



City of Bonner Springs

PLANNING COMMISSION AGENDA

CITY HALL COUNCIL CHAMBERS

TUESDAY, JUNE 28, 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, JUNE 28, 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, June 28, 2011

Study Session 6:00 p.m.

- Continue discussion on the 2011 Comprehensive Plan Vision 2025 Annual Update.

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 May 24, 2011.

Motion: _____ Second: _____

1. Board Discussion

For: _____ #Against: _____

New Business:

ITEM NO. 2: Comprehensive Plan Change: BSCP-19: “KDOT Facility Bonner Springs” A request to amend the Future Land Use Map of the Comprehensive Plan to change the land use designation for 9.63 acres from a Commercial to an Industrial designation. This request is from the Planning Commission on behalf of the Kansas Department of Transportation, property owners of record. This request is required in order to amend the current zoning classification to allow the current use as permitted under the Light Industrial District regulations. The property is located at 650 N. K-7 Hwy. *(This item will be forwarded to the Governing Body on July 25, 2011)*

Open Public Hearing Time: _____

1. Staff Presentation
2. Public Comment

Close Public Hearing Time: _____

Motion: _____ Second: _____

3. Board Discussion

For: _____ #Against: _____

ITEM NO. 3: Rezoning: BSZ-125: “KDOT Facility Bonner Springs” A request to rezone 9.6 acres from a C-S-P, Highway Service District Planned to an I-1, Light Industrial District classification. This request is from the Planning Commission on behalf of the Kansas Department of Transportation, property owners of record. This request is to amend the current zoning classification to allow the current uses as permitted under the Light Industrial District regulations. The property is platted as “Final Plat of Kansas Department of Transportation District One-Area Three”. The property is located at 650 N. K-7 Hwy. *(This item will be forwarded to the Governing Body on July 25, 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 Planning Commission Meeting May 24, 2011

PLANNING COMMISSION AGENDA
TUESDAY, June 28, 2011, 7:00 P.M.

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

MOTION: _____

SECOND: _____

ACTION: MAKE A MOTION TO APPROVE THE MINUTES OF THE PLANNING COMMISSION MEETING ON MAY 24, 2011

STAFF RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE MINUTES

NARRATIVE: The minutes of the May 24, 2011 meeting are attached.

PLANNING COMMISSION MEETING MINUTES
Tuesday, May 24, 2011 AT 7:00 P.M.

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

MEMBERS ABSENT: Malisa Wallace

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 7:02 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 April 26, 2011 Planning Commission meeting. Commissioner Pierce made a motion to approve the minutes as discussed during the Study Session and Commissioner Stephan 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 unanimously.

NEW BUSINESS

Chairman Parks introduced **Item No. 2: Site Plan: ST-11-101, "Papa Bob's Bar-B-Que Addition"**, 0.88 acres unplatted that is zoned C-S, Highway Service District. Requested by Robert Caviar, Caviar Enterprises, LLC, property owners of record. The site plan is being submitted in order to construct a covered entry on the front and side of the existing restaurant to control the inside environmental conditions of the restaurant. The property is located at 11610 Kaw Drive.

Chairman Parks asked for a Staff presentation. Staff presented its recommendations to the Planning Commission. Staff recommended approval subject to the one (1) condition as listed in the Staff Report. The Planning Director stated the property was in the 100-year floodplain of West Mission Creek and that the conditions to approve the Floodplain Development Permit have been addressed. The Planning Director stated that he would be glad to answer any questions the Planning Commission may have. The Planning Director noted that the one (1) recommended condition has been addressed.

Chairman Parks asked if the applicant would like to address the Planning Commission. **Robert Caviar** stated that they were in agreement with the conditions as listed in the Staff Report. Mr. Caviar also stated that he was doing the small additions in order to reduce his heating and air conditioning bills for his restaurant.

Chairman Parks asked for any questions or comments from 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 Neal seconded the motion.

