



City of Bonner Springs

PLANNING COMMISSION AGENDA

CITY HALL COUNCIL CHAMBERS
TUESDAY, DECEMBER 17, 2013

STUDY SESSION @ 6:30 P.M.
REGULAR MEETING @ 7:00 P.M.

PLANNING COMMISSION MEMBERS:

PLEASE CONTACT DON SLONE @ 667-1708
NO LATER THAN 12:00 NOON, TUESDAY, DECEMBER 17, 2013,
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, December 17, 2013

Study Session 6:30 p.m.

- Planning Commission update on the 134th Street Utility Relocation Project; and
 - Discussion and Approval of the 2014 Planning Commission/Board of Zoning Appeals Meeting Schedule.
-

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 September 24, 2013.

Motion: _____ Second: _____

1. Board Discussion

For: _____ #Against: _____

New Business:

ITEM NO. 2: Preliminary Plat (Extension): PT-13-100, “The Villages” Requested by Joseph F. Reardon, McAnany, Van Cleave & Phillips, P.A. for Guy B. Tiner, property owner of record. The request is for a six (6) month extension for the Preliminary Plat approved by the Planning Commission on January 22, 2013.

1. Staff Presentation
2. Applicant’s Presentation
3. Public Comment

Motion: _____ Second: _____

4. Board Discussion

For: _____ #Against: _____

Adjournment Time: _____

ITEM NO. 1

Approval of Minutes of the September 24, 2013 Planning Commission Meeting

PLANNING COMMISSION AGENDA
Tuesday, December 17, 2013 – 7:00 p.m.

PRESENT	Stephan	_____
	Neff	_____
& VOTE:	Kasselman	_____
	Parks	_____
	Krone	_____
	Neal	_____
	Pierce	_____

MOTION: _____

SECOND: _____

ACTION: MAKE A MOTION TO APPROVE

STAFF RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE MINUTES

NARRATIVE: The minutes of the September 24, 2013 meeting are attached.

PLANNING COMMISSION MEETING MINUTES

Tuesday, September 24, 2013 @ 7:00 p.m.

MEMBERS PRESENT: Craig Stephan, Sherri Neff, Lew Kasselmann, Merle Parks, Jason Krone, Robin Neal and Dave Pierce

PRESENT: Don Slone, AICP, CFM, Planning Director
Mike Novak, PE, RLS, City Engineer
Terry Barlow, Departmental Administrative Assistant

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

Chairman Parks introduced **Item No. 1: Approval of Minutes** and called for a motion to approve the minutes of the August 27, 2013 Planning Commission meeting. Commissioner Pierce made a motion to approve the minutes as written with a second from Commissioner Stephan. Chairman Parks asked if there were any questions or comments about the minutes. Seeing none, he called for a vote. The minutes were approved as written.

NEW BUSINESS:

Chairman Parks introduced **Item No. 2: Rezoning: BSZ-129: "Lot 2 Replat of Lot 1 Berkel Subdivision"** A request to rezone 21.23 acres from R-1, Single-Family Residential District to O, Office District classification. Requested by John Amrein, Wolf Creek Partners, LLC, property owners of record. This request is to change the current zoning classification to allow for the construction of a proposed office building to be located at 14101 Gibbs Road (K-32 Hwy).

Chairman Parks opened the public hearing at 7:02 p.m. and asked for Staff Presentation. Staff presented its recommendations to the Planning Commission. Staff recommends approval of the item subject to the conditions listed in the Staff Report.

Chairman Parks asked if the applicant would like to address the Planning Commission. **John Amrein, Wolf Creek Partners, LLC**, stated that he is in agreement with all the listed conditions and would be happy to answer any questions.

Chairman Parks asked if anyone in the audience had any questions or comments. **Mickey Hylton, 13840 Woodend Road**, asked if the project was going to start immediately or would it be some time before it started. He also asked about the price ranges of homes. He also asked about the property on Woodend Road that was zoned for apartments.

The Planning Director stated that the applicant cannot guarantee when the project would begin. The property being rezoned will be for an office building and not for residential homes. The piece of property to the south is not on the table and it was zoned R-3 in 1984. Mr. Amrein will ask for a down zoning to A-1 for the property on Woodend Road at a later date. There is a buyer for four (4) acres which will be an office building of approximately 1,500 square feet as shown on the Proposed Site Plan.

Chairman Parks asked if the Planning Commission had any comments or questions. Seeing none he closed the public hearing at 7:09 p.m. and asked for a motion.

