



City of Bonner Springs

PLANNING COMMISSION AGENDA

CITY HALL COUNCIL CHAMBERS

TUESDAY, SEPTEMBER 20, 2016

NO STUDY SESSION

REGULAR MEETING @ 7:00 P.M.

PLANNING COMMISSION MEMBERS:

PLEASE CONTACT DON SLONE @ (913) 667-1708

NO LATER THAN 12:00 NOON, TUESDAY, SEPTEMBER 20, 2016,

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, September 20, 2016
No Study Session

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 August 16, 2016.

Motion: _____ Second: _____

1. Board Discussion

For: _____ #Against: _____

New Business:

ITEM NO. 2: Comprehensive Plan Change: BSCP-26 “Wilkerson Crane Rental” a request to amend the Future Land Use Map of the Comprehensive Plan changing the land use designation for 17.23 acres from Mixed Use designation to an Industrial designation. Requested by Kate Pfefferkorn-Mansker, Pfefferkorn Engineering & Environmental for Wilkerson Crane Rental Inc., property owners of record. These amendments are to change the current Future Land Use designation and Zoning classification to allow for the construction of a crane rental business located at 14101 Gibbs Road (K-32 Hwy). *(This item to be forwarded to the Governing Body on October 10, 2016)*

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. 3: Rezoning: BSZ-133: BSZ-133: “Wilkerson Crane Rental” A request to rezone 17.39 acres from request to from a MX, Mixed Use District classification to an I-1, Light Industrial District classification. Requested by Kate Pfefferkorn-Mansker, Pfefferkorn Engineering & Environmental for Wilkerson Crane Rental Inc., property owners of record. These amendments are to change the current Future Land Use designation and Zoning classification to allow for the construction of a crane rental business located at 14101 Gibbs Road (K-32 Hwy). *(This item will be forwarded to the Governing Body on October 10, 2016)*

Open Public Hearing Time: _____

1. Staff Presentation / Applicant Presentation
2. Public Comment

Close Public Hearing Time: _____

Motion: _____ Second: _____

3. Board Discussion

For: _____ #Against: _____

ITEM NO. 4: Rezoning: BSZ-134: "Quicksilver Readymix, LLC" a request to rezone 14.74 acres from request to from an I-1, Light Industrial District classification to an I-2, Heavy Industrial District classification. Requested by Curtis M. Holland, Attorney-in-Fact, Polsinelli, for Quicksilver Readymix, LLC, under contract from Coleman Farm Properties, G.P., property owners of record. The property is generally located at the west end of 40th Street in the Bonner Springs Industrial Park specifically 23888 W, 40th Street. *(This item will be forwarded to the Governing Body on October 10, 2016)*

Open Public Hearing Time: _____

1. Staff Presentation / Applicant Presentation
2. Public Comment

Close Public Hearing Time: _____

Motion: _____ Second: _____

3. Board Discussion

For: _____ #Against: _____

ITEM NO. 5: Special Use Permit: SUP-137: "Quicksilver Readymix, LLC" a request to construct and operate a concrete, ready-mix plant on 14.74 acres. Requested by Curtis M. Holland, Attorney-in-Fact, Polsinelli, for Quicksilver Readymix, LLC, under contract from Coleman Farm Properties, G.P., property owners of record. The property is generally located at the west end of 40th Street in the Bonner Springs Industrial Park specifically 23888 W, 40th Street. *(This item will be forwarded to the Governing Body on October 10, 2016)*

Open Public Hearing Time: _____

1. Staff Presentation / Applicant Presentation
2. Public Comment

Close Public Hearing Time: _____

Motion: _____ Second: _____

3. Board Discussion

For: _____ #Against: _____

ITEM NO. 6: Preliminary Plat: PT-16-100, "Woodend Road Estates" this request is for a preliminary plat for a four (4) lot subdivision on 47.46 acres. Requested by Joe, Herring, Herring Surveying Company for Cindy L. Kreider, property owner of record. The subject property is zoned A-1, Agricultural District located at 13933 Woodend Road.

1. Staff Presentation / Applicants Presentation
2. Public Comment

Motion: _____ Second: _____

3. Board Discussion

For: _____ #Against: _____

ITEM NO. 7: Final Plat: PT-16-100, "Woodend Road Estates" this request is to "plat" 47.46 acres consisting of a four (4) lot subdivision. Requested by Joe, Herring, Herring Surveying Company for Cindy L. Kreider, property owner of record. The subject property is zoned A-1, Agricultural District located at 13933 Woodend Road. *(This item will be forwarded to the Governing Body on October 10, 2016)*

1. Staff Presentation / Applicants Presentation
2. Public Comment

Motion: _____ Second: _____

3. Board Discussion

For: _____ #Against: _____

Adjournment Time: _____

ITEM NO. 1

PLANNING COMMISSION AGENDA
Tuesday, September 20, 2016 – 7:00 p.m.

Approval of Minutes: The regular Planning Commission meeting held August 16, 2016

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

MOTION: _____

SECOND: _____

ACTION: Make a Motiuon to Approve

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

NARRATIVE: The minutes of the August 16, 2016 meeting are attached.

PLANNING COMMISSION MEETING MINUTES

Tuesday, August 16, 2016 @ 7:00 p.m.

Members Present: Craig Stephan, Mark Yates, Sherri Neff, Lew Kasselmann, Merle Parks, Lloyd Mesmer, Dave Pierce and Jason Krone

Staff Present: Don Slone, AICP, CFM, Planning Director

Chairman Parks called the meeting to order at 7:01 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 July 19, 2016 Planning Commission meeting. Commissioner Pierce 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 a 7-0-1 vote. Commissioner Krone abstained.

New Business:

Chairman Parks introduced **Item No. 2: Election of Officers** and asked for nominations for Chairman.

Commissioner Stephan made a motion to approve all current Planning Commission Officers: Chairman, Merle Parks, Vice-Chairman, Dave Pierce and Secretary, Don Slone with a second from Commissioner Yates. Chairman Parks asked if there were any further nominations. Seeing none he called for the vote. Motion passed 8-0 for Merle Parks to remain as Chairman, Dave Pierce to remain as Vice-Chairman and Don Slone to remain as Secretary of the Planning Commission for 2016-2017.

Commissioner Stephan then requested to have Item No. 5 moved up ahead of Item No. 3 as the applicant for the CSM Bakery Products Office Facility; Gordon Brest was the only person in the audience.

Chairman Parks introduced **Item No. 5: Special Use Permit: SUP-136: "CSM Bakery Products Office Facility"**, Requested by Gordon Brest, P.E., Maintenance Manager for CSM Bakery Products, property owners of record. This request is for a Special Use Permit in order to allow the continued placement of a temporary/portable/pre-manufactured office facility. A Special Use Permit was approved by the City on September 23, 2013 under Ordinance No. 2370 for CSM Bakery Products that permitted the existing temporary facility. The property is zoned I-2, Heavy Industrial District and located at 2410 S. Scheidt Lane.

Chairman Parks opened the public hearing at 7:04 p.m. and asked for Staff Presentation. The Planning Director presented the case with a Staff Recommendation to approve the Special Use Permit as presented. The Planning Director introduced the applicant, Gordon Brest.

Chairman Parks asked if the applicant would like to address the Planning Commission. **Gordon Brest, P.E., Maintenance Manager** stated that the company is working towards an addition in the near future, however at this time, they are currently utilizing 100% of the space for production by the three shifts that produce 5 million pounds of muffins each week.

Chairman Parks asked Mr. Brest if he was in agreement with all the listed conditions. Mr. Brest indicated he is in agreement.

Chairman Parks asked if anyone else in the audience had any questions or comments. Seeing none he closed the public hearing at 7:07 pm and asked for a motion. Commissioner Kasselmann made a motion to approve the Special Use Permit with the listed conditions with a second from Commissioner Stephan.

Chairman Parks asked if there were any additional questions from the Planning Commission. Seeing none he called for the vote. Motion passed 8-0.

The Planning Director stated that he will forward this item to the Governing Body on September 12, 2016 with a Planning Commission recommendation of approval.

Chairman Parks introduced **Item No. 3: Comprehensive Plan Addendum: "K-32 Tri-City Multimodal Redevelopment Plan"**, A request by the Planning Department to have the Planning Commission review and consider the adoption of the K-32 Tri-City Multimodal Redevelopment Plan.

Chairman Parks opened the public hearing at 7:08 p.m. and asked for Staff Presentation. The Planning Director presented the case with a Staff Recommendation to approve the Comprehensive Plan Addendum as presented with the following exception. That exception is to remove the Jersey Barriers from page 43, Section 1 - Urban/Prairie as it was determined to become a maintenance issue during the winter months with snow removal.

Chairman Parks had the following comments for the record - In reviewing the draft it appears the three-lane alternative for Bonner Springs has been eliminated from consideration. I am perplexed by that decision. The consultants were hired to make proposals for the future implementation of the tri-modal plan. The committee was appointed to consider the consultants' proposals and put in a great deal of time reviewing and working on the proposals. Public hearings were held which reviewed the work of the committee and the consultants. At all stages the three-lane approach was a viable alternative for consideration and received positive comments from many segments of the community.

Chairman Parks stated the Multimodal plan is just that, a plan for future consideration. The alternatives proposed for Bonner Springs are not definite plans; they are not even recommendations in the plan. They are only talking points for future consideration should the plan ever be in a position to become reality. To delete the three-lane alternative at this time sends the message that the consultants' and committees' time and effort in that regard isn't even worth future consideration. We are saying the alternative is not even worth looking at when it obviously has some worth now, and more than likely, in the future. We don't know when, or if, the plan may be implemented but ignoring a reasonable alternative and removing it from future consideration at this time does not seem to be a logical approach."

Chairman Parks stated the Planning Commission will need to address the Plan as submitted for their review with the recommendation for approval by the Planning Director.

Commissioner Stephan stated that he does not support the plan as presented to the Planning Commission as that plan is not the plan that the consultants completed with input from the Stakeholder Advisory Committee as well as the Technical Advisory Committee. The three-lane road option for Front Street has been removed from the plan. The background information to support the three-lane road option from the Federal Highway Administration was also removed. Commissioner Stephan stated that he requests that the "original plan" that included all the information submitted by the consultants in mid-July be added back into the plan. His rationale was the plan was not detrimental to the business along Front Street as the three-lane road option was the only option that did not take property from the existing business.

Commissioner Pierce asked why the Plan was amended after it was submitted to the City by the consultants. Commissioner Pierce then asked who removed the three-lane road option from the plan and why?

Commissioner Mesmer also asked why the Plan was amended prior to their review.

The Planning Director stated the three-lane road option and supporting information was removed from the Plan as a compromise after a meeting with several City Officials.

There was discussion about the process of the Plan moving from the Planning Commission to the City Council. Council members questioned whether the Plan could be amended by the Planning Commission and sent to the City Council, specifically with the three-lane alternative as part of the Plan.

Chairman Parks stated if there was consideration to amend the Plan as presented to the Commission a motion should be made setting out the amendments and there would then be a vote on the amendments, whether they should be considered as part of the Plan. If any amendments passed then there would be a vote on the amended Plan. If any amendments did not pass then there would be a vote on the Plan as presented without amendment.

Several commissioners asked when they can put their comments on the record for the Plan. Chairman Parks stated they can give their comments with their vote for the adoption of the Plan.

Commissioner Stephan made a motion to amend the Plan by adding the three-lane road option back into the Plan, with all supporting documentation, as originally proposed by the consultants with the support of the Stakeholder Advisory Committee, Technical Advisory Committee and removal of the Jersey Barriers on page 43 the Urban/Prairie section as requested by the Planning Director.

Chairman Parks asked if there were any additional questions from the Planning Commission. Seeing none he called for the vote. Motion passed 8-0.

Chairman Parks then asked for a motion to adopt the amended Plan. Commissioner Stephan made a motion to adopt the amended Plan with a second from Commissioner Pierce.

Chairman Parks asked if there were any additional questions or comments from the Planning Commission. Seeing none he called for the vote.

Commissioner Yates voted yes. He then stated the Plan will not be detrimental to the business along Front Street and wanted all three street options, the three, four and five lane options as part of the Plan for future consideration.

Commissioner Neff voted yes. She stated that she wanted all three road options to be available for future redevelopment considerations.

Commissioner Kasselmann voted yes. He stated that he also supports the amendments to the Plan.

Chairman Parks voted yes. He stated that he was in total agreement with all recommended amendments to the Plan.

Commissioner Krone voted yes. He stated that he was disappointed that the 3-lane version was not included in the plan we received and that the disappointment was not with the Planning Director. I support the 3-lane version to be included in the plan because all options should be presented for consideration.

Commissioner Mesmer voted yes.

