



City of Bonner Springs

PLANNING COMMISSION AGENDA

CITY HALL COUNCIL CHAMBERS

TUESDAY, AUGUST 23, 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, AUGUST 23, 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, August 23, 2011

Study Session 6:15 p.m.

- Continue discussion of the Sign Regulations and permit requirements for Sandwich Board Signs and other recommended changes.

Planning Commission Meeting – 7:00 p.m.

Call to Order: Time: _____

Roll Call:

Note: Welcome new Planning Commission member, Sherri Neff

ITEM NO. 1: Approval of Minutes: The regular Planning Commission meeting held July 26, 2011.

Motion: _____ Second: _____

1. Board Discussion

For: _____ #Against: _____

New Business:

ITEM NO. 2: Election of Officers:

Chairman Nominations: _____

Motion: _____ Second: _____

For: _____ #Against: _____

Vice-Chairman Nominations: _____

Motion: _____ Second: _____

For: _____ #Against: _____

Secretary Nominations: _____

Motion: _____ Second: _____

For: _____ #Against: _____

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 to 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. *(This item will be forwarded to the Governing Body on September 12, 2011)*

Open Public Hearing Time: _____

1. Staff Presentation / Applicants Presentation
2. Public Comment

Close Public Hearing Time: _____

Motion: _____ Second: _____

3. Board Discussion

For: _____ #Against: _____

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. *(This item will be forwarded to the Governing Body on September 12, 2011)*

Open Public Hearing Time: _____

1. Staff Presentation / Applicants Presentation
2. Public Comment

Close Public Hearing Time: _____

Motion: _____ Second: _____

3. Board Discussion

For: _____ #Against: _____

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.

1. Staff Presentation / Applicants Presentation
2. Public Comment

Motion: _____ Second: _____

3. Board Discussion

For: _____ #Against: _____

Adjournment Time: _____

ITEM NO. 1

Approval of Minutes of Planning Commission Meeting July 26, 2011

PLANNING COMMISSION AGENDA Tuesday, August 23, 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 JULY 26, 2011

STAFF RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE MINUTES

NARRATIVE: The minutes of the July 26, 2011 meeting are attached.

PLANNING COMMISSION MEETING MINUTES
Tuesday, July 26, 2011 AT 7:00 P.M.

MEMBERS PRESENT: Tom Gray, Robin Neal, Sherri Neff, Merle Parks and Craig Stephan

MEMBERS ABSENT: Dave Pierce, Jason Krone, Dan Carter

STAFF PRESENT: Don Slone, AICP, CFM, Planning Director
Terry Barlow, Departmental Administrative Assistant

Chairman Parks called the meeting to order at 7:01 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 June 28, 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 unanimously.

NEW BUSINESS

Chairman Parks introduced **Item No. 2: Special Use Permit: SUP-107: "Church of the Nazarene"** A request for a Special Use Permit for the current church to comply with the requirements of Appendices A and B of the City's Zoning Ordinance. The request is from Ronald Marshall for the Church of the Nazarene, property owners of record. The request is in order to combine the current church location at 742 N. Nettleton Avenue with the newly acquired single-family residence located at 748 N. Nettleton Avenue under the same special use permit. The adjacent single-family residence will be combined with the church property zoned R-1, Single-Family Residential District located at 742 N. Nettleton Avenue.

Chairman Parks opened the public hearing at 7:03 p.m. and asked for a 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.

Commissioner Neff returned to the meeting at 7:04 p.m.

Chairman Parks asked if anyone in the audience had any comments or questions. **Ronald Marshall** stated the church desires to construct a family life center in the future and needed to combine the current church with the newly acquired property. He then stated that he would be happy to answer any questions.

Chairman Parks asked for any further questions or comments from the audience. Seeing none he closed the public hearing at 7:09 p.m. and called for a motion. Commissioner Stephan made a motion to approve. Commissioner Neal seconded the motion.

Chairman Parks asked if the Planning Commission had any questions or concerns. Commissioner Stephan asked if anyone was living in the single-family residence. Mr. Marshall stated that they were using it for church classes as the church has outgrown its building. They want the property to legally conform to all zoning regulations of the City.

Chairman Parks asked if the Planning Commission had any further questions or comments. 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 August 22, 2011 with a Planning Commission recommendation of approval.

Chairman Parks asked if there was any further discussion or other items. Seeing none, he adjourned the meeting at 7:10 p.m.

Planning Commission Secretary

ITEM NO. 2

Election of Officers

PLANNING COMMISSION MEETING

Tuesday, August 23, 2011 at 7:00 P.M.

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

MOTION: _____

SECOND: _____

ACTION: ELECTION OF THE CHAIRMAN, VICE-CHAIRMAN AND SECRETARY

STAFF RECOMMENDATION:

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 to 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.

PLANNING COMMISSION AGENDA Tuesday, August 23, 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. This item will be forwarded to the Governing Body on September 12, 2011.

COMPREHENSIVE PLAN CHANGE: “LITTLE JOE’S ASPHALT”**Case No.:** BSCP-20**Project:** Little Joe’s Asphalt**Applicant:** Joe and Theresa Buehler**Owners:** Joe and Theresa Buehler, Little Joe’s Asphalt, Inc.**Location:** 610 and 530 N. 134th Street**Zoning:** A-1, Agricultural District, proposed zoning change to I-1, Light Industrial District
(See Case No. BSZ-126)**Land Use****Designation:** Vacant/Agricultural designation to an Industrial designation**GENERAL INFORMATION:**

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 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 attached exhibits include the Aerial-GIS View, Future Land Use Map of the area, Comp Plan Change-Zoning Plan, letter of request from Little Joe’s Asphalt Inc., both the North and South Tract Split drawings that show the overall view of both properties and the Affidavit in Proof of Publication)

STAFF RECOMMENDATION: Staff recommends approval of the request to change the Future Land Use Map for 4.39 acres from a Vacant/Agricultural designation to an Industrial land use designation based upon the Factors for Consideration presented in the staff report and to forward 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 Vacant/Agricultural land use designation. The Vacant/Agricultural designation was assigned due to the lack of public sanitary sewer for any high demand sanitary sewer uses.

1. What has changed since the Comprehensive Plan was adopted to warrant this request?

- Since the Comprehensive Plan “Vision 2025” was adopted on March 24, 2008, several changes have occurred adjacent to the subject property:
 1. The K-7 Highway/State Avenue Interchange construction removed the access from 134th Street to K-7 Highway that had been in place since the upgrade to K-7 Highway in the early 1980’s. KDOT constructed a new street, Elizabeth Avenue, which currently allows direct and improved access to K-7 Highway from the subject property;
 2. The City constructed a new 12” waterline along the east side of 134th Street which significantly improved the availability of water and fire protection with several fire hydrants adjacent to the entrance of the subject property for fire protection; and
 3. The applicant constructed a new entrance drive to 134th Street that aligns with Elizabeth Avenue.

2. Traffic Counts and Pattern Changes?

- The annual average 24 hour traffic counts for K-7 Highway at Elizabeth Avenue were approximately 27,200 cars per day per the KDOT’s Traffic Count Map dated June 30, 2007. The traffic counts for K-7 Highway at the same location reduced to 23,100 cars per day as of June 30, 2010.

3. Utility/Infrastructure Changes?

- All public utilities, with the exception of public sanitary sewer are available to the subject site to include the new City installed 12" waterline along the east side of 134th Street that improved the availability of water and fire protection with several fire hydrants adjacent to the entrance of the subject property for fire protection.

4. Status of Floodplain/Hydrology?

- A portion of the subject property is within the 100-year floodplain which is located in the agricultural area of the property to the north of the area to be rezoned as indicated on the new Flood Insurance Rate Maps that will become effective on September 2, 2011.

5. Changes in Surrounding Land Use?

- Other than the KDOT construction of Elizabeth Avenue and the closure of the access from 134th Street to K-7 Highway, no other land use changes occurred. The KDOT Facility that is directly across the street from the subject property also utilizes Elizabeth Avenue for their direct and improved access to K-7 Highway.