Commissioner Stephan made a motion to approve with the listed condition. Commissioner Krone seconded the motion.

Chairman Parks asked if the Planning Commissioners had any questions or comments. Seeing none he called for a vote. Motion passed 7-0.

This item will be forwarded to the Governing Body on October 14, 2013.

Chairman Parks introduced **Item No. 3 Lot Split: LS-116: "Lot 2 Replat of Lot 1 Berkel Subdivision"**, is for 21.23 acres platted as Lot 2 Replat of Lot 1 Berkel Subdivision. The property is zoned R-1, Single-Family Residential District requested to be rezoned to O, Office District under Case No. 129. Requested by John Amrein, Wolf Creek Partners, LLC, property owners of record. The property is located at 14101 Gibbs Road (K-32).

Chairman Parks asked for Staff Presentation. Staff presented its recommendations to the Planning Commission. Staff recommends approval of this item subject to the conditions listed in the Staff Report.

Chairman Parks asked if the applicant would like to address the Planning Commission. **John Amrein, Wolf Creek Partners, LLC**, stated that he is in agreement with all the conditions listed in the Staff Report and would be happy to answer any questions.

Chairman Parks asked if anyone in the audience had any questions or comments. Seeing none he called for a motion. Commissioner Kasselmann made a motion to approve with the listed conditions. Commissioner Neff seconded the motion.

Chairman Parks asked if the Planning Commissioners had any questions or comments. Seeing none he called for a vote. Motion passed 7-0.

Chairman Parks introduced **Item No. 4: Site/Landscape Plan: ST-13-103, "Bonner Springs Pointe I – Lot 3"** Requested by Shawn Duke, PE, Lutjen, Inc. for KAVE, Inc. property owners of record. The Site Plan is being submitted in order to construct a 9,500 square foot retail strip center with restaurant and other retail uses and associated off-street parking on 1.72 acres zoned C-2, General Business District located at 530 S. 129th Street.

Chairman Parks asked for Staff Presentation. Staff presented its recommendations to the Planning Commission. Staff recommends approval of the item subject to the conditions listed in the Staff Report.

Chairman Parks asked if the applicant would like to address the Planning Commission. **Shawn Duke, PE, Lutjen, Inc. for KAVE, Inc.**, stated that his clients were in agreement with the conditions listed in the Staff Report and that he would be happy to answer any questions.

Commissioner Krone asked the Planning Director about possible parking issues if the restaurant is greater than 50% of the building. The Planning Director stated that the parking regulations require 1 parking stall per 75 sq.ft. whereas a "strip center" requires 1 parking stall per 150 sq.ft.

Mr. Duke stated that 40% of the building would be for a restaurant and 60% would be for a retail strip center. If the restaurant is great that 50% then there would not be enough parking.

Chairman Parks asked if anyone in the audience or the Planning Commission had any questions or comments. Seeing none he called for a motion.

Commissioner Stephan made a motion to approve with the listed conditions and added a condition that the site plan shall be amended with a note that states the restaurant space shall not exceed 50% of the floor area. Commissioner Kasselmann seconded.

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

Commissioner Stephan asked what would happen if two restaurants wanted to be in the building. The Planning Director stated that could as long as it does not exceed 50%. The Planning Director stated that a restaurant is required in accordance with the approved requirements of the Tax Increment Finance District (TIF).

Commissioner Pierce asked if there was any more room for parking and the Planning Director stated no.

Chairman Parks asked if the Planning Commissioners had any further questions or comments. Seeing none he called for a vote. Motion passed 7-0.

Chairman Parks asked if there was any further discussion. Seeing none, he adjourned the meeting at 7:35 p.m.

Don E. Slone, AICP, CFM, Secretary

ITEM NO. 2

Preliminary Plat (Extension): PT-13-100, "The Villages" Requested by Joseph F. Reardon, McAnany, Van Cleave & Phillips, P.A. for Guy B. Tiner, property owner of record. The request is for a six (6) month extension for the Preliminary Plat approved by the Planning Commission on January 22, 2013.

PLANNING COMMISSION AGENDA
Tuesday, December 17, 2013 – 7:00 p.m.

PRESENT	Stephan	_____
	Neff	_____
& VOTE:	Kasselman	_____
	Parks	_____
	Krone	_____
	Neal	_____
	Pierce	_____

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.