Commissioner Pierce voted yes. He also stated the Plan that was submitted to the City from the consultants should have been the Plan presented to the Planning Commission for their review tonight.

Commissioner Stephan vote yes. He reiterated the fact that the three-lane road option is not detrimental but rather the only option of the three that did not affect the existing business along Front Street as it is the only option that fits within the existing footprint. If and when this Plan would into effect, a traffic study will be required to be done which will ultimately decide which of the three options will be best suited for Front Street.

Motion to adopt the amended Plan passed 8-0.

Chairman Parks closed the Public Hearing at 7:39 pm.

The Planning Director stated that he will forward this item to the Governing Body on September 12, 2016 with a Planning Commission recommendation of approval.

Chairman Parks introduced **Item No. 4: Comprehensive Plan Change: BSCP-25: "WestGate"** a request to amend the Future Land Use Map of the Comprehensive Plan to change the Land Use designation for 37.74 acres from a Mixed Use designation to a Low-Density Residential designation. Requested by Mike Reilly, Triple R Properties, LLC property owners of record. This amendment is to support the request for a planned single-family zoning district to allow for the construction of 128 single-family homes located at 11801 State Avenue.

Chairman Parks asked for Staff Presentation. The Planning Director stated that a Staff Report is not included in the agenda as the applicant requested a continuance. Staff is recommending a continuance to address the Development Review Teams recommendations.

Chairman Parks asked for a motion to continue this item as requested by the applicant and with the recommendation of the Planning Director. Commissioner Kasselmann made a motion to approve a continuance of this item as requested with a second from Commissioner Neff. Chairman Parks asked if there were any questions or comments. Seeing none, he called for the vote. Motion passed 8-0.

Chairman Parks asked if there was any further business. Seeing none, he adjourned the meeting at 7:41 p.m.

ITEM NO. 2

PLANNING COMMISSION AGENDA Tuesday, September 20, 2016 – 7:00 p.m.

Comprehensive Plan Change: BSCP-26 “Wilkerson Crane Rental” a request to amend the Future Land Use Map of the Comprehensive Plan changing the land use designation for 17.23 acres from Mixed Use designation to an Industrial designation. Requested by Kate Pfefferkorn-Mansker, Pfefferkorn Engineering & Environmental for Wilkerson Crane Rental Inc., property owners of record. These amendments are to change the current Future Land Use designation and Zoning classification to allow for the construction of a crane rental business located at 14101 Gibbs Road (K-32 Hwy).

PRESENT	Stephan	_____
	Yates	_____
	Neff	_____
& VOTE:	Kasselmann	_____
	Parks	_____
	Krone	_____
	Mesmer	_____
	Pierce	_____

MOTION: _____

SECOND: _____

ACTION: Make a motion to approve.

STAFF RECOMMENDATION: Staff recommends approval of this item with 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 October 10, 2016.**

COMPREHENSIVE PLAN CHANGE: "WILKERSON CRANE RENTAL"

Case No.: BSCP-26
Applicant: Kate Pfefferkorn-Mansker, Pfefferkorn Engineering & Environmental
Owners: Wilkerson Crane Rental Inc.
Location: 14101 Gibbs Road (K-32) (A Portion of Lot 2 Replat of Lot 1, Berkel Subdivision)
Tract Size: 17.23 acres
Zoning: MX, Mixed Use District (See BSZ-133)
Land Use Designation: Mixed Use to Industrial Designation

Staff Recommendation:

Staff recommends approval of the request to change the Future Land Use Map of the Comprehensive Plan for 17.23 acres from a Mixed Use designation to an Industrial designation based upon the Factors for Consideration presented in the Staff Report and to forward it to the Governing Body with a recommendation for approval.

Exhibits: Comp Plan Change / Rezoning Site Plan, Future Land Use Map, WYCO Parcel Map, Filed Lot Split, filed Replat of Lot No. 1, Berkel Subdivision, GIS – FEMA Flood Insurance Rate Map Layer, and the Proof of Publication.

Background:

The request is to change to the Future Land Use Map for 17.23 acres to support the request to rezone the subject property from an MX, Mixed Use District classification to an I-1, Light Industrial District classification. In order to support the change in zoning, the Future Land Use Map should be in conformance with the Comprehensive Plan. The subject property was originally rezoned to I-1, Light Industrial District in 1984, with subsequent rezoning to R-1, Single-Family Residential District in 2006. The zoning was again changed to MX, Mixed Use District in 2013. To date, the land remains vacant and is used for agricultural purposes. The applicant is proposing to construct a construction crane rental business.

Factors for Consideration:

1. **What has changed since the Comprehensive Plan was adopted to warrant this request?**
 - No development has occurred since the Comprehensive Plan was adopted in 2008. The anticipated industrial development has never occurred on the subject property. Changes have occurred for Berkel & Co. with an office addition in 2005, the new Auger Shop 2005 and the Fabrication Shop in 2007 located at 2649 S. 142nd Street and the Jones & Jones (Supreme Green Land Works, LLC) located at 2527 S. 142nd Street.
2. **Traffic Counts and Pattern Changes?**
 - The current traffic counts for Gibbs Road (K-32 Highway) were 4,040 vehicles per day according to the Kansas Department of Transportation (KDOT).
 - KDOT provided the following: According to our records, the AADT on K-32 is 4040 vpd, which would put the DDHV at 202 vph. The guidelines for 45 mph are that a right-turn taper would be warranted with 83 right-turning vehicles and a highway DDHV of 200 vph. Even if we rounded way up to 300 vph on the highway, a taper wouldn't be warranted unless there were 40 right-turning vehicles in the peak hour, which I doubt will be the case. So, a right-turn lane or taper would not be warranted.

3. Utility/Infrastructure Changes?

- A new 12” public water line was installed in late 1996 on the south side of Gibbs Road and a new 8” public waterline was constructed on the west side of Wolf Creek Development. Public sanitary sewer is not available to subject property or any of the surrounding properties.

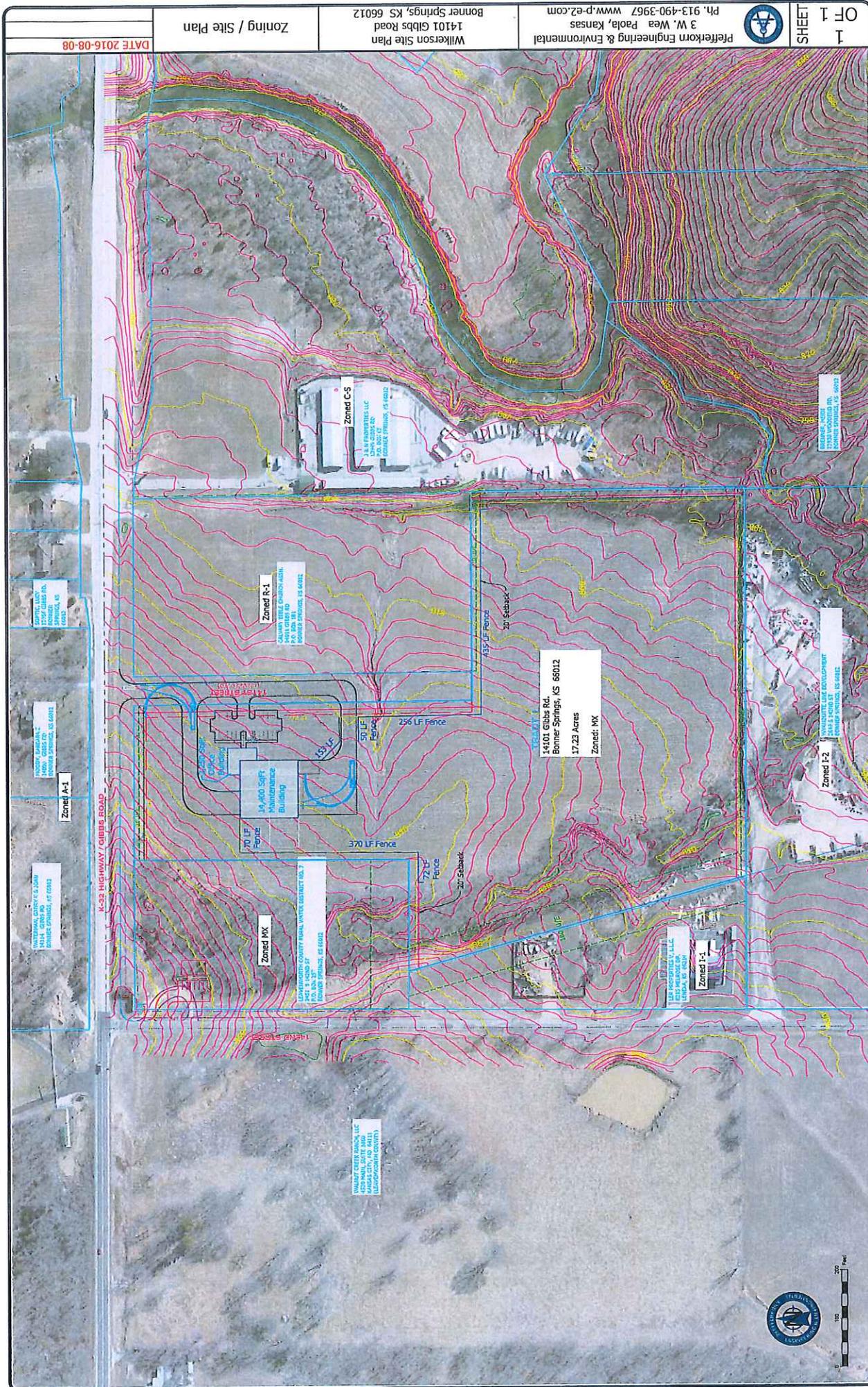
4. Status of Floodplain/Hydrology?

- The Flood Insurance Rate Maps were revised and adopted by the City on September 2, 2015. There were significant changes to 100-year Floodplain along Wolf Creek. The subject property shows a very small area on the southeast corner of the property as being in the 100-Year Floodplain. That small portion of the property within the 100-year floodplain may be utilized for stormwater detention.

5. Changes in Surrounding Land Use?

- The only change in land use was a down-zoning on the property along Woodend Road from R-3, Multi-Family Residential District zoned in 1984 was rezoned late last year to A-1, Agricultural District.

BSCP-26 – COMP PLAN CHANGE / BSZ-133 – REZONING – “WILKERSON CRANE RENTAL”



