



# City of Bonner Springs

## PLANNING COMMISSION AGENDA

CITY HALL COUNCIL CHAMBERS

TUESDAY, OCTOBER 27, 2015

STUDY SESSION @ 6:00 P.M.

REGULAR MEETING @ 7:00 P.M.

### PLANNING COMMISSION MEMBERS:

PLEASE CONTACT DON SLONE @ (913) 667-1708

NO LATER THAN 12:00 NOON, TUESDAY, OCTOBER 27, 2015,

IF YOU WILL BE UNABLE TO ATTEND

### PREPARED BY:

DON E. SLONE, AICP, CFM  
PLANNING DIRECTOR – FLOODPLAIN MANAGER  
CRS COORDINATOR

PEOPLE

PLANNING

PROGRESS

**City of Bonner Springs  
Planning Commission Agenda  
Tuesday, October 27, 2015**

**Study Session 6:00 p.m.**

- Planning Commission update on the City's Neighborhood Revitalization Program, Plan 5 – 2015; and
- Planning Commission update on the K-32 Tri-City Multimodal Redevelopment Plan - Wyandotte Co.

---

**Planning Commission Meeting – 7:00 p.m.**

**Call to Order:** Time: \_\_\_\_\_

**Roll Call:**

**ITEM NO. 1:** Presentation – Proclamation National Community Planning Month – October 2015

**ITEM NO. 2:** **Approval of Minutes:** The regular Planning Commission meeting held June 16, 2015.

Motion: \_\_\_\_\_ Second: \_\_\_\_\_

1. Board Discussion

# For: \_\_\_\_\_ #Against: \_\_\_\_\_

**New Business:**

**ITEM NO. 3:** **Election of Officers:**

**Chairman:** Nominations: \_\_\_\_\_

Motion: \_\_\_\_\_ Second: \_\_\_\_\_

# For: \_\_\_\_\_ #Against: \_\_\_\_\_

**Vice-Chairman:** Nominations: \_\_\_\_\_

Motion: \_\_\_\_\_ Second: \_\_\_\_\_

# For: \_\_\_\_\_ #Against: \_\_\_\_\_

**Secretary:** Nominations: \_\_\_\_\_

Motion: \_\_\_\_\_ Second: \_\_\_\_\_

# For: \_\_\_\_\_ #Against: \_\_\_\_\_

**ITEM NO. 4:** **Rezoning: BSZ-131: "Lot 2 Replat of Lot 3, Berkel Subdivision"** A request to rezone 9.56 acres from R-3, Multi-Family Residential District to A-1, Agricultural District classification. Requested by Kristopher Davis, property owner of record. This request is to change the current zoning classification to allow for the construction of a new single-family residence and barn on Lot 2 Replat of Lot 3, Berkel Subdivision located at 14100 Woodend Road. *(This item will be forwarded to the Governing Body on November 23, 2015)*

**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

## PLANNING COMMISSION AGENDA

Tuesday, October 27, 2014 – 7:00 p.m.

Presentation – Proclamation National Community Planning Month – October 2015

<b>PRESENT</b>	Stephan	_____
	Yates	_____
	Neff	_____
<b>&amp; VOTE:</b>	Kasselman	_____
	Parks	_____
	Krone	_____
	Mesmer	_____
	Pierce	_____

**ACTION:** Proclamation Presentation

### **STAFF RECOMMENDATION:**

Members of the Planning Commission/Board of Zoning Appeals will be present to receive the Proclamation in recognition of National Community Planning Month – October 2015.

# ITEM NO. 2

## PLANNING COMMISSION AGENDA

Tuesday, October 27, 2014 – 7:00 p.m.

**Approval of Minutes:** The regular Planning Commission meeting held June 16, 2015

<b>PRESENT</b>	Stephan	_____
	Yates	_____
	Neff	_____
<b>&amp; VOTE:</b>	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 June 16, 2015 meeting are attached.

