



City of Bonner Springs

PLANNING COMMISSION AGENDA

CITY HALL COUNCIL CHAMBERS

TUESDAY, OCTOBER 25, 2011

STUDY SESSION @ 6:00 P.M.

REGULAR MEETING @ 7:00 P.M.

PLANNING COMMISSION MEMBERS:

PLEASE CONTACT TERRY BARLOW @ 667-1710

NO LATER THAN 12:00 NOON, TUESDAY, OCTOBER 25, 2011,

IF YOU WILL BE UNABLE TO ATTEND

PREPARED BY:

DON E. SLONE, AICP, CFM
PLANNING DIRECTOR

PEOPLE

PLANNING

PROGRESS

City of Bonner Springs
Planning Commission Agenda
Tuesday, October 25, 2011

Study Session 6:00 p.m.

- Planning Commissioner training on GIS/Floodplain Layers and a presentation on the FEMA Map Service Center.

Planning Commission Meeting – 7:00 p.m.

Call to Order: Time: _____

Roll Call:

ITEM NO. 1: Approval of Minutes: The regular Planning Commission meeting held August 23, 2011.

Motion: _____ Second: _____

For: _____ #Against: _____

New Business:

ITEM NO. 2: Site/Landscape Plan: ST-11-102, “Sterling Screen Printing Addition” located at 23825 W. 40th Street. Requested by Chris Herre, AIA, Rose Design Group, Inc. for Chris Routh, Sterling Screen Printing, Inc. property owners of record. The site/landscape plan is being submitted in order to construct a 14,700 square foot building addition and associated parking.

1. Staff Presentation / Applicants Presentation
2. Public Comment

Motion: _____ Second: _____

3. Board Discussion

For: _____ #Against: _____

ITEM NO. 3: Landscape Plan: LP-11-100, “McDonald’s Landscape Plan” located at 606 S. 130th Street. Requested by David Hertzell, Dobski & Associates for the McDonald’s Corporation, property owners of record. The landscape plan is being submitted to amend the Landscape Plan approved on March 22, 2004. The request is in order to relocate trees that were required and address the locations of those trees that will be removed as part of the K-7 Highway Corridor improvements.

1. Staff Presentation / Applicants Presentation
2. Public Comment

Motion: _____ Second: _____

3. Board Discussion

For: _____ #Against: _____

ITEM NO.4: Zoning Ordinance Amendment: BSZP-119: “Sandwich Board Signs/Special Event Signs”: The Governing Body requests the Planning Commission consider an amendment to Article XXXI: Sign Regulations of the Zoning Ordinance to allow Sandwich Board Signs without the requirement to issue a Sign Permit. *(This item will be forwarded to the Governing Body on November 14, 2011)*

Open Public Hearing Time: _____

1. Staff Presentation
2. Public Comment

Close Public Hearing Time: _____

Motion: _____ Second: _____

3. Board Discussion

For: _____ #Against: _____

Adjournment Time: _____

ITEM NO. 1

Approval of Minutes of the August 23, 2011 Planning Commission Meeting

PLANNING COMMISSION AGENDA Tuesday, October 25, 2011, 7:00 P.M.

PRESENT	Gray	_____
	Carter	_____
	Pierce	_____
& VOTE:	Neal	_____
	Parks	_____
	Neff	_____
	Stephan	_____
	Krone	_____

MOTION: _____

SECOND: _____

ACTION: MAKE A MOTION TO APPROVE THE MINUTES OF THE PLANNING COMMISSION MEETING ON AUGUST 23, 2011

STAFF RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE MINUTES

NARRATIVE: The minutes of the August 23, 2011 meeting are attached.

PLANNING COMMISSION MEETING MINUTES
Tuesday, August 23, 2011 AT 7:00 P.M.

MEMBERS PRESENT: Tom Gray, Dave Pierce, Robin Neal, Merle Parks, Robin Neal, Craig Stephan and Jason Krone

MEMBERS ABSENT: Dan Carter

STAFF PRESENT: Don Slone, AICP, CFM, Planning Director
Terry Barlow, Departmental Administrative Assistant
Bill Legge, P.E., City Engineer

Chairman Parks called the meeting to order at 7:00 p.m. and asked for a roll call.

Chairman Parks introduced **Item No. 1: Approval of Minutes** and called for a motion to approve the minutes of the July 26, 2011 Planning Commission meeting. Commissioner Stephan made a motion to approve the minutes as written and Commissioner Neal seconded the motion. Chairman Parks asked if there were any questions or other comments concerning the minutes. Seeing none, he called for the vote. The motion passed 5-0-2. Commissioners Pierce and Krone abstained.

NEW BUSINESS

Chairman Parks introduced **Item No. 2: Election of Officers:** Commissioner Stephan made a motion that Merle Parks remain as Chairman, Dave Pierce remain as Vice-Chairman and Don Slone remain as Secretary. Commissioner Krone seconded. The motion passed unanimously.

Chairman Parks introduced **Item No. 3: Comprehensive Plan Change: BSCP-20: "Little Joe's Asphalt"** A request to amend the Future Land Use Map of the Comprehensive Plan for 4.39 acres from a Vacant/Agricultural designation to an Industrial designation. This request is from Joe and Theresa Buehler, Little Joe's Asphalt Inc., property owners of record. This request is required in order to amend the zoning classification and to allow the current use as an asphalt construction contractor's office, warehouse and equipment storage as permitted under the I-1, Light Industrial District regulations. The properties are located at 610 N. and 530 N. 134th Street.

Chairman Parks opened the public hearing at 7:04 p.m. and asked for Staff presentation. Staff presented it's recommendations to the Planning Commission. Staff recommended approval. The Planning Director briefed the Planning Commission on the entire case including the Comprehensive Plan Change, Rezoning and the Lot Splits and then stated that he would answer any questions.

Chairman Parks asked if the applicant would like to address the Planning Commission. **Ryan Denk, Attorney at Law with the law firm of McAnany, Van Cleave & Phillips, 10 E. Cambridge Circle Drive, Kansas City, Kansas.** Mr. Denk addressed the Planning Commission on behalf of his clients, Joe and Theresa Buehler. A little bit of history while we are here. As Don mentioned, the applicants requested the property be rezoned to allow the current business on June 28, 1994 to an I-1, Light Industrial District and again on June 27, 1995 to a C-S-P, Highway Service District Planned. Both requests were denied by the City. The applicants brought suit against the City in the District Court that went to trial in June 1997. To date, this case remains without resolution by the District Court as the judge has since retired. Through some discussions with the City's legal counsel, it was suggested to me to talk to my clients in light of the change in circumstances and if we would go through this process and make application to rezone the property to I-1, Light Industrial District. My clients were in agreement to try to rezone again. The Planning Staff recommended that we make application under the I-1, Light Industrial District designation. It has been brought to my attention that the Planning Commission had some concerns relating to a similar application to change the Comprehensive Plan and Rezoning for the KDOT property across the street. KDOT is zoned C-S-P which is a commercial zoning district. Your Comprehensive Plan which talks about commercial zoning in no way envisions or contemplates the types of uses that KDOT has on that property. I guess my client's position is that the use of their property is basically like that of KDOT. If the Planning Commission denies this Comprehensive Plan Change, then his clients will file for a C-S-P rezoning with a special use permit. You need to look at the uses of the property and the use of KDOT and my client's are very similar. One thing I would note is that in the staff report, you have to get approval of the change to the Comprehensive Plan before you can take into consideration the rezoning. I don't agree with that statement. In

Kansas Law, the case of Golden vs. the City of Overland Park, the court found that the Comprehensive Plan is only one of nine factors that to need be considered by the Planning Commission for a rezoning. I object to the condition requiring the approval of the Comprehensive Plan Change in order to hear the request to rezone. My clients and I will be glad to address any questions that the Planning Commission might have.

Chairman Parks stated to Mr. Denk, as far as your last point is concerned it is certainly our intention to proceed through all three of the items regardless of the determination of the first item. I would assume that the issues of consideration would be pretty similar in all items so I would not anticipate a different vote but we are certainly going to proceed with all three no matter the outcome of the first item.

Chairman Parks asked if anyone in the audience would like to address the Planning Commission.

Marcus Potter, 401 N. 134th Street, Bonner Springs, KS stated that they had no problem with the Comprehensive Plan Change, the Rezoning or the Lot Split. He stated that the Buehler's have been good neighbors the entire time that they have lived in their home. He also stated that there is little or no truck traffic from Little Joe's business as the trucks do not come down 134th Street. Mr. Potter stated that he appreciates the condition to restrict the truck and equipment traffic from Little Joe's Asphalt to Elizabeth Avenue.

Chairman Parks asked if there were any further questions or comments from the applicants or the audience. Seeing none, he closed the public hearing at 7:19 p.m. and asked for a motion. Commissioner Stephan made a motion to approve with the conditions listed in the Staff report. Commissioner Pierce seconded.

Chairman Parks asked if the Planning Commission had any questions or concerns.

Commissioner Stephan asked if they changed the Comprehensive Plan and Zoning and twenty years from now we have I-1, Light Industrial District, what type of business can come in that we would not want. The Planning Director stated that all that could come into this area would be a business that fits the I-1, Light Industrial District requirements. We cannot anticipate all users other than the fact that the most undesirable uses are not allowed under the I-1, Light Industrial District zoning.