DATE 2016-08-08

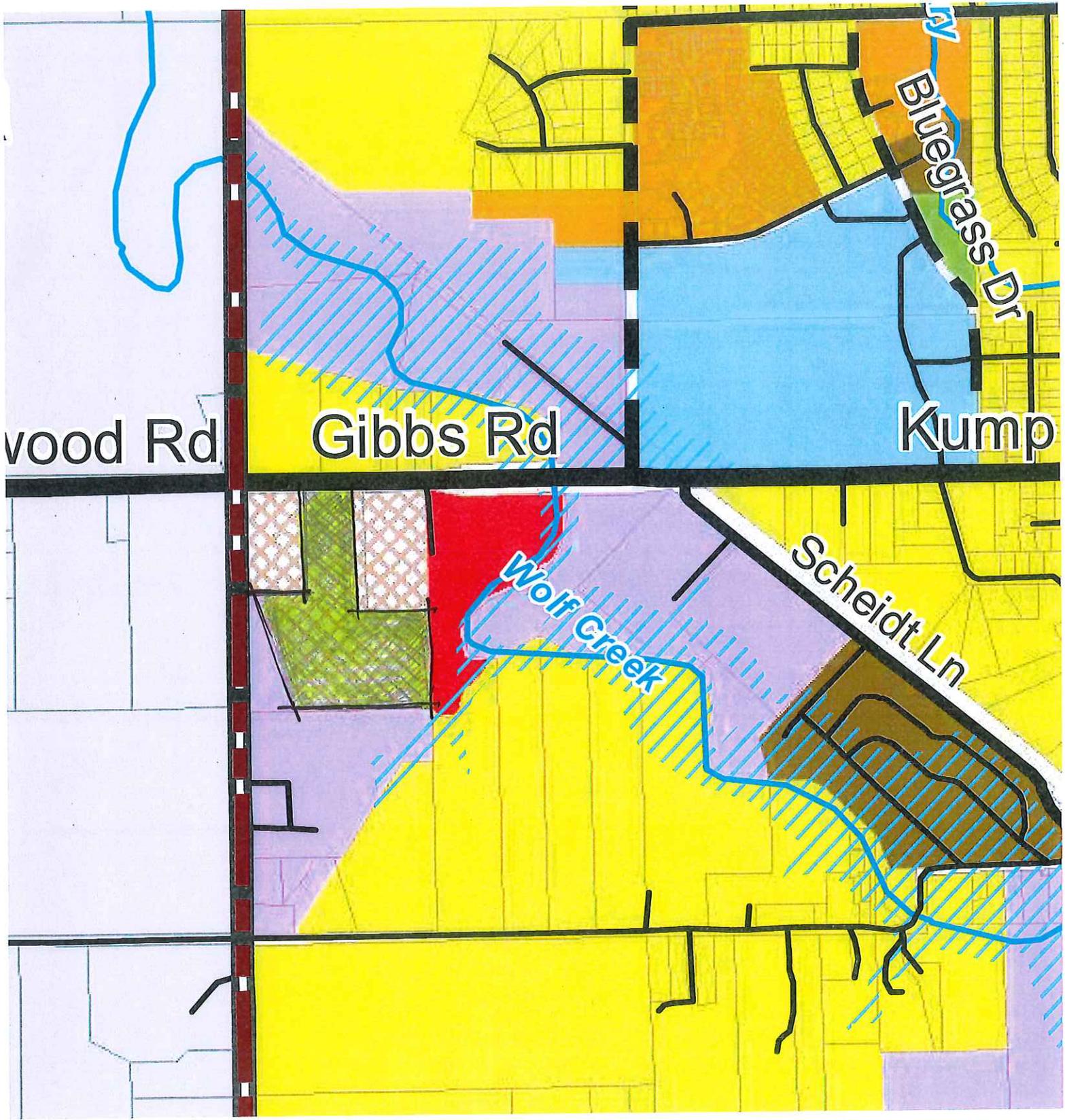
Zoning / Site Plan

Wilkerson Site Plan
14101 Gibbs Road
Bonner Springs, KS 66012

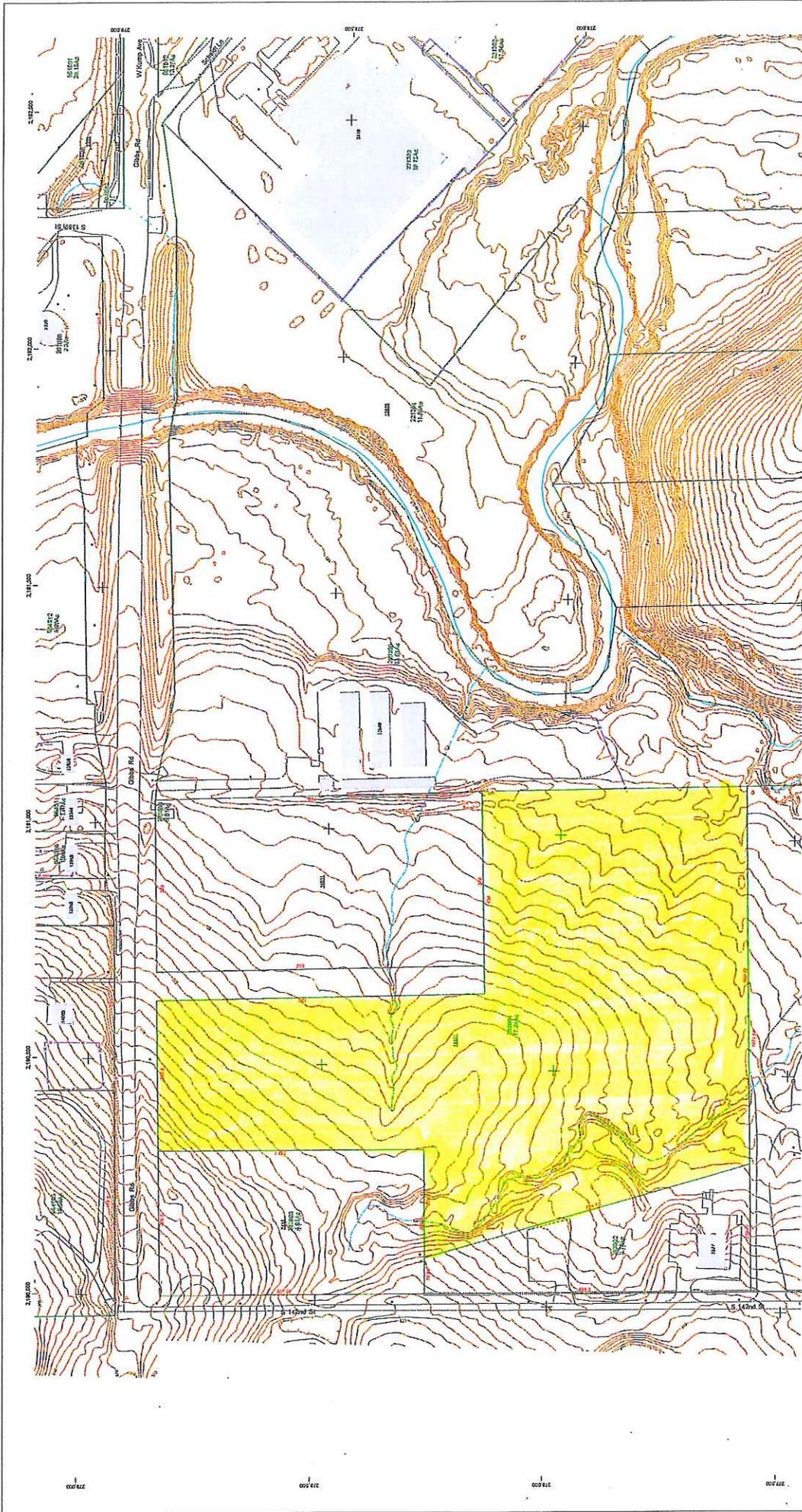
Pfefferkorn Engineering & Environmental
3 W. Wea Paola, Kansas
Ph. 913-490-3967 www.p-e-z.com

SHEET
1 OF 1

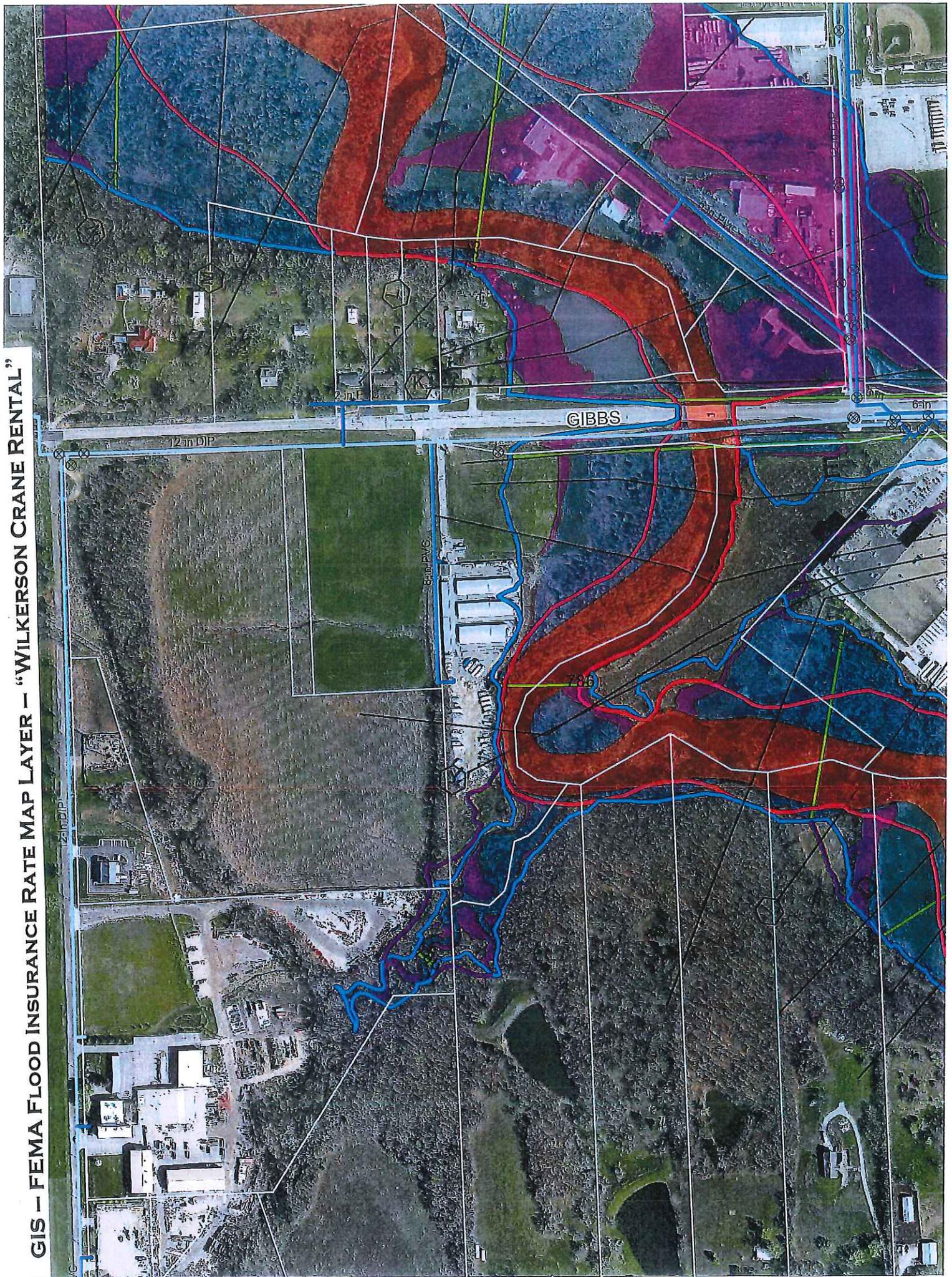
BSCP-26 – COMP PLAN CHANGE – “WILKERSON CRANE RENTAL”



BSCP-26 – COMP PLAN CHANGE – “WILKERSON CRANE RENTAL”



GIS - FEMA FLOOD INSURANCE RATE MAP LAYER - "WILKERSON CRANE RENTAL"



The figure is a GIS map overlaying FEMA Flood Insurance Rate Map data onto an aerial photograph of the Wilkerson Crane Rental site. The map shows several flood zones, with the most prominent being a large red area that follows a winding path, likely representing a waterway or a high-risk flood zone. Other flood zones are shown in blue and purple. A road labeled "GIBBS" runs horizontally across the center of the map. Other labels include "12 in DIP", "2 in", "8 in", "12 in DIP", "12 in DIP", and "Bldg. P.V.S.". The map shows a mix of developed areas with buildings and parking lots, and undeveloped areas with trees and fields.

PROOF OF PUBLICATION

NOTICE

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

The Planning Commission will hold a public hearing on Tuesday, September 20, 2016 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-26: "Wilkerson Crane Rental" Request to amend the Future Land Use Map of the Comprehensive Plan changing the land use designation for 17.23 acres from Mixed Use designation to an Industrial designation; and

Rezoning: BSZ-133: "Wilkerson Crane Rental" A request to rezone 17.39 acres from request to from a MX, Mixed Use District classification to an I-1, Light Industrial District classification.

Requested by Kate Pfefferkorn-Mansker, Pfefferkorn Engineering & Environmental for Wilkerson Crane Rental Inc., property owners of record. These amendments are to change the current Future Land Use designation and Zoning classification to allow for the construction of a crane rental business located at 14101 Gibbs Road (K-32 Hwy).

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 or by email to dslone@bonnersprings.org.

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

(First published 8-18-16) 1t-The Wyandotte Echo-8-18-16

State of Kansas, Wyandotte County, ss: Roberta M. Peterson, of lawful age, being duly sworn, says that she is the PUBLISHER of The Wyandotte Echo, a weekly newspaper, owned and operated by M.R.P.P. Inc., printed and published in the city of Kansas City, Wyandotte County, State of Kansas, which said newspaper has a general circulation and has been admitted to the mails as second class matter in said county, and has been published therein during a period of more than five years prior to the first publication of the legal notice hereto annexed; that affiant, of her own knowledge, knows that the printed notice was published each and every issue of The Wyandotte Echo for 1 consecutive weeks as follows:

1st Publication was made on: August 18, 2016

2nd Publication was made on: _____

3rd Publication was made on: _____

4th Publication was made on: _____

Printer Fees: \$ 28.35

Roberta M Peterson

SUBSCRIBED AND SWORN TO before me on this:

18th day of August, 2016

NOTARY PUBLIC STATE OF KANSAS SHERI R. LYNN MY APPT. EXPIRES 6/18/19

Notary Public: Sheri R. Lynn

ITEM NO. 3

PLANNING COMMISSION AGENDA
Tuesday, September 20, 2016 – 7:00 p.m.

Rezoning: BSZ-133: BSZ-133: “Wilkerson Crane Rental” A request to rezone 17.39 acres from request to from a MX, Mixed Use District classification to an I-1, Light Industrial District classification. Requested by Kate Pfefferkorn-Mansker, Pfefferkorn Engineering & Environmental for Wilkerson Crane Rental Inc., property owners of record. These amendments are to change the current Future Land Use designation and Zoning classification to allow for the construction of a crane rental business located at 14101 Gibbs Road (K-32 Hwy).

