



City of Bonner Springs

PLANNING COMMISSION AGENDA

CITY HALL COUNCIL CHAMBERS

TUESDAY, JUNE 17, 2014

STUDY SESSION @ 6:00 P.M.

REGULAR MEETING @ 7:00 P.M.

PLANNING COMMISSION MEMBERS:

PLEASE CONTACT DON SLONE @ 667-1708

NO LATER THAN 12:00 NOON, TUESDAY, JUNE 17, 2014,

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 17, 2014

Study Session 6:00 p.m.

- Planning Commissioner Training on Land Development Law - "The Ethics of Zoning Hearings".
-

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 April 22, 2014.

Motion: _____ Second: _____

1. Board Discussion

For: _____ #Against: _____

New Business:

ITEM NO. 2: Special Use Permit: SUP-130: "Crown Castle Tower @ Camp Naish" a request by Heather Wilson, Crown Castle USA, Inc. for the Boy Scouts of America (Heart of America Council), property owners of record. This request is for a new special use permit due to an ownership change of the existing one hundred-sixty (160) foot telecommunication tower facility. The property zoned A-1, Agricultural District located at 1100 Martinek Lane. *(This item will be forwarded to the Governing Body on July 14, 2014)*

Open Public Hearing Time: _____

1. Staff Presentation / Applicant 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 April 22, 2014 Planning Commission Meeting

PLANNING COMMISSION AGENDA

Tuesday, June 17, 2014 – 7:00 p.m.

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

MOTION: _____

SECOND: _____

ACTION: Make a Motioun to Approve

STAFF RECOMMENDATION: Staff recommends approval of the Planning Commission meeting Minutes.

NARRATIVE: The minutes of the April 22, 2014 meeting are attached.

PLANNING COMMISSION MEETING MINUTES
Tuesday, April 22, 2014 @ 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
Terry Barlow, 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 January 28, 2014 Planning Commission meeting. Commissioner Stephan made a motion to approve the minutes as written with a second from Commissioner Kasselmann. Chairman Parks asked if there were any questions or comments about the minutes. Seeing none, he called for a vote. The minutes were approved by unanimous vote.

NEW BUSINESS:

Chairman Parks introduced **Item No. 2: Final Plat(Replat): PT-14-100, "Country Hills Subdivision Second Plat"**, this request is to replat a portion of Lot C and All of Lot D divided into a 3 lot subdivision originally platted as "Country Hills Subdivision, Replat of Lots 11 and 12". The property is zoned C-2, General Business District. Requested by Sam Malinowsky, P.E., Kaw Valley Engineering, Inc. for Bonner Springs Partners II, LLC, property owners of record. The request is in order to construct a 5,000 square foot retail strip center to be located at 630 S. 130th St.

Chairman Parks asked for Staff presentation. Staff presented its recommendations to the Planning Commission. Staff recommended approval subject to the listed conditions in the Staff Report.

Chairman Parks asked the applicant if he would like to address the Planning Commission. **Sam Malinowsky, PE, Kaw Valley Engineering, Inc.**, stated that he would be happy to answer any questions and that they were in agreement with all the conditions listed in the Staff Report.

Chairman Parks asked if there were any questions or comments from the audience. Seeing none he asked for a motion. Commissioner Pierce made a motion to approve with the conditions listed in the Staff report with a second from Commissioner Krone.

Chairman Parks asked if the Planning Commission had any questions or concerns. 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 May 12, 2014 with a Planning Commission recommendation of approval and requests the Governing Body accept the dedication of easements as shown on the final plat.

Chairman Parks introduced **ITEM NO. 3: Site/Landscape Plan: ST-14-102, "Bonner Springs Plaza"** Requested by Sam Malinowsky, P.E., Kaw Valley Engineering, Inc. for Bonner Springs Partners II, LLC, property owners of record. The Site/Landscape Plan was submitted in order to construct a 5,000 square foot retail strip center on Lot D, Country Hills Subdivision Replat of Lots 11 & 12 being platted as Lot 1, Country Hills Subdivision Second Plat. The property is zoned C-2, General Business District located at 630 S 130th St.