**BSCP-20: LITTLE JOE'S ASPHALT
610 AND 530 N. 134TH STREET**



← **100-Year Floodplain**

12" Waterline

Little Joe's Asphalt

KDOT Facility

ELIZABETH

**K-7 FRONTAGE
K-7**

8-in PVC

6-in

3-in

4-in

4-in

4-in

4-in

4-in

12-10 DIP

12-10 DIP

12-10 DIP

12-10 DIP

12-10 DIP

12-in DIP

4-in

134TH

133RD

ZARDA

BUDD

132ND

131ST

NEBRASKA

131ST

130TH

STATE

134TH

K-7

449

447

448

22

23

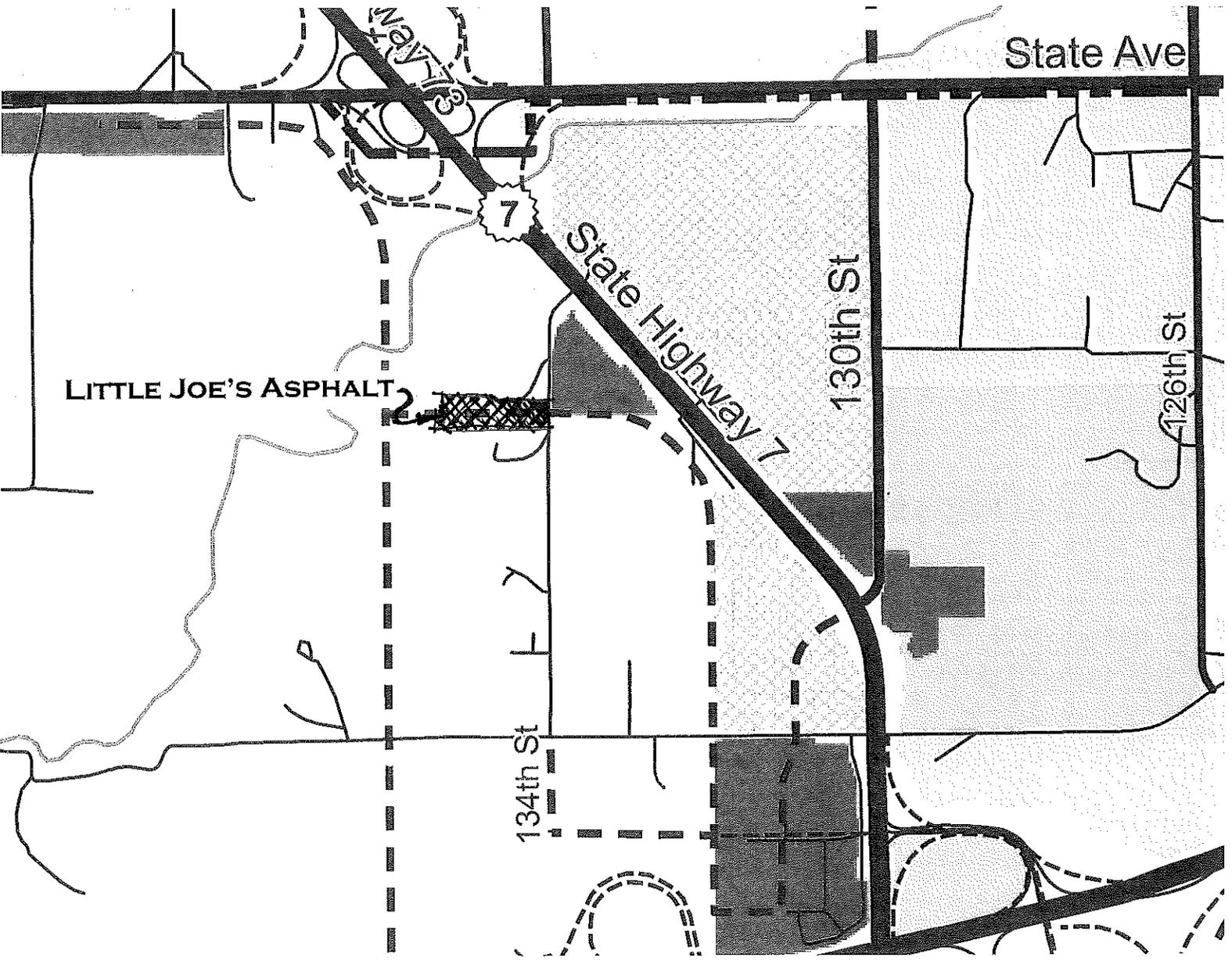
24

25

26

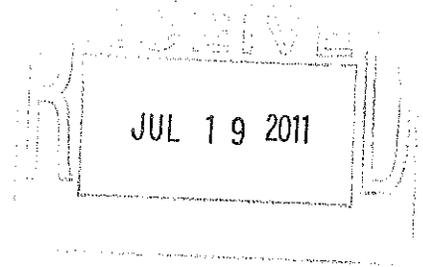
27

**BSCP-20: LITTLE JOE'S ASPHALT
610 AND 530 N. 134TH STREET**



**LITTLE JOE'S ASPHALT INC.
P O Box 516
Bonner Springs, KS 66012**

**PHONE # 913-721-3261
FAX # 913-721-3144**



JULY 19, 2011

**City of Bonner Springs
205 E Second St
Bonner Springs, KS 66012**

**RE: REZONING APPLICATION
530 & 610 N 134th**

**FOLLOWING IS A DESCRIPTION OF INTENDED USE THE FOR THE AREA
REQUESTED TO BE ZONED INDUSTRIAL.**

- 1) OFFICE BUILDING FOR DAILY OPERATIONS OF LITTLE JOE'S ASPHALT**
- 2) SHOP/MECHANIC AREA FOR LIGHT DUTY REPAIRS OF EQUIPMENT AND VEHICLES.**
- 3) STORAGE OF EQUIPMENT AND DUMP TRUCKS USED FOR DAILY OPERATIONS.**

PLEASE ADVISE IF ADDITIONAL INFORMATION IS NEEDED.

Theresa Buehler

Affidavit in Proof of Publication

STATE OF KANSAS
Wyandotte County

(Published in the Bonner Springs Chieftain, Thursday, July 28, 2011)

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:

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 uninterrupted 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 07/28/2011 with publications being made on the following dates:

07/28/2011

Subscribed and sworn to before me this

7-28-2011

Notary Public

My Appointment expires:

3-15-2015

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

The Planning Commission will hold a public hearing on Tuesday, August 23, 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:

Comprehensive Plan Change: BSCP-20: "Little Joe's Asphalt" A request to amend the Future Land Use Map of the Comprehensive Plan to change the land use designation for 4.39 acres from a Vacant/Agricultural designation to an Industrial designation; and

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.

The requests are from Joe and Theresa Buehler, property owners of record. These amendments are to change the current future land use designation and 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.

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

RECEIVED
11 AUG - 1 AM 10: 08
CITY OF BONNER SPRINGS

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.

PLANNING COMMISSION AGENDA

Tuesday, August 23, 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. This item will be forwarded to the Governing Body on September 12, 2011.

REZONING: “LITTLE JOE’S ASPHALT”

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 and equipment storage permitted under the I-1, Light Industrial District regulations located at 610 N. and 530 N. 134th Street. *(See Case No. BSCP-20)*

(The attached exhibits include the Official Zoning Map of the area, Comp Plan Change-Zoning Plan, letter of request from Little Joe’s Asphalt Inc., both the North and South Tract Split drawings that show the overall view of both properties, documentation for the On-Site Wastewater Treatment System from the Wyandotte County Health Department and the Affidavit in Proof of Publication)

STAFF RECOMMENDATION: Staff recommends approval of the request to rezone 4.39 acres from A-1, Agricultural District to I-1, Light Industrial District based upon the staff findings presented in the staff report to forward to the Governing Body with a recommendation for approval.

Subject to the following four (4) conditions:

1. Approval of the Comprehensive Plan Change: BSCP-20;
2. All associated truck and equipment traffic shall be restricted to Elizabeth Avenue and shall not utilize 134th Street from Elizabeth to Riverview Avenue;
3. The applicants shall file a deed to combine the North and South Tract A’s for Little Joe’s Asphalt and provide a filed copy to the Planning Department; and
4. Upon completion of all the above conditions, the Planning Director shall amend the Future Land Use Map and Official Zoning Map to reflect the changes approved under BSCP-20 and BSZ-126.

GENERAL INFORMATION:

Current Zoning and Land Use	A-1 (Agricultural District); single-family residence, agricultural uses with several barns and sheds as well as an asphalt construction contractor’s office and equipment storage.
Surrounding Zoning and Land Use	C-S-P (Highway Service District-Planned); to the east with the Kansas Department of Transportation Facility District One-Area Three office and maintenance facility; A-1 (Agricultural District); to the north, south and west; vacant with agricultural uses and rural residences; and R-1 (Single-Family Residential District); to the far south with single-family residences.

- I. **CHARACTER OF THE NEIGHBORHOOD** – The character of the area is a mixture of agricultural, residential and commercial/industrial uses. This area is in a transition to mixed uses primarily along the east and west side of K-7 Highway due to its close proximity to the K-7 Highway corridor, I-70 and the Canaan Center area.
 - **Staff Finding** – The character of the area is a mixture of agricultural, residential and commercial/industrial uses.
- II. **ZONING AND USES OF PROPERTY NEARBY** – See the zoning and uses of the nearby properties as shown under General Information listed above.