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

Chairman Parks introduced **Item No. 3: ITEM NO. 3: Zoning Ordinance Amendment: BSZP-118: "Private Use of Public Parking Lots"**: The Governing Body requests the Planning Commission consider an amendment to the Zoning Ordinance to allow for Private Use of Public Parking Lots. The Planning Department recommends the amendment be placed under Section 5, Temporary Uses Permitted, Article XXII of the Zoning Ordinance to allow for private use of public parking lots.

Chairman Parks opened the public hearing at 7:08 p.m. and asked for a Staff presentation. Staff presented its recommendations to the Planning Commission. Staff recommended approval of the amendment as written in the Staff Report. The Planning Director stated that he would be glad to answer any questions.

Chairman Parks asked if anyone in the audience had any questions or concerns. Seeing none he closed the public hearing at 7:10 p.m. and asked for a motion. Commissioner Pierce made a motion to approve the item with a second from Commissioner Krone.

Commissioner Stephan asked when Ordinance 2304 was approved. The Planning Director stated it was approved on April 25, 2011. Commissioner Stephan then asked why it is being brought to the Planning Commission when the Governing Body had already passed it. The Planning Director stated that the Governing Body only approved Ordinance No 2304; they did not approve any changes to the Zoning Ordinance. The restriction under Section 12-704(G) needs to be amended in order for any private use of the public parking lots.

Commissioner Stephan asked if the attached draft Ordinance is for the Planning Commission only or will it be forwarded to the Governing Body? The Planning Director stated that this is a draft of the ordinance that will be sent to the Governing Body. Chairman Parks stated that right now there is no private use for a public lot but if this is approved, the Governing Body will be able to approve the use of the public lot for private uses.

Chairman Parks stated that the question is whether or not we want to put this power in the hands of the Governing Body?

Chairman Parks asked if there were any further questions. Seeing none he called for a vote. Motion passed on a 4-3 vote. Commissioner Pierce voted no. He stated that parking lots should only be for parking and is also concerned by the potential liability to the city that would go along with allowing the private use of public parking lots.

Commissioner Neal voted no. She stating that she also felt that public parking lots should be for parking only.

Chairman Parks voted yes. He felt that the Governing Body should have the authority to determine if and when private uses of the public parking lots should be allowed.

Commissioner Stephan voted no. He does not have a problem with private use of public parking lots; however, he does not like the way the ordinance is written and would like it to be rewritten and sent back to the Planning Commission for further consideration.

Commissioner Krone voted yes. He feels that the Governing Body should make the final decision.

Commissioner Gray voted yes. He feels that the Governing Body should make the final decision.

Commissioner Carter voted yes. He feels that the Governing Body should make the final decision.

The Planning Director stated that he will forward this item to the Governing Body on June 13, 2011 with a Planning Commission recommendation of approval.

Chairman Parks introduced **Item No. 4: Planning Commission Discussion**, to direct Staff to publish for a Public Hearing in order for the Planning Commission to consider an amendment to the Future Land Use Map from a Commercial to an Industrial designation and a rezoning from C-S-P, Highway Service District Planned to an I-1, Light Industrial District classification for the KDOT Facility Bonner Springs located at 650 N. K-7 Hwy.

The Planning Director requested the Planning Commission direct him to publish for the public hearing to be held on June 28, 2011. The Planning Director stated that he would be glad to answer any questions.

Chairman Parks asked the Planning Commission if they had any questions about the request. Seeing none he called for a motion. Commissioner Stephan made a motion to direct staff to publish for the public hearing to consider the change in zoning from C-S-P to I-1 for the KDOT Facility. Commissioner Krone seconded. The motion passed unanimously.

The Planning Director stated that they will have Planning Commission meeting next month to consider this item.

Chairman Parks asked if there was any further discussion or other items. Seeing none, he adjourned the meeting at 7:20 p.m.

Planning Commission Secretary

ITEM NO. 2

Comprehensive Plan Change: BSCP-19: “KDOT Facility Bonner Springs” A request to amend the Future Land Use Map of the Comprehensive Plan to change the land use designation for 9.63 acres from a Commercial to an Industrial designation. This request is from the Planning Commission on behalf of the Kansas Department of Transportation, property owners of record. This request is required in order to amend the current zoning classification to allow the current use as permitted under the Light Industrial District regulations. The property is located at 650 N. K-7 Hwy.