Chairman Parks asked for Staff Presentation. Staff presented its recommendations to the Planning Commission. Staff recommends approval of this item as listed in the Staff Report. The Planning Director briefed the Planning Commission and placed the letter of correspondence from John Molle, Attorney at Law for Bonner Springs Shops, LLC in regard to the filed Sign Easement Agreement for the current Sign located on Lot D, Country Hills Subdivision Replat of Lots 11 and 12.

Chairman Parks acknowledged receipt of the above correspondence and made it part of the official record.

Chairman Parks asked the applicant if he would like to address the Planning Commission. **Sam Malinowsky, PE, Kaw Valley Engineering, Inc.**, stated that he would be happy to answer any questions and that they were in agreement with all the conditions listed in the Staff Report.

Chairman Parks asked the Planning Commission if they had any questions or comments. Chairman Parks then asked about the drive-thru lane and the fact that they would lose five or six parking places as they would be blocked by the drive-thru traffic during peak times. **Dave Olson, Christie Development Associates, LLC**, stated that those parking places could be used by employees.

Commissioner Stephan asked why they could not move the building instead of the sign. Dave Olson stated that the sign needs upgrading and that development drives the sign. Dave Olson then stated that the sign agreement and the construction of the sign was a private agreement.

Chairman Parks asked if anyone in the audience would like to speak on this item.

John Molle, Molle Law Firm, LLC, attorney for Bonner Springs Shops, LLC stated that his clients wanted to protect the sign as it is listed in the Sign Easement Agreement; however, at the present time there is no written agreement between Christie Development and the Bonner Springs Shops, LLC.

Dave Olson does not want the site plan to be held up because they have no written agreement other than the agreement dated June 21, 2007.

Chairman Parks stated that he cannot recommend approval of the Site/Landscape Plan that "on its face" showed the removal of the current sign and in fact was in direct conflict with the filed Sign Easement Agreement that granted a perpetual and non-exclusive easement for the current sign.

Commissioner Pierce asked Mr. Olson how much the sign was going to cost and Mr. Olson stated he did not know because they were taking bids on the project.

Chairman Parks asked if there were any further questions or comments from the audience. Seeing none he asked for a motion. Commissioner Neal made a motion to approve with the conditions listed in the Staff Report and added an additional condition to address the filed Sign Easement Agreement.

Mr. Olson interrupted Commissioner Neal as she was making the motion. Commissioner Neal reiterated her motion and added the final condition to address the Sign Easement Agreement. Commissioner Stephan seconded the motion with the added condition as recommended by Commissioner Neal. The Planning Director asked Chairman Parks to read the added condition into the record as follows:

"Provide written consent, signed by all parties, or their successors, to the Sign Easement Agreement dated June 21, 2007 and recorded September 5, 2007 under Document No. 2007R-19425 in the Wyandotte County Register of Deeds Office, reconciling the location of the existing sign with the location of the proposed sign pursuant to the submitted site plan. Should written consent not be provided, applicant shall have the option of amending the site plan to provide for the continued existence of the current sign. Such amendment shall be approved by the Director so long as there are no substantial modifications to the submitted site plan."

Chairman Parks then asked both parties if they had any questions or concerns with the wording of the added condition. Mr. Molle and Mr. Olsen both agreed to the wording of the added condition. Mr. Molle expressed his appreciation to Mr. Slone and to the Planning Commission for protecting his client's interests in the current sign as well as the developers.

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

Chairman Parks introduced **Item No.4: Zoning Ordinance Amendment: BSZP-124: "O" Office District Amendments**, A request by the Bonner Springs Planning Commission to consider several amendments to the Zoning Ordinance, Article XIV: "O" Office District Regulations, Appendix A and Appendix B.

Chairman Parks opened the public hearing at 7:33 p.m. and asked for Staff Presentation. Staff presented its recommendations to the Planning Commission. Staff recommends approval of the item as listed in the Staff Report.

Chairman Parks asked if there were any questions from the Planning Commission. Seeing none he closed the public hearing at 7:35 p.m. and called for a motion. Commissioner Stephan made a motion to approve with the listed conditions in the Staff Report with a second from Commissioner Neal.