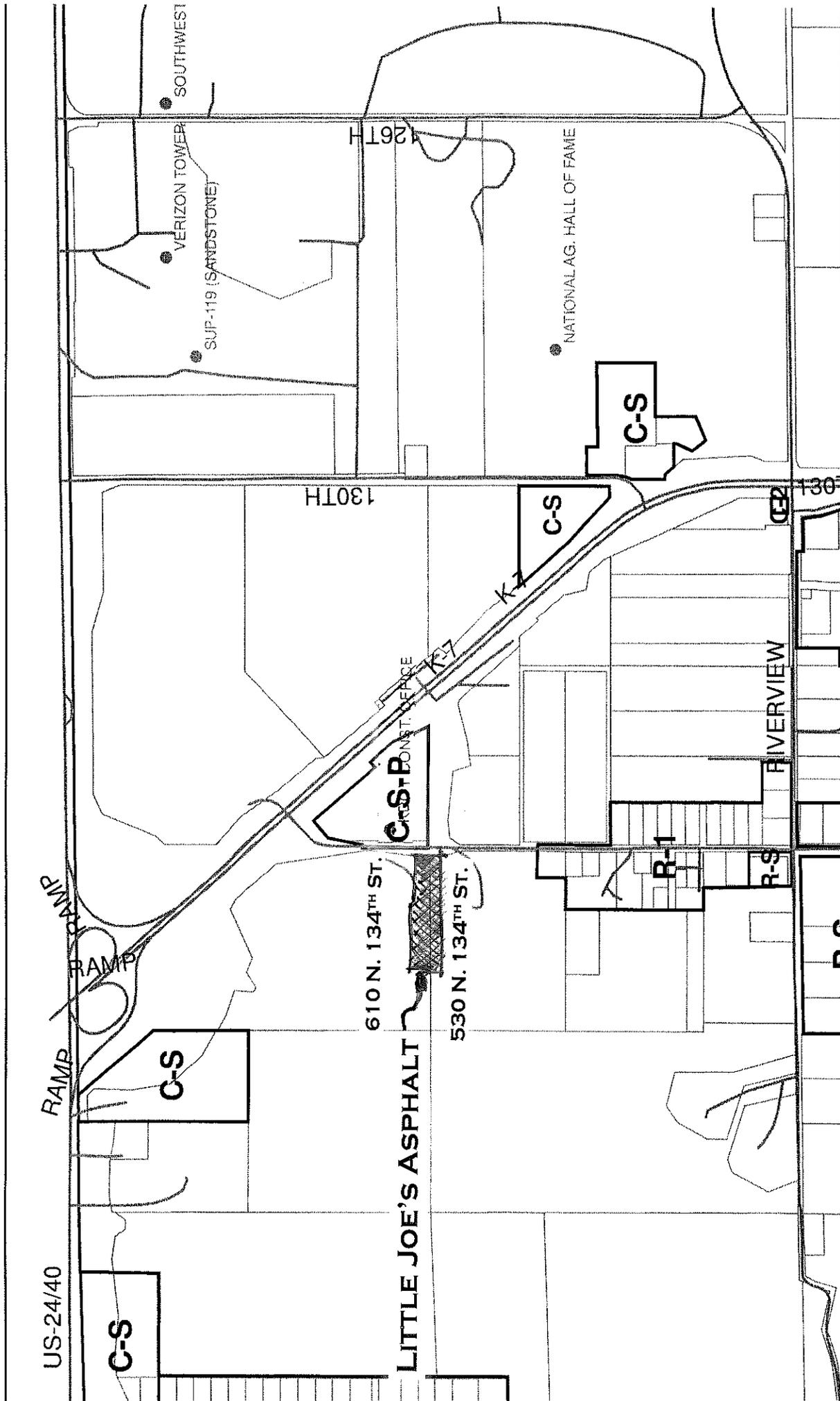
- III. **SUITABILITY OF THE SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED** – The property currently contains a single-family residence, several barns and sheds that occupy the property for an asphalt contractor’s construction office and equipment storage. The applicants requested the 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. Several changes to the adjacent areas that border the subject property have occurred since 1995 to warrant the requested change in zoning to allow the current use as an asphalt construction contractor’s office and equipment storage if the property is rezoned. The Comprehensive Plan Change, BSCP-20 addresses these changes.
- **Staff Finding** – Several changes to the adjacent areas that border the subject property have occurred since 1995 to warrant the requested change in zoning to allow the current use as an asphalt construction contractor’s office and equipment storage if the property is rezoned. The Comprehensive Plan Change, BSCP-20 addresses these changes.
- IV. **EXTENT TO WHICH REMOVAL OF THE RESTRICTIONS WILL DETRIMENTALLY AFFECT NEARBY PROPERTY** – The removal of the present zoning for the requested area should not have a detrimental effect on nearby properties as the use will be screened by the agricultural uses to the south which is approximately 700 feet to the nearest property line and approximately 1,500 feet to the nearest property line to the north. The two parcels to the east are KDOT property on the north side of Elizabeth Avenue and the vacant parcel under agricultural uses to the south side of Elizabeth Avenue.
- **Staff Finding** – The removal of the present zoning for the requested area should not have a detrimental effect on nearby properties as the use will be screened by the agricultural uses to the south which is approximately 700 feet to the nearest property line and approximately 1,500 feet to the nearest property line to the north.
- V. **LENGTH OF TIME THE SUBJECT PROPERTY HAS REMAINED VACANT AS ZONED** – The owners utilized the subject property for agricultural purposes, rural residential and the asphalt contractor’s construction office and equipment storage since 1996.
- **Staff Finding** – The owners utilized the subject property for agricultural purposes, rural residential and the asphalt contractor’s construction office and equipment storage since 1996.
- 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 property as it could continue to be used for agricultural purposes.
- **Staff Finding** – Denial of the request would not destroy the value of the petitioner’s property as it could continue to be used for agricultural purposes.
- VII. **AVAILABILITY AND ADEQUACY OF REQUIRED UTILITIES AND SERVICES TO SERVE THE PROPOSED USE** – All utilities are available to the subject property with the exception of public sanitary sewer. An On-Site Wastewater Treatment System serves the property as public sanitary sewer is not available.
- **Staff Finding** – All utilities are available to the subject property with the exception of public sanitary sewer. An On-Site Wastewater Treatment System serves the property as public sanitary sewer is not available.

- VIII. **CONFORMANCE WITH THE COMPREHENSIVE PLAN** – The current Future Land Use Map within the adopted Comprehensive Plan Vision 2025 reflects a Vacant/Agricultural land use designation, however, if the BSCP-20 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 Vacant/Agricultural land use designation, however, if the BSCP-20 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 4.39 acres from A-1, Agricultural District to I-1, Light Industrial District based upon the staff findings presented in the staff report to forward to the Governing Body with a recommendation for approval.

Subject to the following four (4) conditions:

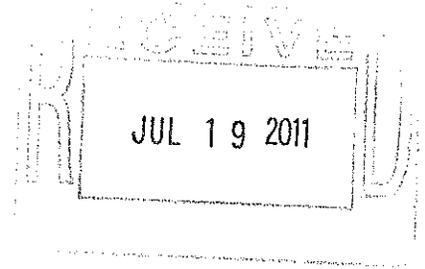
1. Approval of the Comprehensive Plan Change: BSCP-20;
2. All associated truck and equipment traffic shall be restricted to use Elizabeth Avenue and shall not use 134th Street from Elizabeth to Riverview Avenue;
3. The applicants shall file a deed to combine the North Tract A and South Tract A for Little Joe's Asphalt and provide a filed copy to the Planning Department; and
4. Upon completion of all the above conditions, the Planning Director shall amend the Future Land Use Map and Official Zoning Map to reflect the changes approved under BSCP-20 and BSZ-126.

**BSZ-126: LITTLE JOE'S ASPHALT
610 AND 530 N. 134TH STREET**



**LITTLE JOE'S ASPHALT INC.
P O Box 516
Bonner Springs, KS 66012**

**PHONE # 913-721-3261
FAX # 913-721-3144**



JULY 19, 2011

**City of Bonner Springs
205 E Second St
Bonner Springs, KS 66012**

**RE: REZONING APPLICATION
530 & 610 N 134th**

**FOLLOWING IS A DESCRIPTION OF INTENDED USE THE FOR THE AREA
REQUESTED TO BE ZONED INDUSTRIAL.**

- 1) OFFICE BUILDING FOR DAILY OPERATIONS OF LITTLE JOE'S ASPHALT**
- 2) SHOP/MECHANIC AREA FOR LIGHT DUTY REPAIRS OF EQUIPMENT AND VEHICLES.**
- 3) STORAGE OF EQUIPMENT AND DUMP TRUCKS USED FOR DAILY OPERATIONS.**

PLEASE ADVISE IF ADDITIONAL INFORMATION IS NEEDED.

Theresa Buehler

Don Slone

From: Andersen, Bruce [bandersen@wycokck.org]
Sent: Wednesday, July 27, 2011 11:18 AM
To: Rick Sailler
Subject: RE: OWTS

Rick, Jim McDaniel checked this location out and determined that the system is big enough to handle both lots. We wanted to take a look at it before making the decision. Bruce.