PLANNING COMMISSION MEETING

TUESDAY, June 28, 2011 at 7:00 P.M.

PRESENT	Gray	_____
	Carter	_____
	Pierce	_____
& VOTE:	Neal	_____
	Parks	_____
	Wallace	_____
	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. This item will be forwarded to the Governing Body on July 25, 2011.

COMPREHENSIVE PLAN CHANGE: “KDOT FACILITY BONNER SPRINGS”**Case No.:** BSCP-19**Project:** KDOT Facility Bonner Springs**Applicant:** Bonner Springs Planning Commission**Owner:** Kansas Department of Transportation**Location:** 650 N. K-7 Highway**Zoning:** C-S-P, Highway Service District Planned, proposed zoning change to I-1, Light Industrial District (See Case No. BSZ-125)**Land Use****Designation:** Commercial designation to an Industrial designation**GENERAL INFORMATION:**

A request to amend the Future Land Use Map of the Comprehensive Plan to change the land use designation for 9.6 acres platted as “Final Plat of Kansas Department of Transportation District One-Area Three” from a Commercial designation to an Industrial designation. This request is from the Planning Commission on behalf of the Kansas Department of Transportation, property owners of record. This request is required in order to amend the current zoning classification to allow the current use as permitted under the Light Industrial District regulations rather than by special use as required under the C-S, Highway Service District regulations.

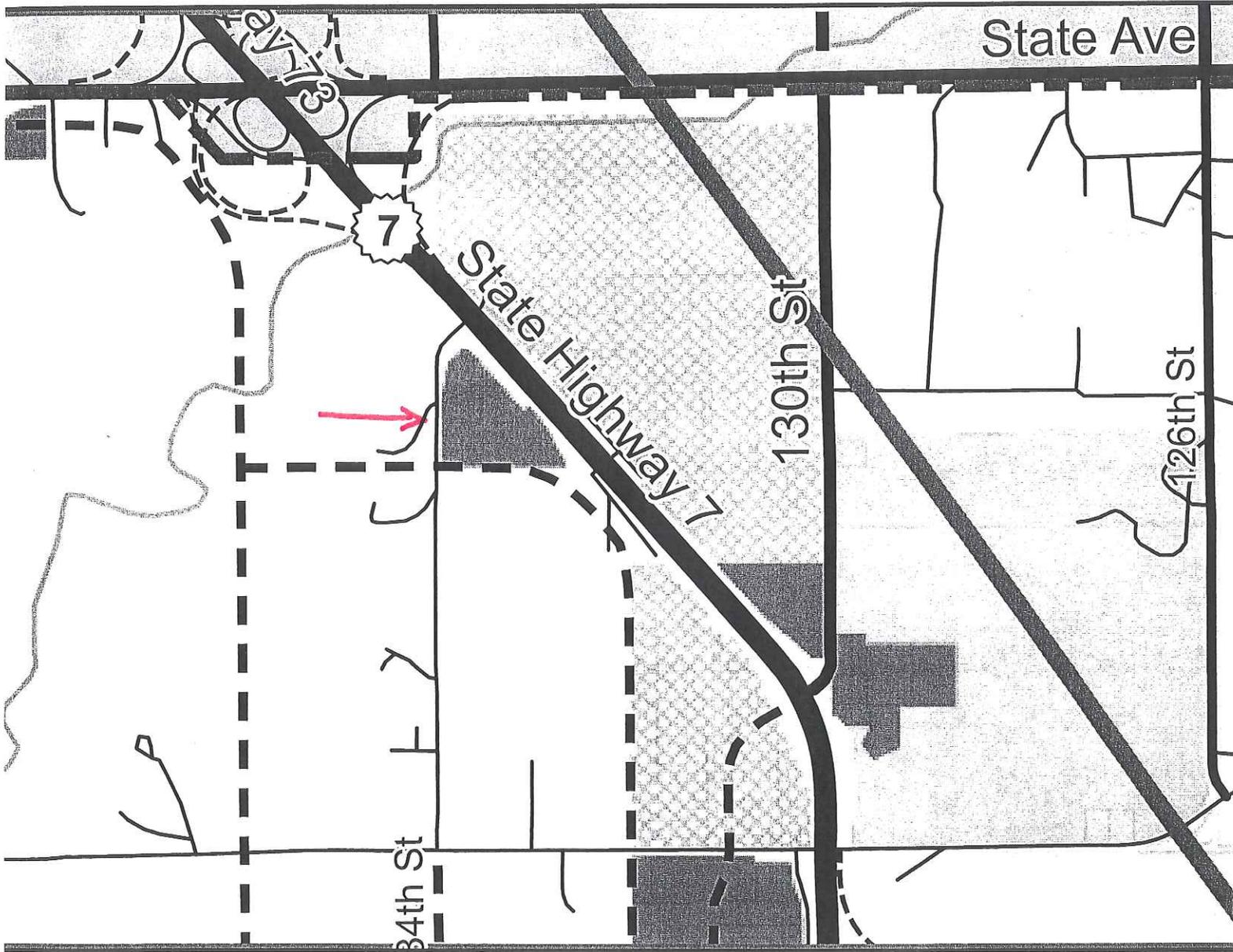
STAFF RECOMMENDATION: Staff recommends approval of the request to change the Future Land Use Map for 9.6 acres from a Commercial designation to an Industrial land use designation based upon the Factors for Consideration presented in the staff report and forwarding it to the Governing Body with a recommendation of approval.