Chairman Parks asked if there were any questions or comments. Seeing none he called for a vote. Motion passed 7-0.

The Planning Director stated that he will forward this item to the Governing Body on May 12, 2014 with a Planning Commission recommendation of approval as written.

Chairman Parks asked if there was any further business. Seeing none, he adjourned the meeting at 7:38 p.m.

Don E. Slone, AICP, CFM, Secretary

ITEM NO. 2

Special Use Permit: SUP-130: "Crown Castle Tower @ Camp Naish" a request by Heather Wilson, Crown Castle USA, Inc. for the Boy Scouts of America (Heart of America Council), property owners of record. This request is for a new special use permit due to an ownership change of the existing one hundred-sixty (160) foot telecommunication tower facility. The property zoned A-1, Agricultural District located at 1100 Martinek Lane.

PLANNING COMMISSION AGENDA

Tuesday, June 17, 2014 – 7:00 p.m.

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

MOTION: _____

SECOND: _____

ACTION: Make a motion to approve.

STAFF RECOMMENDATION: Staff recommends 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 July 14, 2014.**

SPECIAL USE PERMIT: CROWN CASTLE TOWER @ CAMP NAISH**Case No.:** SUP-130

Applicant: Heather Wilson, Crown Castle USA
Owner: Boy Scouts of America (Heart of America Council)
Location: 1100 Martinek Lane
Zoning: A-1, Agricultural District
Tract Size: 158.7 acres with the Leased Area = 1,600 square foot
Project Type: 160' Telecommunication Tower Facility

Exhibits:

Applicant's Letter, the Site Plan for the Special Use Permit and the Affidavit (Proof of Publication).

Staff Recommendation:

Staff recommends approval of SUP-130: Crown Castle Tower @ Camp Naish with the conditions specified based upon the factors for consideration presented in the Staff Report to forward to the Governing Body with a recommendation of approval.

Subject to the following four (4) conditions:

1. Future expansions or additions to the site not identified on the Site Plan shall require the submission of a new Site Plan to be reviewed and approved by the Planning Commission if there are plans to enlarge the footprint;
2. The revocation of the Special Use Permit may occur for a violation of the Zoning Ordinance as provided in Section 4(11) Telecommunication Towers, Article XXVII, Special Uses of the Zoning Ordinance or violation of any or all of the conditions set out in the Special Use Permit;
3. The Special Use Permit to be valid for an indefinite period of time unless:
 - a. The subject property is sold, or
 - b. When the operation of such use by the owner designated in the permit is discontinued for more than 12 months; and
4. The Special Use Permit may not be assigned, conveyed or transferred.

Background:

The applicant submitted a request for a special use permit on property zoned A-1, Agricultural District located at 1100 Martinek Lane. This request is due to an ownership change of the existing one hundred-sixty (160) foot telecommunication tower facility that requires a new special use permit.

Factors For Consideration:

1. **The proposed special use complies with all applicable provisions of these regulations, including intensity of use regulations, yard regulations, and use limitations, unless specifically exempted by the provisions of these regulations** – The approval of a special use permit in the A-1, Agricultural District allows the proposed use; and therefore, is an acceptable use under the use limitations thereof. The submitted site plan meets the specific requirements for the requested telecommunication tower facility that are as follows:
 1. Federal Requirements: All towers must meet or exceed current standards and regulations of the Federal Aviation Administration (FAA), the Federal Communications Commission (FCC) and any other agency of the federal government with the authority to regulate towers and antennas;
 2. Building Codes/Safety Standards: The owner of a tower shall ensure that the tower is constructed and maintained in compliance with standards contained in applicable local building and electrical codes, as amended from time to time;