The Planning Director clarified Mr. Denk's comments regarding the KDOT issues. The Planning Commission unanimously recommended approval of both the Comprehensive Plan Change and Rezoning for KDOT and that it was denied by the Governing Body.

Commissioner Stephan asked who owns the property at the end of 134th Street where there is an outside salt storage facility. The Planning Director stated that the property is owned by KDOT.

Chairman Parks asked if 134th Street would ever go north again and the Planning Director stated no. Commissioner Stephan asked if the road is going right in the middle of the tract that we are going to split later. The Planning Director stated yes. The applicants plan to build a new drive from the existing business across the 90' area of the South Tract Split which in the future will become Elizabeth Avenue to the west. The Planning Director also stated that the access to K-7 Highway is much better than it was in the past.

Chairman Parks asked if there is any plan for Elizabeth Street to go all the way through. The Planning Director stated that Elizabeth Avenue will go south in the future to the new intersection of 130th Street and K-7 Hwy as a frontage or reverse frontage road. Chairman Parks asked if that was 136th Street to the west that connects to the current Elizabeth Avenue. The Planning Director stated that 136th Street would eventually connect with Minnesota Avenue to the north as depicted on the Future Land Use Map.

Chairman Parks asked if there were any further questions from the Planning Commission. Seeing none he called for a vote. Motion passed unanimously.

The Planning Director stated that he will forward this item to the Governing Body on September 12, 2011 with a Planning Commission recommendation of approval.

Chairman Parks introduced **Item No. 4: Rezoning: BSZ-126- "Little Joe's Asphalt"** A request to rezone 4.39 acres from an A-1, Agricultural District classification to an I-1, Light Industrial District classification. This request is from Joe and Theresa Buehler, Little Joe's Asphalt Inc., property owners of record. This request is to amend the zoning classification to allow the current use as an asphalt construction contractor's office, warehouse and equipment storage as permitted under the I-1, Light Industrial District regulations. The properties are located at 610 N. and 530 N. 134th Street.

Chairman Parks opened the public hearing at 7:28 p.m. and asked for Staff presentation. Staff presented its recommendations to the Planning Commission. Staff recommended approval. The Planning Director stated that he would answer any questions.

Regarding the C-S-P, Chairman Parks asked if that allowed for outside storage but obviously the Highway Department has outside storage. The Planning Director stated that KDOT has outside storage for their special use. They did not write it in for private construction companies as it is not permitted. They wrote the regulations for "public uses" but not "private uses".

Chairman Parks asked if the applicant would like to address the Planning Commission. **Ryan Denk, Attorney at Law with the law firm of McAnany, Van Cleave & Phillips** addressed the Planning Commission on behalf of his clients, Joe and Theresa Buehler. Mr. Denk stated that they agreed with all of the conditions except he first one dealing with the Comprehensive Plan Change. Condition No. 1 seems to state that the Planning Commission needed to approve the Comprehensive Plan before they can go forward with the rezoning. We challenge that condition.

Chairman Parks stated that at this level, Condition No. 1 is moot since we have recommended approval of the Comprehensive Plan Change.

Chairman Parks stated that reference has been made to the pending lawsuit. Mr. Denk stated that there have been some hearings lately. Chairman Parks asked Mr. Denk if all of this gets approved, will this resolve the lawsuit against the City. Mr. Denk stated yes, the lawsuit becomes moot. Through some discussions with the City's legal counsel it was suggested to me to talk to my clients in light of the change in circumstances and if we would go through this process and make application to rezone the property to I-1, Light Industrial District. My clients were in agreement to try to rezone again.

Chairman Parks asked if there were any further questions or comments from the applicants or the audience. Seeing none, he closed the public hearing at 7:36 p.m. and asked for a motion. Commissioner Stephan made a motion to approve with the conditions listed in the Staff report. Commissioner Krone seconded.

Chairman Parks asked if the Planning Commission had any questions or concerns. Seeing none he called for a vote.

Commissioner Stephan stated he decided to save his explanation for the actual rezoning. Commissioner Stephan stated that he grew up in this city. I drove this area over the weekend and KDOT has a storage area right next to him. There is a great break from the property to the other property owners. I don't see the property from K-7 Hwy when you drive. We do need to protect the area to the north. I don't think this will hurt any future development of the K-7 Hwy corridor.

The motion passed unanimously.

The Planning Director stated that he will forward this item to the Governing Body on September 12, 2011 with a Planning Commission recommendation of approval.

Chairman Parks introduced **Item No. 5: Lot Split: LS-114: "Little Joe's Asphalt Lot Split"** A request to lot split two (2) tracts of land that is equal to 67.4 acres of unplatted property. The property is currently zoned A-1, Agricultural District with a request to rezone 4.39 acres (Tracts A, North/South) to an I-1, Light Industrial District classification under BSZ-126. This request is from Joe and Theresa Buehler, property owners of record. The request is in order to tract split the North Tract (610 N. 134th St.) and the South Tract (530 N. 134th St.). The combination of both Tract A, North and Tract A, South equals the 4.39 acres that will become the location for Little Joe's Asphalt Inc. to be assigned a new address of 600 N. 134th Street.

Chairman Parks asked for Staff presentation. Staff presented its recommendations to the Planning Commission. Staff recommended approval. The Planning Director stated that he would be glad to answer any questions.

The Planning Director stated that they have two different parcel numbers and two different drawings. A deed will be written against the 4.39 acres for Little Joe's Asphalt. Wyandotte County Health Department has looked at this as well. The septic system is for both properties as well as only one water line for both properties. If the property is ever sold they will have to have separate septic and water services.

Chairman Parks asked if the applicant would like to address the Planning Commission. **Ryan Denk, Attorney at Law with the law firm of McAnany, Van Cleave & Phillips** addressed the Planning Commission on behalf of his clients, Joe and Theresa Buehler. Mr. Denk had no further comment.

Chairman Parks stated that he assumed that Mr. Denk's clients were in agreement with the conditions all but Condition 1 that Mr. Denk had reservations about. Mr. Denk stated that was correct. There was a question of from their surveyor as to whether we could do a lot split as it was recommended by the Planning Director.

The Planning Director stated that he had spoken with the County Surveyor and the county map department. A new parcel number and address would be given after the lot split has been approved. The new address for Little Joe's Asphalt will be 600 N. 134th Street.

Chairman Parks asked if there were any further questions or comments from the applicants or the audience. Seeing none, he called for a motion. Commissioner Stephan made a motion to approve with the conditions listed in the Staff report. Commissioner Krone seconded.

Chairman Parks asked if there were any further questions or comments from the Planning Commission. Seeing none he called for a vote. Motion passed unanimously.

Chairman Parks introduced **Item No. 6: Outdoor Lighting Plan: "658 W. Kump Ave."** 1.9 acres platted as Blue Grass Ridge zoned I-1, Light Industrial District. Requested by Herman and Norma McConico, property owners of record. The Outdoor Lighting Plan is being submitted for Planning Commission approval of the outdoor lighting that was installed by Westar Energy. The property is located at 658 W. Kump Avenue.

Chairman Parks asked for Staff presentation. Staff presented its recommendations to the Planning Commission. Staff recommended approval subject to two (2) conditions. The Planning Director stated that this item was added as the property owners had the site lighting installed without first obtaining Planning Commission approval. The Planning Director recommended approval subject to two (2) conditions: (1) Ok the site lighting without a formal site plan submittal due to the nature of the request; and (2) Remove or relocate the semi trailers from the grass onto the existing gravel area.

Chairman Parks asked if there were any further questions or comments from the Planning Commission as there was no one left in the audience. Seeing none, he called for a motion. Commissioner Stephan made a motion to approve with the two (2) conditions discussed with a second from Commissioner Krone.

Chairman Parks asked if there were any further questions or comments from the Planning Commission. Seeing none he called for a vote. Motion passed unanimously.

Chairman Parks asked if there was any further discussion or other items. Seeing none, he adjourned the meeting at 7:54 p.m.

Planning Commission Secretary

ITEM NO. 2

Site/Landscape Plan: ST-11-102, "Sterling Screen Printing Addition" located at 23825 W. 40th Street. Requested by Chris Herre, AIA, Rose Design Group, Inc. for Chris Routh, Sterling Screen Printing, Inc. property owners of record. The site/landscape plan is being submitted in order to construct a 14,700 square foot building addition and associated parking.

PLANNING COMMISSION MEETING

Tuesday, October 25, 2011 at 7:00 P.M.

PRESENT	Gray	_____
	Carter	_____
	Pierce	_____
& VOTE:	Neal	_____
	Parks	_____
	Neff	_____
	Stephan	_____
	Krone	_____

MOTION: _____

SECOND: _____

ACTION: MAKE A MOTION TO APPROVE

STAFF RECOMMENDATION: STAFF IS RECOMMENDING APPROVAL OF THIS ITEM SUBJECT TO THE CONDITIONS LISTED IN THE STAFF REPORT

NARRATIVE: A staff report is included in the agenda. Staff will be present to answer any questions.

