking at times on both sides of 163rd Street. There were times that there were so many vehicles parked along the road street that I could not leave my house. I also had to put up with patrons of the facility using my driveway to turn around in, causing further disruption to my life. There was a constant flow of vehicles in and out of the street as the Boden's were charging patrons on an hourly basis to use their facility. There was also a lot of vehicles as well on Saturday and Sunday.

I did call the Planning and Zoning Commission to question whether or not a Special Use Permit had been issued for the establishment of a commercial facility. At 25214 163rd Street and was told that no Special Use Permit had been issued and they were aware of the situation. I was also told that others had complained as well about the significant increase in traffic as well as the parking on 163rd Street and that the owners had until March 1st to respond to a inquiry for the Planning and Zoning Commission.

I have read the Written Description submitted by the Boden's to the County Commissioners and I believe it has misstated the facts. Kevin Boden had posted on the Titan's Baseball Facility Facebook on December 20, 2020 that the facility was available for group practices, individual lessons and private use as well as speed and agility training for 2 days a week for 6 weeks at \$110 per person. In effect, the Boden's were operating a commercial establishment without authorization by the county. I have a picture of a social media post from the Titan Baseball Facility Facebook page dated December 28, 2020 that establishes that they were advertising for use of the barn as a training facility.

I moved to the country for peace and quiet, not to listen to the thump of a baseball hitting a backstop all evening. It's also a safety issue having a commercial facility established on a non-paved road such as 163rd Street. The amount of vehicles parking along both sides of 163rd Street would hinder an ambulance or fire truck from being able to get to my residence in a timely manner. I would think 163rd Street and Gilman Road is a dangerous intersection with the hill immediately to the east.

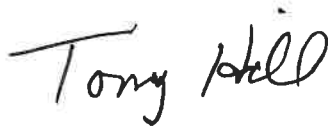
In my mind I think it was very presumptuous of the Boden's to start a commercial facility in a residential neighborhood, especially without talking to the current neighborhood residents to find out how they felt about it. To me it demonstrates a complete disregard for the quality of life of those of us that live in the neighborhood.

Additionally, their statement that there were only a few vehicles being parked along 163rd Street is not true. There were numerous evenings when at least 6-10 vehicles were parked along 163rd Street and this went on continuously until early March. At no time was there anyone monitoring the parking situation to prevent parking along 163rd Street. I have no confidence that no parking on 163rd Street will be enforced by the Boden's if a Special Use Permit is approved.

While there have been many letters of support provided by the Boden's for the approval of a Special Use Permit to establish the baseball training facility, none of those that submitted the letters live within the neighborhood that will be adversely affected if the Special Use Permit is approved. I'm sure that they would feel the same as I do if someone were to establish a similar facility in close proximity to where they reside.

In closing, the issuance of a Special Use Permit for 25214 163rd Street would adversely impact my quality of life as well as potentially have a significant negative impact upon the value of my property and being able to sell it in the future.

Thank you,

A handwritten signature in black ink that reads "Tony Hill". The signature is written in a cursive, slightly slanted style.

Tony Hill
25282 163rd Street
Leavenworth, KS 66048

Name: Robert Lamborn, Managing Partner of Lamborn Acres

Address: 971 Ridge Drive, Lansing

Comments:

I, as a representative of Lamborn Acres, wish to express our opposition to the approval of Case DEV-21-034, Boden Baseball Facility, for the following reasons:

- 1 – As the former owners of this property, the land was sold for Residential purposes and we did not wish for the land to be used for commercial activities
- 2 – We are concerned about the level of traffic going to and from the property.
- 3 – We are concerned that there are no restroom facilities at the building.
- 4 – We are concerned that the noise generated by the facility will detrimentally affect the neighbors.
- 5 - We are concerned that the usage of the property as a commercial business will detrimentally affect the neighbors.
- 6 - We are landowners in the Madeline's Acres development and own land adjoining Madeline's Acres.



LANSING HIGH SCHOOL

U.S.D. # 469



Rob McKim, Principal
Nick Gray, Asst. Principal
Dr. Sandy Van Cise, Asst. Principal
Gary Mattingly, Activities / Athletic Director
Kari Anderson, Counselor
Wes Cackler, Counselor
Kristie Wessel, Counselor

1412 147th St.
Lansing, KS
66048-1698
(913) 727-3357
FAX (913) 273-6708

March 15, 2021

RE: Indoor practice facility owned by Kevin Boden

I am writing to encourage allowing Kevin Boden to continue to use the indoor training/baseball facility he owns off of Gilman Rd. in Leavenworth County.

This structure allows kids to have an alternative site to practice when the weather is bad. This allows more opportunities for local kids so that they don't have to travel to Kansas City, find practice times that aren't at all hours and pay the high costs associated with those facilities.

This facility will allow local youth and teams an opportunity to improve their skill level to better themselves physically and mentally.

I see this as a great opportunity for Leavenworth County kids.

Please don't hesitate to contact me if you would like to hear more reasons why this is a great opportunity.

Sincerely,

Gary Mattingly
Activities / Athletic Director
Lansing High School
gary.mattingly@usd469.net
913-240-6102

Voth, Krystal

From: Chuck Rambo <chuckrambo89@gmail.com>
Sent: Thursday, April 29, 2021 8:22 AM
To: Voth, Krystal
Cc: kboden19@gmail.com
Subject: Request for Approval

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.

Mrs. Voth,

I respectfully request that you allow the practice facility at 25214 163rd Street in Leavenworth to remain open for the kids. Shutting the shed down takes away the opportunity for these aspiring athletes to get off the couch, put the controller down, and work hard for something year-round, not just the warm months. The practice facility is the best thing to happen to youth sports in Leavenworth County in a long time, and I respectfully request you allow it to remain open.

We have so many problems with our youth today, and the struggle to keep them engaged after school is real and challenging. That's why as a local coach, and father of five, sitting out the cold months of the year and losing that prep time is frustrating. It is even more confusing as to why anyone would oppose the shed.

Year-round, we have an opportunity to keep our kids engaged with sports, specifically during the cold and rainy months. Instead of sitting inside waiting on the weather to get warmer and playing video games, they can practice, learn about commitment to something bigger than themselves, learn how to be counted on, and be a part of a team.

Thank you for your consideration, and I ask that you approve the practice facility and allow it to remain open to the fantastic and talented youth of Leavenworth county.

Thank you for your consideration.

Chuck Rambo

Collin & Kelly Meyer
16361 Gilman Rd
Leavenworth, KS 66048

Leavenworth County Planning and Zoning Department
300 Walnut St
Leavenworth, KS 66048
pz@leavenworthcounty.gov

Regarding: Application for Special Use Permit (DEV-21-034), Kevin & Andrea Boden, 25214
163rd St, Leavenworth, KS 6604

Dear Planning Commission,

The purpose of this letter is to strongly oppose the approval of the special use permit for an athletic facility on the corner of 163rd and Gilman. We hope that once their house is built and they move into the neighborhood the Boden's will see that the facility's use last winter was a huge change to our usually pretty quiet residential neighborhood and the facility is not ideal for the county road/intersection they are using. This past winter when it was being used for this purpose it changed the traffic drastically several evenings a week for several months; and in addition to the increased traffic, you must also consider these roads are not well lit, do not have shoulders and have no center line. It definitely felt like a safety issue in regard to traffic. It was also incredibly apparent the visitors to our neighborhood and the facility were not familiar with the area and/or are not invested in the neighborhood. Speeding down the road and over the hill (that you cannot see over until you crest the hill) is one example, also tracking significant amounts of mud into the streets and those that live in the neighborhood are left to deal with it daily. To the extent it would track more than a quarter mile. We have lived in our home (three houses from this intersection) for 10 years this July and we can say with all certainty this is not how our neighbors treat each other. If this past winter were a test to see how this would work, unfortunately, our opinion is not favorable, and we kindly ask that you deny this special use permit.

Additionally, the Boden's were very kind and made it a point to visit us and explain their justification. To which I sympathize, we have driven our kids all over Kansas and Missouri for sports and it is no fun. Unfortunately, in doing so we have witnessed how lucrative the kid's sports industry can be. We also fear that although the intention is to only use the facility for a few months in the winter, if this permit is granted would it then be open for all year and the amount of money that can be made for this industry can quickly turn that huge barn into a full-time athletic facility. Having a child that has competed in competitive volleyball, softball and basketball we are incredibly aware of how high and in demand those facilities are, what the traffic at those facilities looks like and the parking. I know the Boden's have insisted this is not their intentions, however, what if another family or a company moves in and it is their intention. It creates a completely different neighborhood year round, and although we support

Voth, Krystal

From: Ryan Gant <cabryan66048@yahoo.com>
Sent: Tuesday, May 11, 2021 12:18 PM
To: PZ
Cc: Ryan Gant
Subject: Meeting may 12, 2021 (From Ryan Gant)

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.

Good Morning,

I live on 163rd Street very near the building in question (25214 163rd St). My vote would be NO to granting a special use permit for the baseball practice facility. I moved out to my neighborhood in the county about 9 years ago. I moved to this neighborhood because I wanted peace and quiet and to get away from all the traffic and hustle and bustle of the living in a town or city. Over the 9 years that I've lived here I've had to work very hard to maintain my peaceful life out here sometimes working multiple jobs so I could keep my family in a nice quiet secluded neighborhood. With the building of this facility the owners have brought all of the traffic and noise that I have worked so hard to avoid basically right to my front door. I am extremely upset about this and do not want this permit granted.

Ryan D. Gant
ryangant1@yahoo.com

everyone's right to do what they want on their property it does not seem as fair when the new family to the neighborhood get to change everything about the neighborhood for our families.

Thank you for your consideration,

Collin and Kelly Meyer

MAY 10 2021

May 4, 2021

Krystal A. Voth, CFM
Director
Leavenworth County Planning and Zoning Department
Courthouse, 300 Walnut
Leavenworth, KS 66048


Reference your "Notice to Affected Property Owners" dated April 21, 2021, regarding hearing for Special Use Permit for commercial athletic field at 25214 163rd Street for Kevin and Andrea Boden.

I am submitting my objection for this permit. I have lived here for 27 years and through the years since we built here, houses have been built and all houses and yards are well maintained to make this a very attractive, quiet area. There have been some large buildings built in this area, but they are all set back from the streets and are not nearly as noticeable as the large industrial looking building the Bodens have built right out on the corner. It certainly ruins the looks of the area and now to hear they want to make it a commercial athletic field for a baseball training facility just seems to be an unreasonable request for this area and unfair to the people already living here.