PRELIMINARY PLAT (EXTENSION): "THE VILLAGES"**Case No.:** PT-13-100**Applicant:** Joseph F. Reardon, McAnany, Van Cleave & Phillips, P.A.**Engineer:** Schlagel & Associates**Surveyor:** Schlagel & Associates**Owners:** Guy B. Tiner**Location:** 700 S. 132nd Street (New addresses to be assigned)**Zoning:** R-3, Multi-Family Residential District (Pending under Case No. BSZ-127)

R-1, Single-Family Residential District (South Detention Basin + Open Space)

Land Use Summary:**Total Tract Acreage:** 15.21 acres (R-3)

2.22 acres (R-1) South Detention Basin + Open Space

Number of Lots: 1**Easements Dedicated:** As shown on the Preliminary Plat**Dedicated Rights-of-Way:** As shown on the Preliminary Plat

Exhibits:

1. Request for Extension for the Preliminary Plat for "The Villages" under Case No. PT-13-100, dated November 18, 2013; and
2. Copy approved Preliminary Plat dated May 2, 2013.

Staff Recommendation:

The Development Review Team recommends approval of the six (6) month extension for the Preliminary Plat for "The Villages" based upon the circumstances addressed in the applicant's letter of request. If approved, the six (6) month extension should be granted until July 22, 2014. A "revised" preliminary plat or final plat shall be submitted for Planning Commission approval prior to the expiration of the extension in accordance with requirements of the Subdivision Regulations under Section 2(3).

Background:

The Planning Commission approved the preliminary plat of "The Villages" on January 22, 2013. The applicant addressed the conditions of approval and the Planning Director approved the preliminary plat on May 2, 2013.

Discussion:

This request is in accordance with the provisions of the Subdivision Regulations, Article IV; Submission of Plats Section 2(3) as the Planning Commission approved the preliminary plat and is valid for one (1) year from date of approval.

A "revised" preliminary plat or final plat shall be submitted for Planning Commission prior to the expiration of the extension in accordance with the Subdivision Regulations, Section 2(3) as follows:

3. **Effective Date:** The approval of the preliminary plat shall be effective for one (1) year following the date of approval by the Planning Commission, except that prior to the expiration of said one (1) year period the Planning Commission may, at the request of the property owner, grant an extension to the validity of the preliminary plat for up to six (6) months. If a final plat has not been submitted, approved and filed within such one (1) year period, or within an extension period, a revised preliminary plat must be resubmitted to the Planning Commission before a final plat is submitted.

Staff recommends the Planning Commission approve the six (6) month extension until July 22, 2014.



McAnany, Van Cleave & Phillips, P.A.
Attorneys at Law Since 1901

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St. Louis
Springfield
Omaha
Tulsa

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JAMES R. GOHEEN 1942-1994
DANIEL B. DENK 1943-2003

Admitted in Kansas * Admitted in Missouri + Admitted in Nebraska † Admitted in Arkansas ‡ Admitted in Oklahoma ● Admitted in Iowa † Admitted in Illinois *

November 18, 2013

(sent via e-mail dslone@bonnersprings.org)

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

RE: Request for Extension for the Preliminary Plat for "The Villages" under Case No. PT-13-100

Dear Mr. Slone:

This letter is being written on behalf of my client, Guy Tiner of Tiner Construction, Inc., to respectfully request an extension of six (6) months for the above-referenced Village at Deerfield Apartments Development.

This request is being made at this time so that the owner can complete a revised preliminary plat that has been discussed with you as well as begin working with the Economic Development Department on the project plan.

If you have any questions concerning this request, please feel free to contact me directly.

Sincerely,

Joseph F. Reardon
Direct Dial: 913-573-3309
E-mail: jreardon@mvplaw.com

JFR/ljb

3
10 East Cambridge Circle Drive, Suite 300, Kansas City, Kansas 66103
www.mvplaw.com Ph 913.371.3838 Fax 913.371.4722

KANSAS MISSOURI ILLINOIS ARKANSAS OKLAHOMA NEBRASKA IOWA

**PRELIMINARY PLAT OF
THE
VILLAGES**

PART OF NW 1/4, SEC. 20-11-23
CITY OF BONNER SPRINGS, WYANDOTTE COUNTY, KANSAS

SCHLAGEL & ASSOCIATES, P.A.
132ND STREET AND KANSAS AVENUE BONNER SPRINGS, KANSAS



SECTION 11-12
LOCATION MAP
SCALE 1"=200'