## PLANNING COMMISSION MEETING MINUTES

Tuesday, June 16, 2015 @ 7:00 p.m.

**MEMBERS PRESENT:** Craig Stephan, Mark Yates, Sherri Neff, Lew Kasselmann, Merle Parks, Jason Krone, Lloyd Mesmer and Dave Pierce

**PRESENT:** Don Slone, AICP, CFM, Planning Director – Floodplain Manager

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 March 24, 2015 Planning Commission meeting. Commissioner Krone made a motion to approve the minutes as written with a second from Commissioner Mesmer. Chairman Parks asked if there were any questions or comments about the minutes. Seeing none, he called for the vote. The minutes were approved by unanimous vote.

### **NEW BUSINESS:**

Chairman Parks introduced **Item No. 2: Floodplain Management Regulations – 2015 Edition:** A request by the Bonner Springs Planning Department to amend Chapter XVII: Zoning and Planning; Article 4, Floodplain Management Regulations of the City of Bonner Springs Code of Ordinances, by amending the Floodplain Management Regulations adopted June 13, 2011 under Ordinance No. 2313. This request is to incorporate the Flood Insurance Rate Maps and Flood Insurance Study for Wolf Creek and its tributaries completed under the Lower Kansas Watershed RiskMAP project. The Flood Insurance Rate Maps and Flood Insurance Study are scheduled to be effective on September 2, 2015.

Chairman Parks opened the public hearing at 7:02 p.m. and asked for Staff presentation. Staff discussed the requirements for amending the Floodplain Management Regulations – 2015 Edition and recommends approval of the regulations as reflected in the Staff Report.

Chairman Parks asked if there were any questions or comments from the audience. Seeing none he closed the public hearing at 7:05 p.m. and called for a motion. Commissioner Neff made a motion to approve the Floodplain Management Regulations – 2015 Edition as written with a second from Commissioner Stephan.

Chairman Parks asked if the Planning Commission had any questions or comments. Seeing none he called for a vote. Motion passed 8-0.

The Planning Director stated that he will forward this item to the Governing Body on July 13, 2015 with a Planning Commission recommendation of approval.

Chairman Parks introduced **Item No. 3: Final Plat: PT-15-101, “McDaniel’s Resurvey Block 5 & 6”** this request is to “replat” 2.43 acres for part of Block 5 & Block 6; John W. McDaniel’s Subdivision. Requested by Larry Hahn, Hahn Surveying, for Carol Benz, Julie Finger and Michael and Sara Niemann, property owners of record. The subject property is zoned R-1, Single-Family Residential District and is located at 626 and 622 N. Nettleton Ave. and 145 Tiblow Lane. This request is to amend the boundaries between the three (3) existing lots of record.

Chairman Parks asked for Staff presentation. Staff recommends approval of this item with the conditions listed in the Staff report.

Chairman Parks asked if the applicant would like to address the Planning Commission. **Larry Hahn, Hahn Surveying** stated that his clients were in agreement with all the conditions listed in the Staff Report.

Chairman Parks asked if the Planning Commission had any questions or comments. Seeing none he called for a motion. Commissioner Stephan made a motion to approve the Final Plat with the listed conditions with a second from Commissioner Kasselmann.

Chairman Parks asked if there were any further questions or comments. Seeing none he called for a vote. Motion passed 8-0.

The Planning Director stated that he will forward this item to the Governing Body on July 13, 2015 with a Planning Commission recommendation of approval and asked the Governing Body to accept the dedication of easements as shown on the Final Plat.

Chairman Parks asked if there was any further business. Seeing none, he adjourned the meeting at 7:11 p.m.

---

Don E. Slone, AICP, CFM, Secretary

# ITEM NO. 3

## PLANNING COMMISSION AGENDA

Tuesday, October 27, 2015 – 7:00 p.m.