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

MOTION: _____

SECOND: _____

ACTION: Make a motion to approve.

STAFF RECOMMENDATION: Staff recommends approval of this item with 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 October 10, 2016.**

REZONING: "WILKERSON CRANE RENTAL"**Case No.:** BSZ-133**Applicant:** Kate Pfefferkorn-Mansker, Pfefferkorn Engineering & Environmental**Owners:** Wilkerson Crane Rental Inc.**Location:** 14101 Gibbs Road (K-32) (Part of Lot 2 Replat of Lot 1, Berkel Subdivision)**Tract Size:** 17.23 acres**Zoning:** MX, Mixed Use District**Land Use****Designation:** Mixed Use (See BSCP-26 to Industrial Designation)**Staff Recommendation:**

Staff recommends approval of the request to rezone 17.23 acres from MX, Mixed Use District to I-1, Light Industrial District based upon the Staff Findings presented below and to forward it to the Governing Body with a recommendation for approval, subject to two (2) conditions:

1. Approval of the Comprehensive Plan Change: BSCP-26; and
2. Upon completion of all the above condition, the Planning Director shall amend the Future Land Use Map and Official Zoning Map to reflect the changes approved under BSCP-26 and BSZ-133.

Exhibits: Comp Plan Change / Rezoning Site Plan, Zoning Map, WYCO Parcel Map, Filed Lot Split, filed Replat of Lot No. 1, Berkel Subdivision, GIS – FEMA Flood Insurance Rate Map Layer, and the Proof of Publication.

Background:

The request is to rezone 17.23 acres from MX, Mixed Use District to I-1, Light Industrial District. The subject property was originally rezoned to I-1, Light Industrial District in 1984, with subsequent rezoning to R-1, Single-Family Residential District in 2006. The zoning was again changed to MX, Mixed Use District in 2013. To date, the land remains vacant and is used for agricultural purposes. The applicant is proposing to construct a construction crane rental business.

General Information:

Current Zoning and Land Use: MX (Mixed Use District) vacant, agricultural uses;

Surrounding Zoning and Land Use: A-1 (Agricultural District) to the north with rural single-family residences;

R-1 (Single-Family Residential District) to the east vacant with agricultural uses;

C-S (Highway Service District) to the southwest (Excess Storage – Mini-Storage);

I-2 (Heavy Industrial District) top the south (Berkel & Co.)

MX (Mixed Use District) to the west, vacant;

I-1 (Light Industrial District) to the southwest (Supreme Green Land Works, LLC) and

MX (Mixed Use District) to the west, vacant.

Staff Findings:

- I. **CHARACTER OF THE NEIGHBORHOOD** – The general character of the area is a mixture of rural residential, agricultural, commercial and industrial uses.
 - **Staff Finding** – The general character of the area is a mixture of rural residential, agricultural, commercial and industrial uses.

- 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 is suitable for office purposes. The restriction has been in place due to the lack of public sanitary sewer.
 - **Staff Finding** – The property is currently vacant and is suitable for office purposes. The restriction has been in place due to the lack of public sanitary sewer.

- IV. **EXTENT TO WHICH REMOVAL OF THE RESTRICTIONS WILL DETRIMENTALLY AFFECT NEARBY PROPERTY** – The removal of the present zoning will not have a detrimental effect to nearby property. On the contrary, by rezoning this property for office purposes, it will be more compatible to the nearby rural residences to the north as well as the industrial uses to the south and commercial uses to the east.
 - **Staff Finding** – The removal of the present zoning will not have a detrimental effect to nearby property. On the contrary, by rezoning this property for office purposes, it will be more compatible to the nearby rural residences to the north as well as the industrial uses to the south and commercial uses to the east.

- V. **LENGTH OF TIME THE SUBJECT PROPERTY HAS REMAINED VACANT AS ZONED** – The subject property is vacant and used for agricultural purposes. The subject property never developed as proposed in 1984 and has remained vacant since that time.
 - **Staff Finding** – The subject property is vacant and used for agricultural purposes. 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 the request would not destroy the value of the petitioners as it could be used for agricultural or industrial purposes. In Staff's opinion, there is no measurable benefit to the public health, safety and welfare from denial of this rezoning request. In fact, the rezoning to an O, Office District will enhance the local neighborhood.
 - **Staff Finding** – Denial of the request would not destroy the value of the petitioners as it could be used for agricultural or industrial purposes.

- VII. **AVAILABILITY AND ADEQUACY OF REQUIRED UTILITIES AND SERVICES TO SERVE THE PROPOSED USE** – City water service is available from a 12" waterline located within the 20' 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 12” waterline located within the 20’ platted Utility Easement.

VIII. **CONFORMANCE WITH THE COMPREHENSIVE PLAN** – The current Future Land Use map within the adopted Comprehensive Plan shows the property to have a Mixed Use designation; therefore the property will be in conformance with the adopted 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.

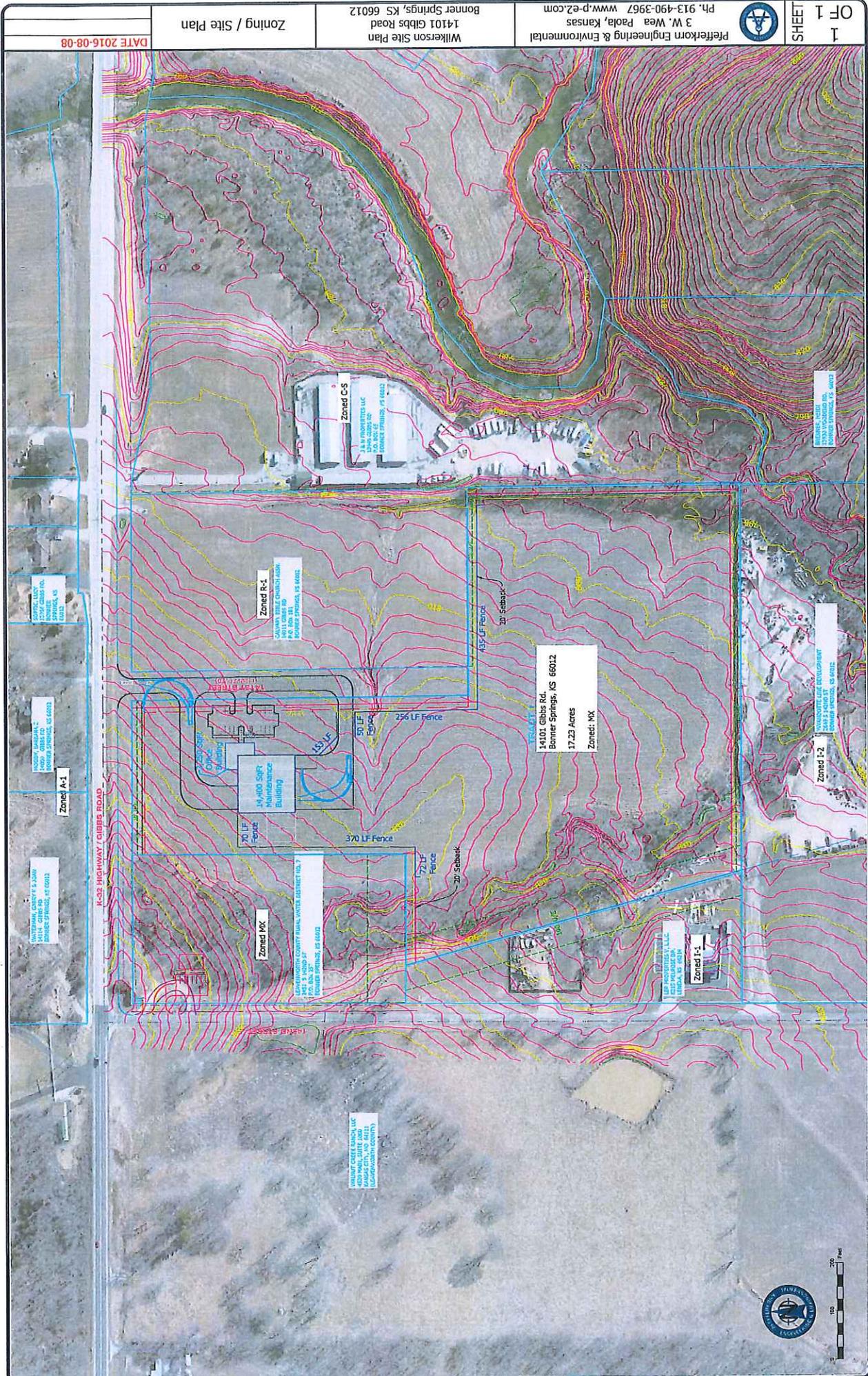
- **Staff Finding** – This property currently has a Low-Density Residential land use designation. The requested change in zoning will be in conformance with the Comprehensive Plan.

IX. PROFESSIONAL STAFF RECOMMENDATION

Staff recommends approval of the request to rezone 17.23 acres from MX, Mixed Use District to I-1, Light Industrial District based upon the Staff Findings presented below and to forward it to the Governing Body with a recommendation for approval, subject to two (2) conditions:

1. Approval of the Comprehensive Plan Change: BSCP-26; and
2. Upon completion of all the above condition, the Planning Director shall amend the Future Land Use Map and Official Zoning Map to reflect the changes approved under BSCP-26 and BSZ-133.

BSCP-26 – COMP PLAN CHANGE / BSZ-133 – REZONING – “WILKERSON CRANE RENTAL”



DATE 2016-08-08

Zoning / Site Plan

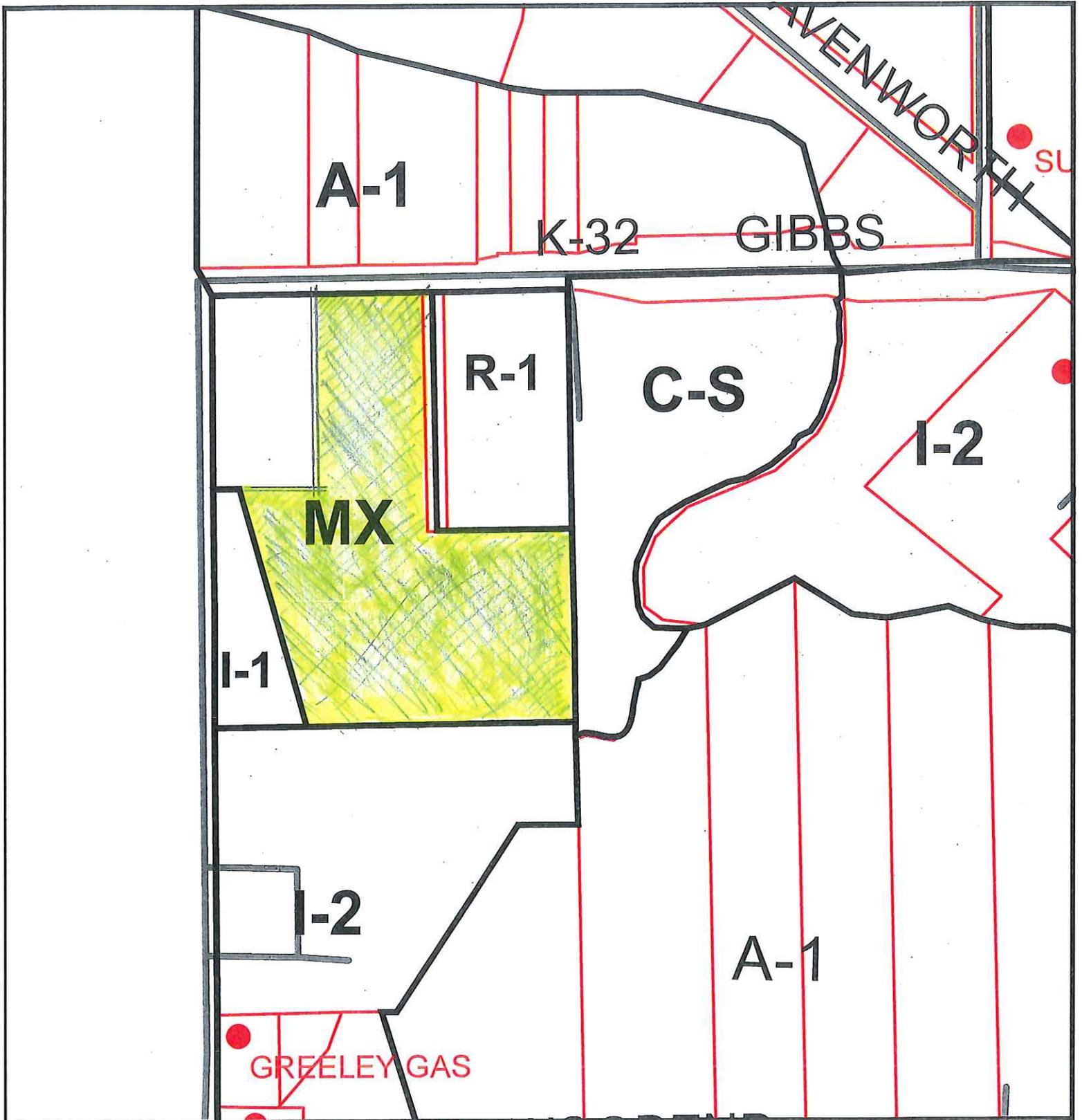
WilkerSON Site Plan
14101 Gibbs Road
Bonner Springs, KS 66012