From: Rick Sailler [mailto:bonnerut@bonnersprings.org]
Sent: Monday, July 25, 2011 7:13 PM
To: Andersen, Bruce
Cc: dslone@bonnersprings.org
Subject: OWTS

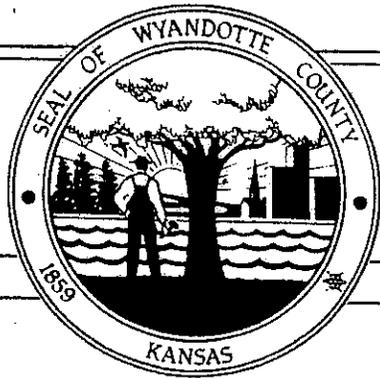
We received permit information for 610 N. 134th Street regarding a OWTS that was installed and approved in 1999, Permit # 5591. The existing permit was written for a 3 bedroom house including laundry facilities. I am contacting you to confirm with WYCO Health that the existing system is acceptable for additional usage. We are currently processing a lot split for Mr. Buehler that will separate a light commercial operation "Little Joe's Asphalt" from the residential lot, which is zoned agriculture. The "business" portion includes staff and drivers that apparently use restroom facilities within the business portion of the operation. The business has been operating for some time, without the proper zoning, which is the reason we are in the current process of lot split and re-zoning. The other concern may be runoff problems from truck cleaning, if it done on site. At this time, we are only addressing the lot split and re-zoning issue. What I need to know from WYCO is a determination if the existing OWTS is acceptable for both lots and is it sized properly to handle the flow from both the business and residence.

Please refer to your files, Permit # 5591, which was sent to us to review this permit and let me know if the existing OWTS is acceptable for this application.

Rick Sailler
Utilities Director
City of Bonner Springs
Kansas, USA 66012
direct: 913-667-3514
cell: 913-207-1530
bonnerut@bonnersprings.org

Visit our Website www.bonnersprings.org

"The Quality of Person's Life is in Direct Proportion to Their Commitment to Excellence".....Vince Lombardi



Wyandotte County Health Department

619 Ann Avenue, Kansas City, Kansas 66101-3099
Phone (913)-321-4803 • Fax (913)-321-7932

Promoting Good Health and a Clean Environment for a Better Community

INSTALLATION INSPECTION

The new construction, replacement of tank laterals, extension
of a private sewage disposal system located at 610 N. 134th, BONNER SPRINGS KS.
and covered by permit # 5591 was inspected on 12-9-99 by J. McDaniel for
compliance with the plans and the specifications detailed in the application.

The new construction, replacement, extension was performed by Joe Buehler
for self SAME and was found to be Acceptable Unacceptable

Tank size 1500 gal. Lateral field 1200 sq.ft. Dry well N/A Rock size N/A

Type of Lateral cover SAME Number of Laterals 4 Depth of Laterals 24

Distance center to center 10'

Type of Alternative system used chamber Describe in detail _____

Comments: _____

J. McDaniel
Inspector Signature

Joe Buehler
Septic Contractor/ Home Owner Signature

If unacceptable, the following changes must be made by, _____ when reinspection will be made.

This is the notification required by section 30-280, code of ordinances, Kansas City, Kansas.

original - contractor/home owner

copy - office

8/97

No. 005591

KANSAS CITY-WYANDOTTE COUNTY HEALTH DEPARTMENT

PERMIT --- PRIVATE SEWAGE DISPOSAL SYSTEM

The Kansas City, Kansas-Wyandotte County Health Department hereby issues a permit under the provisions of Section 32-79, Code of Ordinances of Kansas City or Resolution 799 of Wyandotte County for the construction, alteration or extension of a private sewage disposal system

at 610 N 134th
(address or lot, block and addition)

for Joe Buehler
(owner or developer)

by Joe Buehler
(installer of sewage system)

This permit is issued to indicate approval of complete and detailed plans and specifications submitted by the applicant, which plans and specifications comply with all the requirements set forth in Article V, Chapter 32 of the Code of Ordinances of Kansas City or Resolution 799 of Wyandotte County. The permittee must notify the Health Department when the construction is ready for the required inspection and before any portion of the construction made under this permit is covered or otherwise made inaccessible for inspection.

\$25.00 Fee Collected

Administrative Agent

Health Officer

2-12-99

Date

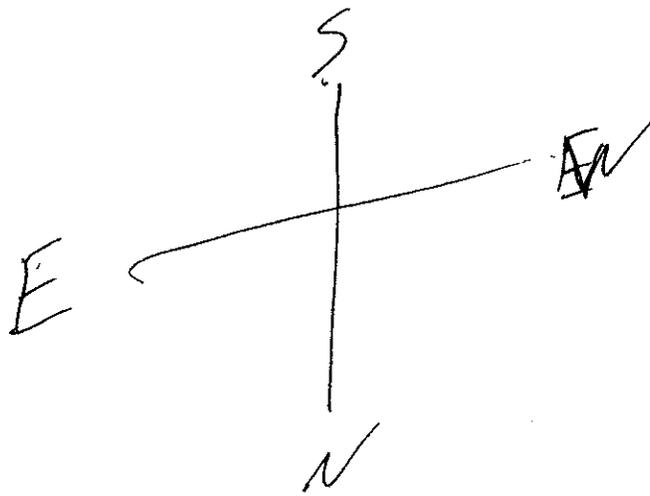
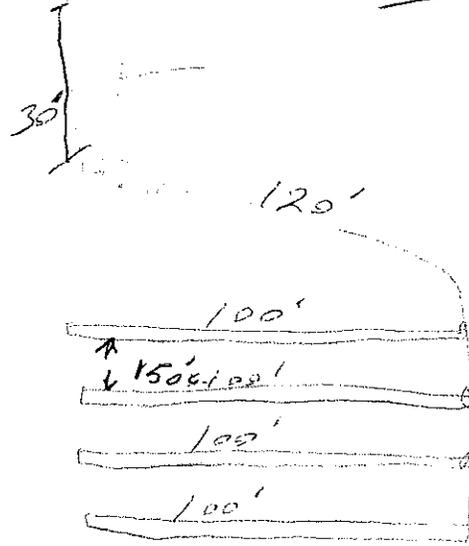
2-12-99

610 N 134th

Map



Chamber system
w/ 1' of cover soil



M E M O R A N D U M

TO: File

FROM: JAMES H. McDANIEL

DATE: 2/12/99

**RE: PRIVATE SEWAGE DISPOSAL SYSTEM
SYSTEM LOCATION 962305
SUBDIVISION, LOT#, PARCEL# OR ADDITION**

**JOE BUEHLER SELF
PROPERTY OWNER AND OR CONTRACTOR**

**ADDRESS OF PROPOSED SYSTEM 610 N. 134th ST BONNER SPRINGS, KS 66012
STREET CITY**

NEW SYSTEM___, REPAIRS TO EXISTING SYSTEM X, EXTENSION OF SYSTEM___.

NUMBER OF BEDROOMS 3.

**THE PROPOSED SEWAGE SYSTEM CONSISTS OF 1500 GALLON SEPTIC TANK AND 1200
SQUARE FEET OF LATERAL (1200 SQUARE FEET FOR THE SEWAGE SYSTEM, AND NA
SQUARE FEET OF LATERAL FOR THE LAUNDRY SYSTEM).**

PERCOLATION TEST ON N/A HAD A MEAN AVERAGE OF N/A INCHES PER HOUR.

N/A INCHES PER HOUR REQUIRES NA SQUARE FEET OF LATERAL PER BEDROOM.

THIS REQUIRES A TOTAL OF NA SQUARE FEET OF LATERAL OR A MINIMUM OF 800

SQUARE FEET WHICHEVER IS GREATER FOR A 3 BEDROOM HOUSE.

THE LOT SIZE IS 10+ ACRES, _____ SQUARE FEET.

**AFTER VIEWING THE LOT AND BASED ON THE PERCOLATION RATE, I DO NOT FORESEE
ANY HEALTH HAZARD THAT WILL BE CREATED BY THE CONSTRUCTION OF THE
PROPOSED SEWAGE SYSTEM. THEREFORE, I RECOMMEND THAT A PERMIT FOR THE
CONSTRUCTION OF A PRIVATE SEWAGE SYSTEM BE APPROVED.**

jhm/97

Affidavit in Proof of Publication

STATE OF KANSAS
Wyandotte County

(Published in the Bonner Springs Chieftain, Thursday, July 28, 2011)

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:

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 07/28/2011 with publications being made on the following dates:

07/28/2011

Subscribed and sworn to before me this

7-28-2011

[Signature]
Notary Public

My Appointment expires:

3-15-2015

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

The Planning Commission will hold a public hearing on Tuesday, August 23, 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:

Comprehensive Plan Change: BSCP-20: "Little Joe's Asphalt" A request to amend the Future Land Use Map of the Comprehensive Plan to change the land use designation for 4.39 acres from a Vacant/Agricultural designation to an Industrial designation; and

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.

The requests are from Joe and Theresa Buehler, property owners of record. These amendments are to change the current future land use designation and 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.

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. Stone, 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. Stone, AICP, CFM
Planning Commission Secretary

RECEIVED
11 AUG -1 AM 10: 08
CITY OF BONNER SPRINGS

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.

PLANNING COMMISSION AGENDA

Tuesday, August 23, 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.

LOT SPLIT: "LITTLE JOE'S ASPHALT"

Case No.: LS-114

Applicant: Joe and Theresa Buehler, Little Joe's Asphalt, Inc.

Surveyor: Kenneth E. Nellor, RLS, Allenbrand-Drews & Associates, Inc.