SITE/LANDSCAPE PLAN: STERLING SCREEN PRINTING ADDITION**Case No.:** ST-11-102**Applicant:** Chris Herre, AIA, Rose Design Build**Engineer:** Mark Breuer, P.E., Schlagel & Associates, P.A.**Architect:** Chris Herre, AIA, Rose Design Build**Property Owner:** Chris Routh, Sterling Screen Printing, Inc.**Location:** 23825 W. 40th Street (Lot 3, Bonner Springs Industrial Park, Sixth Plat)**Zoning:** I-1, Light Industrial District**Lot Size:** 2.5 acres**Building Size:** 10, 500 sq.ft. Existing + 14,700 sq.ft. Building Addition**Building Use:** Manufacturing of screen printing materials**Parking:**

Parking required: 1 space/300 sq.ft. (Office) = 7 spaces + 1 space/1,000 sq.ft. (Manufacturing) = 23 spaces

Parking provided: 11 spaces + 2 handicapped (existing) + 14 spaces = 27 spaces

The 3 deferred spaces on Sheet A1 needs to be constructed to = 30 required spaces)

Landscaping:

Trees required: 1 tree/40' lineal feet of Street frontage (4 trees previously provided)

1 tree/10 Parking Spaces (2 trees previously provided)

1 tree/4,000 sq.ft. Open Space (new requirement began September 2008)

Trees provided: 17 parking spaces = 2 trees

Open Space 38,227 sq.ft. = 10 trees – 3 = 7 trees (Credit 3 trees for use in parking lot)

6 existing trees + 9 new trees to be planted as shown on the Landscape Plan

Shrubs provided: 12 Hughes Junipers to screen a/c units on west side as shown on the Landscape Plan

Signage: Existing**Site Lighting:** None shown**Staff Analysis:**

The site/landscape plan is being submitted in order to construct an addition to the existing manufacturing building. The submitted Site/Landscape Plan does meet the minimum submittal requirements of the Zoning Ordinance listed under Article V, Section 10: Site Plans and Article XXX: Landscape Regulations except for the 70% Material Rule.

Note: The applicant has requested a waiver from the Zoning Ordinance, Article V: General Provisions; Section 10(5) Site Plan Review Criteria: The following factors shall be considered for any multi-family, office, commercial, industrial or Planned District development: Paragraph 3 “The building design shall include a variety of materials, with a maximum of 70% of any one material on all elevations of the structure”. *(See attached letter of request)*

The Development Staff has reviewed the request for the Waiver of the 70 % Material Rule requirement and recommends denial as the south and west elevations are viewable from K-7 Highway.

Staff Recommendation:

The Development Staff recommends approval of the Site/Landscape Plan subject to the following eleven (11) listed conditions to include all Standing Conditions listed below:

1. Revise Sheet A1 to note the three (3) deferred parking spaces shown on the Site Plan will be required to be constructed with the addition. Also revise Sheets C1 through C8 to add the three (3) deferred parking spaces as being constructed;

2. Revise Sheet A1 to change Code Data Square Footage from 31,500 S.F. to 25,200 S.F. existing and proposed. The Future Addition of 6,300 S.F. should be removed;
3. Revise Sheet A3 to add the Prefinished 'S' Panel on both the South and West Elevations to comply with Zoning Ordinance, Article V: General Provisions; Section 10(5) Site Plan Review Criteria (70% Rule);
4. Submit a copy of NPDES, NOI (Notice of Intent) along with an Earth Change Permit application and fee to the Planning Department for approval prior to any site excavating;
5. Revise Sheet C5 to move the southernmost proposed tree from the future entrance to the east in line with the other proposed trees;
6. Revise Sheet C5 by adding a new Note 8: "Stake all trees with a minimum of two (2) t-posts to be removed after one (1) year of installation";
7. Revise Sheets C2 and C4 to provide the vertical benchmark information requested by the City Engineer;
8. Revise Sheet C9 by removing the duplicated "Non Setback Curb Inlet" detail and notes;
9. Revise Sheet C10 to add the City's Detail 26-1 "Curb Inlet Stamp"
10. Confirm the following with the Utility Director prior to resubmitting: Sheet C4, the change in pipe diameter for the drainage from Structure 101 to Structure 100 crosses the existing water service line and possibly the fire service line. Sewer and water pipe separation requirements apply. Inspection of this crossing will be required by the Utilities Department. The additional 9" could be a problem. Plans call for 24" PEP, which is presumed to be Plastic Engineered Pipe material; and
11. Resubmit three (3) full size copies and one (1) PDF copy of the revised Site/Landscape Plans to the Planning Department addressing all the above conditions.

Standing Site Plan Conditions:

1. Changes or deviations from the approved site/landscape plan shall require resubmittal to the Planning Department for review and approval. If the changes are substantial, resubmittal to the Planning Commission for approval shall be required; and
2. Site/Landscape Plans are valid for 180 days from the date of approval.

Review Comments Received from the Development Review Team:**Planning Director:**

1. Revise Sheet A1 to note the three (3) deferred parking spaces shown on the Site Plan will be required to be constructed with the addition. Also revise Sheets C1 through C8 to add the three (3) deferred parking spaces as being constructed;
2. Revise Sheet A3 to add the Prefinished 'S' Panel on both the South and West Elevations to comply with Zoning Ordinance, Article V: General Provisions; Section 10(5) Site Plan Review Criteria (70% Rule);
3. Submit a copy of the NPDES, NOI (Notice of Intent) along with an Earth Change Permit application and fee to the Planning Department for approval prior to any site excavating;
4. Revise Sheet C5 to move the southernmost proposed tree from the future entrance to the east in line with the other proposed trees; and
5. Revise Sheet C5 by adding a new Note 8: "Stake all trees with a minimum of two (2) t-posts to be removed after one (1) year of installation".

Building Official:

1. Sheet A3, the south and west elevations do not meet the building design maximum 70% of one material.

City Engineer:

1. Sheet C1, no comments;
2. Sheet C2, spot elevations are shown, yet the plans provide no vertical benchmark information;
3. Sheet C3, since the project will be disturbing more than 1 acre (1.36 acres), the applicant will need to provide the City with a copy of their KDHE NOI and complete the City's Earth Change Permit;

4. Sheet C4, the plans have no vertical benchmark information, nor horizontal control information. Also, coordinates are not provided for the structures, so it would be impossible for the contractor to layout the proposed system. We normally like to see the design hydraulic grade line (HGL) in the storm sewer profiles. The structure ID numbers and/or stations of the structures shown in the profile should be depicted on the plan view for consistency/clarity;
5. Sheet C5, to be reviewed by other DRT members;
6. Sheet C6, the Engineer followed the City's design criteria and we concur with their results. Good job;
7. Sheet C7, no comments. (Note: Structure IDs are now provided in the plan view.);
8. Sheets C8 & C9, the "Non Setback Curb Inlet" detail is shown on sheets C8 and C9. Not sure why they are duplicated; and
9. Sheet C10, the Engineer should include City Detail 26-1 "Curb Inlet Stamp" in the plans.

Economic Development Director:

1. Sheet A1, in the Code Data, it shows the square footage as 31,500, which includes the future addition of 6,300. Should it just show the total square footage of both the existing and proposed as 25,200?
2. Sheet A3, the South and West elevations do not match other elevations in terms of building design materials; and
3. Sheet C5, the Landscape Plan shows a Red Oak proposed in an area for a future driveway for a future expansion. This tree should probably be relocated so it doesn't have to be removed in the future.

Public Works Director:

1. I have no objections provided the City Engineer's review proves that the City's existing storm drainage system is able to handle any additional storm water.

Utilities Director:

1. Building presently has a fire sprinkler system. Sheet A2 indicates that the system will be expanded into the new addition. Fire Flow test and inspection will be required;
2. Backflow is required on existing fire sprinkler system; this is an annual requirement;
3. Depending on staffing, it is recommended that commercial properties have duplex grinder pumps, to avoid shutdown due to pump malfunctions;
4. Sheet A3, the south and west side building elevations do not indicate a change of materials as required by City specifications;
5. Sheet C4, the change in pipe diameter for the drainage from Structure 101 to Structure 100 crosses the existing water service line and possibly the fire service line. Sewer and water pipe separation requirements apply. Inspection of this crossing will be required by the Utilities Department. The additional 9" could be a problem. Plans call for 24" PEP, which is presumed to be Plastic Engineered Pipe material. Please confirm. If the pipe is solid and does not have joints, the water line crossing is less of a concern; and
6. Structure ID's should be shown with the structure details.



DESIGN • BUILD

ROSE DESIGN BUILD, INC.
ROSE CONSTRUCTION, INC.

September 27, 2011

Mr. Don Slone, AICP
Planning Director
City of Bonner Springs
205 E. Second St.
Bonner Springs, KS. 66012

RE: Case # ST-11-102, Sterling Screen Printers

Dear Mr. Slone,

Per your request we are asking for a variance to Section 10, Article 5,3.