PROJECT BENCHMARKS:
CHIEF ENGINEER: CHRYSTIANE PROFFER
CITY ENGINEER: JEFFREY W. HARRIS
CITY COMMISSIONER: JEFFREY W. HARRIS

SITE DATA:
COMBINED ZONING: R-1, R-2
APPROXIMATE: 1.5 ACRES
TOTAL AREA: 1.5 ACRES
TOTAL BUILDING AREA: 110,000 SQ. FT.
TOTAL PARKING SPACES: 100
TOTAL TRUCK SPACES: 10
TOTAL BIKE SPACES: 10
TOTAL UTILITY SPACES: 10
TOTAL STORAGE SPACES: 10
TOTAL SERVICE SPACES: 10
TOTAL OFFICE SPACES: 10
TOTAL RESIDENTIAL SPACES: 10
TOTAL COMMERCIAL SPACES: 10
TOTAL INDUSTRIAL SPACES: 10
TOTAL AGRICULTURAL SPACES: 10
TOTAL RECREATION SPACES: 10
TOTAL CULTURAL SPACES: 10
TOTAL EDUCATIONAL SPACES: 10
TOTAL HEALTH CARE SPACES: 10
TOTAL SOCIAL SERVICES SPACES: 10
TOTAL PUBLIC UTILITIES SPACES: 10
TOTAL OTHER SPACES: 10

PRELIMINARY PLAT:
THE VILLAGES
132ND STREET AND KANSAS AVENUE BONNER SPRINGS, KANSAS

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	05/02/2013
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	