A couple of months ago, the Bodens sent out a letter apparently to appease the homeowners in the area. In it, they assured us that their building would only be for their own personal and private use except for a couple of months per year. Now this hearing for commercial use certainly indicates that their letter was not honest in their predicted use of the building.

If the permit is approved for this commercial athletic field, I believe this would be just the beginning of the downfall of our beautiful neighborhood. Who knows who or what would be requested next time.

Yours truly,



Letha M. Braswell
16209 Dana Lane
Leavenworth, KS 66048

Leavenworth County Planning & Zoning

Re: DEV 21-034

I am writing in regards to the above referenced Special Use Permit.

It's my understanding the owners are wanting to zone their area as commercial, which is not conducive to the residential setting with which it is a part of. This building since it was built, has brought an increased amount of traffic to the area.. I feel that after the second building is completed it will increase again. It is very out of place where it is located. If it was meant for commercial use, why was that not determined from the buildings inception? What has it done to property values in the immediate proximity?

I do not want a commercial business in this residential neighborhood.

Sharon & Bob Jeselnik

5/9/2021

Leavenworth County Planning and Zoning Department,

I am writing this letter in response to Special Use Permit (DEV-21-034). This building was built in a mostly residential location not a commercial area and is noncompliant with the surrounding area. The building is an eyesore to the neighborhood. It should have never been allowed to be built. It has ruined the look of the area. Every time I come to this intersection all I see is this eyesore. Now they want to make it a commercial business? If this land is rezoned commercial when they are ready to sale the property what is next, an auto repair shop, autobody shop, heavy equipment repair, etc.? I am sure the value of the properties surrounding this building have been hurt specially the property directly to the north. Why was something like this allowed in an area with mostly high valued homes? I for one do not want a commercial operation in my neighborhood.

Rodger Dittmore Jr.

From: [Sloop, Stephanie](#)
Sent: Monday, May 10, 2021 1:50 PM
To: [Gentzler, Joshua](#); [Voth, Krystal](#)
Subject: Jim Kirk - Public Comment

Mr. Kirk, 16214 Dana Lane, called to voice his concern. His main concerns are:

- That they continue to drag mud into the road way. They have removed gravel that was helping to control the mud.
- They are not controlling their noxious weeds.
- That headlights from waiting vehicles and vehicles leaving and entering the property glare into his house.

Stephanie Sloop

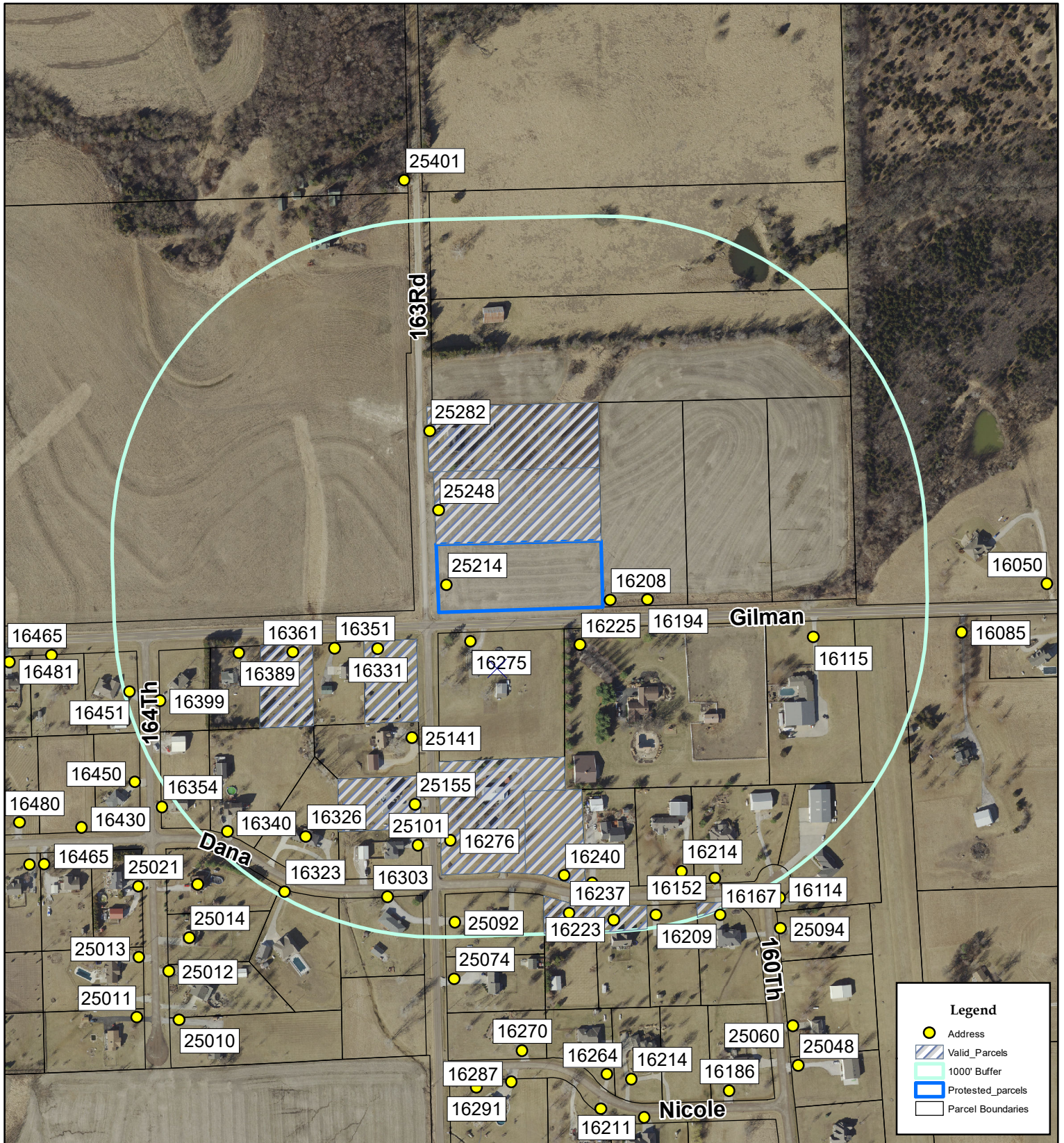
Public Relations and Planning Coordinator
Planning and Zoning
Leavenworth County Courthouse
300 Walnut St. Ste. 212
Leavenworth. KS 66048
(913) 364-5750 ph



Protest Petition Property Radius Search



Total Acres Within Boundary: 106.71
20% of Total Acres: 21.34
Total Affected Acres: 12.08



25214 163RD ST, Leavenworth, KS 66048
108-27-0-00-00-006.04-0

2020 Aerial Photo

1 inch = 411 feet



PROTEST PETITION

We, the undersigned, in accordance with KSA 12-757, being the owners of record of the property enumerated below, protest the proposed Special Use permit - Facility on the property described as 25214 163rd St., LV, KS 66048 Dev-21-034
Parcel # 108-27-0-00-00-006.04
In Leavenworth County, commonly known as _____

For the following reasons:

Increased traffic with safety concerns, letter attached.

SIGNATURE	ADDRESS	DATE
<u>[Signature]</u>	<u>16361 Gilman Rd., LV, KS</u>	<u>5-24-21</u>

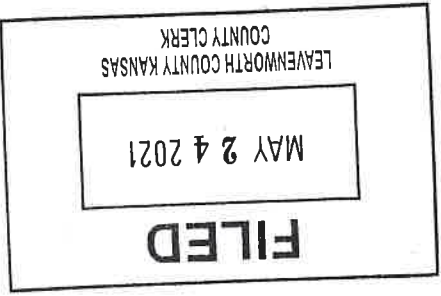
STATE OF KANSAS)
)
COUNTY OF LEAVENWORTH)

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

Subscribed and sworn before me the 24 day of May, 2021

Kelly Meyer
[Signature]
Notary Public

My Commission Expires 3/18/2024



PROTEST PETITION

We, the undersigned, in accordance with KSA 12-757, being the owners of record of the property enumerated below, protest the proposed Special Use Permit ^{Baseball Facility} on the property described as 25214 163rd St., LV, KS 66048 Dev.-21-034

Parcel # 108-27-0-00-00-006,04

In Leavenworth County, commonly known as _____

For the following reasons:

Increased traffic with safety concerns, parking & subsequent mud on roads, increased noise, operating business in residential neighborhood, appearance.

SIGNATURE	ADDRESS	DATE
<u>Tony Hill</u>	<u>25282 163rd St</u>	<u>5/18/21</u>
<u>Colleen Hill</u>	<u>16331 Gilman Rd</u>	<u>5/18/21</u>
<u>Amber Price</u>	<u>16223 Dana Lane</u>	<u>5/20/21</u>
<u>[Signature]</u>	<u>16223 Dana Lane</u>	<u>5/20/21</u>
<u>[Signature]</u>	<u>25248 163rd St</u>	<u>5/23/21</u>
<u>Kelly Brunner</u>	<u>16240 Dana Lane</u>	<u>5/23/21</u>
<u>Mike Brunner</u>	<u>16240 Dana Ln</u>	<u>5/23/21</u>
<u>[Signature]</u>	<u>16237 Dana Ln</u>	<u>5/23/21</u>
<u>[Signature]</u>	<u>16237 Dana Ln LV KS 66048</u>	<u>5/23/2021</u>
<u>Frances Driscoll</u>	<u>16276 Dana Lane Dr. KS 66048</u>	<u>5/23/2021</u>
<u>W. Ben Donald</u>	<u>16276 Dana Lane Dr. KS 66048</u>	<u>5/23/2021</u>

STATE OF KANSAS)
)
 COUNTY OF LEAVENWORTH)

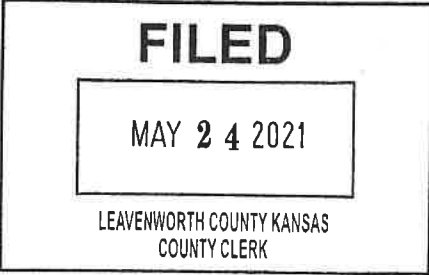
_____, of lawful age, being first duly sworn, upon his/her oath states that she/he was the bearer of the above and forgoing protest, and that she/he witnessed the above signatures.