3. The building design shall include a variety of materials, with a maximum of 70% of any one material on all elevations of the structure;

To allow for the use of a single material (multi-rib architectural panels) on the new south elevation and the entire west elevation, that incorporates the existing wall and new wall of the building addition. Our reason is two fold. One the owner anticipates a future building addition to the south which would cover up the architectural treatment required by this ordinance. Two, we would argue that even though you may see the elevations in question for a brief moment while driving on Highway 7 it is obscured by the existing tree line fronting the highway. Also it is anticipated that future buildings will be constructed to the west of this property thus negating the need for any additional materials which would then not be visible from a public street or highway. Additionally the existing building does not meet the intent of the new ordinance and doing so will require retrofitting the existing west wall with additional materials at an unanticipated cost to the owner.

Please consider our request to the satisfaction of Sterling Screen Printing.

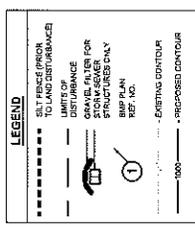
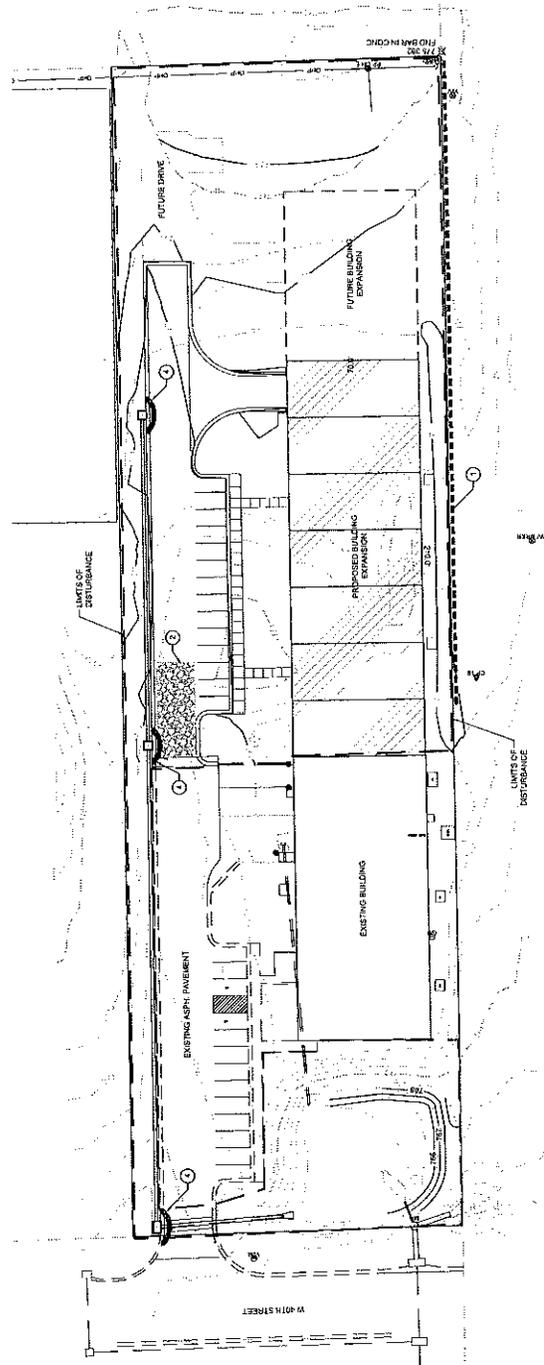
Thank you very much for your time.

Sincerely,

Christopher L. Herre, A.I.A.
President
Rose Design Build, Inc.

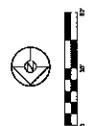
NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.
2. THERE ARE NO WETLANDS OR NATURAL WATER STORAGE DETENTION AREAS IN THE PROJECT AREA.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO CONSTRUCTION.
4. ADDITIONAL EROSION CONTROL MAY BE REQUIRED BY THE ENGINEER AT ANY TIME DURING CONSTRUCTION IF EROSION OR PROBLEMLIKE AREAS ARE NOTICED IN THE FIELD.
5. SOIL STABILIZATION OF DISTURBED AREAS SHALL BE COMPLETED AFTER PERIODS OF CONSTRUCTION OF GREATER THAN 14 DAYS. SEEDING SHALL BE PER APPROX ZONE.
6. ALL PERIMETER SALT FENCE, EARTH CHAINS, SEGMENT BASINS AND ROCK CONSTRUCTION ENTRANCES WILL BE INSTALLED BEFORE GRADING OPERATIONS BEGIN.
7. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED BY THE GRADING CONTRACTOR UNTIL ALL UTILITIES ARE IN PLACE.



TOTAL DISTURBED AREA: 1.10 AC.

EROSION AND SEDIMENT CONTROL STAGING CHART		REMARKS	NOTES
PROJECT STAGE	BMP PLAN NO.	BMP DESCRIPTION	
1 - PREP TO LAND DISTURBANCE	1	CONTACT FENCE	REMOVE ONLY WHEN GRADE WORK HAS SUPPORT BEHIND OVER EXPOSED
2 - BEST MANAGEMENT PRACTICES	2	SEDIMENT BASIN	TO BE INSTALLED BEFORE ANY CONSTRUCTION BEGINS.
3 - BEST MANAGEMENT PRACTICES	3	SEDIMENT BASIN	ALL DISTURBED AREAS AFTER 14 DAYS OF CONSTRUCTION MUST HAVE SILT FENCE PROTECTION
4 - BEST MANAGEMENT PRACTICES	4	SALT PROTECTION	ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES MAY BE REQUIRED TO BE INSTALLED AS NECESSARY



EROSION CONTROL PLAN

SHEET

C3 OF

BONNER SPRINGS PLANNING DEPARTMENT CASE #14102 PLANNING SPECIAL PERMITTING

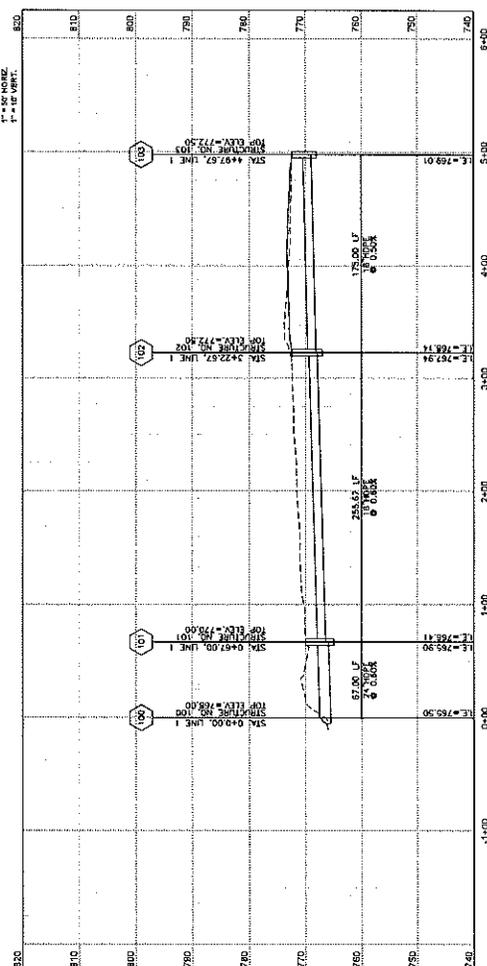
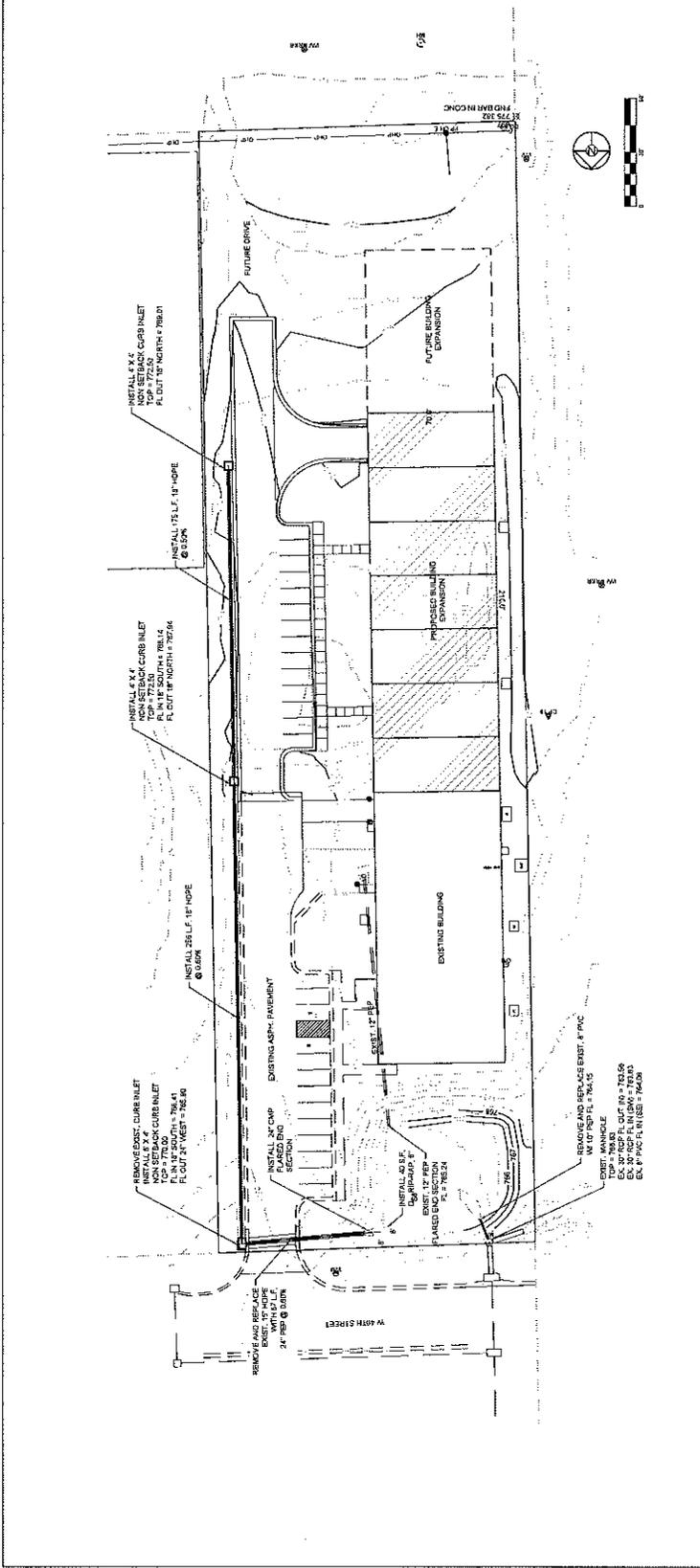
SCHLAGEL & ASSOCIATES, P.A.
 Engineers • Planners • Surveyors • Landscape Architects
 1402 WEST WALKER STREET • SUITE 100 • BONNER SPRINGS, KANSAS 66915
 (620) 833-5151 • Fax • (620) 833-4100
 WWW.SCHLAGELANDASSOCIATES.COM