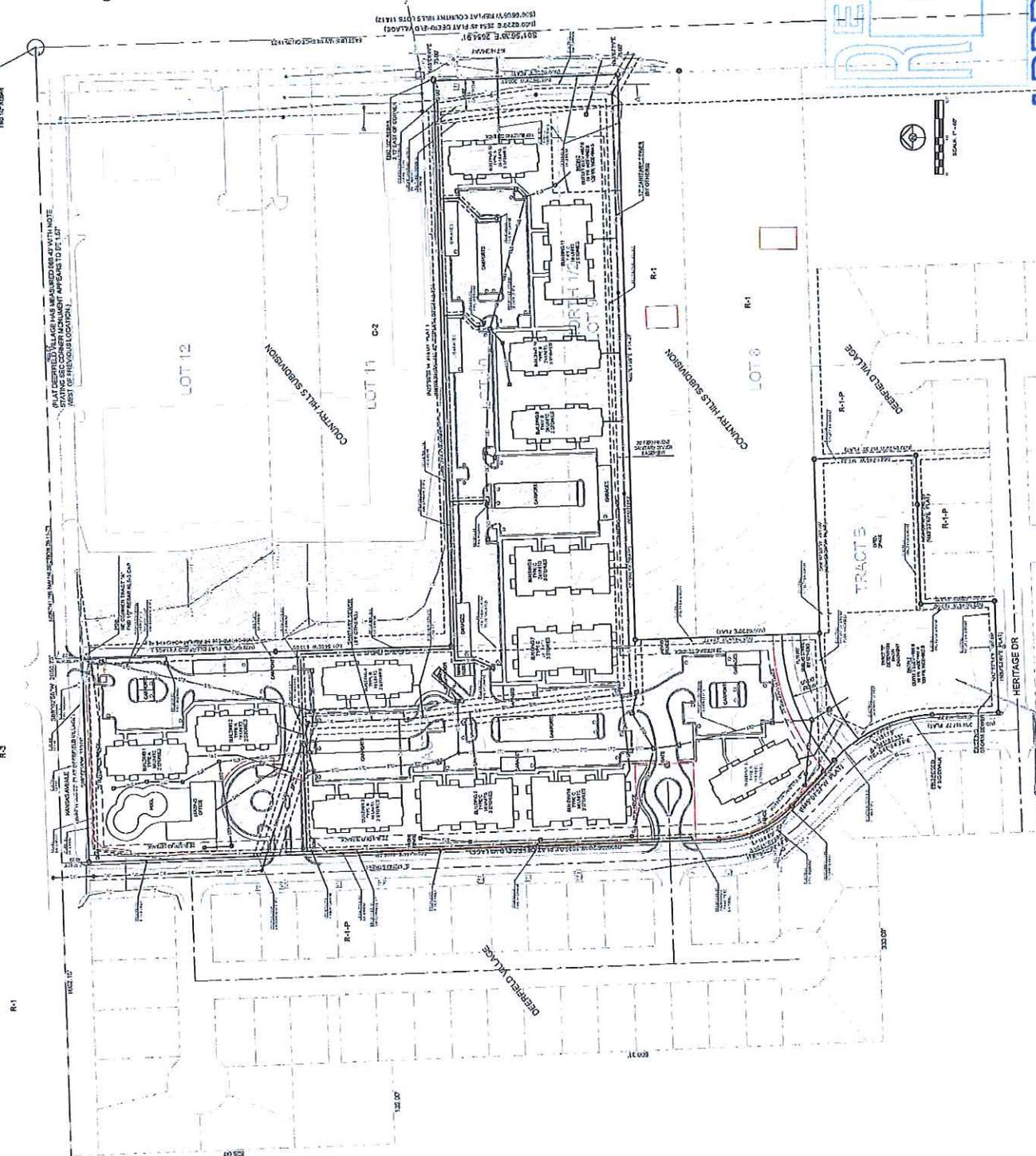
SHEET
C-1
OF 2

DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS
DATE: 05/02/2013

RECEIVED

MAY - 2 2013

APPROVED



SCALE 1"=40'

PLAN DESCRIBED VILLAGES HAS SUPERSEDED ALL PREVIOUS PLANS FOR THIS PROJECT. ANY REFERENCES TO PREVIOUS PLANS SHOULD BE TO THIS PLAN.