3. **Inspection:** The tower shall be inspected, at least every twenty four (24) months, by an expert who is regularly involved in the maintenance, inspection and/or erection of communication towers;
 4. **Underground Placement of Cables, Wires and Facilities:** Operators shall also place all cables, wires, or other similar facilities underground;
 5. **Interference with Public Safety Communications:** The communication tower and antennas shall be operated in a manner that shall not cause interference with or disruption to public safety communications, including but not limited to police or fire departments. In the event that the communication tower or antennas approved by the Special Use Permit cause such interference or disruption, the owner shall be the responsible party to remedy the problem within 24 hours or cease operation of the communication tower and antennas until such time as the problem is remedied;
 6. **Visual Impact:** All towers and accessory facilities shall be sited to have the least practical adverse visual affect on the environment. Facility colors and designs should be architecturally compatible with surrounding buildings and/or land uses in the area or those likely to exist in the area as shown on the Comprehensive Plan and should prevent the facility from dominating the surrounding area;
 7. **Lighting:** Towers shall not be lighted except to assure human safety as required by the Federal Aviation Administration (FAA) or Federal Communication Commission (FCC). Towers shall be designed and sited so as to avoid, whenever possible, application of FAA lighting requirements. If tower lighting is required, the Planning Commission and City Council may review the available lighting alternatives and approve the design that would cause the least disturbance to the surrounding views. Security lighting around the base of a tower may be provided if the lighting is shielded so that no light is directed towards adjacent properties or rights-of-way;
 8. **Removal of Abandoned Towers:** Any tower that is no longer in use or has not been used for a continuous period of twelve (12) months for its original communications purpose shall be removed at the owner's expense and the Special Use Permit revoked. The owner shall provide the City with a copy of the notice to the FCC of intent to cease operations and shall be given ninety (90) days from the date of ceasing operations to remove the obsolete tower and accessory structures. In the case of multiple operators sharing use of a single tower, this provision shall not become effective until all users cease operations; and
 9. **Post an Emergency Contact Placard** with all providers contact information on the gate of the facility.
2. **The proposed special use at the specified location will contribute to and promote the welfare or convenience of the public** – The existing tower will provide cellular telecommunications throughout the eastern side of the City and lessen the requirement for additional towers within the City.
 3. **The proposed special use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located** – This request will not cause substantial injury to the value of other properties in the neighborhood. The site located near K-32 Highway has commercial uses and zoning classifications to the south of the subject property.
 4. **The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site:**
 - a. **The location, nature and height of buildings, structures, walls and fences on the site** – The telecommunication tower facility is compatible with the adjacent uses as it will be located away from residential uses. Future expansions or additions to the site not identified on the Site Plan shall require the submission of a new Site Plan to be reviewed and approved by the Planning Commission if there are plans to enlarge the footprint.
 - b. **The nature and extent of landscaping and screening on the site** – The site is screened by the dense tree line established and maintained by the Boy Scout Camp.

5. **Off-street parking and loading areas will be provided in accordance with the standards set forth in these regulations, and such areas shall be screened from adjoining residential uses and located so as to protect such residential uses from any injurious effect** – There will be no increase in traffic in excess of the current traffic load as a result of the approval of the special use permit.
6. **Adequate utility, drainage, and other such necessary facilities have been or will be provided** – Westar Energy is the provider of power and tower owner placed the power underground to the telecommunications tower facility. No additional stormwater run-off will occur for the subject site.
7. **Adequate access roads or entrance drives will be provided and shall be so designed to prevent traffic hazards and to minimize traffic congestion in public streets or alleys** – Access is provided by a paved road to the telecommunications tower facility from public right-of-way along 118th Street.

Staff Recommendation:

Staff recommends approval of SUP-130: Special Use Permit for Crown Castle Tower @ Camp Naish to continue the use of the communication tower facility located at 1108 Martinek Lane subject to the following four (4) conditions:

1. Future expansions or additions to the site not identified on the Site Plan shall require the submission of a new Site Plan to be reviewed and approved by the Planning Commission if there are plans to enlarge the footprint;
2. The revocation of the Special Use Permit may occur for a violation of the Zoning Ordinance as provided in Section 4(11) Telecommunication Towers, Article XXVII, Special Uses of the Zoning Ordinance or violation of any or all of the conditions set out in the Special Use Permit;
3. The Special Use Permit to be valid for an indefinite period of time unless:
 - a. The subject property is sold, or
 - b. When the operation of such use by the owner designated in the permit is discontinued for more than 12 months; and
4. The Special Use Permit may not be assigned, conveyed or transferred.