PROPOSED BUILDING ADDITION
 SITE DEVELOPMENT PLANS
 BONNER SPRINGS INDUSTRIAL PARK
 BONNER SPRINGS, KANSAS

PROPOSED BUILDING ADDITION
 SITE DEVELOPMENT PLANS
 BONNER SPRINGS INDUSTRIAL PARK
 BONNER SPRINGS, KANSAS

DESIGNED BY	WMA
CHECKED BY	WMA
DATE	11/17/11
PROJECT NO.	11-001
DATE PLOTTED	11/17/11
PROJECT NAME	BONNER SPRINGS INDUSTRIAL PARK
DATE	11/17/11
SCALE	AS SHOWN
DESCRIPTION	

STORM SEWER
 PROFILE
 SHEET
C4
 OF



ITEM NO. 3

Landscape Plan: LP-11-100, "McDonald's Landscape Plan" located at 606 S. 130th Street. Requested by David Hertz, Dobski & Associates for the McDonald's Corporation, property owners of record. The landscape plan is being submitted to amend the Landscape Plan approved on March 22, 2004. The request is in order to relocate trees that were required and address the locations of those trees that will be removed as part of the K-7 Highway Corridor improvements.

PLANNING COMMISSION AGENDA Tuesday, October 25, 2011, 7:00 P.M.

PRESENT	Gray	_____
	Carter	_____
	Pierce	_____
& VOTE:	Neal	_____
	Parks	_____
	Neff	_____
	Stephan	_____
	Krone	_____

MOTION: _____

SECOND: _____

ACTION: MAKE A MOTION TO APPROVE

STAFF RECOMMENDATION: STAFF IS RECOMMENDING APPROVAL OF THIS ITEM SUBJECT TO THE CONDITIONS LISTED IN THE STAFF REPORT

NARRATIVE: A staff report is included in the agenda. Staff will be present to answer any questions.

Landscape Plan: McDonald's Landscape Plan

Case No.: LP-11-100

Applicant: David Hertz, Dobski & Associates

Landscape Architect: Vance S. Rzepka, RLA, VSR Design

Property Owner: McDonald's Corporation (Tom Dobski, Dobski & Associates)

Location: 606 S. 130th Street (Lot A, Country Hills Subdivision Replat Lots 11-12)

Zoning: C-2, General Business District

Lot Size: 1.24 acres Lot A + Leased Area Lot B (See LS-113 Lot Split Exhibit)

Building Size: 5,873 sq.ft.

Building Use: Full-Service Drive-Thru and Sit-Down Restaurant

Parking: 74 total parking spaces

Landscaping:

Trees required: 1 tree/40' lineal feet of Street frontage

1 tree/10 Parking Spaces

1 tree/3,000 sq.ft. Open space

- 207 lineal feet along Kansas Ave. = 5 trees
- 260 lineal feet along K-7 Hwy = 7 trees
- 74 spaces = 7 trees -34 spaces = 40 spaces = total required = 4 trees (*See Note*)
- Open space 9,266 sq.ft. = 3 trees

Total trees required with the space reduction noted below = 19 trees

Trees provided: 10 existing trees + 9 trees to be planted as shown on the Landscape Plan

Note: Due to the K-7 Hwy Corridor Improvements under Phase Five, several parking spaces will be removed by the acquisition and construction of the highway improvements. The total number of parking spaces to be removed is 34. 15 spaces along Kansas Avenue and 19 spaces along K-7 Hwy are anticipated to be removed. These parking spaces will be re-constructed in the future on the property acquired (Tract A-1) under the Lot Split Case No. LS-113; therefore I have removed 34 parking spaces from the required number of trees for the current site.

Staff Analysis:

The Landscape Plan is being submitted to amend the Landscape Plan that was approved by the City Council on March 22, 2004 (*See Attached Plan*). The request is in order to amend the approved Landscape Plan and relocate the approved trees to new locations that will be able to remain after the K-7 Highway Corridor improvements are made in the future.

Staff Recommendation:

The Planning Director recommends approval of the Landscape Plan subject to the following five (5) conditions:

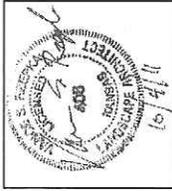
1. Add the planting requirements within Parking and Vehicular Use Areas listed under Section 6(1): one (1) tree/10 parking spaces to the Landscape Requirements listed on the submitted Landscape Plan;
2. Add a "Planting Schedule" to include the quantity, name and caliper for all trees to be installed;
3. Add a "Tree Planting Detail" to the Landscape Plan to include the requirement for t-posts to secure the tree as well as a note for removal of the t-posts after one (1) year;
4. Amend the Landscape Plan to include the missing evergreen trees as shown on the attached Landscape Plan amended 10/7/11; and
5. Resubmit two (2) full size copies of the amended Landscape Plan to the Planning Department addressing all the above conditions.

Review Comments Received from the Planning Department:

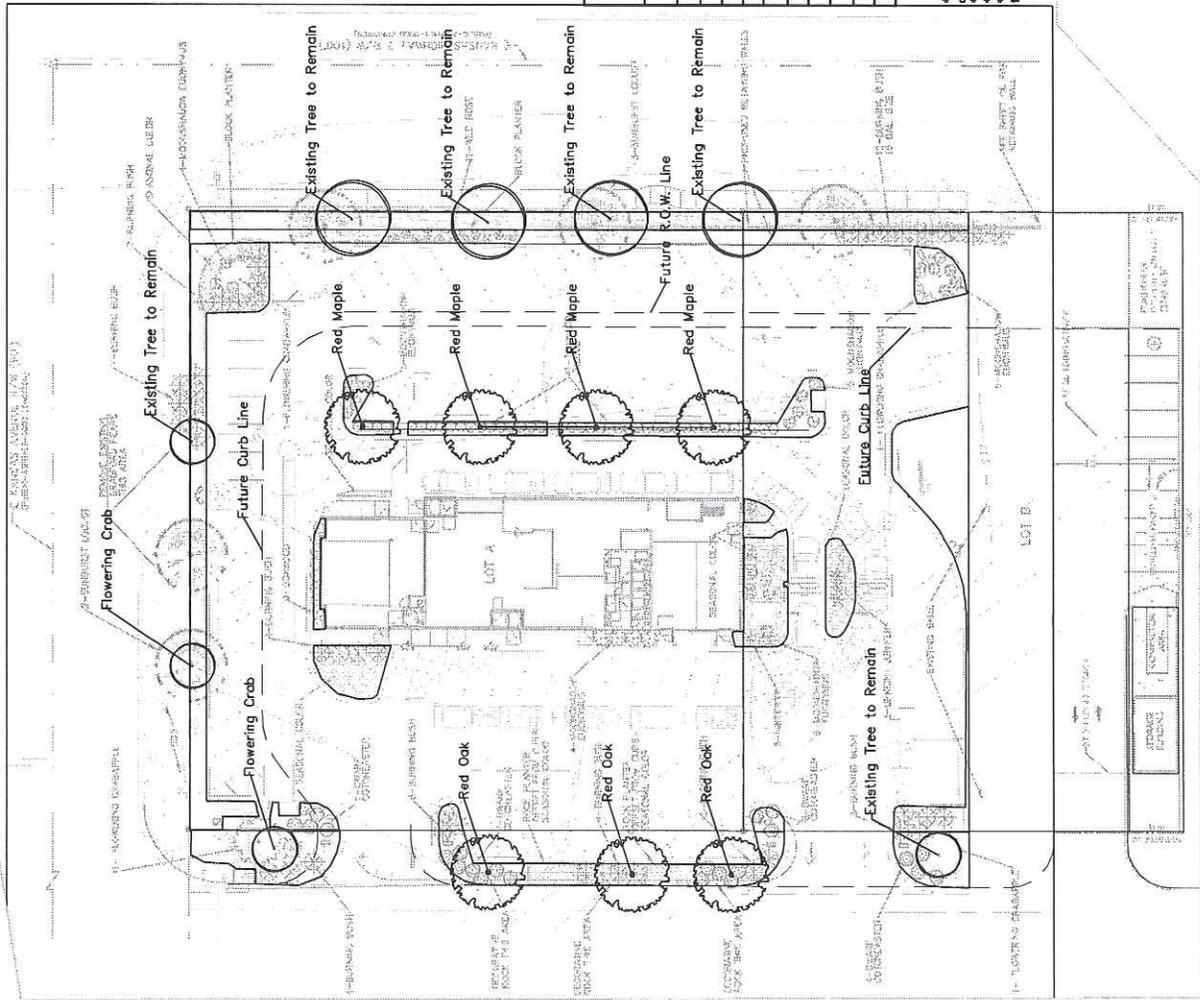
Planning Director:

1. Add the planting requirements within Parking and Vehicular Use Areas listed under Section 6(1): one (1) tree/10 parking spaces to the Landscape Requirements listed on the submitted Landscape Plan;
2. Add a "Planting Schedule" to include the quantity, name and caliper for all trees to be installed;
3. Add a "Tree Planting Detail" to the Landscape Plan to include the requirement for t-posts to secure the tree as well as a note for removal of the t-posts after one (1) year; and
4. Amend the Landscape Plan to include the missing evergreen trees as shown on the attached Landscape Plan amended 10/7/11.

Prepared By:
VSR Design
 Landscape Architecture - Planning
 P.O. Box 7608
 Overland Park, KS 6620-
 ph: 913-484-5211



Vance S. Rzepka, RLA
 KS #: LA408



LANDSCAPE REQUIREMENTS

STREET TREES	REQUIRED	EXIST.	NEW
Current Lot and Road Alignment			
Kansas Avenue (207/40)	5	1	1*
K-7 Frontage (250/40)	6	4	0*
East and West Interior Planting Islands	0	0	0***
Future Lot and Road Alignment			
Kansas Avenue (174/40)	4	0***	0***
K-7 Frontage (332/40)	8	0***	0***
Current Lot and Road Alignment			
Open Space (9,265/3,000)	3	2	0**

* Trees are to be planted in islands east and west of building. Future K-7 expansion will encroach on both K-7 and Kansas Avenue sides. Plants are being added in areas that will not be disturbed by highway expansion.
 ** Area includes landscape space on west side of property outside property ownership.
 *** Trees will be planted in islands to make up for future right of way changes.
 **** Future road alignments allow for no planting space along road frontage. Additional trees will be added along the south property line through a revised development plan process as a result of the K-7 R.O.W. expansion.

McDonald's
 K-7 & Kansas Avenue
 Bonner Springs, KS

Revised Tree Planting LP-11-100

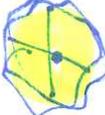
Prepared By:
VSR Design
 Landscape Architecture - Planning
 P.O. Box 7808
 Overland Park, KS 6620-
 ph: 913-484-5211



Vance S. Rzepka, RLA
 KS #: LA408

RECEIVED
 OCT - 7 2011

EXISTING EVERGREEN TREES




LANDSCAPE REQUIREMENTS

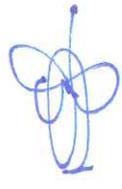
STREET TREES	REQUIRED	EXIST.	NEW
Current Lot and Road Alignment			
Kansas Avenue (207/40)	5	1	1*
K-7 Frontage (250/40)	6	4	0*
East and West Interior Planting Islands	0	0	0***
Future Lot and Road Alignment			
Kansas Avenue (174/40)	4	0***	0***
K-7 Frontage (332/40)	8	0***	0***
Current Lot and Road Alignment			
Open Space (9,266/3,000)	3	2	0**

* Trees are to be planted in islands east and west of building. Future K-7 expansion will encroach on both K-7 and Kansas Avenue sides. Plants are being added in areas that will not be disturbed by highway expansion. Area includes landscape space on west side of property outside property ownership.
 ** Trees will be planted in islands to make up for future right of way changes. Additional trees will be added along the south property line through a revised development plan process as a result of the K-7 R.C.W. expansion.

McDonald's
 K-7 & Kansas Avenue
 Bonner Springs, KS

Revised Tree Planting LP-11-100

AMENDED: 10/7/11



ITEM NO. 4

Zoning Ordinance Amendment: BSZP-119: "Sandwich Board Signs/Special Event Signs": The Governing Body requests the Planning Commission consider an amendment to Article XXXI: Sign Regulations of the Zoning Ordinance to allow Sandwich Board Signs without the requirement to issue a Sign Permit.

PLANNING COMMISSION AGENDA
Tuesday, October 25, 2011, 7:00 P.M.

PRESENT	Gray	_____
	Carter	_____
	Pierce	_____
& VOTE:	Neal	_____
	Parks	_____
	Neff	_____
	Stephan	_____
	Krone	_____

MOTION: _____

SECOND: _____

ACTION: MAKE A MOTION TO APPROVE

STAFF RECOMMENDATION: STAFF IS RECOMMENDING APPROVAL OF THIS ITEM AS LISTED IN THE STAFF REPORT

NARRATIVE: A staff report is included in the agenda. Staff will be present to answer any questions. This item will be forwarded to the Governing Body on November 14, 2011.

To: Planning Commission

From: Don E. Slone, AICP, CFM, Planning Director



RE: Zoning Ordinance Amendment: BSZP-119: "Sandwich Board Signs/Special Event Signs": The Governing Body requests the Planning Commission consider an amendment to Article XXXI: Sign Regulations of the Zoning Ordinance to allow Sandwich Board Signs without the requirement to issue a Sign Permit. The Planning Department recommends other amendments be considered to allow for four (4) day Special Event Signs with no permit required and the removal of the 25% Rule listed under Section 10, Paragraph 8.

Recommendation:

The Planning Director recommends approval of five (5) amendments to Zoning Ordinance, Article XXXI: Sign Regulations for Sandwich Board Signs; Special Event Signs and the removal of the 25% Rule under Section 10(8). The recommended changes are listed below.

Background:

On July 11, 2011, the City Council requested the Planning Commission review the Sign Regulations to consider an amendment to allow Sandwich Board Signs in the City. The Sign Regulations currently do not address these types of signs.

The Planning Commission discussed the request at both Study Sessions on July 26th and August 23rd. After those discussions, the Planning Commission requested the Planning Director publish a notice for a Public Hearing on the next available Planning Commission meeting to consider the Governing Body's request as well as the Planning Director's recommendations.

Discussion:

I attached copies of photos along with other samples of "Sandwich Board Signs". I also attached the ADA "Accessible Route" requirements to address the clear path issues involved with these types of signs.

I included Section 10: Signs Allowed (No Permit Required) for reference purposes.

I recommend five (5) amendments to Article XXXI: Sign Regulation:

1. Add a new paragraph for Sandwich Board Signs under Section 10: Signs Allowed (No Permit Required) to read as follows:

Sandwich Board Signs:

- (a) Sandwich board signs shall be permitted on the sidewalk that abuts the building of the business;
 - (b) Sandwich board signs may be used during business hours only;
 - (c) No sandwich board sign may contain lights of any kind;
 - (d) Only one (1) sandwich board sign per business shall be allowed;
 - (e) Sandwich board signs shall not exceed nine (9) square feet of display area;
 - (f) The minimum unobstructed path on the sidewalk shall not be less than 36 inches; and
 - (g) Sandwich board signs are allowed only in the Office and Commercial zoning districts.
2. Add a new definition for "Sandwich Board Signs" under Section 12: Definitions:
Sandwich Board Signs: a temporary, portable sign that is not secured or attached to the ground or surface upon which it is located.
 3. Add a new paragraph for Special Event Signs under Section 10: Signs Allowed (No Permit Required) to read as follows:

Special Event Signs:

- (a) Special event signs shall be permitted for a maximum period of four (4) days;
- (b) Special event signs shall not exceed forty-eight (48) square feet of display surface area; and
- (c) Special event signs shall not be placed within any public right-of-way or on any public sign or utility pole.

4. Add a new definition for "Special Event Signs" under Section 12: Definitions:

Special Event Signs: includes, but is not limited to, signs for sidewalk sales, grand openings or any other special events that do not exceed four (4) days in duration.

5. Remove Paragraph 8, Section 10 dealing with the 25% Rule that has been problematic to enforce as it is located in the wrong section of the regulations. See Paragraph 8, Section 10 shown below that has been underlined.