Property Owners: Joe and Theresa Buehler

Location: 610 N. 134th St. North Tract B
530 N. 134th St. South Tract B
600 N. 134th St. North Tract A + South Tract A (New address: Little Joe's Asphalt)

Zoning: A-1, Agricultural District – North/South Tracts B
I-1, Light Industrial District – North/South Tracts A (Pending under BSZ-126)

Overall Tract Size: 67.4 acres (Both Tracts)

North Tract A, 2.49 acres (Little Joe's Asphalt)
North Tract B, 36.55 acres

South Tract A, 1.90 acres (Little Joe's Asphalt)
South Tract B, 26.46 acres

Staff Analysis:

The request is to tract split two unplatted properties that are in the East Half of the Northeast Quarter and the East Half of the Southeast Quarter of Section 7, Township 11, Range 23 East of the 6th Principal Meridian in Bonner Springs, Wyandotte County, Kansas. The North Tract A and the South Tract A will be combined to provide a defined legal boundary for the proposed Comprehensive Plan Change, BSCP-20 and Rezoning, BSZ-126. The combination of the North Tract A and South Tract A is 4.39 acres that will become the location for Little Joe's Asphalt with a new address of 600 N. 134th Street.

(The attached exhibits include both the North and South Tract Split drawings that show the overall view of both properties, Comp Plan Change-Zoning Plan and the documentation for the On-Site Wastewater Treatment System from the Wyandotte County Health Department)

Staff Recommendation:

The Development Staff recommends approval of the submitted tract split(s) subject to the following conditions:

1. Approval of the Comprehensive Plan Change: BSCP-20 and Rezoning: BSZ-126 to an Industrial designation and I-1, Light Industrial District zoning classification;
2. Add LS-114 "Little Joe's Asphalt" to the lower right hand corner of both drawings below the border;
3. Add North and South respectively after Tract Split in the lower right hand corner of the title blocks of both tract split drawings;
4. Add the property address under North Tract B: 610 N. 134th Street; under South Tract B: 530 N. 134th Street and add a new address under North Tract A: 600 N. 134th Street;
5. The surveyor shall furnish two (2) original signed/sealed mylars for both the North and South Tract Splits along with the filing fee of \$40.00 (\$20.00 each) made payable to the Register of Deeds; the "Section Corner(s) Tie Report(s)" and fee as required by KSA-58-2003;
6. The Planning Department will file the Tract Splits and provide an electronic copy of the filed Tract Splits to the surveyor for distribution to his clients;
7. Once the Tract Split drawings are filed, the applicants shall file a deed to separate Tracts A and B for both the North and South tract splits and file a new deed for the combined North and South Tract A's for Little Joe's Asphalt to be assigned a new property address for 600 N. 134th Street; and
8. Upon completion of all the above conditions, the Planning Director will amend the Future Land Use Map and Official Zoning Map to reflect the changes approved under BSCP-20 and BSZ-126.

Review Comments Received from Other Departments/Agencies**Planning Director:**

1. Approval of the Comprehensive Plan Change: BSCP-20 and Rezoning: BSZ-126 to an Industrial designation and I-1, Light Industrial District zoning classification;
2. Add LS-114 "Little Joe's Asphalt" to the lower right hand corner of both drawings below the border;
3. Add North and South respectively after Tract Split in the lower right hand corner of the title blocks of both tract split drawings;
4. Add the property address under North Tract B: 610 N. 134th Street; under South Tract B: 530 N. 134th Street and add a new address under North Tract A: 600 N. 134th Street;
5. The surveyor shall furnish two (2) original signed/sealed mylars for both the North and South Tract Splits along with the filing fee of \$40.00 (\$20.00 each) made payable to the Register of Deeds; the "Section Corner(s) Tie Report(s)" and fee as required by KSA-58-2003;
6. The Planning Department will file the Tract Splits and provide an electronic copy of the filed Tract Splits to the surveyor for distribution to his clients;
7. Once the Tract Split drawings are filed, the applicants shall file a deed to separate Tracts A and B for both the North and South tract splits and file a new deed for the combined North and South Tract A's for Little Joe's Asphalt to be assigned a new property address for 600 N. 134th Street; and
8. Upon completion of all the above conditions, the Planning Director will amend the Future Land Use Map and Official Zoning Map to reflect the changes approved under BSCP-20 and BSZ-126.

City Engineer: No objections.

Building Official: No objections.

Economic Development: No objections.

Public Works: No objections.

Utilities: No objections.

Atmos Energy: No objections.

AT&T:

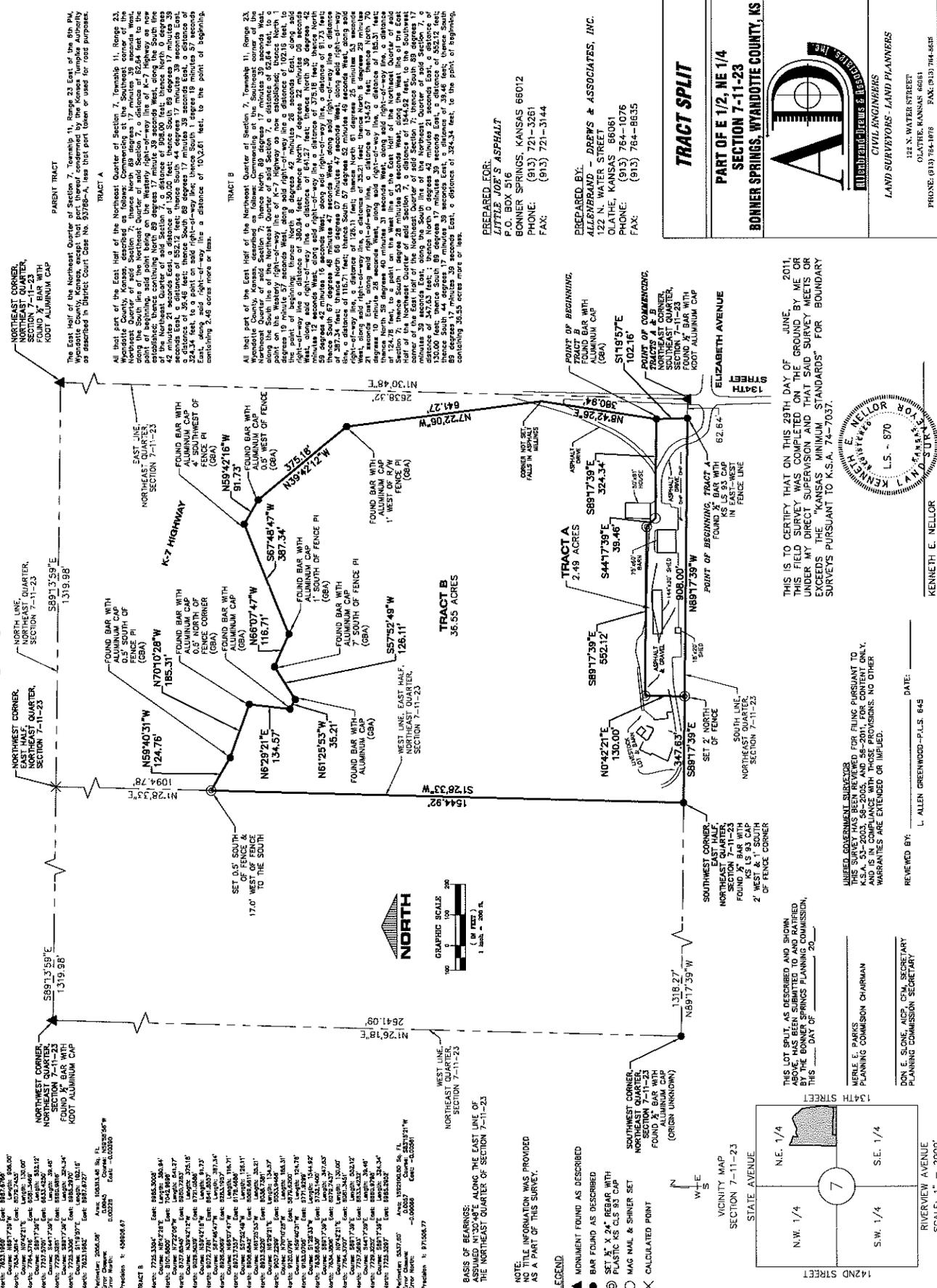
1. AT&T has no objections to proposed lot split. However, any relocation of AT&T facilities to accommodate this proposed lot split will be billable to the property owner.

Time Warner: Outside their service area.

Westar Energy: No objections.

WYCO Surveyor: No objections.