Subscribed and sworn before me the 24 day of May, 2021

Kelly Meyer

Fran Keppler
 Notary Public

My Commission Expires 03-18-2024



PROTEST PETITION

Page 2, if Needed

SIGNATURE	ADDRESS	DATE
<i>Rodger Dittmors</i>	16167 Dana Ln	5/23/2021
<i>Yogye Dittmors</i>	12167 Dana Lane	5-23-21
<i>Charity A. Buigo</i>	25155 163 rd St.	May 23, 2021
<i>[Signature]</i>	25155 163 rd St.	05-23-21
<i>[Signature]</i>	25218 163 rd St.	05-23-21
<i>Kelly Meyer</i>	16361 Gilman Rd, W.K.	5-23-21

STATE OF KANSAS)
))
COUNTY OF LEAVENWORTH)

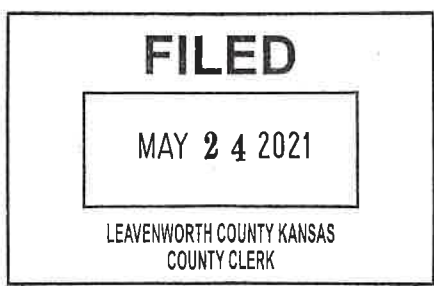
_____ of lawful age, being first duly sworn, upon his/her oath states that she/he was the bearer of the above and forgoing protest, and that she/he witnessed the above signatures

Subscribed and sworn before me the 24 day of May, 20 21



Kelly Meyer
_____)
John Keppler
_____)
Notary Public

My Commission Expires 3/18/2024



FILED

MAY 24 2021

PLANNING COMMISSION
LEAVENWORTH COUNTY KANSAS
COUNTY CLERK

To: Leavenworth County Planning and Zoning Department

Subject: Objection to Special Use Permit for 25214 163rd Street, Leavenworth, KS

The purpose of this letter is to object to the issuance of a Special Use Permit for 25214 163rd Street, Leavenworth, KS. I reside at 25282 163rd street and the issuance of a special use permit for the establishment of a baseball training facility at 25214 163rd Street, Leavenworth, KS. The use of this facility as a baseball training facility during January-March 2021 had a significant negative impact upon my quality of life and peace of mind and the approval of a Special Use Permit would undoubtedly do the same.

This area is a residential neighborhood and not commercial. I specifically purchased my residence in 2013 as I wanted to reside at a location with acreage that had very little traffic and noise. If the Boden's wanted to build a facility for baseball training, then they should have built it in an area zoned for the establishment of that type of facility or purchased vacant land in the county that was not in a residential area.

At no time did the Boden's notify me ahead of time that they were going to utilize the metal building as a commercial establishment. My peace and quiet were severely impacted in January, February and early March with from 30-40 vehicles a night coming and going and parking at times on both sides of 163rd Street. There were times that there were so many vehicles parked along the road street that I could not leave my house. I also had to put up with patrons of the facility using my driveway to turn around in, causing further disruption to my life. There was a constant flow of vehicles in and out of the street as the Boden's were charging patrons on an hourly basis to use their facility. There was also a lot of vehicles as well on Saturday and Sunday.

I did call the Planning and Zoning Commission to question whether or not a Special Use Permit had been issued for the establishment of a commercial facility. At 25214 163rd Street and was told that no Special Use Permit had been issued and they were aware of the situation. I was also told that others had complained as well about the significant increase in traffic as well as the parking on 163rd Street and that the owners had until March 1st to respond to a inquiry for the Planning and Zoning Commission.

I have read the Written Description submitted by the Boden's to the County Commissioners and I believe it has misstated the facts. Kevin Boden had posted on the Titan's Baseball Facility Facebook on December 20, 2020 that the facility was available for group practices, individual lessons and private use as well as speed and agility training for 2 days a week for 6 weeks at \$110 per person. In effect, the Boden's were operating a commercial establishment without authorization by the county. I have a picture of a social media post from the Titan Baseball Facility Facebook page dated December 28, 2020 that establishes that they were advertising for use of the barn as a training facility.

Public Comment on DEV-21-034

I moved to the country for peace and quiet, not to listen to the thump of a baseball hitting a backstop all evening. It's also a safety issue having a commercial facility established on a non-paved road such as 163rd Street. The amount of vehicles parking along both sides of 163rd Street would hinder an ambulance or fire truck from being able to get to my residence in a timely manner. I would think 163rd Street and Gilman Road is a dangerous intersection with the hill immediately to the east.

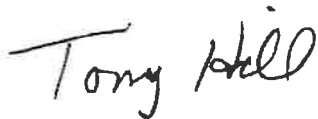
In my mind I think it was very presumptuous of the Boden's to start a commercial facility in a residential neighborhood, especially without talking to the current neighborhood residents to find out how they felt about it. To me it demonstrates a complete disregard for the quality of life of those of us that live in the neighborhood.

Additionally, their statement that there were only a few vehicles being parked along 163rd Street is not true. There were numerous evenings when at least 6-10 vehicles were parked along 163rd Street and this went on continuously until early March. At no time was there anyone monitoring the parking situation to prevent parking along 163rd Street. I have no confidence that no parking on 163rd Street will be enforced by the Boden's if a Special Use Permit is approved.

While there have been many letters of support provided by the Boden's for the approval of a Special Use Permit to establish the baseball training facility, none of those that submitted the letters live within the neighborhood that will be adversely affected if the Special Use Permit is approved. I'm sure that they would feel the same as I do if someone were to establish a similar facility in close proximity to where they reside.

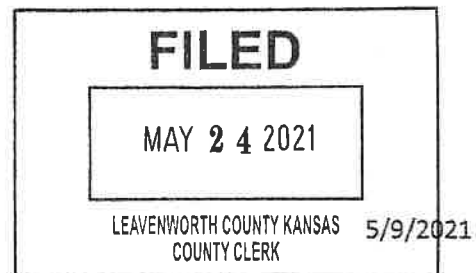
In closing, the issuance of a Special Use Permit for 25214 163rd Street would adversely impact my quality of life as well as potentially have a significant negative impact upon the value of my property and being able to sell it in the future.

Thank you,



Tony Hill
25282 163rd Street
Leavenworth, KS 66048

Public Comment on DEV-21-034



Leavenworth County Planning and Zoning Department,

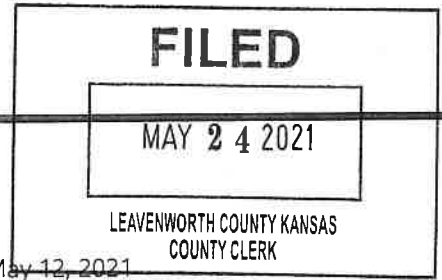
I am writing this letter in response to Special Use Permit (DEV-21-034). This building was built in a mostly residential location not a commercial area and is noncompliant with the surrounding area. The building is an eyesore to the neighborhood. It should have never been allowed to be built. It has ruined the look of the area. Every time I come to this intersection all I see is this eyesore. Now they want to make it a commercial business? If this land is rezoned commercial when they are ready to sale the property what is next, an auto repair shop, autobody shop, heavy equipment repair, etc.? I am sure the value of the properties surrounding this building have been hurt specially the property directly to the north. Why was something like this allowed in an area with mostly high valued homes? I for one do not want a commercial operation in my neighborhood.

Rodger Dittmore Jr.

Public Comment on DEV-21-034

Voth, Krystal

From: Ryan Gant <cabryan66048@yahoo.com>
Sent: Tuesday, May 11, 2021 12:02 PM
To: PZ
Subject: Special Use permit (DEV-21-034) for Meeting May 12, 2021



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.

May 11, 2021

To Whom It May Concern:

My name is Charity Briggs and I reside at 25155 163rd Street, Leavenworth, Kansas. I have lived here for 9 years. I am writing about the Special Use Permit (DEV-21-034) request for the following property: 25214 163rd Street, Leavenworth, Kansas. Parcel Id Number: 108-27-0-00-00-006.04

I am writing for several reasons. My main purpose in writing this letter is to stress to you the concerns I have about living this close to a commercial facility. When searching for this house we purposely made sure we would not be living by any commercial businesses or properties as we had dreamed of a quiet neighborhood to raise our family. We saved for years and spent a lot of time searching for the right area. Now that is being taken from us by someone who decided to build a location in an area that they are not zoned to be in. And they are now hoping to be granted a permit to continue operating in an area that is residential.

I am unhappy that someone would blatantly break rules and build a structure for commercial usage on land that has been set up as residential and agricultural. I live about ½ block from this facility and it has opened up our neighborhood to more traffic than I've seen out here the entire time I've lived here. And with the traffic comes a lot of noise not just from vehicles but also from people. There has also been trash in the street and on the corners that does not benefit anyone living in this neighborhood. I do not want to live by a busy business or commercial facility. I also do not want to live by a big sports practice field or facility. These are reasons that I chose this location and neighborhood to live in. If there will be a continuation of commercial establishments appearing in my county (not city) neighborhood, then I will have to consider relocating to a county with more respect for it's homeowners.

I have lived in this neighborhood for a short 9 years but have watched house after house being built as well as agricultural land being converted to residential living area. This is sad from the stand point that land is something that we as humans cannot make more of and the thought of driving out all agricultural land in favor of more housing and commercial establishments is a bit too much for discussion at this meeting. However, I have been involved in youth sports in Leavenworth County for many years, including as President of the Leavenworth Soccer Association (LSA) for 5 years. I know that personally we (LSA) spent many hours researching and checking on needed permits and requirements for practice facilities and game fields for both practice and for games as well as for tournaments. We also looked at purchasing land for expansion and once again did research to learn if it was feasible to put a sports facility in that location. I am more than upset that someone would go ahead and purchase land and build a facility without getting permission first. It seems

Public¹ Comment on DEV-21-034

irresponsible and I have to wonder what other choices that would be made for their benefit and not for the good of the neighborhood or neighbors, let alone the people choosing to use this facility.

I have also been informed that the county does not take action against those who break the rules other than to fine them. This is unacceptable behavior and I truly hope this is NOT the case. I hate that the people at the above location may lose money by being made to close their establishment and relocate to an area that is zoned for sport facilities, however, there are consequences to breaking rules in our society. I would not expect a murderer or rapist to go free because they had already committed the crime and nothing can undo that now. (I am not comparing the severity of the accused permit to the above crimes, the crime could be a white collared crime or something as simple as a parking ticket or library book fine, only that we as a society do not let punishment or consequences disappear for crimes or oversights or lack of common sense in our society, so would it be just to let this go?) I have been told by many in the neighborhood to not even approach the County Planning Commission because you do not value input and will always side by the party asking for a permit because they will pay fines that benefit the county. I definitely hope this is not true. I am hoping that you value every thought and opinion that is presented to you. I hope that every voice and concern is taken seriously.

In conclusion, I am NOT in favor of a special use permit and hope that the recommendation is denied. I would like to continue living in a peaceful quiet neighborhood where I know and respect my neighbors. If you have any questions or concerns, please feel free to contact me at any of the below addresses or phone numbers. I would also request that this letter be forwarded to all deciding bodies in this issue (not just for this meeting, but for future meetings as well).