### Election of Officers:

**Chairman:** Nominations: \_\_\_\_\_

Motion: \_\_\_\_\_ Second: \_\_\_\_\_

# For: \_\_\_\_\_ #Against: \_\_\_\_\_

**Vice-Chairman:** Nominations: \_\_\_\_\_

Motion: \_\_\_\_\_ Second: \_\_\_\_\_

# For: \_\_\_\_\_ #Against: \_\_\_\_\_

**Secretary:** Nominations: \_\_\_\_\_

Motion: \_\_\_\_\_ Second: \_\_\_\_\_

# For: \_\_\_\_\_ #Against: \_\_\_\_\_

# ITEM NO. 4

## PLANNING COMMISSION AGENDA

Tuesday, October 27, 2015 – 7:00 p.m.

**Rezoning: BSZ-131: “Lot 2 Replat of Lot 3, Berkel Subdivision”** a request to rezone 9.56 acres from R-3, Multi-Family Residential District to A-1, Agricultural District classification. Requested by Kristopher Davis, property owner of record. This request is to change the current zoning classification to allow for the construction of a new single-family residence and barn on Lot 2 Replat of Lot 3, Berkel Subdivision located at 14100 Woodend Road.

<b>PRESENT</b>	Stephan	_____
	Yates	_____
	Neff	_____
<b>&amp; VOTE:</b>	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 November 23, 2015.**

**REZONING: "LOT 2 REPLAT OF LOT 3, BERKEL SUBDIVISION"****Case No.:** BSZ-131**Applicant:** Kristopher Davis**Owners:** Kristopher and Lindsay Davis**Location:** 14100 Woodend Road (Lot 2 Replat of Lot 3, Berkel Subdivision)**Tract Size:** 9.56 acres**Zoning:** R-3, Multi-Family Residential District**Land Use****Designation:** Low-Density Residential

---

**Staff Recommendation:**

Staff recommends approval of the request to rezone 9.56 acres from R-3, Multi-Family Residential District to A-1, Agricultural District based upon the Staff Findings presented below and to forward it to the Governing Body with a recommendation for approval. If approved by the Governing Body, and after all fees have been paid, the Planning Director will amend the Official Zoning Map to reflect the change in zoning as requested.

---

**Exhibits:** Rezoning Exhibit, Official Zoning Map; GIS Map, Ordinance No. 1370, Applicant's Letter with Exhibit and the Affidavit in Proof of Publication.

---

**Background:**

This request is to amend the zoning classification to allow for the construction of a new single-family residence and barn located at 14100 Woodend Road. The original zoning classification for the subject property was both A-1, Agricultural District and I-2, Heavy Industrial District amended to Community Unit Plan District (R-P) approved under Ordinance No. 1370 on October 15, 1984 (attached). The Community Unit Plan District was later changed to R-3, Multi-Family Residential District. The proposed apartment development was never initiated due to the requirement for sewer and water extensions to support the increased density. As of this date, the only change to the utilities was a waterline upgrade from a 2" to a 6" in early 2000.

---

**General Information:**

**Current Zoning and Land Use:** R-3 (Multi-Family Residential District) vacant, agricultural uses;

**Surrounding Zoning and Land Use:** A-1 (Agricultural District) to the east and south with agricultural uses and with single-family residences; and  
I-2 (Heavy Industrial District) to the north and west with Berkel & Company, Atmos Energy and Mid States Propane.

**Staff Findings:**

- I. **CHARACTER OF THE NEIGHBORHOOD** – The surrounding neighborhood remains rural and has not developed as anticipated with the zoning change on October 15, 1984. That change in zoning was from A-1, Agricultural District and I-2, Heavy Industrial District to RP, Community Unit Planned District. The Community Unit Planned District was later changed to R-3, Multi-Family Residential District. The abutting property to the north and west are industrial uses that are buffered by the creek and overhead Westar Energy powerlines. The abutting properties to the east and south remain agricultural in use with rural residences.