TRACT SPLIT



ERROR OF CLOSURE

TRACT A

North: 7043.1800' East: 8482.6300'
 North: 8897.7300' East: 6040.0000'
 North: 8074.7100' East: 120.0000'
 North: 7746.2400' East: 500.0000'
 North: 7579.0700' East: 833.0000'
 North: 7276.3300' East: 1166.0000'
 North: 7202.3300' East: 1500.0000'
 North: 7124.2400' East: 1822.0000'
 North: 7043.1800' East: 2140.0000'

Errors: North: 0.0000' East: -0.0000'

Perimeter: 1 = 498048.67

TRACT B

North: 7211.3300' East: 8146.0000'
 North: 8107.7300' East: 300.0000'
 North: 8074.7100' East: 120.0000'
 North: 7746.2400' East: 500.0000'
 North: 7579.0700' East: 833.0000'
 North: 7276.3300' East: 1166.0000'
 North: 7202.3300' East: 1500.0000'
 North: 7124.2400' East: 1822.0000'

Errors: North: 0.0000' East: -0.0000'

Perimeter: 1 = 975048.77

LEGEND

- ▲ MONUMENT FOUND AS DESCRIBED
- BAR FOUND AS DESCRIBED
- ⊙ SET X X 24" BEGAR WITH PLASTIC AS CLS 83 CAP
- MAG NAIL & SHINER SET
- × CALCULATED POINT

NOTE: NO TITLE INFORMATION WAS PROVIDED AS A PART OF THIS SURVEY.

LEGEND

- ▲ MONUMENT FOUND AS DESCRIBED
- BAR FOUND AS DESCRIBED
- ⊙ SET X X 24" BEGAR WITH PLASTIC AS CLS 83 CAP
- MAG NAIL & SHINER SET
- × CALCULATED POINT

BASED ON BEARINGS ASSIGNED N120°48'E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 7-11-23

NOTE: THIS LOT SPLIT, AS DESCRIBED AND SHOWN ABOVE, HAS BEEN SUBMITTED TO AND RATIFIED BY THE BONNER SPRINGS PLANNING COMMISSION, THIS DATE: _____

MERLE E. PARKS
PLANNING COMMISSION CHAIRMAN

DON L. SLOAN, ACP, CMA, SECRETARY
PLANNING COMMISSION SECRETARY

UNRECORDED GOVERNMENT SURVEYS

THIS SURVEY HAS BEEN REVIEWED FOR COMPLIANCE WITH K.S.A. 55-2203, 55-2205, AND 55-2207, FOR CONTINGENCY ONLY. THE RESULTS OF THIS REVIEW ARE AS FOLLOWS: NO OTHER WARRANTIES ARE EXTENDED OR IMPLIED.

REVIEWED BY: L. ALLEN GREENWOOD - P.L.S. 645

DATE: _____

THIS IS TO CERTIFY THAT ON THIS 29TH DAY OF JUNE, 2011, THIS FIELD SURVEY WAS COMPLETED ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE "KANSAS MINIMUM STANDARDS" FOR BOUNDARY SURVEYS PURSUANT TO K.S.A. 74-7037.

KENNETH E. NELLOR
R.L.S. KANSAS #670

TRACT SPLIT

PART OF E 1/2, NE 1/4 SECTION 7-11-23 BONNER SPRINGS, WYANDOTTE COUNTY, KS

PREPARED FOR:
LITTLE JOE'S ASPHALT
P.O. BOX 516
BONNER SPRINGS, KANSAS 66012
PHONE: (913) 721-3261
FAX: (913) 721-3144

PREPARED BY:
ALLEN GREENWOOD - DREWS & ASSOCIATES, INC.
122 N. WATER STREET
OLATHE, KANSAS 66061
PHONE: (913) 764-1076
FAX: (913) 764-8635

TRACT SPLIT

PART OF E 1/2, NE 1/4 SECTION 7-11-23 BONNER SPRINGS, WYANDOTTE COUNTY, KS

PREPARED FOR:
LITTLE JOE'S ASPHALT
P.O. BOX 516
BONNER SPRINGS, KANSAS 66012
PHONE: (913) 721-3261
FAX: (913) 721-3144

PREPARED BY:
ALLEN GREENWOOD - DREWS & ASSOCIATES, INC.
122 N. WATER STREET
OLATHE, KANSAS 66061
PHONE: (913) 764-1076
FAX: (913) 764-8635

TRACT SPLIT

PART OF E 1/2, NE 1/4 SECTION 7-11-23 BONNER SPRINGS, WYANDOTTE COUNTY, KS

PREPARED FOR:
LITTLE JOE'S ASPHALT
P.O. BOX 516
BONNER SPRINGS, KANSAS 66012
PHONE: (913) 721-3261
FAX: (913) 721-3144

PREPARED BY:
ALLEN GREENWOOD - DREWS & ASSOCIATES, INC.
122 N. WATER STREET
OLATHE, KANSAS 66061
PHONE: (913) 764-1076
FAX: (913) 764-8635

TRACT SPLIT

PART OF E 1/2, NE 1/4 SECTION 7-11-23 BONNER SPRINGS, WYANDOTTE COUNTY, KS

PREPARED FOR:
LITTLE JOE'S ASPHALT
P.O. BOX 516
BONNER SPRINGS, KANSAS 66012
PHONE: (913) 721-3261
FAX: (913) 721-3144

PREPARED BY:
ALLEN GREENWOOD - DREWS & ASSOCIATES, INC.
122 N. WATER STREET
OLATHE, KANSAS 66061
PHONE: (913) 764-1076
FAX: (913) 764-8635

TRACT SPLIT

PART OF E 1/2, NE 1/4 SECTION 7-11-23 BONNER SPRINGS, WYANDOTTE COUNTY, KS

PREPARED FOR:
LITTLE JOE'S ASPHALT
P.O. BOX 516
BONNER SPRINGS, KANSAS 66012
PHONE: (913) 721-3261
FAX: (913) 721-3144

PREPARED BY:
ALLEN GREENWOOD - DREWS & ASSOCIATES, INC.
122 N. WATER STREET
OLATHE, KANSAS 66061
PHONE: (913) 764-1076
FAX: (913) 764-8635

TRACT SPLIT

PART OF E 1/2, NE 1/4 SECTION 7-11-23 BONNER SPRINGS, WYANDOTTE COUNTY, KS

PREPARED FOR:
LITTLE JOE'S ASPHALT
P.O. BOX 516
BONNER SPRINGS, KANSAS 66012
PHONE: (913) 721-3261
FAX: (913) 721-3144

PREPARED BY:
ALLEN GREENWOOD - DREWS & ASSOCIATES, INC.
122 N. WATER STREET
OLATHE, KANSAS 66061
PHONE: (913) 764-1076
FAX: (913) 764-8635

TRACT SPLIT

PART OF E 1/2, NE 1/4 SECTION 7-11-23 BONNER SPRINGS, WYANDOTTE COUNTY, KS

PREPARED FOR:
LITTLE JOE'S ASPHALT
P.O. BOX 516
BONNER SPRINGS, KANSAS 66012
PHONE: (913) 721-3261
FAX: (913) 721-3144

PREPARED BY:
ALLEN GREENWOOD - DREWS & ASSOCIATES, INC.
122 N. WATER STREET
OLATHE, KANSAS 66061
PHONE: (913) 764-1076
FAX: (913) 764-8635

TRACT SPLIT

PART OF E 1/2, NE 1/4 SECTION 7-11-23 BONNER SPRINGS, WYANDOTTE COUNTY, KS

PREPARED FOR:
LITTLE JOE'S ASPHALT
P.O. BOX 516
BONNER SPRINGS, KANSAS 66012
PHONE: (913) 721-3261
FAX: (913) 721-3144

PREPARED BY:
ALLEN GREENWOOD - DREWS & ASSOCIATES, INC.
122 N. WATER STREET
OLATHE, KANSAS 66061
PHONE: (913) 764-1076
FAX: (913) 764-8635

TRACT SPLIT

PART OF E 1/2, NE 1/4 SECTION 7-11-23 BONNER SPRINGS, WYANDOTTE COUNTY, KS

PREPARED FOR:
LITTLE JOE'S ASPHALT
P.O. BOX 516
BONNER SPRINGS, KANSAS 66012
PHONE: (913) 721-3261
FAX: (913) 721-3144

PREPARED BY:
ALLEN GREENWOOD - DREWS & ASSOCIATES, INC.
122 N. WATER STREET
OLATHE, KANSAS 66061
PHONE: (913) 764-1076
FAX: (913) 764-8635

TRACT SPLIT

PART OF E 1/2, NE 1/4 SECTION 7-11-23 BONNER SPRINGS, WYANDOTTE COUNTY, KS

PREPARED FOR:
LITTLE JOE'S ASPHALT
P.O. BOX 516
BONNER SPRINGS, KANSAS 66012
PHONE: (913) 721-3261
FAX: (913) 721-3144

PREPARED BY:
ALLEN GREENWOOD - DREWS & ASSOCIATES, INC.
122 N. WATER STREET
OLATHE, KANSAS 66061
PHONE: (913) 764-1076
FAX: (913) 764-8635

TRACT SPLIT

PART OF E 1/2, NE 1/4 SECTION 7-11-23 BONNER SPRINGS, WYANDOTTE COUNTY, KS

PREPARED FOR:
LITTLE JOE'S ASPHALT
P.O. BOX 516
BONNER SPRINGS, KANSAS 66012
PHONE: (913) 721-3261
FAX: (913) 721-3144

PREPARED BY:
ALLEN GREENWOOD - DREWS & ASSOCIATES, INC.
122 N. WATER STREET
OLATHE, KANSAS 66061
PHONE: (913) 764-1076
FAX: (913) 764-8635