Thank you for your time,

Charity Briggs

25155 163rd Street

Leavenworth, Kansas 66048

Cabryan66048@yahoo.com

(913)680-1169

Public Comment on DEV-21-034

Voth, Krystal

From: Ryan Gant <cabryan66048@yahoo.com>
Sent: Tuesday, May 11, 2021 12:18 PM
To: PZ
Cc: Ryan Gant
Subject: Meeting may 12, 2021 (From Ryan Gant)

FILED

MAY 24 2021

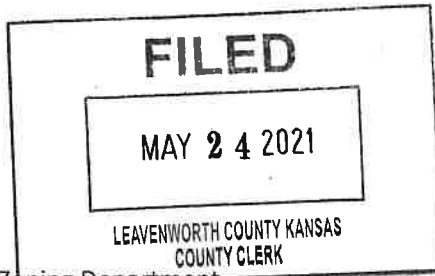
LEAVENWORTH COUNTY KANSAS
COUNTY CLERK

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.

Good Morning,
I live on 163rd Street very near the building in question (25214 163rd St). My vote would be NO to granting a special use permit for the baseball practice facility. I moved out to my neighborhood in the county about 9 years ago. I moved to this neighborhood because I wanted peace and quiet and to get away from all the traffic and hustle and bustle of the living in a town or city. Over the 9 years that I've lived here I've had to work very hard to maintain my peaceful life out here sometimes working multiple jobs so I could keep my family in a nice quiet secluded neighborhood. With the building of this facility the owners have brought all of the traffic and noise that I have worked so hard to avoid basically right to my front door. I am extremely upset about this and do not want this permit granted.

Ryan D. Gant
ryangant1@yahoo.com

Public Comment on DEV-21-034



Collin & Kelly Meyer
16361 Gilman Rd
Leavenworth, KS 66048

Leavenworth County Planning and Zoning Department
300 Walnut St
Leavenworth, KS 66048
pz@leavenworthcounty.gov

Regarding: Application for Special Use Permit (DEV-21-034), Kevin & Andrea Boden, 25214
163rd St, Leavenworth, KS 6604

Dear Planning Commission,

The purpose of this letter is to strongly oppose the approval of the special use permit for an athletic facility on the corner of 163rd and Gilman. We hope that once their house is built and they move into the neighborhood the Boden's will see that the facility's use last winter was a huge change to our usually pretty quiet residential neighborhood and the facility is not ideal for the county road/intersection they are using. This past winter when it was being used for this purpose it changed the traffic drastically several evenings a week for several months; and in addition to the increased traffic, you must also consider these roads are not well lit, do not have shoulders and have no center line. It definitely felt like a safety issue in regard to traffic. It was also incredibly apparent the visitors to our neighborhood and the facility were not familiar with the area and/or are not invested in the neighborhood. Speeding down the road and over the hill (that you cannot see over until you crest the hill) is one example, also tracking significant amounts of mud into the streets and those that live in the neighborhood are left to deal with it daily. To the extent it would track more than a quarter mile. We have lived in our home (three houses from this intersection) for 10 years this July and we can say with all certainty this is not how our neighbors treat each other. If this past winter were a test to see how this would work, unfortunately, our opinion is not favorable, and we kindly ask that you deny this special use permit.

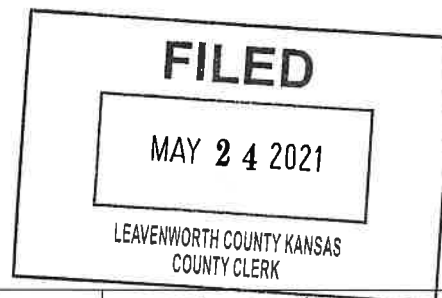
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Public Comment on DEV-21-034

everyone's right to do what they want on their property it does not seem as fair when the new family to the neighborhood get to change everything about the neighborhood for our families.

Thank you for your consideration,

Collin and Kelly Meyer



Protest Petition Signers

	Name of Signer	Property Name/Address
1	Tony Hill	Tony Hill 25282 163 rd St
2	Colleen Keller	Colleen Keller 16331 Gilman Rd
3	Amy Locher	Amy Locher 16223 Dana Ln
4	Stanford Locher	Stanford Locher 16223 Dana Ln
5	Christina Schermbeck	Christina Schermbeck 25248 163 rd St
6	Molly Brennaman	Jolly96 Trust 16240 Dana Ln
7	John Brennaman	Jolly96 Trust 16240 Dana Ln
8	Jacob Will	Jacob Will 16237 Dana Ln
9	Leanna Will	Leanna Will 16237 Dana Ln
10	Frances Driscoll	Frances Driscoll 16276 Dana Ln
11	William E Driscoll Sr	William Driscoll Sr 16276 Dana Ln
12	Rodger Dittmore	Dittmore Family Living Trust 16167 Dana Ln
13	Yolonda Dittmore	Dittmore Family Living Trust 16167 Dana Ln
14	Charity Briggs	Charity Briggs 25155 163 rd St
15	Ryan Gant	Ryan Gant 25155 163 rd St
16	Richard Schermbeck	Richard Schermbeck 25248 163 rd St
17	Collin Meyer	Collin Meyer 16361 Gilman Rd
18	Kelly Meyer	Kelly Meyer 16361 Gilman Rd

Properties (10)

25282 163rd St

16331 Gilman Rd

16223 Dana Ln

25248 163rd St

16240 Dana Ln

16237 Dana Ln

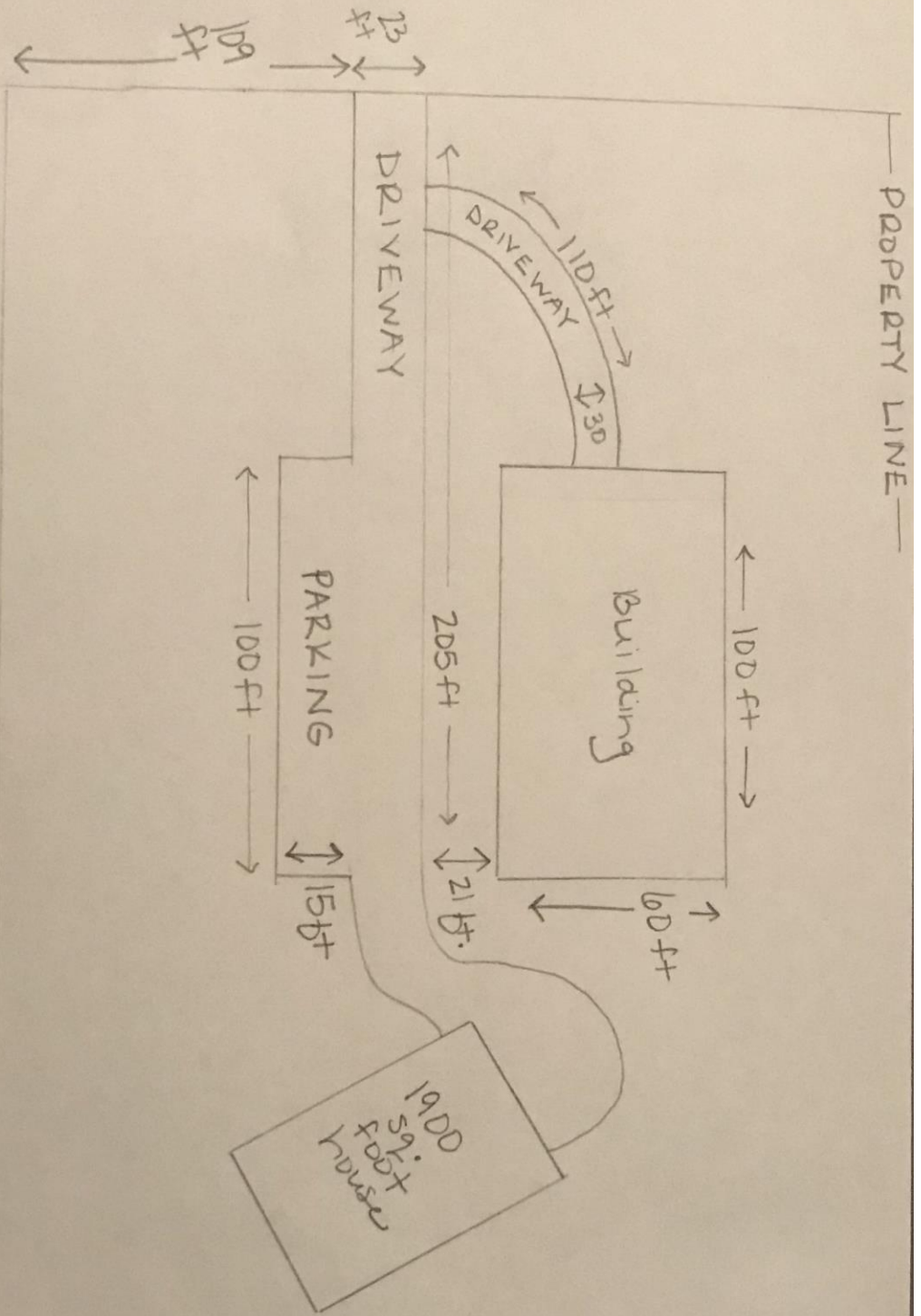
16276 Dana Ln

16167 Dana Ln

25155 163rd St

16361 Gilman Rd

163rd Street



Gilman Rd.