SECTION 10. SIGNS ALLOWED (NO PERMIT REQUIRED): The following types of signs shall be allowed by these Regulations if located outside the right-of-way, and further, these types of signs will not be included in the computation of aggregate display surface area for other permitted signs:

1. One nameplate attached to the face of the wall of a building, not exceeding four (4) square feet in surface area;
2. Temporary Construction or Real Estate Signs, placed upon property that indicates said property is for sale or rent, not exceeding six (6) square feet of surface area in residential zoned areas and not exceeding thirty-two (32) square feet of surface area in agricultural, office, commercial, and industrial zoned areas;
3. Signs that are not visible from a public street;
4. Tablets built into the wall of a building or other structure utilized for inscriptions, memorials or similar historic or dedicatory purposes;
5. Signs of a warning, directive or instructional in nature erected by any unit of government or any franchised utility;
6. Legal notices required by law to be posted;
7. Temporary Election Signs:
 - (a) Election signs shall be permitted only for a period of thirty (30) days prior to an election and shall be removed within ten (10) days following the election;
 - (b) Election signs shall not exceed eight (8) square feet of display surface area and shall not exceed forty-two (42) inches in height, provided that these restrictions shall not apply to lawfully established off-premise signs; and
 - (c) Election signs shall not be placed within any public right-of-way or on any utility poles.
8. Signs painted or posted on the surface of any window, when the display surface area of the sign does not cover more than twenty-five (25) percent of the window;
9. Signs located inside a building and either oriented to be primarily visible from inside the building only, or located more than fifteen (15) inches from the window. Signs erected by private parties of a warning, directive or instructional nature and not exceeding three (3) square feet of display surface area, including entrance, exit and restroom signs;
10. Signs attached by the manufacturer and function as labels of commodities;
11. Signs located on accessory equipment or structures, which identify the manufacturer, make or model, and which are limited to fifteen (15) square inches or less for each piece of equipment or structure. By way of example and not by limitation, equipment may include satellite dishes, air conditioners, fence components and similar items;
12. Street address numbers painted on the curb at the property owner's discretion;
13. Directional (i.e. entrance/exit) signs that are less than four (4) square feet; and
14. Garage and/or yard sale signs:
 - (a) Garage/yard sale signs shall be permitted only for a period of three (3) days prior to the sale and shall be removed within two (2) days following the sale;
 - (b) Garage/yard sale signs shall not exceed eight (8) square feet of display surface area and shall not exceed forty-two (42) inches in height; and
 - (c) Garage/yard sale signs shall not be placed within any public right-of-way or on any public signs or utility poles.



City of Bonner Springs

P. O. Box 38, 205 East Second Street, Bonner Springs, KS 66012

City Clerk Memorandum

Date: July 12, 2011
To: Don Slone, Planning Director
From: Rita Hoag, City Clerk
Subject: Request from the City Council to the Planning Commission

The City Council at their regular meeting on Monday, July 11, 2011 by motion, second and a unanimous vote took action as follows:

“Requested the Planning Commission review Sandwich Board Sign Regulations.”


Rita Hoag
City Clerk

4.3 Accessible Route

that are part of an accessible route shall comply with 4.3.

4.3.2 Location.

(1) At least one accessible route *within the boundary of the site* shall be provided from public transportation stops, accessible parking, and accessible passenger loading zones, and public streets or sidewalks to the accessible building entrance they serve. *The accessible route shall, to the maximum extent feasible, coincide with the route for the general public.*

(2) At least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site.

(3) At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements and with all accessible dwelling units within the building or facility.

(4) An accessible route shall connect at least one accessible entrance of each accessible

dwelling unit with those exterior and interior spaces and facilities that serve the accessible dwelling unit.

4.3.3 Width. The minimum clear width of an accessible route shall be 36 in (915 mm) except at doors (see 4.13.5 and 4.13.6). If a person in a wheelchair must make a turn around an obstruction, the minimum clear width of the accessible route shall be as shown in Fig. 7(a) and (b).

4.3.4 Passing Space. If an accessible route has less than 60 in (1525 mm) clear width, then passing spaces at least 60 in by 60 in (1525 mm by 1525 mm) shall be located at reasonable intervals not to exceed 200 ft (61 m). A T-intersection of two corridors or walks is an acceptable passing place.

4.3.5 Head Room. Accessible routes shall comply with 4.4.2.

4.3.6 Surface Textures. The surface of an accessible route shall comply with 4.5.

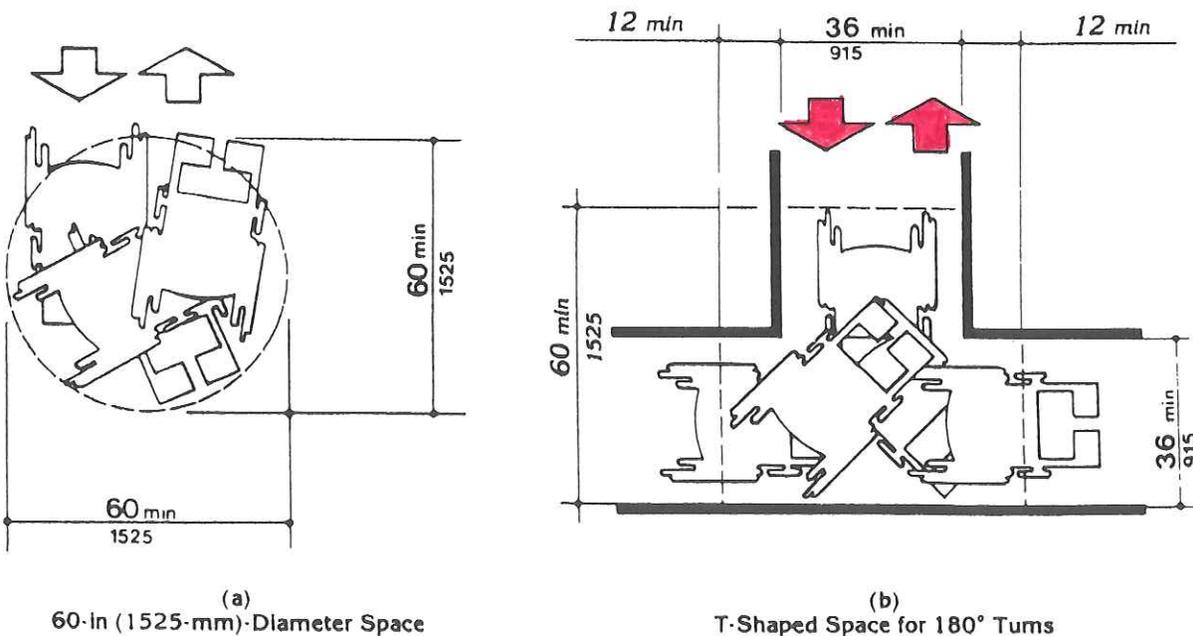


Fig. 3
Wheelchair Turning Space

Consignment
Boutique
Open Now!



07/14/2011



SALE TODAY!

Kendal's Consignment

OPEN NOW with Access

201

HAIRCUTS WALK-IN'S Welcome OPEN

Hours of Operation Tuesday - Saturday 10 am - 5 pm

66

Open

Street Repairs
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09166



Come on In!
Consign
Today Free
in Every 2011

SALE
TODAY!!

August 4, 2011
Haircuts
Walk-ins
Welcome
OPEN

Mille
Plaines
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Mileum

Mileum

VISION
CLUB



ROAD
WORK
AHEAD


The
Bonner Springs
City Band
Concert Tonight
at
S:BD
Kelly Murphy Park

07/14/2011

Message Boards & Signs

Make a Big Impact with a Deluxe Swinger®

The "champ" of letterboards can be seen from twice the distance of standard models. Units are available in white or black and come with two, double-sided SALE/SPECIAL headers, 22, 8" numbers and 314 standard 4" characters. Signs constructed of double-sided 24" x 36" face, molded plastic frame, steel cross-tubes and no-slide "feet." Some assembly required. Units can tolerate wind to 20 mph but weigh just 20 lbs.

DESCRIPTION	ITEM #	EACH	2+
White Deluxe Swinger® Sidewalk Sign	AY221LRG	\$188.00	\$179.50
Replacement Letterset for White Deluxe Swinger®	AY2218IN	54.50	51.50
White Replacement Board	AY221BRD	59.95	57.00
Black Deluxe Swinger® Sidewalk Sign	AY223LRG	192.00	179.50
Replacement Letterset for Black Deluxe Swinger®	AY2238IN	59.00	57.00
Black Replacement Board	AY223BRD	62.00	59.00



SWINGER
24 X 36
TRACK-R
2 SIDED
SWINGING
SIDEWALK
SIGN

Swinger® Signs Handle Winds Up to 20 mph

These innovative sidewalk signs have swinging faces that move with the wind instead of falling over. Featuring a double-sided 24" x 36" face, molded plastic frame, steel cross-tubes and no-slide feet. Choose from white or black. 314, 4" letters, numbers and characters included. Unit weighs just 20 lbs.

DESCRIPTION	ITEM #	EACH	2+
White Swinger® Sidewalk Sign	AY221SET	\$178.00	\$169.50
White Replacement Letterboard	AY221BRD	59.95	57.00
Replacement Letterset for White Swinger®	AY2214IN	39.00	37.50
Black Swinger® Sidewalk Sign	AY223SET	185.00	176.00
Black Replacement Letterboard	AY223BRD	62.00	59.00
Replacement Letterset for Black Swinger®	AY2234IN	41.50	39.75

SWINGER
24 X 36
TRACK-R
2 SIDED
SWINGING
SIDEWALK
SIGN

Even Rain Won't Wash Off Your Message

With WO/WO™ your messages stay in place until removed with Windex®. Choose from white board with red, blue, green and black markers, or black board with neon pink, yellow and orange markers. Featuring double-sided 24" x 36" face, molded plastic frame, steel cross-tubes and no-slide "feet." Minimal assembly required.