FACTORS FOR CONSIDERATION:

The Future Land Use Map shows the subject property to have a Commercial land use designation.

1. **What has changed since the Comprehensive Plan was adopted to warrant this request?**
 - The current use of the KDOT property is not commercial in nature and will probably never support a commercial use as the access to K-7 Highway will be restricted with the approved K-7 Corridor design that is critical to most commercial uses. Access to the K-7 Highway has been changed from 134th Street to the new Elizabeth Avenue.
2. **Traffic Counts and Pattern Changes?**
 - The annual average 24 hour traffic counts that pass by the subject property was approximately 27,200 cars per day according to KDOT’s Traffic Count Map obtained as of June 30, 2007. The traffic counts for K-7 Highway at the same location have declined to 23,100 cars per day as of June 30, 2010.
3. **Utility/Infrastructure Changes?**
 - All public utilities are currently available to the subject site including a new 12” waterline along the east side of 134th Street.
4. **Status of Floodplain/Hydrology?**
 - No portion of the subject property is within the 100-year floodplain as indicated on the new Flood Insurance Rate Maps that become effective on September 2, 2011.
5. **Changes in Surrounding Land Use?**
 - Other than the construction of Elizabeth Avenue and the closure of 134th Street to K-7 Highway, no other changes have occurred to the surrounding land uses.

**BSCP-19: KDOT FACILITY BONNER SPRINGS
650 N. K-7 HWY.**



Affidavit in Proof of Publication

(Published in the Bonner Springs Chieftain, Thursday, June 2, 2011)

STATE OF KANSAS
Wyandotte County

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

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

The Planning Commission will hold a public hearing on Tuesday, June 28, 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:

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

Comprehensive Plan Change: BSCP-19: "KDOT Facility Bonner Springs" A request to amend the Future Land Use Map of the Comprehensive Plan to change the land use designation for 9.63 acres from a Commercial to an Industrial designation; and

Rezoning: BSZ-125: "KDOT Facility Bonner Springs" A request to rezone 9.63 acres from a C-S-P, Highway Service District Planned to an I-1, Light Industrial District classification.

The requests are from the Planning Commission on behalf of the Kansas Department of Transportation, property owners of record. These amendments are to change the current future land use designation and zoning classification to allow the current uses as permitted under the Light Industrial District regulations. The property is located at 650 N. K-7 Hwy.

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.