- **Staff Finding** – The surrounding neighborhood remains rural and has not developed as anticipated with the zoning change from A-1, Agricultural District and I-2, Heavy Industrial District to RP, Community Unit Planned District. The abutting properties to the east and south remain agricultural in use with rural residences.
- II. **ZONING AND USES OF PROPERTY NEARBY** – The zoning and uses of the nearby properties are listed above under General Information.
- **Staff Finding** – The zoning and uses of the nearby properties are listed above under General Information.
- III. **SUITABILITY OF THE SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED** – The property is currently vacant and under the current R-3, Multi-Family Residential District zoning, single-family residential uses are not allowed. The proposed use is allowed if the change in zoning to A-1, Agricultural District is approved. The change in zoning of the subject property to its original zoning would be consistent with the abutting agricultural zoning to the east and south.
- **Staff Finding** – The property is currently vacant and under the current R-3, Multi-Family Residential District zoning, single-family residential uses are not allowed. The change in zoning of the subject property to its original zoning would be consistent with the abutting agricultural zoning to the east and south.
- IV. **EXTENT TO WHICH REMOVAL OF THE RESTRICTIONS WILL DETRIMENTALLY AFFECT NEARBY PROPERTY** – The surrounding area is primarily agricultural in nature, therefore the change in zoning will not detrimentally effect nearby properties.
- **Staff Finding** – The surrounding area is primarily agricultural in nature, therefore the change in zoning will not detrimentally effect nearby properties.
- V. **LENGTH OF TIME THE SUBJECT PROPERTY HAS REMAINED VACANT AS ZONED** – The subject property never developed as proposed in 1984 and has remained vacant since that time.
- **Staff Finding** – The subject property never developed as proposed in 1984 and has remained vacant since that time.
- 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 this application would not destroy the value of the petitioner's property as it could continue being used for agricultural purposes. In staff's opinion, there is no measurable benefit to the public health, safety and welfare to deny this application.
- **Staff Finding** – Denial of this application would not destroy the value of the petitioner's property as it could continue being used for agricultural purposes.
- VII. **AVAILABILITY AND ADEQUACY OF REQUIRED UTILITIES AND SERVICES TO SERVE THE PROPOSED USE** – City water service is available from a 6" waterline located within the 10' platted Utility Easement. Both electric and phone service is also available to the site. An On-Site Wastewater System (OWTS) is required to be issued by the Wyandotte County Health Department.

- **Staff Finding** – City water service is available from a 6” waterline located within the 10’ platted Utility Easement.

VIII. **CONFORMANCE WITH THE COMPREHENSIVE PLAN** – This property currently has a Low-Density Residential land use designation. The requested change in zoning will be in conformance with the Comprehensive Plan.

- **Staff Finding** – This property currently has a Low-Density Residential land use designation. The requested change in zoning will be in conformance with the Comprehensive Plan.