TRACT SPLIT

PART OF E 1/2, NE 1/4 SECTION 7-11-23 BONNER SPRINGS, WYANDOTTE COUNTY, KS

PREPARED FOR:
LITTLE JOE'S ASPHALT
P.O. BOX 516
BONNER SPRINGS, KANSAS 66012
PHONE: (913) 721-3261
FAX: (913) 721-3144

PREPARED BY:
ALLEN GREENWOOD - DREWS & ASSOCIATES, INC.
122 N. WATER STREET
OLATHE, KANSAS 66061
PHONE: (913) 764-1076
FAX: (913) 764-8635

AD PROJECT # 28390

7-11-23

TRACT SPLIT

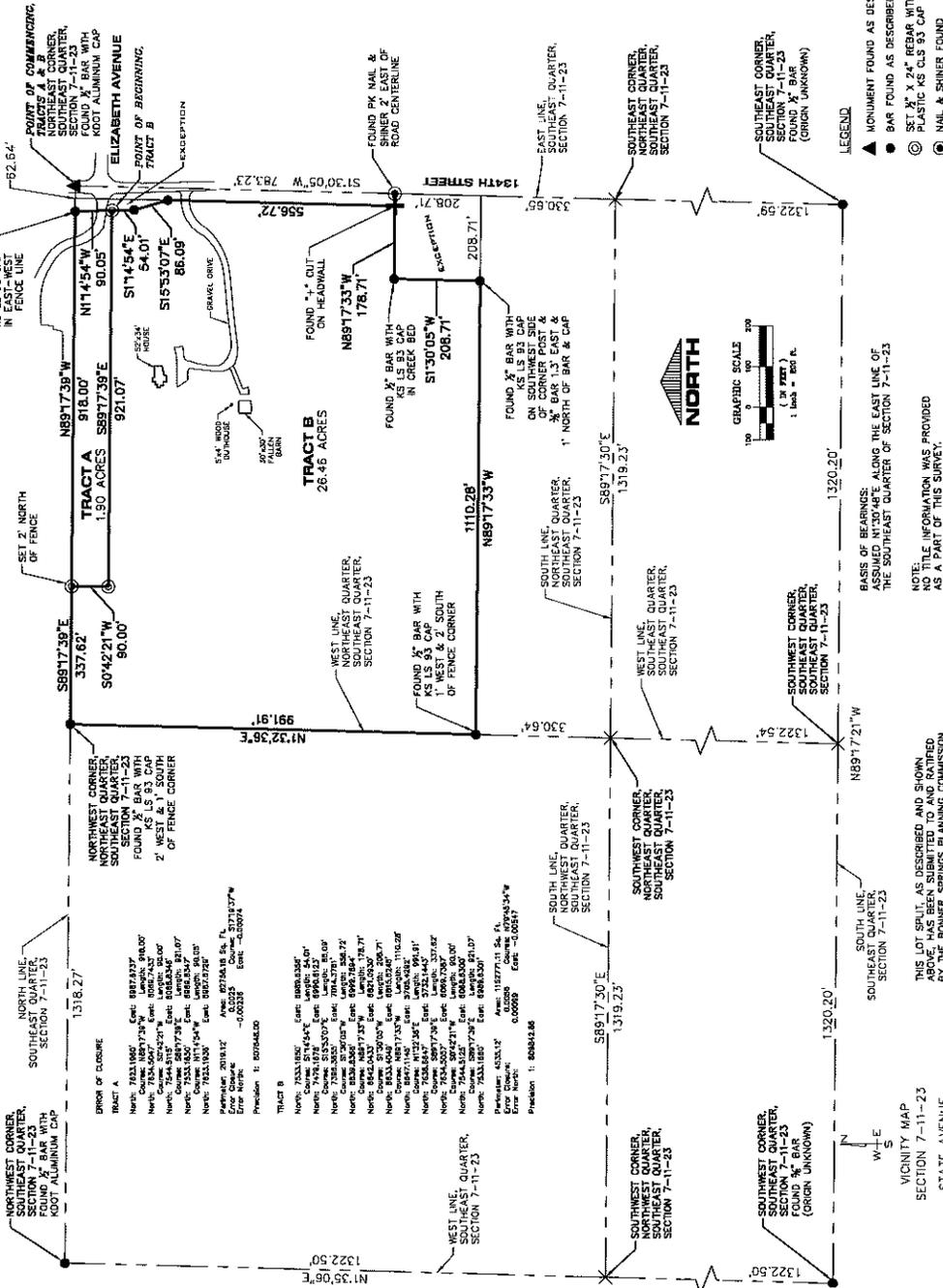
Parent Tract

Beginning at the Northeast corner of the Southeast Quarter of Section 7, Township 11, Range 23, in Wyandotte County, Kansas; thence West 80 rods; thence North 60 rods; thence East 80 rods to a place of beginning, containing 30 acres more or less, less however, one acre out of Southeast corner hereinafter said to John E. Clark and Carolyn Clark, his wife.

LESS: 60 acres South of the Northeast corner of the Northeast Quarter of the Southeast Quarter of Section 7, Township 11, Range 23, in Wyandotte County, Kansas; thence West 208.71 feet; thence North 208.71 feet; thence East 208.71 feet; thence South 208.71 feet to beginning, less any part taken for roads.

EXCEPT: 1. A tract of land in the Southeast Quarter of Section 7, Township 11, Range 23, containing 26.46 acres of the Northeast corner of said quarter section; thence on an assumed bearing of South 87 degrees 40 minutes of seconds West, 9.140 meters (300 feet) to a point on the bearing 134th Street, said point also being the Northeast corner of a tract of land as recorded in Book 4513, Page 666, Register of Deeds, Wyandotte County, Kansas and also being the POINT OF BEGINNING of a tract of land as recorded in Book 4513, Page 666, Register of Deeds, Wyandotte County, Kansas and also being the POINT OF BEGINNING of a tract of land as recorded in Book 4513, Page 666, Register of Deeds, Wyandotte County, Kansas; thence West 28.241 meters (92.80 feet); THIRD COURSE: thence North 04 degrees 17 minutes 10 seconds East, 17.015 meters (55.81 feet); SECOND COURSE: thence North 04 degrees 17 minutes 10 seconds East, 17.015 meters (55.81 feet); FOURTH COURSE: thence North 87 degrees 40 minutes 01 seconds East, 9.949 meters (32.64 feet) along said North line to the point of beginning.

TRACT A
1.90 ACRES
TRACT B
26.46 ACRES



LEGEND
 ▲ MONUMENT FOUND AS DESCRIBED
 ● BAR FOUND AS DESCRIBED
 ⊙ SET "X" 2" X 2" REBAR WITH PLASTIC KS 63 93 CAP
 ⊕ NAIL & SHINER FOUND
 + PLUS CUT FOUND AS DESCRIBED

UNRECORDED GOVERNMENT SUBDIVISION
 THIS SURVEY HAS BEEN REVIEWED FOR FILING PURSUANT TO K.S.A. 65-2603, 58-2005, AND 58-2011, FOR CONTENT ONLY. NO TITLE INFORMATION WAS PROVIDED AS A PART OF THIS SURVEY.
 DATE: _____

REVIEWED BY: L. ALLEN GREENWOOD - P.L.S. 645

PREPARED FOR: LITTLE JOE'S ASPHALT
 P.O. BOX 516
 BONNER SPRINGS, KANSAS 66012
 PHONE: (913) 721-3261
 FAX: (913) 721-3144

PREPARED BY: ALLEN BRAND - BREWS & ASSOCIATES, INC.
 122 N. WATER STREET
 OLATHE, KANSAS 66061
 PHONE: (913) 764-1076
 FAX: (913) 764-8635

REVIEWED BY: MERLE E. PARKS
 PLANNING COMMISSION CHAIRMAN
 DON E. SLOAN, MCP, CFM, SECRETARY
 PLANNING COMMISSION SECRETARY

THIS IS TO CERTIFY THAT ON THIS 28TH DAY OF JUNE, 2011, THIS FIELD SURVEY WAS COMPLETED ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE "KANSAS MINIMUM STANDARDS" FOR BOUNDARY SURVEYS PURSUANT TO K.S.A. 74-7037.

KENNETH E. NELLOR
 RLS KANSAS #870

TRACT SPLIT
 PART OF NE 1/4, SE 1/4
 7-11-23
 BONNER SPRINGS, WYANDOTTE COUNTY, KS

CIVIL ENGINEERS
 LAND SURVEYORS - LAND PLANNERS
 122 N. WATER STREET
 OLATHE, KANSAS 66061
 PHONE: (913) 764-1076 FAX: (913) 764-8635
 State: 1100 Drawn By: MRC Project: 28390
 Date: 6/20/11 Checked By: KEN Section: 7-11-23

AD PROJECT # 28390
 7-11-23

TRACT SPLIT

TRACT SPLIT

Don Slone

From: Andersen, Bruce [bandersen@wycokck.org]
Sent: Wednesday, July 27, 2011 11:18 AM
To: Rick Sailler
Subject: RE: OWTS

Rick, Jim McDaniel checked this location out and determined that the system is big enough to handle both lots. We wanted to take a look at it before making the decision. Bruce.