The complete legal description and application for the above item is available for public inspection at the Bonner Springs Planning Department, 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

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 06/02/2011 with publications being made on the following dates:

06/02/2011

Subscribed and sworn to before me this 6th day of June 2011

Notary Public

My Appointment expires: 3-15-2015



Publication Charges	\$45.00
Notary And Affidavit	\$0.00
Additional Copies	\$0.00
	<hr/>
	\$45.00

RECEIVED
11 JUN -3 AM 10:16
CITY OF BONNER SPRINGS

ITEM NO. 3

Rezoning: BSZ-125: "KDOT Facility Bonner Springs" A request to rezone 9.6 acres from a C-S-P, Highway Service District Planned to an I-1, Light Industrial District classification. This request is from the Planning Commission on behalf of the Kansas Department of Transportation, property owners of record. This request is to amend the current zoning classification to allow the current uses as permitted under the Light Industrial District regulations. The property is platted as "Final Plat of Kansas Department of Transportation District One-Area Three". The property is located at 650 N. K-7 Hwy.

PLANNING COMMISSION MEETING

TUESDAY, June 28, 2011 at 7:00 P.M.

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

MOTION: _____

SECOND: _____

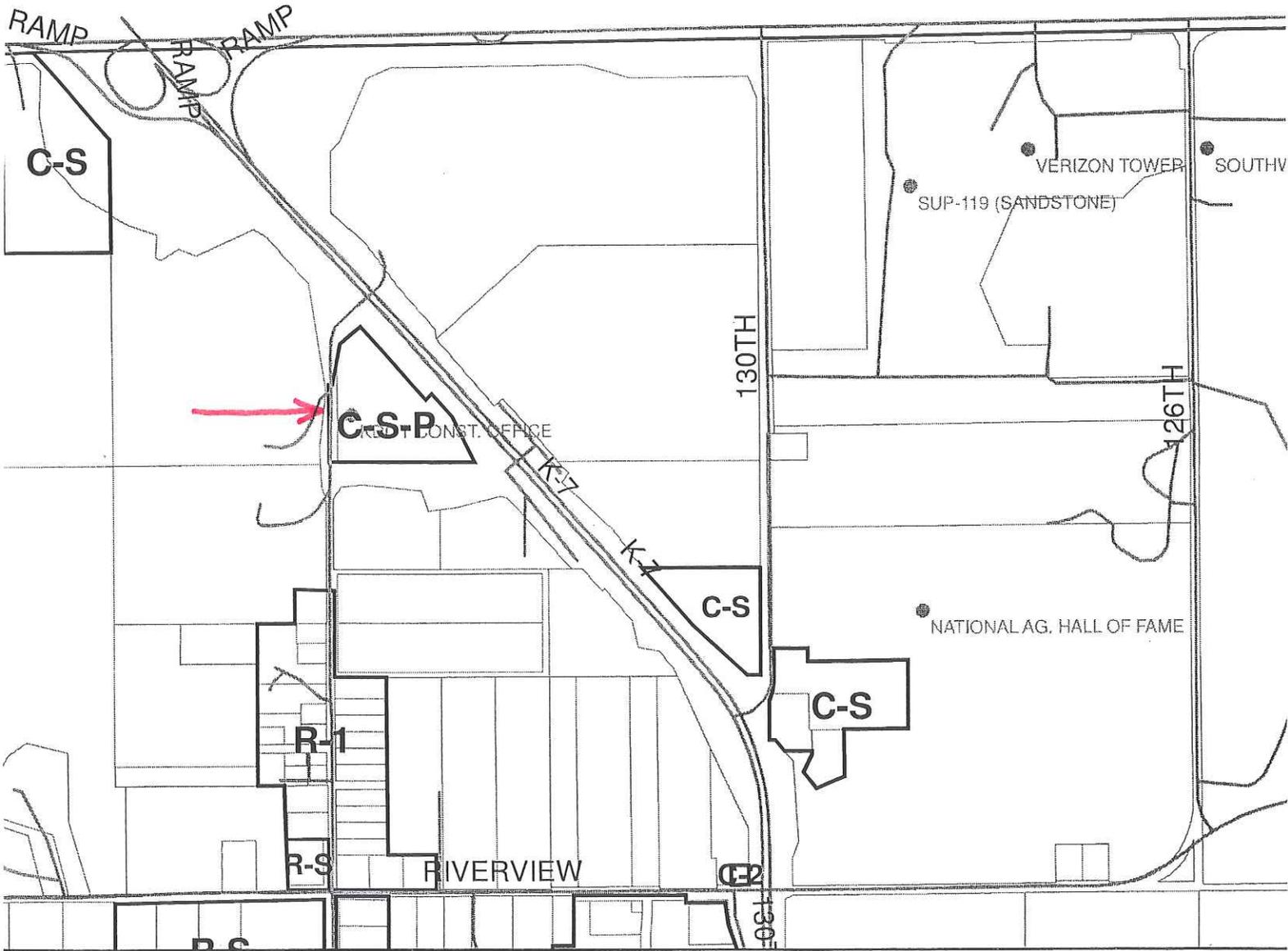
ACTION: MAKE A MOTION TO APPROVE

STAFF RECOMMENDATION: STAFF IS RECOMMENDING APPROVAL OF THIS ITEM AS WRITTEN 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 June 13, 2011.

- III. **SUITABILITY OF THE SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED** – KDOT currently utilizes the property for the District One-Area Three office and maintenance facility and is currently allowed under the Special Use Permit approved on September 21, 1998 which is the only restrictions to the property.
- **Staff Finding** – KDOT currently utilizes the property for their office and maintenance facility and is currently allowed under the Special Use Permit approved on September 21, 1998 which is the only restrictions to the property.
- IV. **EXTENT TO WHICH REMOVAL OF THE RESTRICTIONS WILL DETRIMENTALLY AFFECT NEARBY PROPERTY** – The removal of the present zoning will not have a detrimental effect on nearby properties as the use will not change, only the zoning classification.