DESCRIPTION	ITEM #	EACH	2+
White WO/WO™ Sidewalk Sign	AY222SET	\$178.00	\$169.50
Replacement Markers for White WO/WO™	AY222MRK	24.50	23.00
White Replacement WO/WO™ Board	AY222BRD	48.00	45.50
Black WO/WO™ Sidewalk Sign	AY224SET	179.00	172.00
Replacement Markers for Black WO/WO™	AY224MRK	34.00	32.50
Black Replacement WO/WO™ Board	AY224BRD	48.00	45.50



Special Note

WO/WO™ signs are designed for use with Posterman® wet erase markers. Other dry erase or permanent markers may damage the sign face.

Height-Adjustable Roadside Sign

60-lb, steel-framed unit adjusts from 3' to 5' in height. Double-sided face measures 48" W x 36" H. Affordably priced, it's ideal for announcing special events and attracting attention. Includes 525 indexed characters—360, 6" black and 165, 4" red. Feet come with pre-drilled holes for permanent mounting.



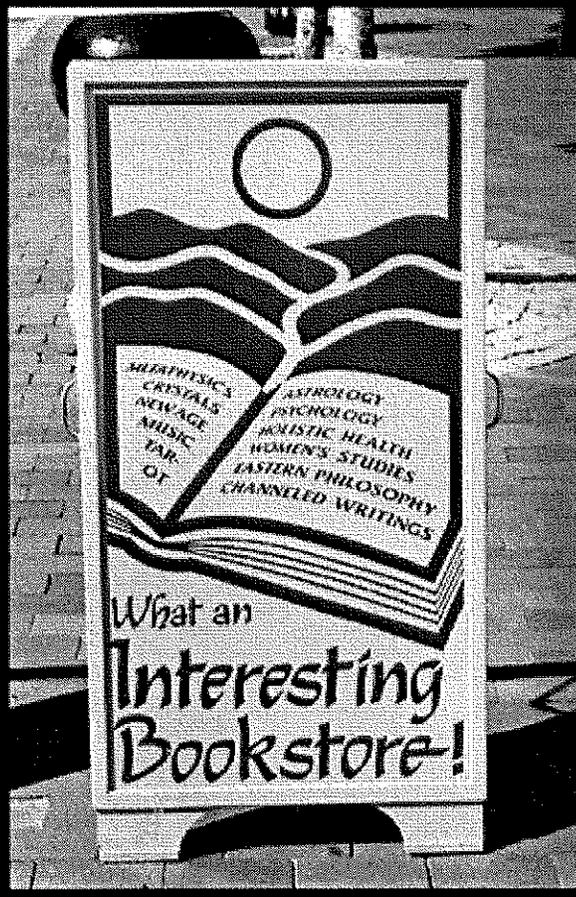
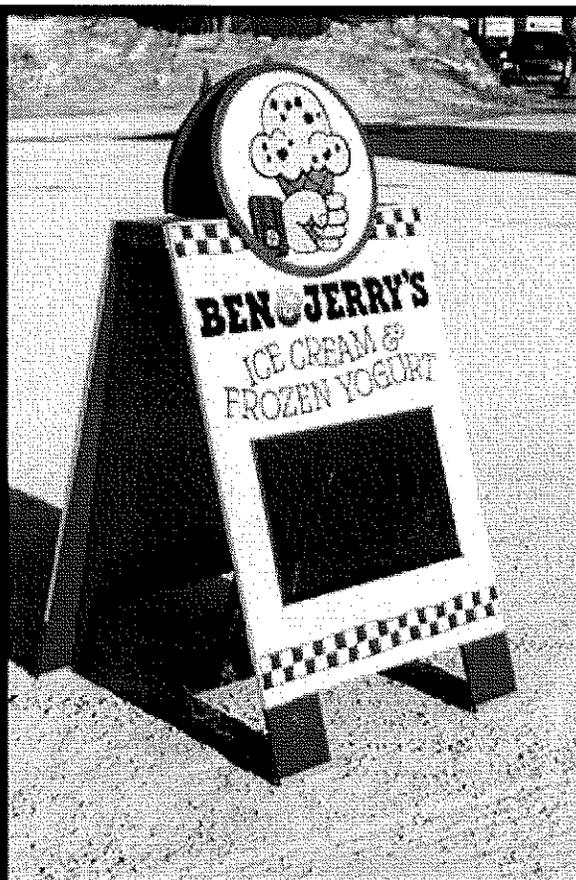
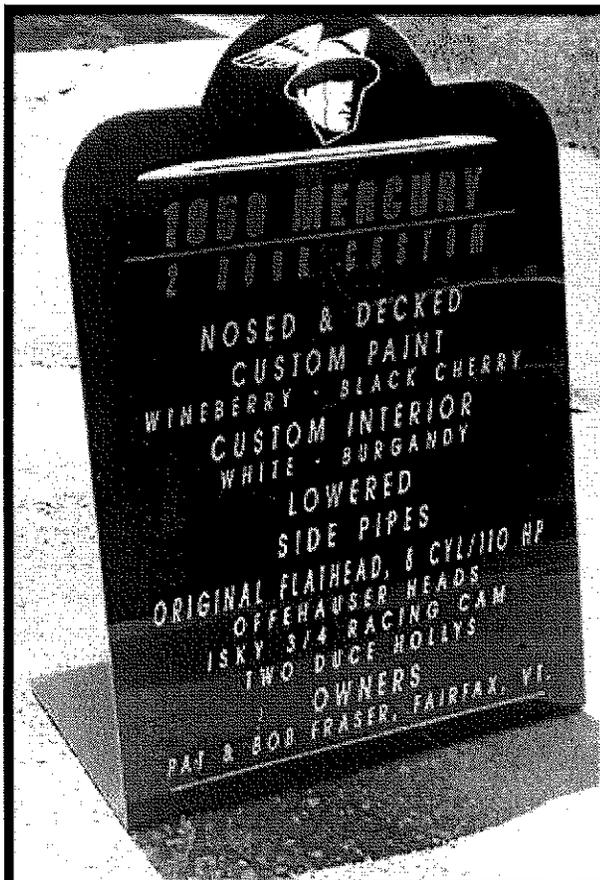
DESCRIPTION	ITEM #	EACH	2+
3' x 4' Adjustable Roadside Sign	AY229SET	\$344.00	\$319.00

Easy-to-Transport A-Frame

Lightweight, 24-lb sign can be folded up and stored when not in use. Featuring durable black steel frame and double-sided polystyrene face. Message area is 21" W x 36" H. Over 330, 4" characters included.

ITEM #	EACH	2+
AY227SET	\$139.00	\$132.00





Affidavit in Proof of Publication

STATE OF KANSAS
Wyandotte County

(Published in the Bonner Springs Chieftain, Thursday, September 29, 2011)

Erika Gray of the Legal Dept. of the Bonner Springs Chieftain being first duly sworn, deposes and says:

That this weekly newspaper printed in the State of Kansas, and published in and of general circulation in Wyandotte County, Kansas, with a general paid circulation on a weekly basis in Wyandotte County, Kansas, and that said newspaper is not a trade, religious or fraternal publication, and which newspaper has been admitted to the mails as periodicals class matter in said County, and that a notice of which is hereto attached, was published in the regular and entire issue of the Bonner Springs Chieftain

Said newspaper is published weekly 52 weeks a year; has been so published continuously and uninterruptedly in said county and state for a period of more than five years prior to the first publication of said notice and been admitted at the post office of Bonner Springs in said County as second class matter.

That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for 1 consecutive weeks the first publication thereof being made as aforesaid on 09/29/2011 with publications being made on the following dates:

09/29/2011

Subscribed and sworn to before me this 9-30-2011

Notary Public

My Appointment expires

Publication Charges	\$39.00
Notary And Affidavit	\$0.00
Additional Copies	\$0.00
	<hr/>
	\$39.00

NOTICE OF PUBLIC HEARING PLANNING COMMISSION CITY OF BONNER SPRINGS, KANSAS

The Planning Commission will hold a public hearing on Tuesday, October 25, 2011, at 7:00 p.m. at City Hall in the Council Chambers, 205 E. 2nd Street, Bonner Springs, Kansas. The purpose of the public hearing is to receive public comment for:

Zoning Ordinance Amendment: BSZP-119: "Sandwich Board Signs/Special Event Signs": The Governing Body requests the Planning Commission consider an amendment to Article XXXI: Sign Regulations of the Zoning Ordinance to allow Sandwich Board Signs without the requirement to issue a Sign Permit. The Planning Department recommends other amendments be considered to allow for three (3) day Special Event Signs, no permit required and the removal of the 25% Rule listed under Section 10, Paragraph 8.

Questions or comments may be addressed to the Planning Department located at 205 E. 2nd Street to Don E. Slone, AICP, CFM, Planning Director at (913) 667-1708.

Persons who wish to be heard will be given an opportunity to make comments at the public hearing.

/s/ Don E. Slone, AICP, CFM
Planning Commission Secretary