R-1

R-1

R-1

R-1

LOT 12

LOT 11

LOT 10

LOT 13

TRACTS

HERITAGE OR

COUNTRY HILLS SUBDIVISION

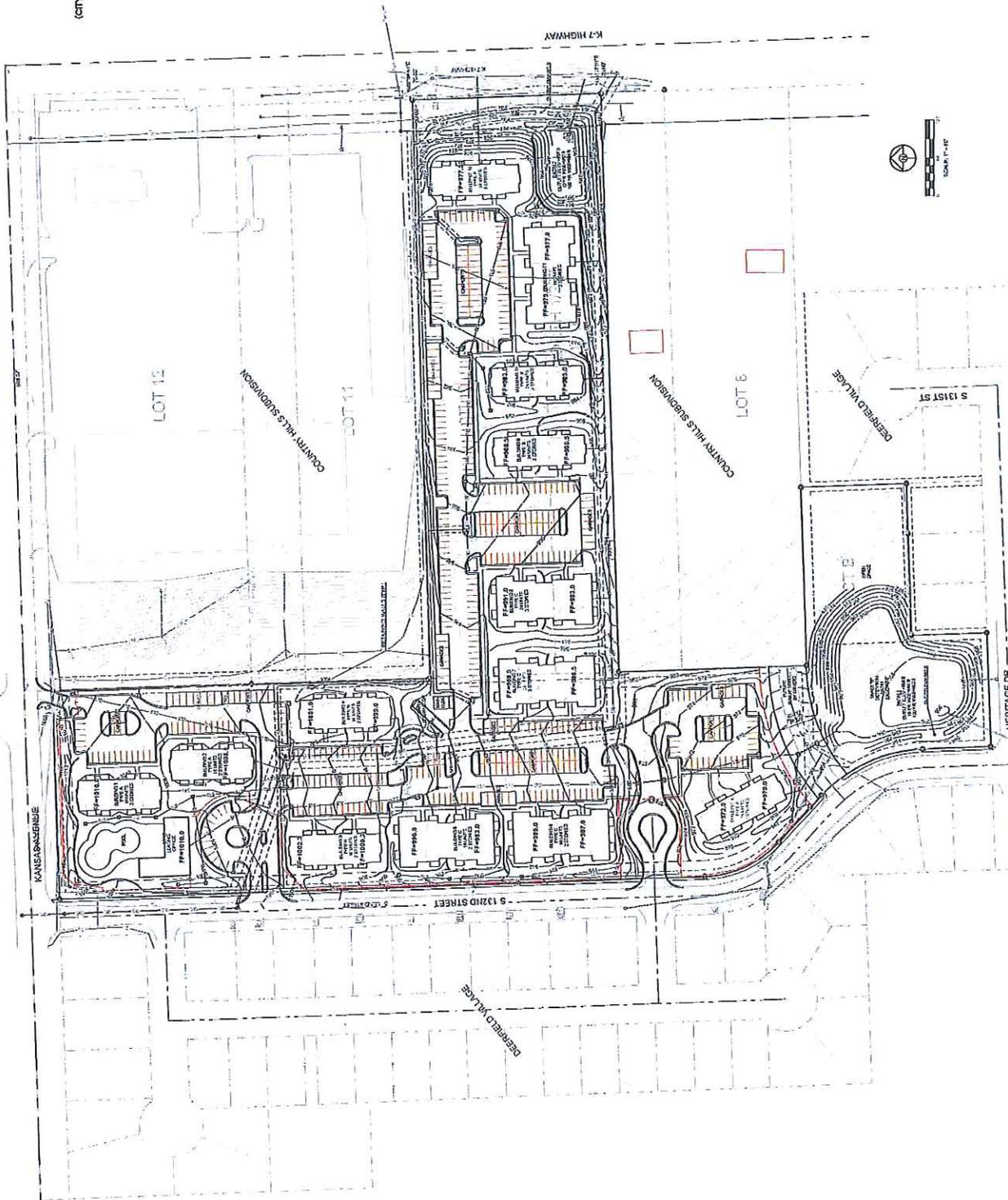
**PRELIMINARY PLAT OF
THE
VILLAGES**
PART OF NW 1/4, SEC. 20-11-23
(CITY OF BONNER SPRINGS, WYANDOTTE COUNTY, KANSAS)