- **Staff Finding** – The removal of the present zoning will not have a detrimental effect on nearby properties as the use will not change, only the zoning classification.
- V. **LENGTH OF TIME THE SUBJECT PROPERTY HAS REMAINED VACANT AS ZONED** – Since opening in June 2000, the subject property is utilized as the KDOT District One-Area Three office and maintenance facility.
- **Staff Finding** – Since opening in June 2000, the subject property is utilized as the KDOT District One-Area Three office and maintenance facility.
- VI. **RELATIVE GAIN TO THE PUBLIC HEALTH, SAFETY AND WELFARE BY THE DESTRUCTION OF THE VALUE OF THE PETITIONER'S PROPERTY AS COMPARED TO THE HARDSHIP IMPOSED UPON THE INDIVIDUAL LANDOWNERS** – Denial of the request would not destroy the value of the petitioners as it could be used for the KDOT District One-Area Three office and maintenance facility.
- **Staff Finding** – Denial of the request would not destroy the value of the petitioners as it could be used for the KDOT District One-Area Three office and maintenance facility.
- VII. **AVAILABILITY AND ADEQUACY OF REQUIRED UTILITIES AND SERVICES TO SERVE THE PROPOSED USE** – All utilities are available to the subject property.
- **Staff Finding** – All utilities are available to the subject property.
- VIII. **CONFORMANCE WITH THE COMPREHENSIVE PLAN** – The current Future Land Use Map within the adopted Comprehensive Plan Vision 2025 reflects a Commercial land use designation, however, if the BSCP-19 is approved, the property will have an Industrial land use designation and will then be in conformance with the adopted Comprehensive Plan.
- **Staff Finding** – The current Future Land Use Map within the adopted Comprehensive Plan Vision 2025 reflects a Commercial land use designation, however, if the BSCP-19 is approved, the property will have an Industrial land use designation and will then be in conformance with the adopted Comprehensive Plan.
- IX. **PROFESSIONAL STAFF RECOMMENDATION**
- Staff recommends approval of the request to rezone 9.6 acres from C-S-P (Highway Service District Planned) to I-1, (Light Industrial District) based upon the staff findings presented in the staff report and forwarding it to the Governing Body with a recommendation of approval.
- Subject to the following condition:
1. Approval of the Comprehensive Plan Change under BSCP-19.