Crown Castle
2000 Corporate Drive
Canonsburg, PA 15317

866-482-8890 toll-free
www.crowncastle.com

April 15, 2013

L00457 *** 7 *** 3-DIGIT 641
HEART OF AMERICA COUNCIL BOY SCOUT
10210 HOLMES RD
KANSAS CITY MO 64131-4212



RE: Tower Site Agreement (T-Mobile Agreement ID 52281, T-Mobile Site ID / Name: A5D0019A - Camp Naish, Crown Castle Business Unit Number 822907)

Dear HEART OF AMERICA COUNCIL BOY SCOUT:

On November 30, 2012, T-Mobile USA, Inc. or one of its subsidiaries ("T-Mobile") completed its previously announced transaction with subsidiaries of Crown Castle International Corp. ("Crown Castle") to acquire exclusive rights to manage and operate approximately 7,100 T-Mobile towers. Crown Castle has assumed management and operation of the T-Mobile tower portfolio, which includes the tower on your property. Crown Castle or its applicable subsidiaries are now responsible for the rights and obligations of T-Mobile's lease agreement with you, including the payment of rent commencing with the May 2013 ground rent payment for the above-referenced lease.

Payment Information

Crown Castle will begin making the ground rent payments starting with any payments due to be paid on or after May 1, 2013. On approximately April 23, 2013, Crown Castle will be mailing a check dated April 23, 2013, for the May 2013 rent payment, provided that you are to receive payments on a monthly basis.

For landowners receiving payments other than monthly, you will receive your future payments (any payments after the May 2013 payments) from Crown Castle in accordance with the payment method identified above (the check will be issued in advance of the check payment due date).

Effective with the July 2013 payment, you will be able to utilize our direct deposit program. Crown Castle strongly recommends that you utilize direct deposit as a way to receive your ground rent payments in an efficient and timely means. For your convenience, a direct deposit enrollment form is enclosed. Direct deposit is free to you and helps to prevent any issues that may occur in the delivery of your rental payments. **In order for you to receive your July 2013 payment through direct deposit, the enclosed enrollment form must be returned to Crown Castle no later than May 3, 2013. Enrollment forms received after May 3, 2013 may not be eligible for direct deposit processing for July.** Landowners can always option in or out of direct deposit at a later date. The direct deposit form is available online at Crown Castle's website: www.crowncastle.com/landowners.

Welcome to Crown Castle

Please note your Crown Castle Business Unit Number has been provided at the top of this letter. This important number makes it more efficient and easier for Crown Castle to communicate with you. Please keep this number in a convenient location since we ask that you provide it when communicating with us.

This package also contains important items designed to make the transition into the Crown Castle system as easy as possible:

1. A Form W-9 to be completed, signed and returned in the enclosed business reply envelope. For instructions on Form W-9, please visit www.irs.gov/pub/irs-pdf/fw9.pdf. This certifies that you have provided us with your employer identification or social security number.
2. An Information Verification form to be completed and returned in the enclosed business reply envelope so that we may confirm your contact information.
3. A Direct Deposit Enrollment form.
4. A list of Frequently Asked Questions and Answers.
5. Crown Castle contact information.

Contact Information

Please email LOHD@crowncastle.com or call our Landowners Help Desk toll-free at 866-482-8890 for any of the following matters:

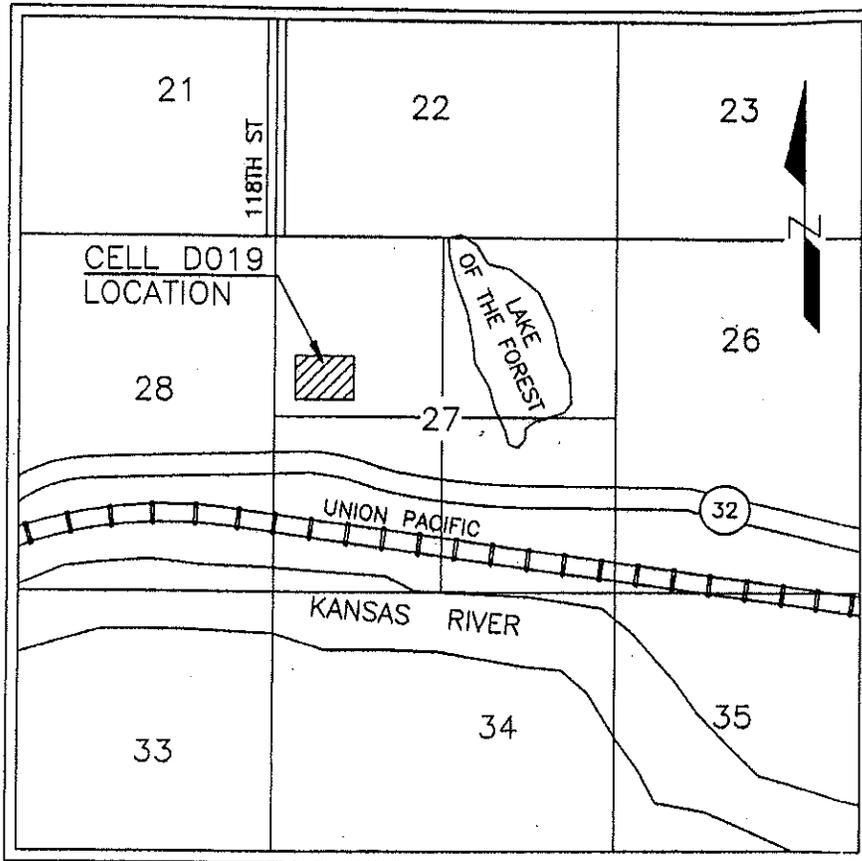
- Questions regarding this letter, your current agreement or any general payment inquiries.
- Questions about property tax reimbursements (if they are provided in your lease agreement).
- Questions regarding Crown Castle's land lease purchase program. Please contact us if a lump sum payment, or securing a long extension on your existing ground lease, is something you would consider.

To report a tower-related issue or emergency, please always call 911 first then contact our Network Operations Center, which is staffed 24 hours a day, 7 days a week at 800-788-7011. For more information about Crown Castle, please visit our website at www.crowncastle.com.

Crown Castle looks forward to a long and mutually beneficial relationship with you.

Sincerely,

Mark Schrott
Vice President – Property Management



VICINITY MAP

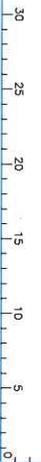
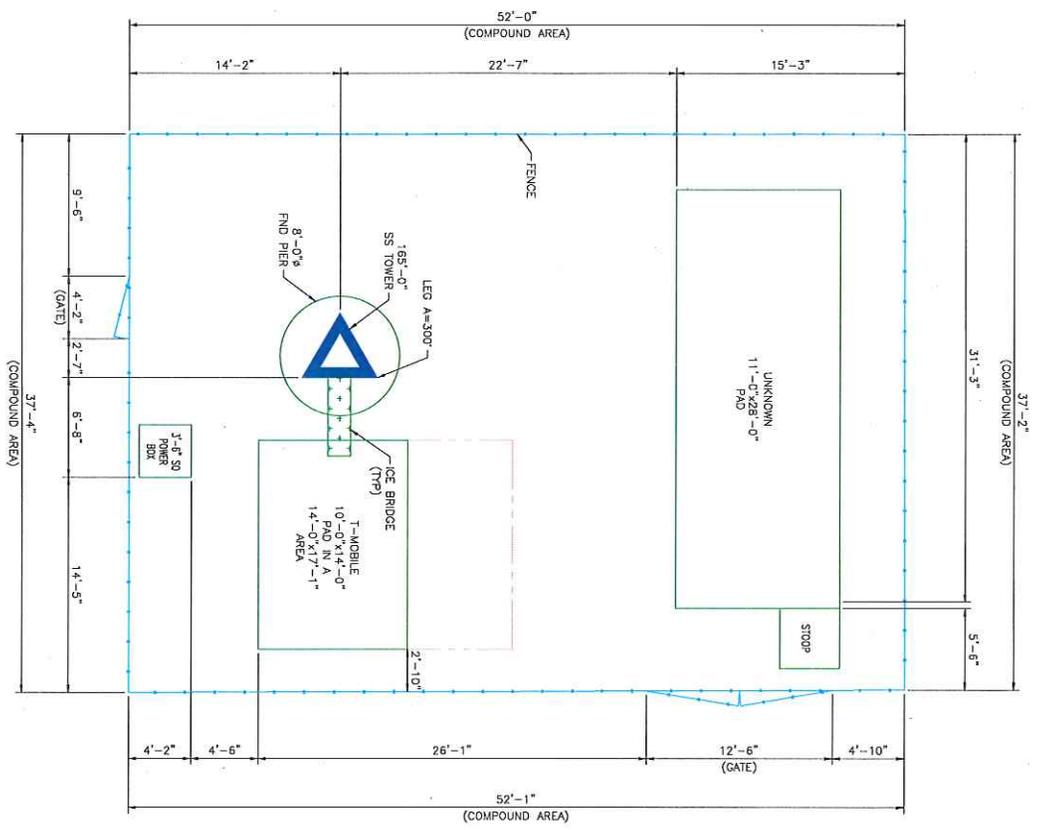
SEC 27-11-23
 WYANDOTTE COUNTY
 NOT TO SCALE