SCHLAGEL & ASSOCIATES, P.A.
ENGINEERS, ARCHITECTS & PLANNERS
1320 WEST 15TH AVENUE, SUITE 100
BONNER SPRINGS, KANSAS 67005
PH: 620-933-1100 FAX: 620-933-1101
WWW.SCHLAGELPA.COM



SECTION 21.123
LOGS BOUNDARY
SCALE 1/4" = 20'

PROJECT BENCHMARK:
DOTTED DIMENSIONS ON CONTIGUOUS SURFACE OF GUTTER BACH,
E. LONG STREET, ELEVATION 1024.00



**THE VILLAGES
PRELIMINARY PLAT**

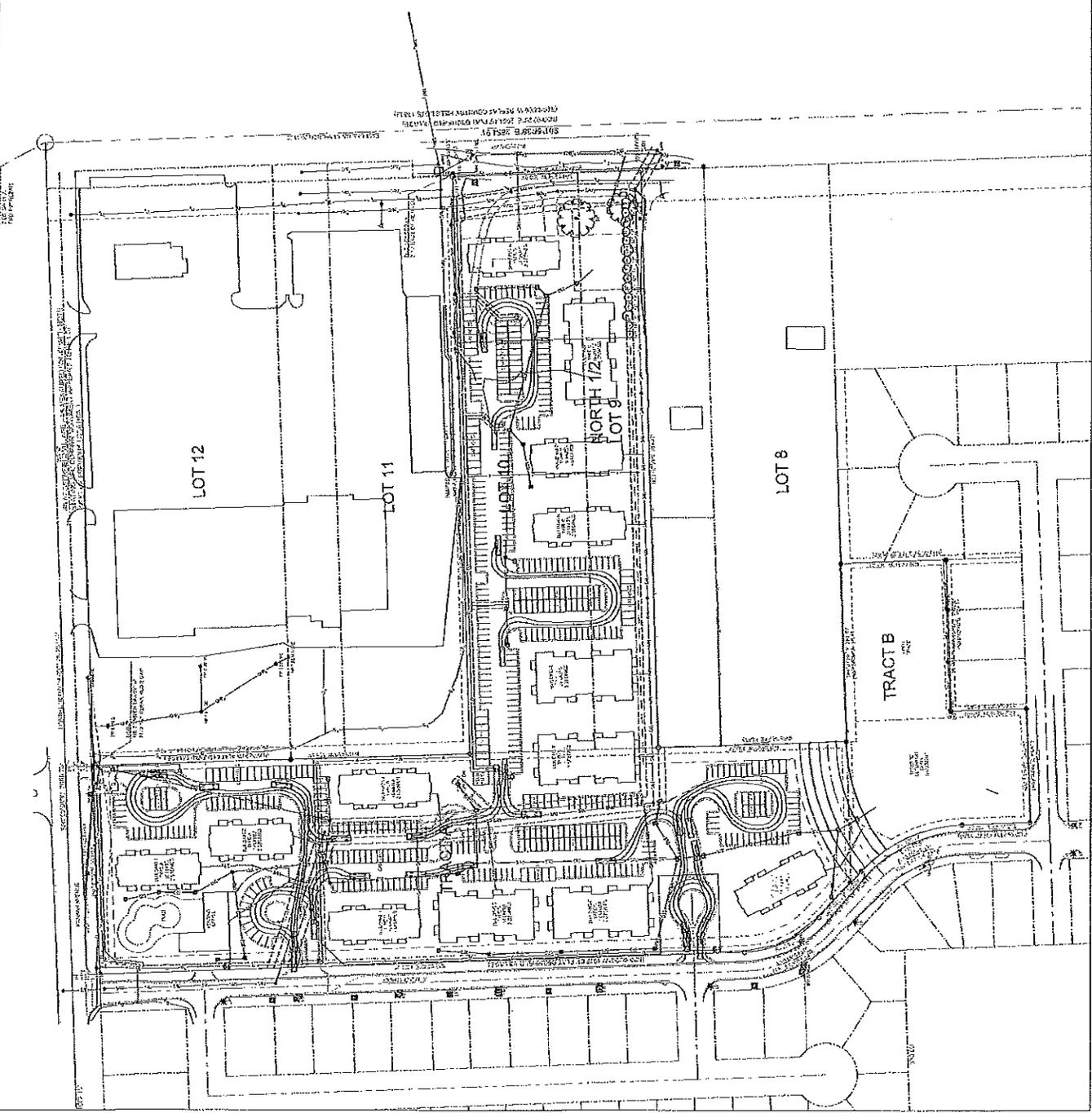
132ND STREET AND KANSAS AVENUE BONNER SPRINGS, KANSAS

GRADING PLAN	
NO. OF SHEETS	2
SHEET NO.	C-2
DATE	05/11/2011
PROJECT NO.	132ND ST & KANSAS
CLIENT	THE VILLAGES
SCALE	AS SHOWN
DATE	05/11/2011
BY	MM
CHECKED BY	MM
APPROVED BY	MM
DATE	05/11/2011

OWNER/DEVELOPER:
THE VILLAGES
132ND STREET AND KANSAS
BONNER SPRINGS, KS 67005



ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE.
 DATE OF DECLASSIFICATION: 10/22/10
 AUTHORITY: 25 U.S.C. 552
 APPROVED FOR RELEASE BY: [Redacted]
 DATE OF APPROVAL: 10/22/10



PRELIMINARY PLAT OF

THE VILLAGES

PART OF NW 1/4, SEC. 20-11-23
CITY OF BONNER SPRINGS, WYANDOTTE COUNTY, KANSAS

SCHLAGEL & ASSOCIATES, P.A.
Engineering and Surveying
132ND STREET AND KANSAS AVENUE, BONNER SPRINGS, KANSAS 67005
TEL: 620-338-1111 FAX: 620-338-1112
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SECTION 20
LOCATION MAP
SCALE: 1" = 200'