**BSZ-125: KDOT FACILITY BONNER SPRINGS
650 N. K-7 HWY.**



I-1 LIGHT INDUSTRIAL DISTRICT (PERMITTED USES)

- AIRCRAFT & ACCESSORIES - RETAIL
- AUTO REPAIR
- BOAT BUILDING & REPAIR SERVICES
- CARPET & RUG CLEANING & REPAIR SERVICES
- CLEANING, POLISHING & SANITATION PREPARATION, EXCEPT SOAP MANUFACTURING
- CONCRETE PRODUCTS - MANUFACTURING
- CONSTRUCTION CONTRACTORS - WAREHOUSING AND OUTSIDE STORAGE
- ELECTRIC GENERATION PLANTS
- ELECT/HVAC/MECH/PLBG - WHOLESALE AND FABRICATION
- EXTERMINATING & DISINFECTING SERVICES
- FEEDS, GRAINS, HAY - RETAIL
- FERTILIZERS - RETAIL
- FITNESS CENTERS
- FOOD LOCKERS & REFRIGERATED STORAGE
- FREIGHT TERMINALS
- FURNITURE STRIPPING AND REFINISHING
- LANDSCAPE CONTRACTING SERVICES
- LINEN SUPPLY & INDUSTRIAL LAUNDRY SERVICES
- LUMBER YARDS & BUILDING MATERIALS - RETAIL
- MANUFACTURING NOT OTHERWISE LISTED
- MINI-STORAGE/SELF-STORAGE FACILITIES (WITH/WITHOUT OUTSIDE STORAGE)
- MUNICIPAL SAFETY SERVICES
- PARKS AND PLAYGROUNDS, PUBLIC
- PETROLEUM REFINING
- PRINTING & PUBLISHING

PUBLIC USES WITH LIMITED OUTDOOR STORAGE

- RECLAIMING RUBBER
- RECYCLING COLLECTION POINTS
- ROAD & UTILITY MAINTENANCE YARDS
- TAXICAB DISPATCH AND MAINTENANCE
- TOW LOT
- WAREHOUSING NOT OTHERWISE LISTED
- WATER TREATMENT PLANTS & STORAGE
- WATER WELL DRILLING SERVICES
- WHOLESALE NOT OTHERWISE LISTED
- WIND ENERGY CONVERSION SYSTEMS (WECS)

I-1 LIGHT INDUSTRIAL DISTRICT (SPECIAL USES)

- BILLBOARDS OR OUTDOOR ADVERTISING SIGNS
- FARM MACHINERY & EQUIP - WHOLESALE
- MOTOR FREIGHT GARAGING & EQUIPMENT MAINTENANCE
- PUBLIC UTILITY SUBSTATIONS OR PUMPING STATIONS
- SALVAGE YARD
- SHOOTING RANGES - INDOOR
- SOLID WASTE PROCESSING FACILITIES
- TELEPHONE RELAY TOWERS (MICROWAVE)
- TEMPORARY/PORTABLE/PRE-MANUFACTURED BUILDINGS FOR OTHER THAN RESIDENTIAL, SLEEPING OR OVERNIGHT ACCOMMODATIONS
- WAREHOUSING NONHAZARDOUS PRODUCTS WITH LIVE IN GUARD

LAND USE	AG	A-1	R	R-S	R-1	R-1A	R-2	R-3	M-P	M-H	O	C-1	C-2	C-S	L-1	L-2
Nursery Schools	*	*	*	*	*	*	*	*	*	*	P	*	*	*	*	*

O

Offices (Business, Prof, Medical, Public or Private)	*	*	*	*	*	*	*	*	*	*	P	P	P	*	*	*
Oil Milling	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	P
Orchards and Vineyards	P	P	P	*	*	*	*	*	*	*	*	*	*	*	*	*