SPECIAL USE PERMIT APPLICATION

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

PID: <u>108-27-006.04</u>	Office Use Only	Date Received: <u>3-5-2021</u>
Township <u>Delaware</u>		
Planning Commission Date: <u>May 12, 2021</u>		
Case No. <u>DEV-21-034</u>	Date Paid <u>3-5-2021</u>	
Zoning District <u>RR-2.5</u>		
Comprehensive Plan land use designation <u>Residential Units / Acre</u>		

APPLICANT/AGENT INFORMATION	OWNER INFORMATION (If different)
NAME <u>Kevin and Andrea Boden</u>	NAME <u>Dan Lynch / Inrichtus Builders</u>
ADDRESS <u>308 Fawn Valley St.</u>	ADDRESS <u>1204 State Ave</u>
CITY/ST/ZIP <u>Lansing, MO 64643</u>	CITY/ST/ZIP <u>Tonyahnoxie MO 64686</u>
PHONE <u>(785) 633-7588</u>	PHONE <u>(913) 481-6847</u>
EMAIL <u>andrea.rothers@gmail.com</u>	EMAIL _____
CONTACT PERSON <u>Andrea Boden</u>	CONTACT PERSON <u>Dan Lynch</u>

PROPOSED USE INFORMATION
Existing and Proposed structures <u>Existing outbuilding</u>
Reason for requesting a Special Use Permit <u>Baseball practice</u>

PROPERTY INFORMATION	
Address of property <u>25214 163rd St., Leavenworth</u>	Parcel size <u>2 1/2 acres</u>
Current use of the property <u>Baseball practice</u>	
Does the owner live on the property? <u>No - Currently building SFR</u>	
Does the applicant own property in states or counties other than Kansas and Leavenworth County? <u>no</u>	

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

Signature [Signature] Date 2/24/21

ATTACHMENT A

LEAVENWORTH COUNTY DEVELOPMENT APPLICATION PERMIT

CASE NUMBER DEV-21-034

PERMIT SUB-TYPE SPECIAL USE PERMIT

PID 108-27-0-00-00-006.04 PARCEL SIZE 2.42 AC ZONE RR-2.5
TWSP DELAWARE SCHOOL DIST 469 SDD NO
SUBDIVISION Madeline's Meadows LOT NO 1 BLOCK NO
WATER DIST RWD 8 ELECTRIC EVERGY SEWER DIST n/a
FLOOD PLAIN IN PARCEL NO FLOOD PLAIN ON BUILDING SITE NO
SITE ADDRESS 25214 163rd St
SITE CITY Leavenworth SITE STATE KS SITE ZIP CODE 66048

LAST NAME Boden FIRST NAME Kevin/Andrea PHONE 785-633-7588
EMAIL andrea.rothers@gmail.com
ADDRESS 308 Fawn Valley St
CITY Lansing STATE KS ZIP CODE 66043

CONSULTANT CONSULTANT PHONE
CONSULTANT EMAIL

PROPOSED ZONING n/a SUP CATEGORY - USE Indoor Athletic Field
VARIANCE REGULATION CURRENT USE RESIDENTIAL ROAD LOCAL
COMP PLAN USE DESIGNATION Residential 3 Units/Acre UGMA

SUBDIVISION TYPE GROSS ACREAGE COVENANTS NO
MAXIMUM LOT SIZE MINIMUM LOT SIZE OPEN SPACE ACREAGE
LOTS TRACTS TOTAL PARCELS DENSITY

NOTES:

STAFF	STAFF ACTION	[] PUBLIC HEARING	AGENDA AREA	REGULAR
PC	PC ACTION		NOTICE PUB	
BOCC	BOCC ACTION		RESOLUTION PUB	
BZA	BZA ACTION	DURATION	EXPIRATION	

APPLICATION FEE \$400.00 TIF 0.00 BOND 0.00 TOTAL FEES \$400.00
CHECK NO 4095 [] CASH [] CC TIF CHECK NO

STAFF APPROVAL  DATE 3/5/21

APPLICANT DATE

Written Description of the Proposed Use

In the fall of 2019, we purchased the property in question for purposes of constructing a new home and a large outbuilding to be used for personal storage and for use by our 11-year old son's baseball team. Our son is a member of the Titans Baseball Club. The club involves three teams, with boys from Lansing, Leavenworth, Basehor, and Tonganoxie only. We are registered as a non-profit organization for tax purposes. I (Kevin) am in charge of the organization. We decided to build a large outbuilding on our own property because in past years, our Titans team used a facility in Tonganoxie for winter practices. When that facility closed, we decided to build a place of our own. At the time, we planned to use the building for my son's team only, as we had in Tonganoxie, and possibly allow other Titans teams later.

In February 2020, we were ready for construction of our building. Unfortunately, we faced the sudden onset of the Coronavirus pandemic, and this put a hold on our process for various reasons. As a result, we were unable to begin construction of our building until the fall of 2020. As soon as the building was complete, we started using it for our son's Titans baseball team. Shortly thereafter, numerous baseball teams began contacting us to inquire about using the building. Because of the Coronavirus pandemic, many churches, gyms, and school facilities were not allowing use of their space for sports activities, so members of the community were reaching out to us about our building. We have since allowed several baseball teams, in addition to our own, to use the building for team practices at minimal cost, to cover our own expenses. We were overwhelmed by the number of people asking to use our building, and we tried to limit it. However, in hindsight, we realize the extra traffic in the neighborhood likely caused concern for those living there.

Recently, we contracted with Dan Lynch Real Estate to begin construction of our house. When he went to Leavenworth County Planning and Zoning to transfer our home construction permit to his name (previously in the name of PCDI), the request was denied. We contacted the County and were told by Krystal Voth that neighbors have complained about traffic related to our building, and that a special use permit is required. Krystal refused us the construction permit until our property became "in compliance" with County regulations, so we sent Krystal a cease and desist letter stating that we would no longer use our building for group baseball team practices until a special use permit is obtained. This was our only avenue for securing a home construction permit, which is needed to keep us in compliance with yet another county regulation--that we cannot have an outbuilding on residential property without an actual residence.

In pursuing a special use permit, we first note that we are asking for something fairly limited in nature. The building will primarily be used for group baseball practices in the months of January,

February, and early March, when the weather is too cold for outdoor practice. The very limited nature of our building use is why we did not pursue a special use permit in the first place. We were under the impression that special use permits are necessary for businesses like daycare operations or mechanic shops that operate daily and year-round. We do not consider ourselves a business in that sense. While we are charging a small fee for people to use our building, we are not really “open” to the public in the same sense as most businesses, so did not fully realize the need for a permit. We are not advertising our building to the general public for business and are not allowing random people to come in and use the building. We have limited use to people we know here in Leavenworth County. Krystal Voth has explained that special use permits are necessary for any operation that changes the character of a neighborhood and that we are an illegal business. We do not believe that our building significantly changes the character of our neighborhood. As the County Commissioners reviewing our application can see, a small airport is operated adjacent from our property, just down Gilman Road. While we will pursue a special use permit in order to remain in compliance, we feel it is a stretch to say we have significantly changed a neighborhood that houses a fully-functioning airport, where vehicles are parked on a daily basis.

It is now March and we have essentially reached the near-end of the roughly 2 1/2-month period in which our building has been used for teams practices. Outside of this short time period, we intend, going forward, for our building to be used on isolated occasion during the rest of the year (such as during bad weather), and for personal and private use. It is widely known that once baseball season gets underway in March, teams are no longer practicing much, as they are playing actual games and have less time for frequent practice sessions. Moreover, in warm weather, any remaining practices are happening outdoors. Once mid-March hits, there will be very limited use of our building for the next 9-10 months and it will likely sit empty but-for private use.

As for the expected hours that our building might be used, so far it has been used about 4 hours per day, and this is what we expect in the future--during the months of January, February, and part of March. On weeknights, the building has been used between the hours of 5 pm to 9 pm, and the building is used intermittently throughout the day on weekends. Only two teams use the building per day, and each team practices for two hours. Again, we emphasize that this sort of usage only takes place during the months of January, February, and part of March. There is no demand for year-round indoor baseball practice.

Regarding traffic, each team that uses the building involves about 10 players/coaches combined (coaches are parents of players, and some teammates do not participate in winter practice because they are involved in wrestling). Each team practice, then, involves about 10 vehicles coming onto the property. A handful of parents remain at the building during practice and park a vehicle on the property, while some parents simply drop their children off and pick them up at

the end of practice. At most, we have observed about 6-8 vehicles parked on our property during a practice. On an average day, when two teams practice, we expect about 20 vehicles total coming onto the property to pick up/drop off.

Regarding parking, because we recently constructed this building and have not built our house, we currently have just a gravel driveway going to the building, with no grass around it. Snow and rain have been problematic, as the absence of grass has caused significant mud issues as people have been driving off the gravel and onto the yard. This will no longer be an issue once the weather changes and we are able to lay sod. In spring/summer, we plan to lay sod around the building to ensure that the area has proper coverage to prevent mud issues. We also plan to add a small rocked area next to the building to be designated for parked vehicles—although again, we expect to have no more than 6-8 vehicles parked on our property at a time. We are aware that a few people using the building have parked on 163rd Street, and we put a stop to this immediately. We are fully aware that it is totally unacceptable to park on 163rd Street and plan to enforce rules preventing anyone from parking there.

After becoming aware of neighborhood complaints about our building, we took an entire Saturday to walk around the neighborhood and visit with those surrounding our building. After hearing about our plans and realizing we are only expecting winter use of our building, we were able to ease the concerns of many. In fact, several of our neighbors are now using the building for their own children's entertainment. We spoke with the seven homeowners directly surrounding the building and only left with significant concerns by one neighbor, who largely complained about vehicles parked on 163rd Street. Again, we promise to resolve that issue entirely.

We feel we are doing a great service to the youth of Leavenworth County by offering up our building, and the benefit greatly outweighs any detriments. Local baseball teams are forced to regularly travel to Johnson County and other areas to rent facilities at an enormous cost. Since we completed our building, we have received repeated calls from people in the community who are thrilled to have a place for winter baseball practice. This prevents our residents from having to travel on school nights, in bad weather, and in cold weather months, only to spend their money outside our county. The small monetary contribution we receive in exchange for providing the building allows us to merely break even on the cost of our building, and we are happy with that. We both have good jobs and salaries and this is not our source of income. Instead, we would like to continue providing local baseball players, and particularly our own son, with an affordable option for developing skills for the few short months leading up to the season. While use of the building certainly increases traffic in our neighborhood to an extent, we see no other detriments to the neighborhood. There is no equipment outside the building that might cause danger to persons passing by or that might be an "eyesore" to neighbors. The building is secure, sound, and fully insulated, and there is no noise that might bother neighbors. The people who are using the

building are Leavenworth County residents, not random people without local ties. There is significant community benefit to allowing our youth to use this building and we are excited to see such an opportunity for our friends and neighbors, particularly during the Coronavirus pandemic when many kids have been stuck at home for so long. The building provides a great place for families to get out during the winter months, when people are stir-crazy and longing for baseball season. We are happy to provide a great opportunity for our community and would like the opportunity to continue that next fall when the need arises.

Thank you for your time and consideration.