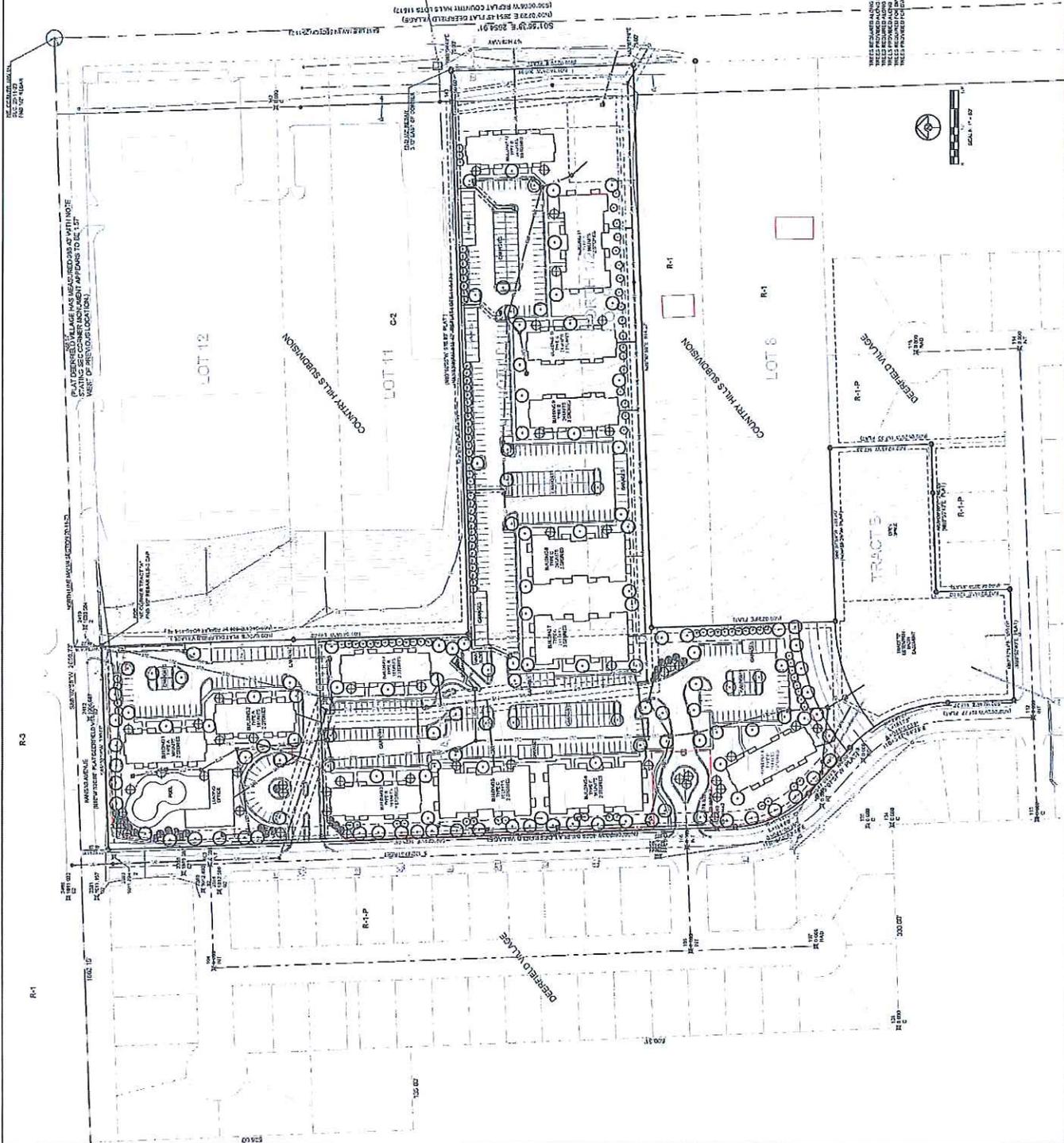
PROJECT BENCHMARK:
CHECKED POINT ON CORNER OF FRONT FACET OF SECTION 20, TOWNSHIP 11 NORTH, RANGE 23 WEST, WYANDOTTE COUNTY, KANSAS.

SITE DATA:
APPROXIMATE AREA: 220 ACRES
APPROXIMATE PERMITS: 1000
APPROXIMATE COST: \$10,000,000
APPROXIMATE DENSITY: 100 UNITS/ACRE
APPROXIMATE PHASES: 1000 UNITS
APPROXIMATE PHASES: 1000 UNITS
APPROXIMATE PHASES: 1000 UNITS

PRELIMINARY PLAT OF THE VILLAGES
PART OF NW 1/4, SEC. 20-11-23, WYANDOTTE COUNTY, KANSAS
THIS PLAT IS A PRELIMINARY PLAT AND IS NOT TO BE USED FOR CONVEYANCE OF INTERESTS IN REAL ESTATE.
IT IS THE POLICY OF THE STATE OF KANSAS TO ENCOURAGE THE DEVELOPMENT OF REAL ESTATE AND TO PROTECT THE INTERESTS OF THE PUBLIC.
THE STATE OF KANSAS HAS A POLICY OF ENCOURAGING THE DEVELOPMENT OF REAL ESTATE AND TO PROTECT THE INTERESTS OF THE PUBLIC.
THE STATE OF KANSAS HAS A POLICY OF ENCOURAGING THE DEVELOPMENT OF REAL ESTATE AND TO PROTECT THE INTERESTS OF THE PUBLIC.

NO.	DATE	DESCRIPTION
1	11/11/11	PRELIMINARY PLAT
2	11/11/11	PRELIMINARY PLAT
3	11/11/11	PRELIMINARY PLAT
4	11/11/11	PRELIMINARY PLAT
5	11/11/11	PRELIMINARY PLAT
6	11/11/11	PRELIMINARY PLAT
7	11/11/11	PRELIMINARY PLAT
8	11/11/11	PRELIMINARY PLAT
9	11/11/11	PRELIMINARY PLAT
10	11/11/11	PRELIMINARY PLAT

OWNER/DEVELOPER:
132ND STREET AND KANSAS AVENUE, BONNER SPRINGS, KANSAS 67005
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CONTRACTOR:
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AVIATION ENGINEER:
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