Pfefferkorn Engineering & Environmental
3 W. Wea Paola, Kansas
Ph. 913-490-3967 www.p-e2.com

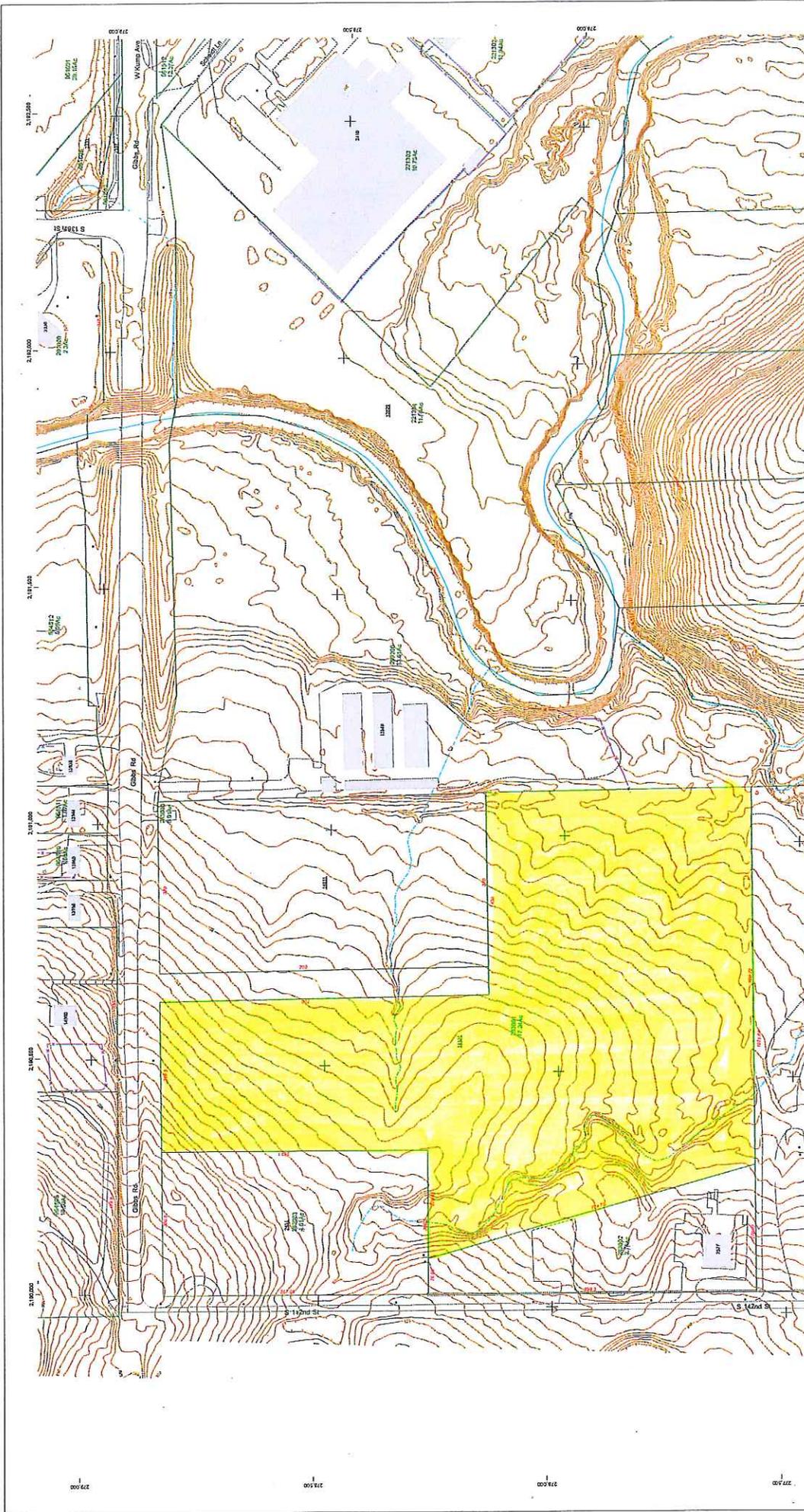
SHEET
1
OF 1



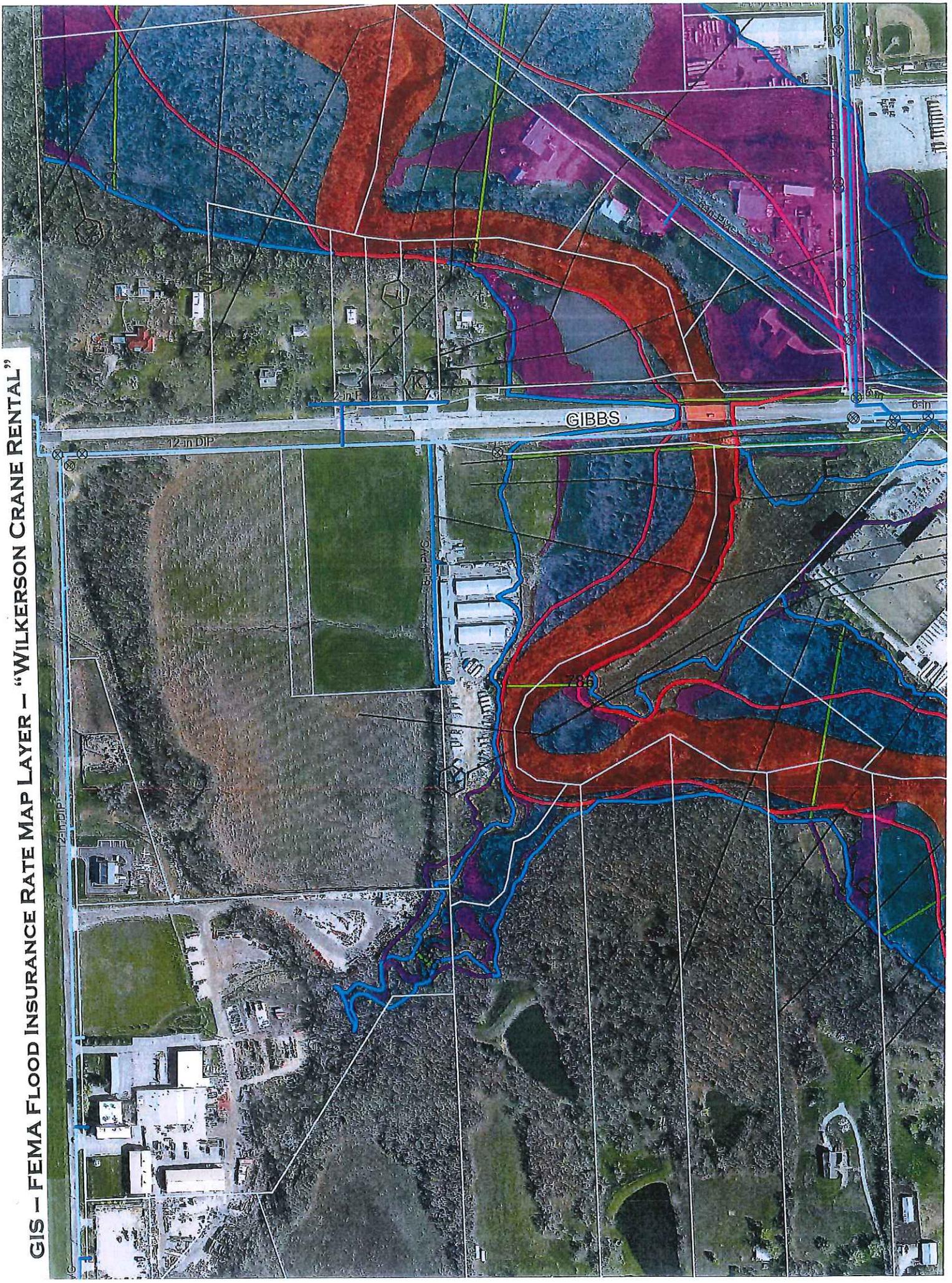
BSZ-133 – REZONING – “WILKERSON CRANE RENTAL”



BSZ-133 - REZONING - "WILKERSON CRANE RENTAL"



GIS - FEMA FLOOD INSURANCE RATE MAP LAYER - "WILKERSON CRANE RENTAL"



PROOF OF PUBLICATION

NOTICE

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

The Planning Commission will hold a public hearing on Tuesday, September 20, 2016 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-26: "Wilkerson Crane Rental" Request to amend the Future Land Use Map of the Comprehensive Plan changing the land use designation for 17.23 acres from Mixed Use designation to an Industrial designation; and

Rezoning: BSZ-133: "Wilkerson Crane Rental" A request to rezone 17.39 acres from request to from a MX, Mixed Use District classification to an I-1, Light Industrial District classification.

Requested by Kate Pfeiffer-korn-Mansker, Pfeifferkorn Engineering & Environmental for Wilkerson Crane Rental Inc., property owners of record. These amendments are to change the current Future Land Use designation and Zoning classification to allow for the construction of a crane rental business located at 14101 Gibbs Road (K-32 Hwy).

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 or by email to dslone@bonnersprings.org.

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

(First published 8-18-16)

1t-The Wyandotte Echo-8-18-16

State of Kansas, Wyandotte County, ss: Roberta M. Peterson, of lawful age, being duly sworn, says that she is the PUBLISHER of The Wyandotte Echo, a weekly newspaper, owned and operated by M.R.P.P. Inc., printed and published in the city of Kansas City, Wyandotte County, State of Kansas, which said newspaper has a general circulation and has been admitted to the mails as second class matter in said county, and has been published therein during a period of more than five years prior to the first publication of the legal notice hereto annexed; that affiant, of her own knowledge, knows that the printed notice was published each and every issue of The Wyandotte Echo for 1 consecutive weeks as follows:

1st Publication was made on: August 18, 2016

2nd Publication was made on: _____

3rd Publication was made on: _____

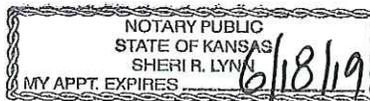
4th Publication was made on: _____

Printer Fees: \$ 28.35

Roberta M Peterson

SUBSCRIBED AND SWORN TO before me on this:

18th day of August, 2016



Notary Public: Sheri R Lynn

ITEM NO. 4

PLANNING COMMISSION AGENDA
Tuesday, September 20, 2016 – 7:00 p.m.

Rezoning: BSZ-134: “Quicksilver Readymix, LLC” a request to rezone 14.74 acres from request to from an I-1, Light Industrial District classification to an I-2, Heavy Industrial District classification. Requested by Curtis M. Holland, Attorney-in-Fact, Polsinelli, for Quicksilver Readymix, LLC, under contract from Coleman Farm Properties, G.P., property owners of record. The property is generally located at the west end of 40th Street in the Bonner Springs Industrial Park specifically 23888 W, 40th Street

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

MOTION: _____

SECOND: _____

ACTION: Make a motion to approve.

STAFF RECOMMENDATION: Staff recommends approval of this item with 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 October 10, 2016.**

REZONING: “QUICKSILVER READYMIX, LLC”**Case No.:** BSZ-134**Applicant:** Curtis M. Holland, Attorney-in-Fact, Polsinelli**Owner:** Coleman Farm Properties, G.P.**Developer:** Quicksilver Readymix, LLC**Location:** 23888 W. 40th Street (Proposed Lot 2, Coleman Industrial Park II)**Tract Size:** 14.74 acres**Zoning:** I-1, Light Industrial District to I-2, Heavy Industrial District (Case No. BSZ-134)**Land Use****Designation:** Industrial**Building:** Proposed Concrete Ready-Mix Plant**Staff Recommendation:**

Staff recommends approval of the request to rezone 14.74 acres from I-1, Light Industrial District to I-2 Heavy Industrial District based upon the Staff Findings presented below and to forward it to the Governing Body with a recommendation for approval, subject to four (4) conditions:

1. Platting of the subject property to include the installation of all required public improvements;
2. Provide two (2) full size Rezoning/SUP Site Plan Sheets C-1 and L-1 to correct the project name to Quicksilver Readymix, LLC to the Planning Department;
3. The Official Zoning Map shall not be amended until the final plat has been approved by the City and filed with the County. The filing of the final plat shall be within a one (1) year period from the date of approval of the Zoning classification by the Governing Body. If the final plat is not filed within the one (1) year period from date approval, the Zoning classification shall revert back to the prior classification; and
4. Upon completion of all the above conditions, the Planning Director shall amend the Official Zoning Map to reflect the change approved under BSZ-134.