Sincerely,



Kevin and Andrea Boden

3/05/2021
9:23:02

LEAVENWORTH COUNTY TAX RECEIPT # 34929

User-LCROOK
62984/604237
Page 1 of 1
TOTAL TAX 67.78

CLASS	VALUATION	LEVY	GENERAL TAX	SPECIALS	TOTAL TAX
A	579	117.070	67.78	.00	67.78

 Tax Unit 061 Twp-DELAWARE TOWNSHIP
 Prop Addr: 25214 163RD ST 66048
 Acres-2.42 Subd-MADELINES MEADOWS Lot-1
 MADELINES MEADOWS, S27, T09, R22E, LOT 1
 , ACRES 2.42

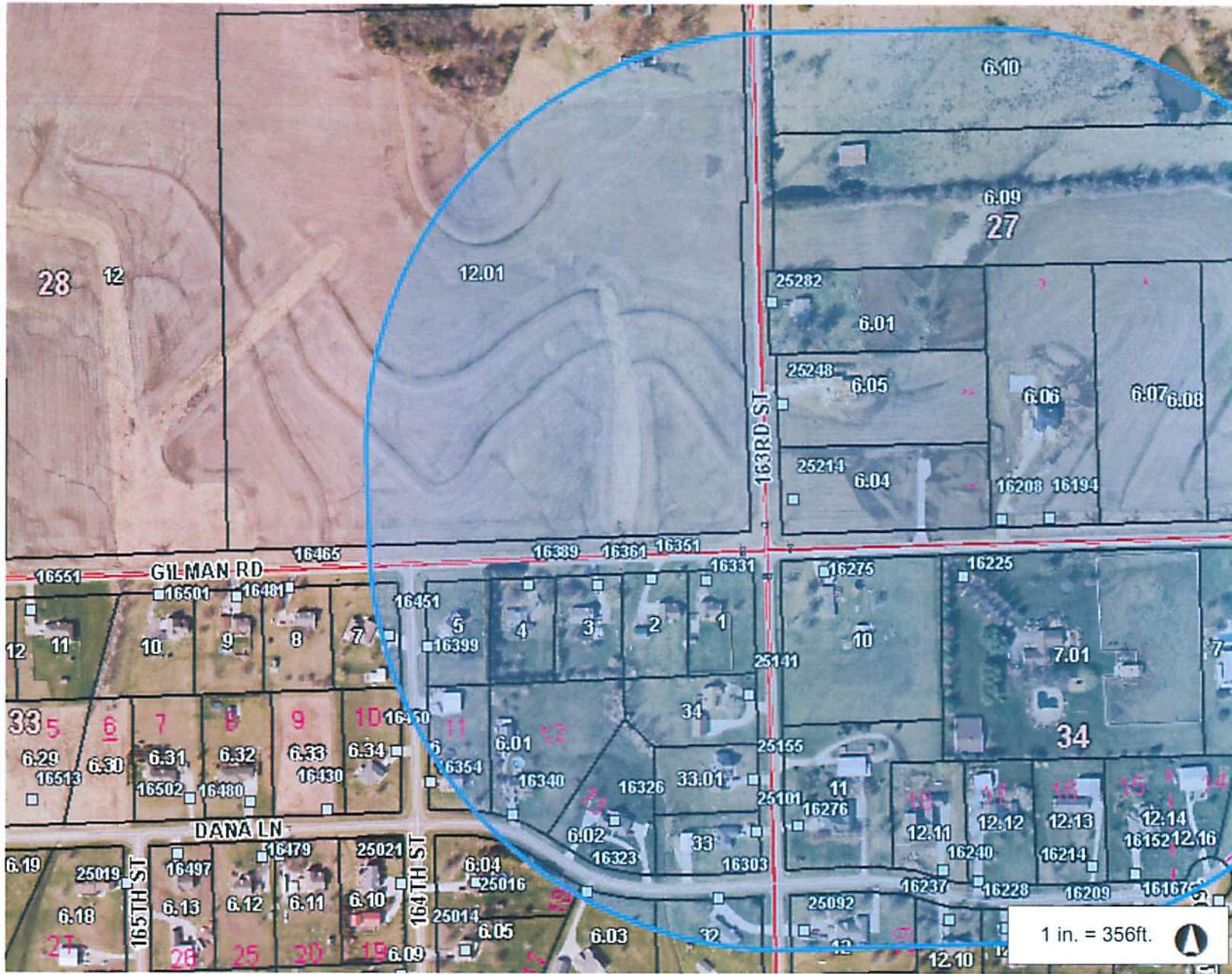
BODEN, ANDREA G ROTHERS & KEVIN T
652 SHADY BEND DR
TONGANOXIE KS 66086-6205

1744-Stmt#

 2/25/2021 DATE PAID
 34929 RECEIPT #
 67.78 TAX/SPEC PD
 .53 INTEREST PD
 .00 FEES PD
 68.31 TOTAL PD

2020 taxes paid in full.

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



1 in. = 356ft.

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

RESOLUTION 2021-17

A resolution of the Leavenworth County Kansas Board of County Commission, issuing a Special Use Permit for a Commercial Athletic Field – Boden Baseball Facility on the following described property:

Lot 1 of Madeline’s Meadows, in Leavenworth County, Kansas more commonly known as 25214 163rd Street.

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 5th day of March, 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 12th day of May, 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 2nd day of June, 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 2nd day of June, 2021, and incorporated herein by reference;

That Case No. DEV-21-034, Special Use Permit for a Commercial Athletic Field – Boden Baseball Facility 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 months of January through March.
3. Operation of the business shall not take place until the Fire District has approved of the required changes.
4. The hours of operation shall be limited to Monday-Friday 5:00PM until 9:00PM and Saturday and Sunday from 9:00AM until 5:00PM.
5. The applicant shall cause to have constructed a graveled parking lot that can accommodate a minimum of eight (8) vehicles and a maximum of 10 vehicles.
6. In no scenario shall there be more patrons to the facility than the parking area can provide for.
7. There shall be no employees other than the property owners.
8. The business shall be limited to two teams per day at the practice facility.

9. The applicants shall pay for a commercial building permit for the accessory structure being utilized for the baseball facility.
10. The applicant shall adhere to the following memorandums:
 - a. Olsson – Public Works, May 12, 2021
 - b. David Asmus –Leavenworth County Fire District 1, April 12, 2021
 - c. Chuck Magaha – Emergency Management, Month day, 2021
11. No signage is allowed in the right-of-way. No signage is requested with the SUP. All signage shall comply with Article 25, Sign Regulations of the Leavenworth County Zoning and Subdivision Regulations.
12. No on-street parking shall be allowed.
13. This SUP shall be limited to the Narrative dated March 5, 2021 submitted with this application.
14. This SUP shall comply with all local, state, and federal rules and regulations that may be applicable. After approval of this SUP by the Board of County Commission all conditions listed shall be adhered to and copies shall be provided to the Planning and Zoning Department within 30 days.

Located in Section 27, Township 09 South, Range 22, also known as 25214 163rd Street, parcel no. 108-27-0-00-00-006.04 in Leavenworth County, Kansas.

Adopted this 2nd day of June, 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
Resolution 2021-18**

**Proposed Amendment to the 2006 Leavenworth County Zoning and Subdivision
Regulations – Article 41 & 43**

Date: June 2, 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 2021-18 Amendments to the Leavenworth County Zoning and Subdivision Regulations Articles 41 & 43.

Analysis: This is a request to amend Article 41 – Access Management and Article 43 -Cross Access Easements. The proposed amendments are in accordance with direction from the Board of County Commissioners and serve to provide clarity to the regulations.

Recommendation: The Planning Commission voted 7-0 to recommend approval of Case No. DEV-21-033 Amendment to the 2006 Leavenworth County Zoning and Subdivision Regulations – Article 41 & 43.

Alternatives:

1. Approve Resolution 2021-18 Amendment to the 2006 Leavenworth County Zoning and Subdivision Regulations – Article 41 & 43, with Findings of Fact, and with or without conditions; or
2. Deny Resolution 2021-18 Amendment to the 2006 Leavenworth County Zoning and Subdivision Regulations – Article 41 & 43, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation Resolution 2021-18 Amendment to the 2006 Leavenworth County Zoning and Subdivision Regulations – Article 41 & 43, 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

Resolution 2021-18
Case No. DEV-21-033
Proposed Amendment to the 2006 Leavenworth County Zoning and
Subdivision Regulations

Staff Report – Board of County Commissioners

June 2, 2021

GENERAL INFORMATION:

Applicant: Leavenworth County Planning and Zoning Department

Planner: Krystal A. Voth

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 41 – ACCESS MANAGEMENT

The current Access Management Policy can be found on paged 138-140 of the Leavenworth County Zoning and Subdivision Regulations and is provided as an attachment to this report.

Proposed Policy:

ARTICLE 41- ACCESS MANAGEMENT

Section 1. OVERVIEW

The intent and purpose of the Access Management Policy is to encourage the orderly development of land while maximizing the health, safety and welfare of residents within Leavenworth County. The proposed Access Management Policy shall promote safety within Leavenworth County by assessing the number of access points thereby evaluating the safety of County roadways. The proposed Access Management Policy shall promote current and future development within areas of the County by encouraging the preservation of property which ultimately preserves land for future development. The proposed Access Management Policy shall preserve parcels of land where services can be feasibly provided in the future. Parcels of land which are situated adjacent to and abutting County Arterial and County Local Roads shall be subject to the policies and restrictions set forth in the Access Management Policy. Policies and regulations set forth in the Special Development District and future development districts shall supersede the Access Management Policy for parcels within those districts.

The Access Management Policy provides for the development of land, while protecting and managing current and future access, by allowing access of driveways to parcels which meet the minimum required road frontage. Driveway spacing will be determined by the road classification system.

Those regulations specific to the Access Management Policy would apply to properties only upon development or change of use. The Access Management Policy encompasses all parcels of land which are adjacent to or abutting County Arterial and County Collector Road.

Section 2. DEFINITIONS

1. Development – Any division of the land.
2. Road Classification System – See Exhibit A
3. Public Road Entrance Management Standards – See Exhibit B
4. Public Road Access Management Standards – See Exhibit C

Section 3. ZONING AND SUBDIVISION REGULATIONS

Development of parcels shall be subject to the standards and requirements set forth in the Leavenworth County Zoning and Subdivision Regulations, Sanitary Code and Floodplain Management Ordinance.

Section 4. URBAN GROWTH MANAGEMENT AREAS

Development occurring within 660' feet of an incorporated city limits shall be required to obtain and produce a Certificate of Authorization for access; unless:

1. The incorporated City and County have agreed upon and implemented a separate Access Agreement Policy.

Section 5. VARIANCES

An applicant may apply for a variance to the Access Management Policy. The Board of Zoning Appeals may review and approve a variance on a case-by-case basis according to the criteria set forth in the Leavenworth County Zoning and Subdivision Regulations Article 28 – Board of Zoning Appeals.