**IX. PROFESSIONAL STAFF RECOMMENDATION**

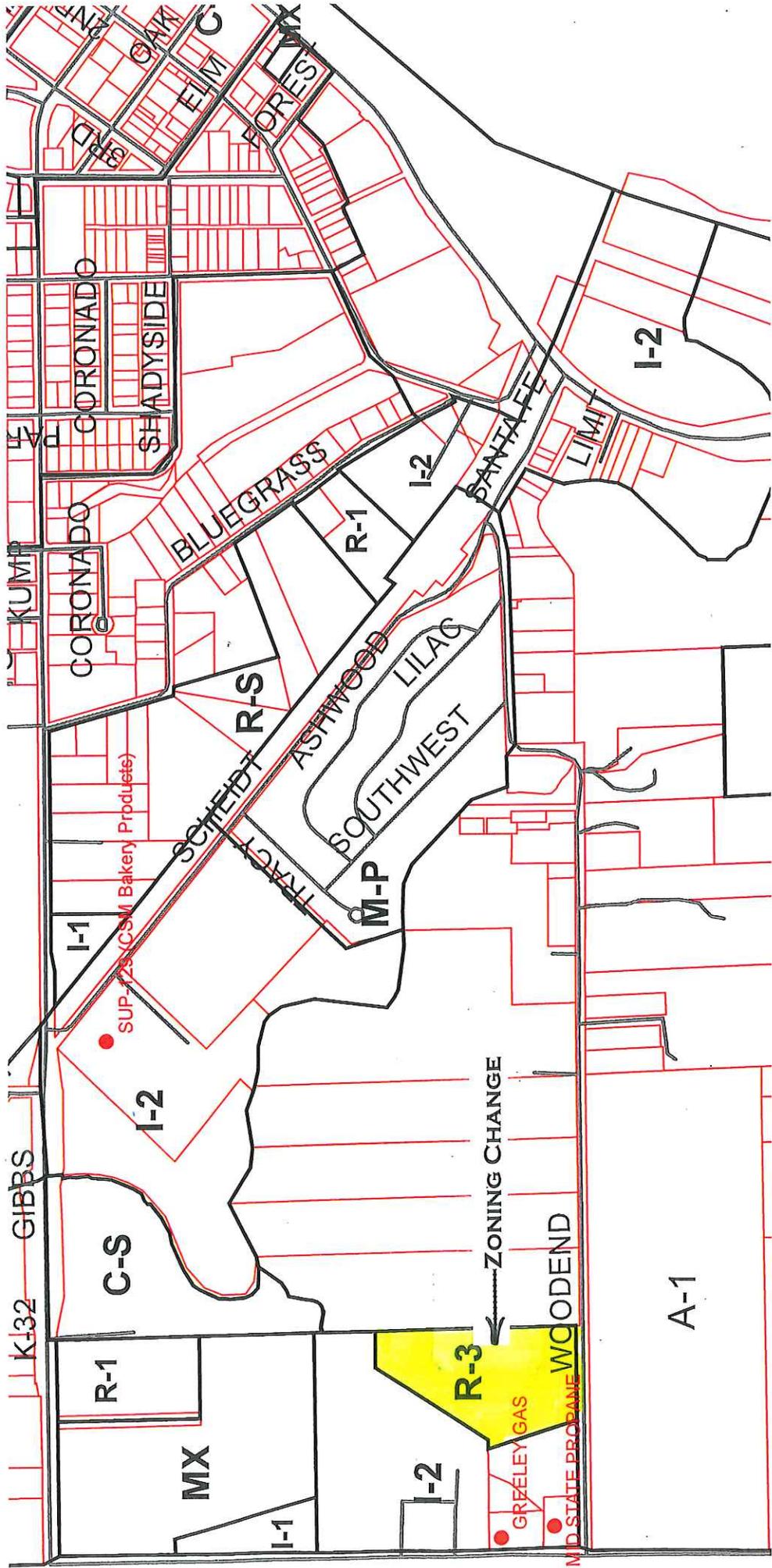
Staff recommends approval of the request to rezone 9.56 acres from R-3, Multi-Family Residential District to A-1, Agricultural District based upon the Staff Findings presented above and to forward it to the Governing Body with a recommendation for approval.