P

Paints, Varnishes, Lacquers, Enamels & Allied Products - Mfg.	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	P
Parks and Playgrounds, Public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Pet Supplies, Grooming & Training (No overnight)	*	*	*	*	*	*	*	*	*	*	P	P	P	*	*	*
Petroleum Bulk Stations & Terminals - Whole.	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	S
Petroleum Refining	*	*	*	*	*	*	*	*	*	*	*	*	*	*	P	P
Photocopying & Blueprint Services	*	*	*	*	*	*	*	*	*	*	P	P	P	*	*	*
Photofinishing Services	*	*	*	*	*	*	*	*	*	*	*	P	P	*	*	*
Photographic Studios & Services	*	*	*	*	*	*	*	*	*	*	P	P	P	*	*	*
Plbg. & Htg. Equip. & Supplies-Whole.	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	P
Poultry Hatchery Services	*	P	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Printing & Publishing	*	*	*	*	*	*	*	*	*	*	*	*	*	*	P	P
Printing & Publishing (Walk In Customers)	*	*	*	*	*	*	*	*	*	*	*	P	P	*	*	*
Prison and Correctional Facilities	*	S	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Private Clubs	*	*	*	*	*	*	*	*	*	*	*	P	P	*	*	*
Professional Services	*	*	*	*	*	*	*	*	*	*	P	P	P	*	*	*
Public Uses with Limited Outdoor Storage	*	*	*	*	*	*	*	*	*	*	*	*	*	S	P	P
Public Utility Substation/Pumping Stations	P	S	P	S	S	S	S	S	S	S	S	S	S	S	S	S
Pulp - Mfg.	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	P

Q

Quarrying - Stone, Sand & Gravel	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	S
Quick Copy or Duplicating Center	*	*	*	*	*	*	*	*	*	*	P	P	P	*	*	*

R

Race Tracks & Courses	*	*	*	*	*	*	*	*	*	*	*	*	*	S	*	*
Radioactive Materials Processing/Storage and Disposal	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	P
Railroad Yards & Terminals	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	P
Abstracting Services																
Reception Halls	*	*	*	*	*	*	*	*	*	*	*	P	*	*	*	*
Reclaiming Rubber	*	*	*	*	*	*	*	*	*	*	*	*	*	*	P	P
Recycling Collection Points	*	*	*	*	*	*	*	*	*	*	*	P	P	*	P	P
Reading Room	*	*	*	*	*	*	*	*	*	*	P	*	*	*	*	*
Rehabilitation Home	S	S	S	S	S	S	*	*	*	*	*	*	*	*	*	*
Resorts, Retreats & Dude Ranches	*	S	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Restaurants	*	*	*	*	*	*	*	*	*	*	P	P	P	P	*	*
Retail Not Otherwise Listed	*	*	*	*	*	*	*	*	*	*	*	P	P	*	*	*

Affidavit in Proof of Publication

(Published in the Bonner Springs Chieftain, Thursday, June 2, 2011)

STATE OF KANSAS
Wyandotte County

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

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

The Planning Commission will hold a public hearing on Tuesday, June 28, 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:

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

Comprehensive Plan Change: BSCP-19: "KDOT Facility Bonner Springs" A request to amend the Future Land Use Map of the Comprehensive Plan to change the land use designation for 9.63 acres from a Commercial to an Industrial designation; and

Rezoning: BSZ-125: "KDOT Facility Bonner Springs" A request to rezone 9.63 acres from a C-S-P, Highway Service District Planned to an I-1, Light Industrial District classification.

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.

The requests are from the Planning Commission on behalf of the Kansas Department of Transportation, property owners of record. These amendments are to change the current future land use designation and zoning classification to allow the current uses as permitted under the Light Industrial District regulations. The property is located at 650 N. K-7 Hwy.

The complete legal description and application for the above item is available for public inspection at the Bonner Springs Planning Department, 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

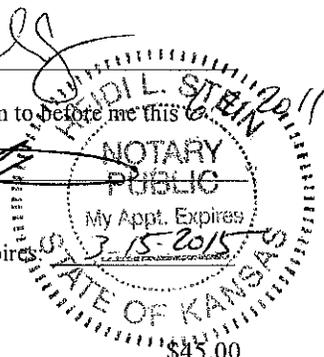
That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for 1 consecutive weeks the first publication thereof being made as aforesaid on 06/02/2011 with publications being made on the following dates:

06/02/2011

Subscribed and sworn to before me this 2nd day of June 2011

Notary Public

My Appointment expires



Publication Charges	\$45.00
Notary And Affidavit	\$0.00
Additional Copies	\$0.00
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	\$45.00

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