AREA USAGE
 CROWN LEASE AREA 0 SQ FT
 COMPOUND AREA 1989 SQ FT

SITE PLAN

PLOT DATE: 3/14/2014 FILE NAME: 822607_SITELAND.DWG



SCALE: 1/8"=1'-0"

A-2

SHEET NUMBER

SITE PLAN

SHEET NUMBER

20 SITE NUMBER:
 15 SITE NAME:
 CAMP NASH
 BUSINESS UNIT NUMBER
 822607
 10 SITE ADDRESS:
 1100 MARTINEK LANE
 BONNER SPRINGS, KS 66511
 BOONVILLE COUNTY
 MO
 5 SHEET TITLE:
 SITE PLAN

NO.	DATE	DESCRIPTION
1	12/12/13	AS-BUILT INFORMATION ADDED PER WORK ORDER # 60348
2	12/12/13	AS-BUILT INFORMATION ADDED PER WORK ORDER # 60348
3	12/12/13	AS-BUILT INFORMATION ADDED PER WORK ORDER # 60348
4	12/12/13	AS-BUILT INFORMATION ADDED PER WORK ORDER # 60348
5	12/12/13	AS-BUILT INFORMATION ADDED PER WORK ORDER # 60348
6	12/12/13	AS-BUILT INFORMATION ADDED PER WORK ORDER # 60348
7	12/12/13	AS-BUILT INFORMATION ADDED PER WORK ORDER # 60348
8	12/12/13	AS-BUILT INFORMATION ADDED PER WORK ORDER # 60348
9	12/12/13	AS-BUILT INFORMATION ADDED PER WORK ORDER # 60348
10	12/12/13	AS-BUILT INFORMATION ADDED PER WORK ORDER # 60348

25 DRAWN BY: BCS
 CHECKED BY: KT
 DRAWING DATE: 2801/2013

CROWN REGION ADDRESS
 USA



CROWN CASTLE
 USA

Date: **March 25, 2014**

Rob Kulbacki
Crown Castle
11 Grandview Circle, Suite 220
Canonsburg, PA 15317
(724) 416-2116



Tower Engineering Professionals
3703 Junction Boulevard
Raleigh, NC 27603
(919) 661-6351
crown@tepgroup.net

Subject: Structural Analysis Report

Carrier Designation: *T-Mobile Co-Locate*
Carrier Site Number: A5D0019A
Carrier Site Name: Camp Naish

Crown Castle Designation:
Crown Castle BU Number: 822907
Crown Castle Site Name: Camp Naish
Crown Castle JDE Job Number: 265912
Crown Castle Work Order Number: 727197
Crown Castle Application Number: 215595 Rev. 2

Engineering Firm Designation: **TEP Project Number:** 28989.16738

Site Data: 1100 Martinek Lane, Bonner Springs, Wyandotte County, KS 66111
Latitude 39° 4' 4.30", Longitude -94° 51' 3.33"
160 Foot - Self Support Tower

Dear Rob Kulbacki,

Tower Engineering Professionals is pleased to submit this "**Structural Analysis Report**" to determine the structural integrity of the above mentioned tower. This analysis has been performed in accordance with the Crown Castle Structural 'Statement of Work' and the terms of Crown Castle Purchase Order Number 627280, in accordance with application 215595, revision 2.