Exhibits: Rezoning/SUP – Site Plan, Landscape Plan, Alta Survey and the Proof of Publication.

General Information:

Current Zoning and Land Use: I-1 (Light Industrial District) vacant, agricultural uses;

Surrounding Zoning and Land Use: I-1 (Light Industrial District) to the north across the Kansas River,

I-1 (Light Industrial District) to the south and west with agricultural uses and to the south, Sterling Screen Printing; and

I-2 (Heavy Industrial District) to the east, Forterra Concrete Pipe.

- I. **CHARACTER OF THE NEIGHBORHOOD** – The character of the area is industrial with various industrial uses. The use requested is compatible with the adjacent land uses.
 - **Staff Finding** – The use requested is compatible with the adjacent land 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 was annexed into the City on April 11, 1983. The property was initially zoned A-1, Agricultural District and was later rezoned to I-1, Light Industrial District. The proposed use is considered a “compatible land use” and is consistent with the adjacent land uses.
- **Staff Finding** – The proposed use is considered a “compatible land use” and is consistent with the adjacent land uses.
- IV. **EXTENT TO WHICH REMOVAL OF THE RESTRICTIONS WILL DETRIMENTALLY AFFECT NEARBY PROPERTY** – The removal of the present zoning should not have a detrimental effect on nearby properties as the majority of the properties to the east are developed with various industrial uses.
- **Staff Finding** – The removal of the present zoning should not have a detrimental effect on nearby properties as the majority of the properties to the east are developed with various industrial uses.
- V. **LENGTH OF TIME THE SUBJECT PROPERTY HAS REMAINED VACANT AS ZONED** – The property was initially zoned A-1, Agricultural District upon annexation on April 11, 1983 and was later rezoned to I-1, Light Industrial District. The property has never developed as proposed and remains vacant with agricultural uses.
- **Staff Finding** – The property has never developed as proposed and remains vacant with agricultural uses.
- 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 petitioner’s property as it could continue to be marketed for a variety of light industrial uses that are allowed under the current I-1, Light Industrial District zoning classification.
- **Staff Finding** – Denial of the request would not destroy the value of the petitioner’s property as it could continue to be marketed for a variety of light industrial uses that are allowed under the current I-1, Light Industrial District zoning classification.
- VII. **AVAILABILITY AND ADEQUACY OF REQUIRED UTILITIES AND SERVICES TO SERVE THE PROPOSED USE** – All the required utilities currently abut or cross near the subject property and will be extended as part of the platting process. Once the required public improvements are installed, all services will be available to serve the proposed use.
- **Staff Finding** – All the required utilities currently abut or cross near the subject property and will be extended as part of the platting process.
- VIII. **CONFORMANCE WITH THE COMPREHENSIVE PLAN** – The current Future Land Use Map within the adopted Comprehensive Plan reflects an Industrial designation and change in zoning will be in conformance with the adopted Comprehensive Plan.
- **Staff Finding** – The current Future Land Use Map within the adopted Comprehensive Plan reflects an Industrial designation and change in zoning will be in conformance with the adopted Comprehensive Plan.

IX. PROFESSIONAL STAFF RECOMMENDATION**Staff Recommendation:**

Staff recommends approval of the request to rezone 14.74 acres from I-1, Light Industrial District to I-2 Heavy Industrial District based upon the Staff Findings presented below and to forward it to the Governing Body with a recommendation for approval, subject to four (4) conditions:

1. Platting of the subject property to include the installation of all required public improvements;
2. Provide two (2) full size Rezoning/SUP Site Plan Sheets C-1 and L-1 to correct the project name to Quicksilver Readymix, LLC to the Planning Department;
3. The Official Zoning Map shall not be amended until the final plat has been approved by the City and filed with the County. The filing of the final plat shall be within a one (1) year period from the date of approval of the Zoning classification by the Governing Body. If the final plat is not filed within the one (1) year period from date approval, the Zoning classification shall revert back to the prior classification; and
4. Upon completion of all the above conditions, the Planning Director shall amend the Official Zoning Map to reflect the change approved under BSZ-134.

QUICKSILVER READYMIX, LLC
 BONNER SPRINGS, KANSAS

SHAFFER, KLINE & WARREN
 11250 Corporate Avenue
 Lenexa, KS 66219-1392
 913.888.7800 FAX: 913.888.7868

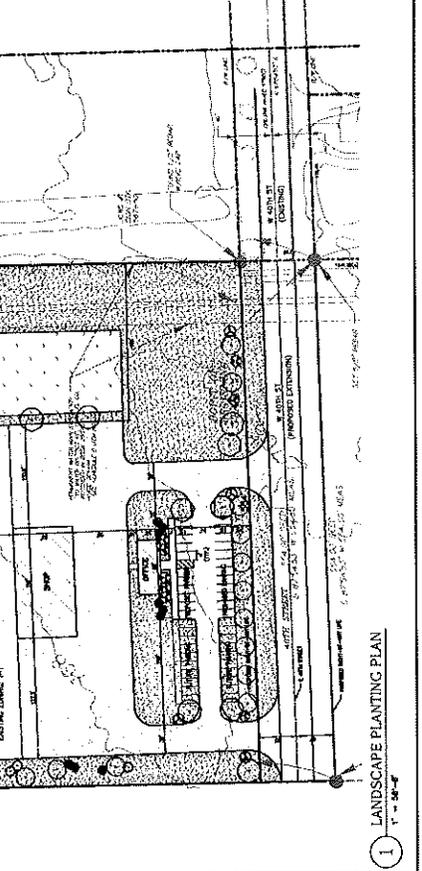
SURVEYING | ENGINEERING | CONSTRUCTION

SKW

Drawn By: **SKW**
 Checked By: **SKW**
 Issue Date: **8-11-11**

NO.	DATE	REVISIONS
1	8-11-11	ISSUED PROJECT NAME
2		
3		
4		
5		

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1 LANDSCAPE PLANTING PLAN
 SCALE: 1" = 30'-0"

LANDSCAPE PLANTING NOTES:

1. ALL PLANTING SHALL BE PERFORMED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY OF BONNER SPRINGS, KANSAS LANDSCAPE PLANTING SPECIFICATIONS AND THE KANSAS LANDSCAPE PLANTING ACT.
2. ALL PLANTING SHALL BE PERFORMED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY OF BONNER SPRINGS, KANSAS LANDSCAPE PLANTING SPECIFICATIONS AND THE KANSAS LANDSCAPE PLANTING ACT.
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10. ALL PLANTING SHALL BE PERFORMED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY OF BONNER SPRINGS, KANSAS LANDSCAPE PLANTING SPECIFICATIONS AND THE KANSAS LANDSCAPE PLANTING ACT.
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20. ALL PLANTING SHALL BE PERFORMED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY OF BONNER SPRINGS, KANSAS LANDSCAPE PLANTING SPECIFICATIONS AND THE KANSAS LANDSCAPE PLANTING ACT.