Section 6. EXHIBITS

EXHIBIT A – Roadway Classification Definitions:

- A. MAJOR – Roadway section with historical vehicle traffic volumes of greater than 1000 vehicles per day (vpd).
- B. MINOR – Roadway section with historical vehicle traffic volumes of less than or equal to 1000 vehicles per day (vpd).
- C. STATE – Roadway that is maintained by the State of Kansas. All Access Management on state maintained roadways is determined by the State of Kansas
- D. ARTERIAL – Roadway that carries longer-distance traffic flow between communities and important centers of activity.
- E. COLLECTOR – Roadway that carries traffic from local streets to arterial streets
- F. LOCAL – Low capacity roadways that carries traffic from interior subdivision roadways to adjacent local, collector, arterial, or state roads
- G. INTERIOR SUBDIVISION – Roadways, either public or private, designed as part of a subdivision, built by the developer, to provide access to the residential properties within the subdivision. These roadways are identified as ‘Local Roadways’ or ‘Private Roadways’ on Leavenworth County Classification Map.

EXHIBIT B - Public Road Entrance Management Standards:

1. The minimum entrance spacing standards from adjacent roadways or other adjacent entrances shall be dependent upon the road classification of the roadway being accessed. Spacing is required to be met only along the side of the roadway that is being accessed. Entrance spacing requirements are designated by zoning districts as follows:
 - a. **Residential Entrance Spacing:**

The entrance spacing standards for entrance permits for platted and unplatted residential property onto public roads in the unincorporated areas of Leavenworth County are hereby adopted as follows:

 - I. Major Arterial Roadway: Minimum Required Entrance Spacing = 660 feet
 - II. Corner Clearance from Intersection = 330 feet
 - III. Minor Arterial Roadway: Minimum Required Entrance Spacing = 300 feet
 - IV. Corner Clearance from Intersection = 200 feet
 - V. Major Collector Roadway: Minimum Required Entrance Spacing = 300 feet
 - VI. Corner Clearance from Intersection = 200 feet
 - VII. Minor Collector Roadway: Minimum Required Entrance Spacing = 200 feet
 - VIII. Corner Clearance from Intersection = 100 feet
 - IX. Local/Interior Subdivision Roadway: Minimum Required Entrance Spacing = *See Below
 - X. Corner Clearance from Intersection = 100 feet

b. Additional Provisions

- I. Residential Lots fronting upon a roadway classified as a Local Road by the Leavenworth County Classification Map shall access the roadway with an entrance in a location that meets the line of sight requirements generally accepted by engineering standards within the AASHTO Green Book. It is desirable that they be designed and located to meet criteria for intersection sight distance and other design elements set forth. However, where this is not practical, they should be located to provide the best reasonable sight distance and meet other design criteria to the extent practicable.
- II. Lots with frontage on roadways of various road classifications must place their entrance along the roadway with the lower roadway classification. Any lot that abuts a local road and has secondary frontage must utilize the local roadway for its access location. Any lot that abuts two local roadways must utilize the roadway with the lowest traffic volume. All lots that have frontage on interior subdivision roadways must access the property from said interior roadway.
- III. Each Lot is allowed one primary entrance. Lots that are three acres or larger shall be allowed a secondary entrance location. The secondary location must meet the same spacing requirements set forth for the primary entrance location.
- IV. All existing lots are permitted a primary entrance, when possible. In the event that an existing property cannot meet the required spacing as stated in this policy, the entrance shall be located to provide the best reasonable sight distance and meet other design criteria to the extent practicable. No lot shall be created that would require the neighboring property to be accessed by a noncompliant entrance.

c. Business/Industrial Entrance Spacing

The entrance spacing standards for entrance permits for business or industrially zoned properties onto public roads in the unincorporated areas of Leavenworth County are hereby adopted as follows:

I. Arterial Roadway:

- a. Minimum Required Entrance Spacing = 250 feet
- b. Corner Clearance from Intersection = 330 feet

II. Collector Roadway:

- a. Minimum Required Entrance Spacing = 200 feet
- b. Corner Clearance from Intersection = 200 feet

III. Local Roadway:

- a. Minimum Required Entrance Spacing = 125 feet
- b. Corner Clearance from Intersection = 100 feet

EXHIBIT C - Public Road Access Management Standards

Roadway Spacing:

The minimum offset spacing for a new roadway is based upon the highest classification of roadway for either the roadway being accessed or the nearest intersecting roadway. In the event that there are intersections on either side of the accessed roadway section, each intersection will be treated independently and the proposed roadway must meet both intersection spacing requirements. Roadway spacing is required to be met only along the side of the roadway that is being accessed. In the event that a roadway exists on the opposite side of the accessed road, a four-way intersection shall be completed or maintain the minimum spacing requirements. These standards, for purposes of approval of subdivision plats pursuant to the Leavenworth County Subdivision Regulations, are hereby adopted as follows:

Existing Roadway Classification	Minimum Road Spacing (Feet)*
State	660
Arterial	660
Collector	660
Local	330
Interior Subdivision	330

Article 43 – Cross Access Easements

Section 2.1.c is being amended from the following:

Lots within Cluster Developments shall be situated so that all lots are accessed by the cross-access easement. Cross access easements shall be subject to the Leavenworth County Access Management policy requirements for driveway spacing.

To:

Lots within Cluster Developments shall be situated so that all lots are accessed by the cross-access easement. Cross access easements shall be subject to the Leavenworth County Access Management policy requirements for driveway and roadway spacing when servicing three or more parcels. Developments serving two parcels shall only be required to meet the driveway spacing requirements.

Section 3.3 proposed amendment from the following:

When established as part of a cluster development, the road and drainage plans submitted to County Staff shall be prepared and sealed by an engineer licensed in the State of Kansas.

To:

When established as part of a cluster development, the road and drainage plans submitted to County Staff shall be prepared and sealed by an engineer licensed in the State of Kansas. The developer shall provide documentation from the designing engineer stating the Cross Access Easement was built in accordance with the submitted design plans to the County upon completion of the Cross-Access Easement. Building permits shall not be issued until such document has been received.

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission voted 7-0 to recommend approval of Case No. DEV-21-033 (Resolution 2021-18) Amendments to the Leavenworth County Zoning and Subdivision Regulations Article 41 – Access Management and Article 43 – Cross Access Easements

ACTION OPTIONS:

1. Approve Resolution 2021-18 Amendment to the 2006 Leavenworth County Zoning and Subdivision Regulations – Article 41 & 43, with Findings of Fact, and with or without conditions; or
2. Deny Resolution 2021-18 Amendment to the 2006 Leavenworth County Zoning and Subdivision Regulations – Article 41 & 43, with Findings of Fact; or
3. Revise or Modify the Planning Commission Recommendation Resolution 2021-18 Amendment to the 2006 Leavenworth County Zoning and Subdivision Regulations – Article 41 & 43, with Findings of Fact; or
4. Remand the case back to the Planning Commission.

ATTACHMENTS:

Article 41 – Access Management Policy as currently written.

ARTICLE 41- ACCESS MANAGEMENT

Section 1. OVERVIEW

(BOCC Resolution 2018-13; May 29, 2018)

The intent and purpose of the Access Management Policy is to encourage the orderly development of land while maximizing the health, safety and welfare of residents within Leavenworth County. The proposed Access Management Policy shall promote safety within Leavenworth County by assessing the number of access points thereby evaluating the safety of County roadways. The proposed Access Management Policy shall promote current and future development within areas of the County by encouraging the preservation of property which ultimately preserves land for future development. The proposed Access Management Policy shall preserve parcels of land where services can be feasibly provided in the future. Parcels of land which are situated adjacent to and abutting County Arterial and County Local Roads shall be subject to the policies and restrictions set forth in the Access Management Policy. Policies and regulations set forth in the Special Development District and future development districts shall supersede the Access Management Policy for parcels within those districts.

The Access Management Policy provides for the development of land, while protecting and managing current and future access, by allowing access of driveways to parcels which meet the minimum required road frontage. Driveway spacing will be determined by the road classification system.

Those regulations specific to the Access Management Policy would apply to properties only upon development or change of use. The Access Management Policy encompasses all parcels of land which are adjacent to or abutting County Arterial and County Collector Roads shown in Figure 1.

Section 2. DEFINITIONS

1. Development – Any division of the land.
2. Required driveway spacing – Minimum spacing required between driveways. To be determined by the Road Classification and vehicles per day (VPD) – See Table 1.

Table 1. Public Road Access Management Standards	
Road Classification	Required Driveway Spacing (Feet)
Arterial Roads	
Major (>1,000 VPD)	660
Minor (<1,000 VPD)	300
Collector	
Major (>1,000 VPD)	300
Minor (<1,000 VPD)	200
Local Road	125
Minimum lot size shall be determined by Zoning and Subdivision Regulations	

Section 3. ACCESS MANAGEMENT

Driveway spacing shall be determined by the classification of the road per the Access Management Policy. There are four (4) road classifications which shall be applied to development. These classifications are: Major Arterial, Minor Arterial, Major Collector, and Minor Collector. Access points shall be allowed as follows:

1. Arterial Roads:
 - a. Roads with more than 1,000 VPD – Access is granted every 660 feet.

- b. Roads with fewer than 1,000 VPD – Access is granted every 300 feet.
2. Collector Roads
 - a. Roads with more than 1,000 VPD – Access is granted every 300 feet.
 - b. Roads with fewer than 1,000 VPD – Access is granted every 200 feet.
3. Local Roads
 - a. Required driveway spacing is 125 feet.
 - b. Required road frontage shall be determined by Zoning District.

Section 4. ZONING AND SUBDIVISION REGULATIONS

Development of parcels shall be subject to the standards and requirements set forth in the Leavenworth County Zoning and Subdivision Regulations, Sanitary Code and Floodplain Management Ordinance.

Section 5. URBAN GROWTH MANAGEMENT AREAS

Development occurring within 660' feet of an incorporated city limits shall be required to obtain and produce a Certificate of Authorization for access; unless:

1. The incorporated City and County have agreed upon and implemented a separate Access Agreement Policy.

Section 6. EXCEPTIONS

The following exceptions shall apply:

1. Parcels of land which are located within the County Road One Special Development District and/or future development districts shall be exempt from the policies and regulations within the Access Management Policy.

Section 7. REIMBURSEMENT OF DEVELOPMENT IMPACT FEE (DIF) AND ROAD IMPROVEMENT FEE (RIF)

If a developer chooses to improve an existing County road to County Standards, they will be reimbursed by the following process:

1. If any development directly abutting said improved road occurs within five (5) years, the developer shall pay a DIF & RIF to the County.
2. The County will reimburse the original developer the funds collected from development abutting and adjacent to the said improved road not to exceed one half the original cost to improve the road.
3. Any difference between the Current DIF & RIF and the amount reimbursed will be allocated for road improvements within the township.