The purpose of the analysis is to determine acceptability of the tower stress level. Based on our analysis we have determined the tower stress level for the structure and foundation, under the following load case, to be:

LC7: Existing + Reserved + Proposed Equipment

Sufficient Capacity

Note: See Table I and Table II for the proposed and existing/reserved loading, respectively.

The analysis has been performed in accordance with the ANSI/TIA-222-G-2-2009 Structural Standard for Antenna Supporting Structures and Antennas – Addendum 2 and the 2009 International Building Code based upon a wind speed of 90 mph 3-second gust. Exposure Category C with a maximum topographic factor, Kzt, of 2.341 and Risk Category II were used in this analysis.

All modifications and equipment proposed in this report shall be installed in accordance with the appurtenances listed in Tables 1 and 2 and the attached drawing for the determined available structural capacity to be effective.

We at Tower Engineering Professionals appreciate the opportunity of providing our continuing professional services to you and Crown Castle. If you have any questions or need further assistance on this or any other projects please give us a call.

Structural analysis prepared by: Zach Smee, E.I. / TPG

Respectfully submitted by:

William H. Martin, P.E., S.E.



**PRIVATE
PROPERTY**

**NO
TRESPASSING**

**VIOLATORS
WILL BE
PROSECUTED**

NOTICE



NOTICE

**RADIO FREQUENCY ENVIRONMENT AREA
AUTHORIZED PERSONNEL ONLY BEYOND THIS POINT!**

Personnel performing beyond this point must carry all proper signs, use
cellular and Federal Registration for working in radio frequency
in accordance with Federal Regulations
on radio frequency emissions.

 **www.crowncastle.com**

**FOR LEASE
INFORMATION: 877-486-9377**

**FOR EMERGENCY
24 HOUR SERVICE: 800-788-7011**

**CROWN BUSINESS
UNIT NUMBER: 822907**

**SITE ADDRESS: 1100 Martinek Lane
Bonner Springs, KS 66111**

SITE NAME: Camp Naish

**FCC TOWER
REGISTRATION NO.:**

07.10.2013

Affidavit in Proof of Publication

STATE OF KANSAS
Wyandotte County

(Published in The Chief-
tain, Thursday, May 22,
2014)

Planning Commission
Secretary _____

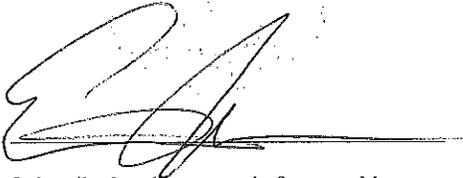
Eric Moore of the Legal Dept. of the Bonner Springs Chieftain being first duly sworn, deposes and says:

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

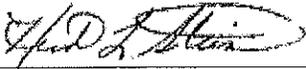
Said newspaper is published weekly 52 weeks a year; has been so published continuously and uninterruptedly in said county and state for a period of more than five years prior to the first publication of said notice and been admitted at the post office of Bonner Springs in said County as second class 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 05/22/2014 with publications being made on the following dates:

05/22/2014



Subscribed and sworn to before me this



Notary Public

My Appointment expires: March 15, 2015

Notary And Affidavit	\$0.00
Additional Copies	\$0.00
Publication Charges	\$27.80
	<hr/>
	\$27.80

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

The Planning Commission will hold a public hearing on Tuesday, June 17, 2014 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:

Special Use Permit: SUP-130: Crown Castle Tower @ Camp Naish: a request for a special use permit on property zoned A-1, Agricultural District located at 1100 Martinek Lane. Requested by Thomas Miller, Crown Castle USA, Inc. for the Boy Scouts of America, property owners of record. This request is due to an ownership change of the existing one hundred-sixty (160) foot telecommunication tower facility that requires a new special use permit.

The complete legal description and application for the above items are 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