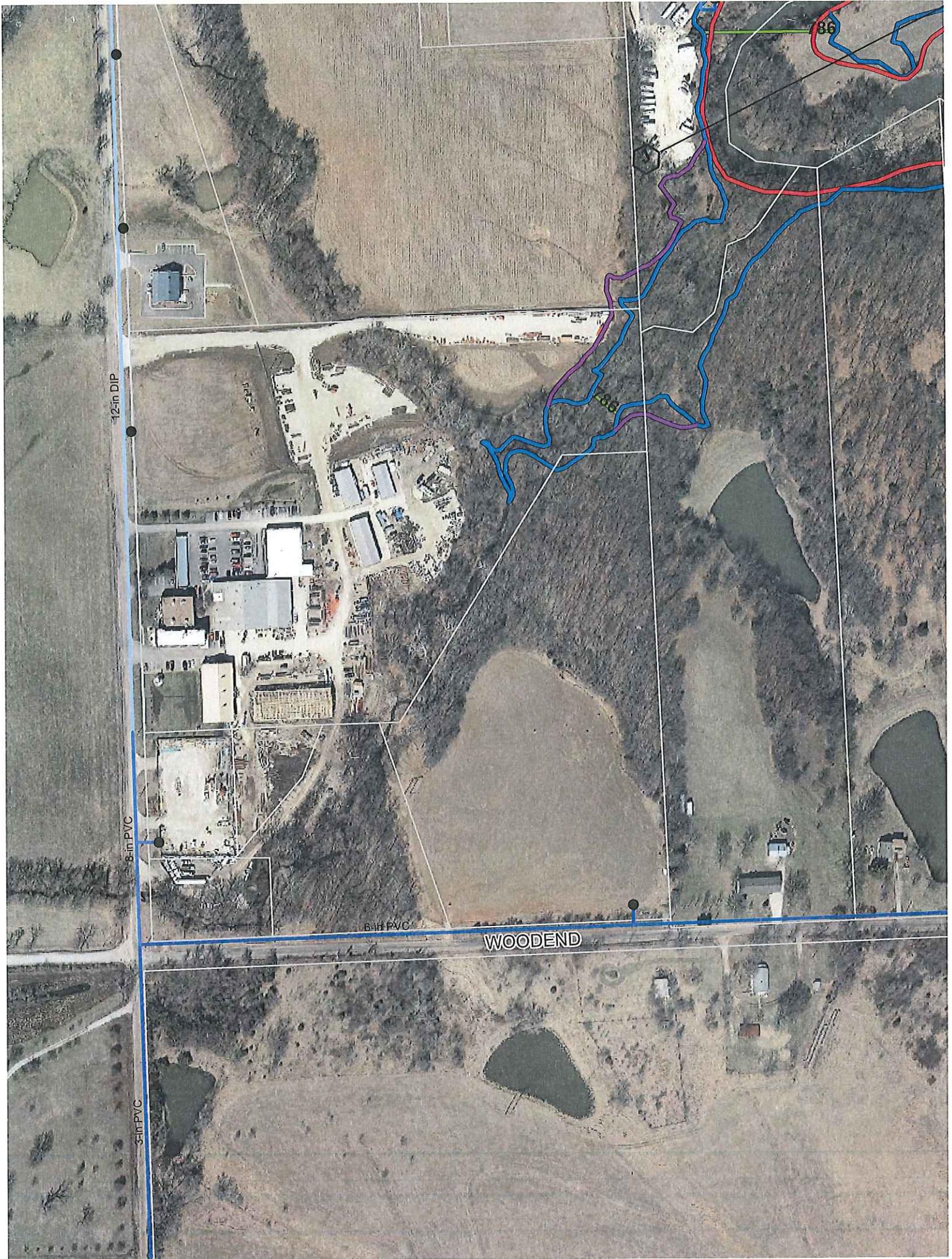


**LOT 2 REPLAT OF LOT 3, BERKEL SUBDIVISION**

**REZONING: BSZ-131**

**OFFICIAL ZONING MAP**





ORDINANCE NO. 1370

AN ORDINANCE RELATING TO, AND PROVIDING FOR, THE ESTABLISHMENT AND CHANGE OF ZONE FOR CERTAIN PROPERTY WITHIN THE CITY OF BONNER SPRINGS, KANSAS.