From: Rick Sailler [<mailto:bonnerut@bonnersprings.org>]
Sent: Monday, July 25, 2011 7:13 PM
To: Andersen, Bruce
Cc: dslone@bonnersprings.org
Subject: OWTS

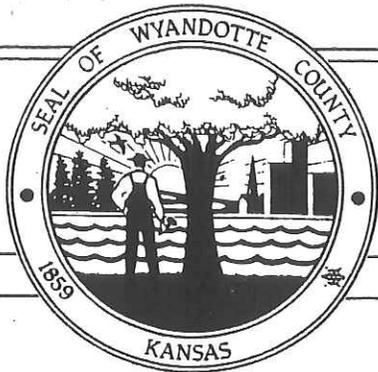
We received permit information for 610 N. 134th Street regarding a OWTS that was installed and approved in 1999, Permit # 5591. The existing permit was written for a 3 bedroom house including laundry facilities. I am contacting you to confirm with WYCO Health that the existing system is acceptable for additional usage. We are currently processing a lot split for Mr. Buehler that will separate a light commercial operation "Little Joe's Asphalt" from the residential lot, which is zoned agriculture. The "business" portion includes staff and drivers that apparently use restroom facilities within the business portion of the operation. The business has been operating for some time, without the proper zoning, which is the reason we are in the current process of lot split and re-zoning. The other concern may be runoff problems from truck cleaning, if it done on site. At this time, we are only addressing the lot split and re-zoning issue. What I need to know from WYCO is a determination if the existing OWTS is acceptable for both lots and is it sized properly to handle the flow from both the business and residence.

Please refer to your files, Permit # 5591, which was sent to us to review this permit and let me know if the existing OWTS is acceptable for this application.

Rick Sailler
Utilities Director
City of Bonner Springs
Kansas, USA 66012
direct: 913-667-3514
cell: 913-207-1530
bonnerut@bonnersprings.org

Visit our Website www.bonnersprings.org

"The Quality of Person's Life is in Direct Proportion to Their Commitment to Excellence".....Vince Lombardi



Wyandotte County Health Department

619 Ann Avenue, Kansas City, Kansas 66101-3099
Phone (913)-321-4803 • Fax (913)-321-7932

Promoting Good Health and a Clean Environment for a Better Community

INSTALLATION INSPECTION

The new construction, replacement of tank laterals, extension
of a private sewage disposal system located at 610 N. 134th, BONNER SPRINGS KS.
and covered by permit # 5591 was inspected on 12-9-99 by J. M. Daniel for
compliance with the plans and the specifications detailed in the application.

The new construction, replacement, extension was performed by Joe Buehler
for self and was found to be Acceptable Unacceptable

Tank size 1500 gal. Lateral field 1200 sq.ft. Dry well n/a Rock size n/a

Type of Lateral cover SAFES Number of Laterals 4 Depth of Laterals 24

Distance center to center 10"

Type of Alternative system used chamber Describe in detail _____

Comments: _____

Inspector Signature

Septic Contractor/ Home Owner Signature

If unacceptable, the following changes must be made by, _____ when reinspection will be made.

This is the notification required by section 30-280, code of ordinances, Kansas City, Kansas.

original - contractor/home owner

copy - office

8/97

No. 005591

KANSAS CITY-WYANDOTTE COUNTY HEALTH DEPARTMENT
PERMIT --- PRIVATE SEWAGE DISPOSAL SYSTEM

The Kansas City, Kansas-Wyandotte County Health Department hereby issues a permit under the provisions of Section 32-79, Code of Ordinances of Kansas City or Resolution 799 of Wyandotte County for the construction, alteration or extension of a private sewage disposal system at 610 N 134th (address or lot, block and addition)

for Joe Buchler (owner or developer)

by Joe Buchler (installer of sewage system)

This permit is issued to indicate approval of complete and detailed plans and specifications submitted by the applicant, which plans and specifications comply with all the requirements set forth in Article V, Chapter 32 of the Code of Ordinances of Kansas City or Resolution 799 of Wyandotte County. The permittee must notify the Health Department when the construction is ready for the required inspection and before any portion of the construction made under this permit is covered or otherwise made inaccessible for inspection.

\$25.00 Fee Collected

Administrative Agent

Health Officer

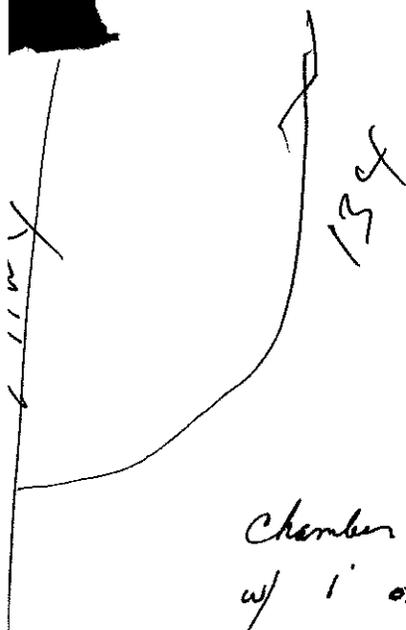
Date

2-12-99

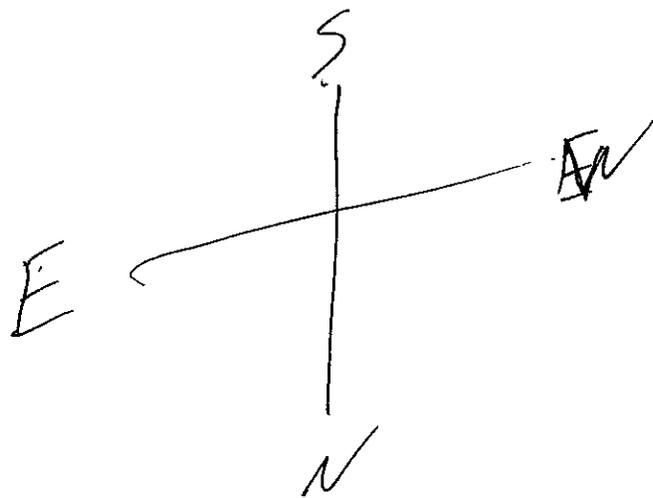
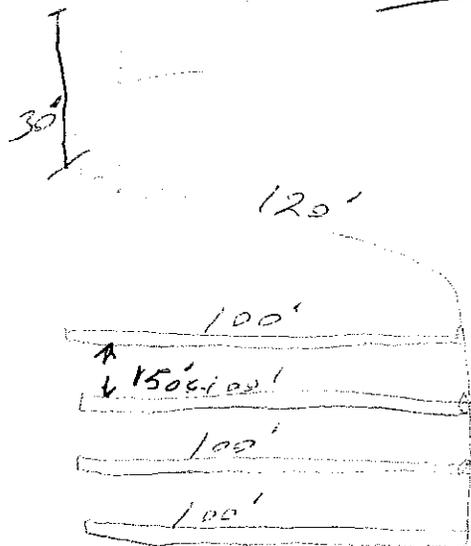
2-12-99

610 N 134th

Map



Chamber system
w/ 1' of cover soil



M E M O R A N D U M

TO: File

FROM: JAMES H. McDANIEL

DATE: 2/12/99

**RE: PRIVATE SEWAGE DISPOSAL SYSTEM
SYSTEM LOCATION 962305
SUBDIVISION, LOT#, PARCEL# OR ADDITION**

**JOE BUEHLER SELF
PROPERTY OWNER AND OR CONTRACTOR**

**ADDRESS OF PROPOSED SYSTEM 610 N. 134th ST BONNER SPRINGS, KS 66012
STREET CITY**

NEW SYSTEM , REPAIRS TO EXISTING SYSTEM X, EXTENSION OF SYSTEM .

NUMBER OF BEDROOMS 3.

**THE PROPOSED SEWAGE SYSTEM CONSISTS OF 1500 GALLON SEPTIC TANK AND 1200
SQUARE FEET OF LATERAL (1200 SQUARE FEET FOR THE SEWAGE SYSTEM, AND NA
SQUARE FEET OF LATERAL FOR THE LAUNDRY SYSTEM).**

**PERCOLATION TEST ON N/A HAD A MEAN AVERAGE OF N/A INCHES PER HOUR.
N/A INCHES PER HOUR REQUIRES NA SQUARE FEET OF LATERAL PER BEDROOM.
THIS REQUIRES A TOTAL OF NA SQUARE FEET OF LATERAL OR A MINIMUM OF 800
SQUARE FEET WHICHEVER IS GREATER FOR A 3 BEDROOM HOUSE.**

THE LOT SIZE IS 10+ ACRES, SQUARE FEET.

**AFTER VIEWING THE LOT AND BASED ON THE PERCOLATION RATE, I DO NOT FORESEE
ANY HEALTH HAZARD THAT WILL BE CREATED BY THE CONSTRUCTION OF THE
PROPOSED SEWAGE SYSTEM. THEREFORE, I RECOMMEND THAT A PERMIT FOR THE
CONSTRUCTION OF A PRIVATE SEWAGE SYSTEM BE APPROVED.**

jhm/97