Section 8. GRANDFATHERING EXCEPTIONS TO THE ACCESS MANAGEMENT POLICY REGULATIONS

Section 9. GENERAL

The following exceptions to the Access Management Policy apply to all properties that are currently zoned rural residential which have less than the required road frontage set forth in the adopted Access Management Policy.

1. BUILDING AND REBUILDING
 - a. Regulation: A proposed development affected by the Access Management Policy shall contain a minimum amount of road frontage.
 - b. Exceptions:

- c. A home existing before the adoption of the Access Management Policy may be rebuilt after a fire/natural disaster if the property has less than the required amount of road frontage provided the requirements within the County regulations applicable at the time of application are met.
- d. Additions may be built onto the homes of a property with less than the required road frontage provided the requirements within the County regulations applicable at the time of application are met.
- e. An accessory building may be built onto the homes of a property with less than the required road frontage provided the requirements within the County regulations applicable at the time of application are met.
- f. An accessory dwelling unit may be added to the property with less than the required road frontage provided the requirements within the County regulations applicable at the time of application are met. Accessory dwellings are allowed for certain agricultural and family situations.

Section 10. ACCESS

Regulation: A proposed development affected by the Access Management Policy shall contain a minimum amount of road frontage.

Exceptions:

- 1. Parcels which existed before the adoption of the Access Management Policy shall be granted an access. The access point shall be determined by the County Engineer with respect to the safest and most advantageous location.

Regulation: Development occurring within 660' feet of an incorporated city limits shall be required to obtain and produce a Certificate of Authorization for access.

Exceptions:

- 1. Parcels which existed before the adoption of the Access Management Policy shall be granted an access. The access point shall be determined by the County Engineer with respect to the safest and most advantageous location.

Section 11. SPECIAL USE PERMIT AND TEMPORARY USE PERMIT

Regulation: A proposed development affected by the Access Management Policy shall contain a minimum amount of road frontage.

Exception: Special Use Permits may be granted for parcels affected by the Access Management Policy which has less than the required road upon review and approval by the Planning Commission and Board of County Commission. Temporary Use Permits may be granted upon review and approval by the Board of County Commission.

Section 12. VARIANCES

An applicant may apply for a variance to the Access Management Policy. The Board of Zoning Appeals may review and approve a variance on a case-by-case basis according to the criteria set forth in the Leavenworth County Zoning and Subdivision Regulations Article 28 – Board of Zoning Appeals.

RESOLUTION 2021-18

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

Article 41- Access Management

Article 43 – Cross Access Easements

ARTICLE 41- ACCESS MANAGEMENT

Section 1. OVERVIEW

The intent and purpose of the Access Management Policy is to encourage the orderly development of land while maximizing the health, safety and welfare of residents within Leavenworth County. The proposed Access Management Policy shall promote safety within Leavenworth County by assessing the number of access points thereby evaluating the safety of County roadways. The proposed Access Management Policy shall promote current and future development within areas of the County by encouraging the preservation of property which ultimately preserves land for future development. The proposed Access Management Policy shall preserve parcels of land where services can be feasibly provided in the future. Parcels of land which are situated adjacent to and abutting County Arterial and County Local Roads shall be subject to the policies and restrictions set forth in the Access Management Policy. Policies and regulations set forth in the Special Development District and future development districts shall supersede the Access Management Policy for parcels within those districts.

The Access Management Policy provides for the development of land, while protecting and managing current and future access, by allowing access of driveways to parcels which meet the minimum required road frontage. Driveway spacing will be determined by the road classification system.

Those regulations specific to the Access Management Policy would apply to properties only upon development or change of use. The Access Management Policy encompasses all parcels of land which are adjacent to or abutting County Arterial and County Collector Road.

Section 2. DEFINITIONS

1. Development – Any division of the land.
2. Road Classification System – See Exhibit A
3. Public Road Entrance Management Standards – See Exhibit B
4. Public Road Access Management Standards – See Exhibit C

Section 3. ZONING AND SUBDIVISION REGULATIONS

Development of parcels shall be subject to the standards and requirements set forth in the Leavenworth County Zoning and Subdivision Regulations, Sanitary Code and Floodplain Management Ordinance.

Section 4. URBAN GROWTH MANAGEMENT AREAS

Development occurring within 660' feet of an incorporated city limits shall be required to obtain and produce a Certificate of Authorization for access; unless:

1. The incorporated City and County have agreed upon and implemented a separate Access Agreement Policy.

Section 5. VARIANCES

An applicant may apply for a variance to the Access Management Policy. The Board of Zoning Appeals may review and approve a variance on a case-by-case basis according to the criteria set forth in the Leavenworth County Zoning and Subdivision Regulations Article 28 – Board of Zoning Appeals.

Section 6. EXHIBITS

EXHIBIT A – Roadway Classification Definitions:

- A. MAJOR – Roadway section with historical vehicle traffic volumes of greater than 1000 vehicles per day (vpd).

- B. MINOR – Roadway section with historical vehicle traffic volumes of less than or equal to 1000 vehicles per day (vpd).
- C. STATE – Roadway that is maintained by the State of Kansas. All Access Management on state maintained roadways is determined by the State of Kansas
- D. ARTERIAL – Roadway that carries longer-distance traffic flow between communities and important centers of activity.
- E. COLLECTOR – Roadway that carries traffic from local streets to arterial streets
- F. LOCAL – Low capacity roadways that carries traffic from interior subdivision roadways to adjacent local, collector, arterial, or state roads
- G. INTERIOR SUBDIVISION – Roadways, either public or private, designed as part of a subdivision, built by the developer, to provide access to the residential properties within the subdivision. These roadways are identified as ‘Local Roadways’ or ‘Private Roadways’ on Leavenworth County Classification Map.

EXHIBIT B - Public Road Entrance Management Standards:

1. The minimum entrance spacing standards from adjacent roadways or other adjacent entrances shall be dependent upon the road classification of the roadway being accessed. Spacing is required to be met only along the side of the roadway that is being accessed. Entrance spacing requirements are designated by zoning districts as follows:
 - a. **Residential Entrance Spacing:**
The entrance spacing standards for entrance permits for platted and unplatted residential property onto public roads in the unincorporated areas of Leavenworth County are hereby adopted as follows:
 - I. Major Arterial Roadway: Minimum Required Entrance Spacing = 660 feet
 - II. Corner Clearance from Intersection = 330 feet
 - III. Minor Arterial Roadway: Minimum Required Entrance Spacing = 300 feet
 - IV. Corner Clearance from Intersection = 200 feet
 - V. Major Collector Roadway: Minimum Required Entrance Spacing = 300 feet
 - VI. Corner Clearance from Intersection = 200 feet
 - VII. Minor Collector Roadway: Minimum Required Entrance Spacing = 200 feet
 - VIII. Corner Clearance from Intersection = 100 feet
 - IX. Local/Interior Subdivision Roadway: Minimum Required Entrance Spacing = *See Below
 - X. Corner Clearance from Intersection = 100 feet
 - b. **Additional Provisions**
 - I. Residential Lots fronting upon a roadway classified as a Local Road by the Leavenworth County Classification Map shall access the roadway with an entrance in a location that meets the line of sight requirements generally accepted by engineering standards within the AASHTO Green Book. It is desirable that they be designed and located to meet criteria for intersection sight distance and other design elements set forth. However, where this is not practical, they should be located to provide the best reasonable sight distance and meet other design criteria to the extent practicable.
 - II. Lots with frontage on roadways of various road classifications must place their entrance along the roadway with the lower roadway classification. Any lot that abuts a local road and has secondary frontage must utilize the local roadway for its access location. Any lot that abuts two local roadways must utilize the roadway with the lowest traffic volume. All lots that have frontage on interior subdivision roadways must access the property from said interior roadway.

- III. Each Lot is allowed one primary entrance. Lots that are three acres or larger shall be allowed a secondary entrance location. The secondary location must meet the same spacing requirements set forth for the primary entrance location.
- IV. All existing lots are permitted a primary entrance, when possible. In the event that an existing property cannot meet the required spacing as stated in this policy, the entrance shall be located to provide the best reasonable sight distance and meet other design criteria to the extent practicable. No lot shall be created that would require the neighboring property to be accessed by a noncompliant entrance.

c. Business/Industrial Entrance Spacing

The entrance spacing standards for entrance permits for business or industrially zoned properties onto public roads in the unincorporated areas of Leavenworth County are hereby adopted as follows:

I. Arterial Roadway:

- a. Minimum Required Entrance Spacing = 250 feet
- b. Corner Clearance from Intersection = 330 feet

II. Collector Roadway:

- a. Minimum Required Entrance Spacing = 200 feet
- b. Corner Clearance from Intersection = 200 feet

III. Local Roadway:

- a. Minimum Required Entrance Spacing = 125 feet
- b. Corner Clearance from Intersection = 100 feet

EXHIBIT C - Public Road Access Management Standards

Roadway Spacing:

The minimum offset spacing for a new roadway is based upon the highest classification of roadway for either the roadway being accessed or the nearest intersecting roadway. In the event that there are intersections on either side of the accessed roadway section, each intersection will be treated independently and the proposed roadway must meet both intersection spacing requirements. Roadway spacing is required to be met only along the side of the roadway that is being accessed. In the event that a roadway exists on the opposite side of the accessed road, a four-way intersection shall be completed or maintain the minimum spacing requirements. These standards, for purposes of approval of subdivision plats pursuant to the Leavenworth County Subdivision Regulations, are hereby adopted as follows:

Existing Roadway Classification	Minimum Road Spacing (Feet)*
State	660
Arterial	660
Collector	660
Local	330
Interior Subdivision	330

Article 43 – Cross Access Easements

Section 2.1.c

Lots within Cluster Developments shall be situated so that all lots are accessed by the cross-access easement. Cross access easements shall be subject to the Leavenworth County Access Management policy requirements for driveway and roadway spacing when servicing three or more parcels. Developments serving two parcels shall only be required to meet the driveway spacing requirements.

Section 3.3

When established as part of a cluster development, the road and drainage plans submitted to County Staff shall be prepared and sealed by an engineer licensed in the State of Kansas. The developer shall provide documentation from the designing engineer stating the Cross Access Easement was built in accordance with the submitted design plans to the County upon completion of the Cross-Access Easement. Building permits shall not be issued until such document has been received.

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 12th day of May, 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 2nd day of June, 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 2nd day of June 2021 and incorporated herein by reference;

That the amendments listed herein be approved:

Adopted this 2nd day of June, 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