---

WHEREAS, the City of Bonner Springs, Kansas, is a legally constituted municipal corporation, a City of the Second Class, under the provisions of the laws of the State of Kansas, having a Mayor-Council-Manager form of City Government; and

WHEREAS, the Planning Commission, in their regularly scheduled meeting of April 24, 1984, scheduled, with unanimous approval, a public hearing to consider a change of zoning request for part of Lot 2 and part of Lot 3 in the Berkel Subdivision from "A-1", Agricultural District, to "R-2", Multiple Family Dwelling District, more particularly described as follows;

Commencing at the Southwest Corner of Lot 3, said Berkel Subdivision; thence North 89 degrees 33 minutes 11 seconds East on the dedicated northerly Right-of-Way Line of Woodend Avenue a distance 251.32 feet to the True Point of Beginning; thence North 33 degrees 02 minutes 28 seconds East a distance of 635.47 feet to a point on the northerly line of said Lot 3; thence continuing North 33 degrees 02 minutes 28 seconds East a distance of 539.54 feet; thence North 89 degrees 33 minutes 15 seconds East a distance of 179.54 feet to a point on the easterly line of said Berkel Subdivision; thence South 00 degrees 59 minutes 21 seconds east on said easterly line, Berkel Subdivision, a distance of 980.00 feet to a point of the dedicated northerly Right-of-Way Line of Woodend Avenue; thence South 89 degrees 33 minutes 11 seconds West on said northerly Right-of-Way Line a distance of 837.13 feet to the True Point of Beginning; containing 11.44 acres, more or less.

WHEREAS, the Planning Commission met in said duly advertised public hearing on May 29, 1984, in the City Council Chambers of the City of Bonner Springs, Kansas, at 7:30 P.M.; and

WHEREAS, after considering 1) the comments from the Planning Staff and Planning Consultant, Bucher, Willis & Ratliff, 2) the Staff Report, 3) hearing from the applicant, represented by Mr. Lawrence S. Graham, P.E., of the firm of Harper and Kerr, Consulting Structural Engineers, and 4) hearing from the opponents to said application, represented by their attorney, Mr. Joseph N. Vader, the Planning Commission forwarded the request to the Governing Body with a recommendation for denial; and

WHEREAS, The Governing Body returned said recommendation to the Planning Commission with a recommendation for reconsideration as an "R-P", Community Unit Plan District; and

WHEREAS, the Planning Commission considered said request in their regularly scheduled meeting of August 28, 1984, and made the following findings of fact:

- 1) That the "R-2" zoning request would substantially increase the density of residential development in the area proposed;
- 2) That adequate water service for both use and fire protection is not available at this site for the development proposed, being limited to minimal Rural Water District service lines;
- 3) That municipal sanitary sewer service is not presently available and that it is the opinion of the Planning Commission that it is in the best interest of the health and safety of the citizens of the City of Bonner Springs to require municipal sewer service to developments of this density;
- 4) That both 142nd Street and Woodend Avenue, the principle access roads to this site, are of light grade construction and should be improved to City standard prior to significantly greater development in this area;
- 5) That a development of this magnitude may substantially increase storm water runoff, a potential problem which should be addressed by the applicant prior to a zoning change which would increase said runoff; and
- 6) That a residential use of this property is not inappropriate given existing development trends and natural "buffers" between this property and adjacent industrial property.
- 7) That, given the above concerns, an "R-P" request provides the developer with an opportunity to resolve development constraints in the final development plan, in an appropriate manner; and
- 8) That the development plan previously submitted by the applicant substantially complies with Article X, "R-P" Community Unit Plan District, of Ordinance No. 1045.

WHEREAS, the Planning Commission has forwarded a resolution, with unanimous approval, recommending approval of the above stated change in zoning;

NOW, THEREFORE, after reviewing the minutes of the Planning Commission pertaining to this matter and considering the favorable recommendation of the Planning Commission, the Governing Body of the City of Bonner Springs, Kansas, does approve the recommendation of the Planning Commission to amend the zoning district boundaries.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF BONNER SPRINGS, KANSAS:

Section 1:

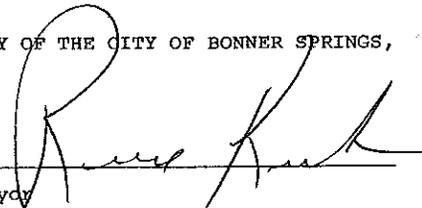
That the zoning district boundaries of the City of Bonner Springs, Kansas, be amended to reflect a change from Agricultural District (A-1) and Heavy Industrial District (I-2) to Community Unit Plan District (R-P), for the following described tract:

Commencing at the Southwest Corner of Lot 3, said Berkel Sub-division; thence North 89 degrees 33 minutes 11 seconds East on the dedicated northerly Right-of-Way Line of Woodend Avenue a distance 251.32 feet to the True Point of Beginning; thence North 33 degrees 02 minutes 28 seconds East a distance of 635.47 feet to a point on the northerly line of said Lot 3; thence continuing North 33 degrees 02 minutes 28 seconds East a distance of 539.54 feet; thence North 89 degrees 33 minutes 15 seconds East a distance of 179.54 feet to a point on the easterly line of said Berkel Subdivision; thence South 00 degrees 59 minutes 21 seconds east on said easterly line, Berkel Subdivision, a distance of 980.00 feet to a point of the dedicated northerly Right-of-Way Line of Woodend Avenue; thence South 89 degrees 33 minutes 11 seconds West on said northerly Right-of-Way Line a distance of 837.13 feet to the True Point of Beginning; containing 11.44 acres, more or less.

Section 2:

That this Ordinance shall be in effect and in force from and after its passage and publication in the official City paper of the City of Bonner Springs, Kansas.

PASSED AND APPROVED BY THE GOVERNING BODY OF THE CITY OF BONNER SPRINGS, KANSAS, THIS 15th DAY OF October, 1984.

  
\_\_\_\_\_  
Mayor

ATTEST:  
  
\_\_\_\_\_  
City Clerk

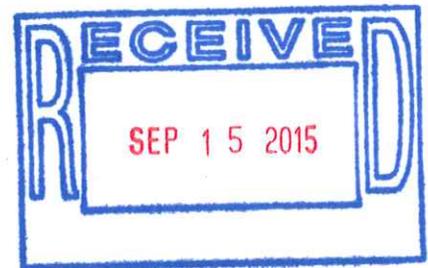
To whom it may concern:

My family and I are requesting the rezoning of the property located at 14100 Woodend Road from R-3 to A-1. Our purpose for the property will be as our primary residence with no plans of sub-dividing the land or future development. Lindsay and I lived in Bonner Springs most of our lives and are looking to get more open space for our family like so many in Bonner enjoy. We look forward to adding another rural residence that the city can be proud of. Thank you for your time and consideration.

The Davis Family



K.C.Davis





# Affidavit in Proof of Publication

STATE OF KANSAS  
Wyandotte County

(First published in the  
Bonner Springs Chieftain  
October 1, 2015)

Secretary \_\_\_\_\_

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

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

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

The Planning Commission will hold a public hearing on Tuesday, October 27, 2015 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:

**Rezoning: BSZ-131: "Lot 2 Replat of Lot 3, Berkel Subdivision"** A request to rezone 9.56 acres from R-3, Multi-Family Residential District to A-1, Agricultural District classification.

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

Requested by Kristopher Davis, property owner of record. This request is to change the current zoning classification to allow for the construction of a new single-family residence and barn on Lot 2 Replat of Lot 3, Berkel Subdivision located at 14100 Woodend Road.

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 10/01/2015 with publications being made on the following dates:

The complete legal description and application for the above items are available for public inspection at the 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

10/01/2015

Subscribed and sworn to before me this

Notary Public

My Appointment expires: March 15, 2019

Notary And Affidavit	\$0.00
Additional Copies	\$0.00
Publication Charges	\$27.40
	<hr/>
	\$27.40