PLANT SCHEDULE

SYMBOL	SIZE	QUANTITY	REMARKS
(Symbol)	12"	1	12" EVERGREEN TREE
(Symbol)	18"	2	18" DECIDUOUS TREE
(Symbol)	24"	3	24" SHRUB
(Symbol)	36"	4	36" SHRUB
(Symbol)	48"	5	48" SHRUB
(Symbol)	60"	6	60" SHRUB
(Symbol)	72"	7	72" SHRUB
(Symbol)	84"	8	84" SHRUB
(Symbol)	96"	9	96" SHRUB
(Symbol)	108"	10	108" SHRUB
(Symbol)	120"	11	120" SHRUB
(Symbol)	132"	12	132" SHRUB
(Symbol)	144"	13	144" SHRUB
(Symbol)	156"	14	156" SHRUB
(Symbol)	168"	15	168" SHRUB
(Symbol)	180"	16	180" SHRUB
(Symbol)	192"	17	192" SHRUB
(Symbol)	204"	18	204" SHRUB
(Symbol)	216"	19	216" SHRUB
(Symbol)	228"	20	228" SHRUB
(Symbol)	240"	21	240" SHRUB
(Symbol)	252"	22	252" SHRUB
(Symbol)	264"	23	264" SHRUB
(Symbol)	276"	24	276" SHRUB
(Symbol)	288"	25	288" SHRUB
(Symbol)	300"	26	300" SHRUB
(Symbol)	312"	27	312" SHRUB
(Symbol)	324"	28	324" SHRUB
(Symbol)	336"	29	336" SHRUB
(Symbol)	348"	30	348" SHRUB
(Symbol)	360"	31	360" SHRUB
(Symbol)	372"	32	372" SHRUB
(Symbol)	384"	33	384" SHRUB
(Symbol)	396"	34	396" SHRUB
(Symbol)	408"	35	408" SHRUB
(Symbol)	420"	36	420" SHRUB
(Symbol)	432"	37	432" SHRUB
(Symbol)	444"	38	444" SHRUB
(Symbol)	456"	39	456" SHRUB
(Symbol)	468"	40	468" SHRUB
(Symbol)	480"	41	480" SHRUB
(Symbol)	492"	42	492" SHRUB
(Symbol)	504"	43	504" SHRUB
(Symbol)	516"	44	516" SHRUB
(Symbol)	528"	45	528" SHRUB
(Symbol)	540"	46	540" SHRUB
(Symbol)	552"	47	552" SHRUB
(Symbol)	564"	48	564" SHRUB
(Symbol)	576"	49	576" SHRUB
(Symbol)	588"	50	588" SHRUB
(Symbol)	600"	51	600" SHRUB
(Symbol)	612"	52	612" SHRUB
(Symbol)	624"	53	624" SHRUB
(Symbol)	636"	54	636" SHRUB
(Symbol)	648"	55	648" SHRUB
(Symbol)	660"	56	660" SHRUB
(Symbol)	672"	57	672" SHRUB
(Symbol)	684"	58	684" SHRUB
(Symbol)	696"	59	696" SHRUB
(Symbol)	708"	60	708" SHRUB
(Symbol)	720"	61	720" SHRUB
(Symbol)	732"	62	732" SHRUB
(Symbol)	744"	63	744" SHRUB
(Symbol)	756"	64	756" SHRUB
(Symbol)	768"	65	768" SHRUB
(Symbol)	780"	66	780" SHRUB
(Symbol)	792"	67	792" SHRUB
(Symbol)	804"	68	804" SHRUB
(Symbol)	816"	69	816" SHRUB
(Symbol)	828"	70	828" SHRUB
(Symbol)	840"	71	840" SHRUB
(Symbol)	852"	72	852" SHRUB
(Symbol)	864"	73	864" SHRUB
(Symbol)	876"	74	876" SHRUB
(Symbol)	888"	75	888" SHRUB
(Symbol)	900"	76	900" SHRUB
(Symbol)	912"	77	912" SHRUB
(Symbol)	924"	78	924" SHRUB
(Symbol)	936"	79	936" SHRUB
(Symbol)	948"	80	948" SHRUB
(Symbol)	960"	81	960" SHRUB
(Symbol)	972"	82	972" SHRUB
(Symbol)	984"	83	984" SHRUB
(Symbol)	996"	84	996" SHRUB
(Symbol)	1008"	85	1008" SHRUB
(Symbol)	1020"	86	1020" SHRUB
(Symbol)	1032"	87	1032" SHRUB
(Symbol)	1044"	88	1044" SHRUB
(Symbol)	1056"	89	1056" SHRUB
(Symbol)	1068"	90	1068" SHRUB
(Symbol)	1080"	91	1080" SHRUB
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(Symbol)	1176"	99	1176" SHRUB
(Symbol)	1188"	100	1188" SHRUB
(Symbol)	1200"	101	1200" SHRUB
(Symbol)	1212"	102	1212" SHRUB
(Symbol)	1224"	103	1224" SHRUB
(Symbol)	1236"	104	1236" SHRUB
(Symbol)	1248"	105	1248" SHRUB
(Symbol)	1260"	106	1260" SHRUB
(Symbol)	1272"	107	1272" SHRUB
(Symbol)	1284"	108	1284" SHRUB
(Symbol)	1296"	109	1296" SHRUB
(Symbol)	1308"	110	1308" SHRUB
(Symbol)	1320"	111	1320" SHRUB
(Symbol)	1332"	112	1332" SHRUB
(Symbol)	1344"	113	1344" SHRUB
(Symbol)	1356"	114	1356" SHRUB
(Symbol)	1368"	115	1368" SHRUB
(Symbol)	1380"	116	1380" SHRUB
(Symbol)	1392"	117	1392" SHRUB
(Symbol)	1404"	118	1404" SHRUB
(Symbol)	1416"	119	1416" SHRUB
(Symbol)	1428"	120	1428" SHRUB
(Symbol)	1440"	121	1440" SHRUB
(Symbol)	1452"	122	1452" SHRUB
(Symbol)	1464"	123	1464" SHRUB
(Symbol)	1476"	124	1476" SHRUB
(Symbol)	1488"	125	1488" SHRUB
(Symbol)	1500"	126	1500" SHRUB
(Symbol)	1512"	127	1512" SHRUB
(Symbol)	1524"	128	1524" SHRUB
(Symbol)	1536"	129	1536" SHRUB
(Symbol)	1548"	130	1548" SHRUB
(Symbol)	1560"	131	1560" SHRUB
(Symbol)	1572"	132	1572" SHRUB
(Symbol)	1584"	133	1584" SHRUB
(Symbol)	1596"	134	1596" SHRUB
(Symbol)	1608"	135	1608" SHRUB
(Symbol)	1620"	136	1620" SHRUB
(Symbol)	1632"	137	1632" SHRUB
(Symbol)	1644"	138	1644" SHRUB
(Symbol)	1656"	139	1656" SHRUB
(Symbol)	1668"	140	1668" SHRUB
(Symbol)	1680"	141	1680" SHRUB
(Symbol)	1692"	142	1692" SHRUB
(Symbol)	1704"	143	1704" SHRUB
(Symbol)	1716"	144	1716" SHRUB
(Symbol)	1728"	145	1728" SHRUB
(Symbol)	1740"	146	1740" SHRUB
(Symbol)	1752"	147	1752" SHRUB
(Symbol)	1764"	148	1764" SHRUB
(Symbol)	1776"	149	1776" SHRUB
(Symbol)	1788"	150	1788" SHRUB
(Symbol)	1800"	151	1800" SHRUB
(Symbol)	1812"	152	1812" SHRUB
(Symbol)	1824"	153	1824" SHRUB
(Symbol)	1836"	154	1836" SHRUB
(Symbol)	1848"	155	1848" SHRUB
(Symbol)	1860"	156	1860" SHRUB
(Symbol)	1872"	157	1872" SHRUB
(Symbol)	1884"	158	1884" SHRUB
(Symbol)	1896"	159	1896" SHRUB
(Symbol)	1908"	160	1908" SHRUB
(Symbol)	1920"	161	1920" SHRUB
(Symbol)	1932"	162	1932" SHRUB
(Symbol)	1944"	163	1944" SHRUB
(Symbol)	1956"	164	1956" SHRUB
(Symbol)	1968"	165	1968" SHRUB
(Symbol)	1980"	166	1980" SHRUB
(Symbol)	1992"	167	1992" SHRUB
(Symbol)	2004"	168	2004" SHRUB
(Symbol)	2016"	169	2016" SHRUB
(Symbol)	2028"	170	2028" SHRUB
(Symbol)	2040"	171	2040" SHRUB
(Symbol)	2052"	172	2052" SHRUB
(Symbol)	2064"	173	2064" SHRUB
(Symbol)	2076"	174	2076" SHRUB
(Symbol)	2088"	175	2088" SHRUB
(Symbol)	2100"	176	2100" SHRUB
(Symbol)	2112"	177	2112" SHRUB
(Symbol)	2124"	178	2124" SHRUB
(Symbol)	2136"	179	2136" SHRUB
(Symbol)	2148"	180	2148" SHRUB
(Symbol)	2160"	181	2160" SHRUB
(Symbol)	2172"	182	2172" SHRUB
(Symbol)	2184"	183	2184" SHRUB
(Symbol)	2196"	184	2196" SHRUB
(Symbol)	2208"	185	2208" SHRUB
(Symbol)	2220"	186	2220" SHRUB
(Symbol)	2232"	187	2232" SHRUB
(Symbol)	2244"	188	2244" SHRUB
(Symbol)	2256"	189	2256" SHRUB
(Symbol)	2268"	190	2268" SHRUB
(Symbol)	2280"	191	2280" SHRUB
(Symbol)	2292"	192	2292" SHRUB
(Symbol)	2304"	193	2304" SHRUB
(Symbol)	2316"	194	2316" SHRUB
(Symbol)	2328"	195	2328" SHRUB
(Symbol)	2340"	196	2340" SHRUB
(Symbol)	2352"	197	2352" SHRUB
(Symbol)	2364"	198	2364" SHRUB
(Symbol)	2376"	199	2376" SHRUB
(Symbol)	2388"	200	2388" SHRUB
(Symbol)	2400"	201	2400" SHRUB
(Symbol)	2412"	202	2412" SHRUB
(Symbol)	2424"	203	2424" SHRUB
(Symbol)	2436"	204	2436" SHRUB
(Symbol)	2448"	205	2448" SHRUB
(Symbol)	2460"	206	2460" SHRUB
(Symbol)	2472"	207	2472" SHRUB
(Symbol)	2484"	208	2484" SHRUB
(Symbol)	2496"	209	2496" SHRUB
(Symbol)	2508"	210	2508" SHRUB
(Symbol)	2520"	211	2520" SHRUB
(Symbol)	2532"	212	2532" SHRUB
(Symbol)	2544"	213	2544" SHRUB
(Symbol)	2556"	214	2556" SHRUB
(Symbol)	2568"	215	2568" SHRUB
(Symbol)	2580"	216	2580" SHRUB
(Symbol)	2592"	217	2592" SHRUB
(Symbol)	2604"	218	2604" SHRUB
(Symbol)	2616"	219	2616" SHRUB
(Symbol)	2628"	220	2628" SHRUB
(Symbol)	2640"	221	2640" SHRUB
(Symbol)	2652"	222	2652" SHRUB
(Symbol)	2664"	223	2664" SHRUB
(Symbol)	2676"	224	2676" SHRUB
(Symbol)	2688"	225	2688" SHRUB
(Symbol)	2700"	226	2700" SHRUB
(Symbol)	2712"	227	2712" SHRUB
(Symbol)	2724"	228	2724" SHRUB
(Symbol)	2736"	229	2736" SHRUB
(Symbol)	2748"	230	2748" SHRUB
(Symbol)	2760"	231	2760" SHRUB
(Symbol)	2772"		

ALTA SURVEY

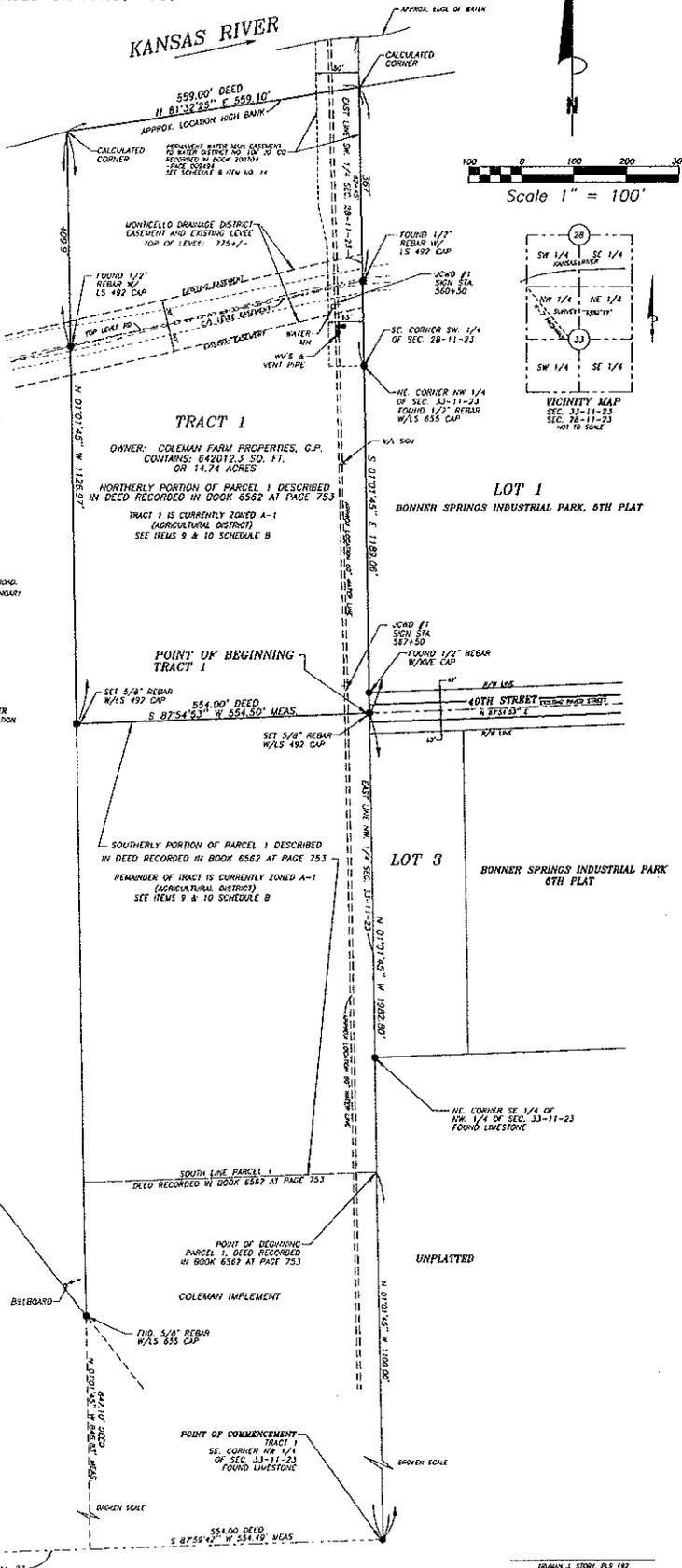
BEARINGS ARE BASED ON THE KANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE
TOP LEVEE ELEVATION IS BASED ON NAVD, 1988

SCHEDULE B ITEMS:

8. RESOLUTION PROVIDING FOR CHANGE OF ZONING WITHIN MONTECELLO TOWNSHIP, JOHNSON COUNTY, KANSAS RECORDED IN BOOK 190 AT PAGE 314. (OWNER ON SURVEY)
10. AN ORDINANCE RELATING TO, AND PROVIDING FOR, THE ESTABLISHMENT OF ZONING FOR CERTAIN PROPERTY RECENTLY ACQUIRED TO THE CITY OF BONNER SPRINGS, KANSAS RECORDED IN BOOK 2032 AT PAGE 121 AND RE-RECORDED IN BOOK 2527 AT PAGE 82. (OWNER ON SURVEY)
11. TERMS AND CONDITIONS OF CERTIFICATE OF APPROPRIATION FILED NOVEMBER 13, 1981 IN VOLUME 1721 PAGE 710. ONE WATER WELL FOR IRRIGATION IS AUTHORIZED BY THIS ITEM. (THE LOCATION OF THE WELL IS NOT SHOWN ON THE SURVEY)
12. ABUTTERS' BILL OF ACCESS CONVEYED BY THE STATE OF KANSAS IN DISTRICT COURT CASE NO. 114690. AND RE MORE SPECIFICALLY SET FORTH BY THE DOCUMENT FILED IN THE OFFICE OF REGISTER OF DEEDS IN BOOK 1744 PAGE 251. (FRACT 1 DOES NOT ADOPT X-7 HIGHWAY) (THIS ITEM IS NOT SHOWN ON THE SURVEY)
13. ADDRESS, ADDRESS AND RESIDENTIAL UTILITY EASEMENT GRANTED TO CITY OF BONNER SPRINGS, KANSAS BY THE DOCUMENT FILED OCTOBER 5, 1984 IN BOOK 2032 PAGE 710, AFFECTING A PORTION OF THE PREMISES.
14. EASEMENT TO WATER DISTRICT NO. 1 OF JOHNSON COUNTY, KANSAS ESTABLISHED BY THE INSTRUMENT RECORDED IN BOOK 20004 AT PAGE 004944, AS MORE FULLY SET FORTH THEREIN. (OWNER ON SURVEY)
15. EASEMENT TO THE MONTECELLO DRAINAGE DISTRICT, ESTABLISHED BY THE INSTRUMENT RECORDED IN BOOK 20003 AT PAGE 005935, AS MORE FULLY SET FORTH THEREIN.
16. EASEMENT TO WATER DISTRICT NO. 1 OF JOHNSON COUNTY, KANSAS ESTABLISHED BY THE INSTRUMENT RECORDED IN BOOK 20004 AT PAGE 004944, AS MORE FULLY SET FORTH THEREIN.
17. EASEMENT TO WATER DISTRICT NO. 1 OF JOHNSON COUNTY, KANSAS ESTABLISHED BY THE INSTRUMENT RECORDED IN BOOK 20004 AT PAGE 004944, AS MORE FULLY SET FORTH THEREIN.
18. EASEMENT TO WATER DISTRICT NO. 1 OF JOHNSON COUNTY, KANSAS ESTABLISHED BY THE INSTRUMENT RECORDED IN BOOK 20004 AT PAGE 004944, AS MORE FULLY SET FORTH THEREIN.
19. DRAINAGE FACILITIES AND ACCESS EASEMENT AGREEMENT BETWEEN COLEMAN FARM PROPERTIES, C.P., A KANSAS GENERAL PARTNERSHIP AND HOLLADAY SAID & CONVEL COMPANY, A MISSOURI CORPORATION ESTABLISHED BY THE INSTRUMENT RECORDED IN BOOK 20007 AT PAGE 000933, AS MORE FULLY SET FORTH THEREIN.
20. EASEMENT TO MUNICIPAL WATER DISTRICT NO. 3 JOHNSON COUNTY, KANSAS ESTABLISHED BY THE INSTRUMENT RECORDED IN BOOK 20004 AT PAGE 004944, AS MORE FULLY SET FORTH THEREIN.
21. GAS LEASE BY AND BETWEEN COLEMAN IMPLEMENT, INC. AND OTHER SERVICE GAS COMPANY RECORDED IN BOOK 190 WSC. AT PAGE 152.
22. EASEMENT TO WATER DISTRICT NO. 1 OF JOHNSON COUNTY, KANSAS ESTABLISHED BY THE INSTRUMENT RECORDED IN BOOK 20004 AT PAGE 004944, AS MORE FULLY SET FORTH THEREIN.
23. EASEMENT TO THE MONTECELLO DRAINAGE DISTRICT ESTABLISHED BY THE INSTRUMENT RECORDED IN BOOK 20004 AT PAGE 004944, AS MORE FULLY SET FORTH THEREIN.
24. LIABILITY, IF ANY OR LOSS OR DAMAGE OCCURRED BY THE LACK OF RIGHT OF ACCESS TO AND FROM THAT PORTION OF THE LAND IN SECTION 28 IN THE EVENT OF DELIGATION OF OWNERSHIP PARTNERSHIP WITH THE ADJOINING TRACT DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 4883 AT PAGE 434.
NOTE: THE ADJOINING TRACT NOW UNDER COMMON OWNERSHIP ABOUT WEST 100% BY THE PORTION OF THE LAND IN SECTION 28 DESCRIBED UNDER TAX PARCEL U231128-2003 DOES NOT ADJUT ANY PUBLIC STREET OR ROAD. THE ESTABLISHMENT OF A DEED OR FUTURE CHANGE IN THE LOCATION OF KANSAS RIVER, WHICH FORMS A BOUNDARY OF THE LAND AND, IF ANY DEED ARISING THEREFROM, BY WHATEVER MEANS, INCLUDING, WITHOUT LIMITATION, THE FACT OF EFFECT OF ANY SUCH CHANGE OR CHANGE IN THE BOUNDARIES OR AREA OF THE LAND.
25. THE RIGHTS OF UPPER AND LOWER BORROWERS OWNERS TO THE FREE AND UNOBSTRUCTED FLOW OF THE KANSAS RIVER WITHOUT OBSTRUCTION OR POLLUTION.
26. TENANCY RIGHTS, EITHER AS TENANT OR LESSOR OR OF VARIOUS WRITTEN LEASES OF ANY PERSON (S) NOW IN POSSESSION OF ANY PART OF THE LAND.
27. RIGHTS IF ANY.
28. MINERALS OF WHATEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OR GAS, URANIUM, PLAT, ROCK, SAND AND GRAVEL, OR GAS UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND INCUMBRANCES RELATING THERETO, WHETHER OR NOT APPROVED IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED.

LEGAL DESCRIPTION TRACT 1 PER SURVEY

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 23 EAST AND THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 11 SOUTH, RANGE 23 EAST OF THE 6TH PRINCIPAL MERIDIAN, BONNER SPRINGS, JOHNSON COUNTY, KANSAS DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 33-11-23;
THENCE NORTH 01 DEGREE 01 MINUTE 45 SECONDS WEST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, 1928.00 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;
BY SURVEY MEASUREMENT (655.0 FEET BY DEED);
THENCE SOUTH BY DEGREES 54 MINUTES 53 SECONDS WEST, 554.50 FEET,
BY SURVEY MEASUREMENT (655.0 FEET BY DEED);
THENCE NORTH 01 DEGREE 01 MINUTE 45 SECONDS WEST, PARALLEL TO SAID EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28-11-23, 1128.97 FEET, TO A POINT ON THE TOP OF THE EASTERLY HIGH BANK OF THE KANSAS RIVER;
THENCE NORTHEASTERLY ALONG THE MEANDERS OF SAID TOP OF THE EASTERLY HIGH BANK OF THE KANSAS RIVER ON A CALCULATED STRAIGHT LINE OF NORTH 83 DEGREES 52 MINUTES 25 SECONDS EAST, 559.10 FEET BY SURVEY MEASUREMENT (559.0 FEET BY DEED), TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28-11-23;
THENCE SOUTH 01 DEGREE 01 MINUTE 45 SECONDS EAST ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 28-11-23 AND THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 33-11-23, 1199.06 FEET, TO THE POINT OF BEGINNING;
CONTAINS 49202.3 SQUARE FEET OR 14.74 ACRES.



DATE: 3-11-2011	BY: JIM STORY, PLS	FOR: COLEMAN FARM PROPERTIES, G.P.
NO. 10	150	

JIM STORY, PLS
2300 WYATT ROAD, SUITE 108
KANSAS CITY, MISSOURI 64116
816-751-7211-7213-1162

PROOF OF PUBLICATION

NOTICE

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

The Planning Commission will hold a public hearing on Tuesday, September 20, 2016 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-134: "Quicksilver Readymix, LLC" a request to rezone 14.74 acres from request to from an I-1, Light Industrial District classification to an I-2, Heavy Industrial District classification; and

Special Use Permit: SUP-137: "Quicksilver Readymix, LLC" a request to construct and operate a concrete, ready-mix plant on 14.74 acres. Requested by Curtis M. Holland, Attorney-in-Fact, Polsinelli, for Quicksilver Readymix, LLC, under contract from Coleman Farm Properties, G.P., property owners of record. The property is generally located at the west end of 40th Street in the Bonner Springs Industrial Park specifically 23888 W, 40th Street.

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 or by email to dslone@bonnersprings.org.

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
(First published 8-18-16)
1t-The Wyandotte Echo-8-18-16

State of Kansas, Wyandotte County, ss:
Roberta M. Peterson, of lawful age, being duly sworn, says that she is the **PUBLISHER** of **The Wyandotte Echo**, a weekly newspaper, owned and operated by **M.R.P.P. Inc.**, printed and published in the city of Kansas City, Wyandotte County, State of Kansas, which said newspaper has a general circulation and has been admitted to the mails as second class matter in said county, and has been published therein during a period of more than five years prior to the first publication of the legal notice hereto annexed; that affiant, of her own knowledge, knows that the printed notice was published each and every issue of **The Wyandotte Echo** for 1 consecutive weeks as follows:

1st Publication was made on: August 18, 2016

2nd Publication was made on: _____

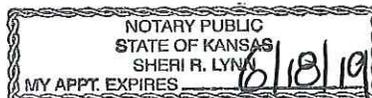
3rd Publication was made on: _____

4th Publication was made on: _____

Printer Fees: \$ 27.30

Roberta M. Peterson
SUBSCRIBED AND SWORN TO before me on this:

18th day of August, 20 16



Notary Public: Sheri Lynn

ITEM NO. 5

PLANNING COMMISSION AGENDA

Tuesday, September 20, 2016 – 7:00 p.m.

Special Use Permit: SUP-137: “Quicksilver Readymix, LLC” a request to construct and operate a concrete, ready-mix plant on 14.74 acres. Requested by Curtis M. Holland, Attorney-in-Fact, Polsinelli, for Quicksilver Readymix, LLC, under contract from Coleman Farm Properties, G.P., property owners of record. The property is generally located at the west end of 40th Street in the Bonner Springs Industrial Park specifically 23888 W, 40th Street.

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

MOTION: _____

SECOND: _____

ACTION: Make a motion to approve.

STAFF RECOMMENDATION: Staff recommends approval of this item with 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 October 10, 2016.**

SPECIAL USE PERMIT: “QUICKSILVER READYMIX, LLC”**Case No.:** SUP-137**Applicant:** Curtis M. Holland, Attorney-in-Fact, Polsinelli**Owner:** Coleman Farm Properties, G.P.**Developer:** Quicksilver Readymix, LLC**Location:** 23888 W. 40th Street (Proposed Lot 2, Coleman Industrial Park II)**Tract Size:** 14.74 acres**Zoning:** I-2, Heavy Industrial District (Case No. BSZ-134)**Building:** Proposed Concrete Ready-Mix Plant**Staff Recommendation:**

Staff recommends approval of SUP-137 for Quicksilver Readymix, LLC in order to operate a concrete ready-mix plant to be located at 23888 W. 40th Street and to forward it to the Governing Body with a recommendation for approval, subject to seven (7) conditions:

1. Approval of the Rezoning under BSZ-134 to I-2, Heavy Industrial District;
2. Provide a Spill Prevention Control & Countermeasure (SPCC) Plan to the Planning Department with the Site Plan submittal;
3. Provide a Dust Suppression Plan to the Planning Department with the Site Plan submittal;
4. The preliminary Storm Water Drainage Study is acceptable. Provide a Final Storm Water Drainage Study with the Site Plan submittal;
5. Grading plans will required as part of the Site Plan submittal;
6. Future expansions or additions to the site not identified on the Special Use Permit Site Plan shall require the submission of a new Site Plan to be reviewed and approved by the Planning Commission;
7. The revocation of the Special Use Permit may occur for a violation of the Zoning Ordinance as provided in Article XXVII of the Zoning Ordinance or violation of any or all of the conditions set out in the Special Use Permit; and
 - a. The Special Use Permit to be valid for an indefinite period of time unless: The subject property is sold, or
 - b. The operation of such use by the owner designated in the permit is discontinued for more than 12 months.

Exhibits: Rezoning/SUP – Site Plan, Landscape Plan, Alta Survey and the Proof of Publication.**Project Description:**

The applicant has submitted a request for a Special Use Permit in order to open a concrete ready-mix plant. The subject property is under contract to purchase by Quicksilver Readymix, LLC from Coleman Farm Properties, G.P.

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 proposed use is allowed as a special use in the I-2, Heavy Industrial District if approved under Case No. BSZ-134 and therefore, would be an acceptable use under the use limitations thereof. The specific requirements noted for the requested concrete ready-mix plant are as follows:
 1. Provide a Spill Prevention Control & Countermeasure (SPCC) Plan; and
 2. Provide a Dust Suppression Plan.

2. **The proposed special use at the specified location will contribute to and promote the welfare or convenience of the public** – There appears to be no benefit to the public that would result in the denial of the special use permit. The proposed use abuts and existing concrete pike facility that has been in operation since 1995.
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** – The proposed use is compatible with the current industrial uses within the Bonner Springs Industrial Park and will complement the existing industrial businesses.
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** – a complete Site Plan will be required to be submitted and approved by the Planning Commission prior to receiving any construction permits.
 - b. **The nature and extent of landscaping and screening on the site** – a complete Landscape Plan will be required to be submitted and approved by the Planning Commission.
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** – The off-street parking and loading areas will be reviewed and approved during the Site Plan review and approval process for the proposed facility. All off-street parking and loading areas are required to an all-weather, dust free surface of asphalt or concrete.
6. **Adequate utility, drainage, and other such necessary facilities have been or will be provided** – All utilities will be required to be provided during the platting, public improvement design and construction process for the construct 40th Street extension to the west to meet City Standards along with a low-pressure sanitary sewer system extension.
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 to the subject site will be provided with the 40th Street extension to be completed during the platting and construction process.

PLANT SCHEDULE

SYMBOL	SIZE	PLANT NAME	QUANTITY	NOTES
1	10-12"	Red Maple (Liquidambar styraciflua)	1	
2	10-12"	White Birch (Betula papyrifera)	1	
3	10-12"	Black Gum (Nyctaginia glauca)	1	
4	10-12"	Redbud (Kalmia latifolia)	1	
5	10-12"	White Birch (Betula papyrifera)	1	
6	10-12"	Black Gum (Nyctaginia glauca)	1	
7	10-12"	Redbud (Kalmia latifolia)	1	
8	10-12"	White Birch (Betula papyrifera)	1	
9	10-12"	Black Gum (Nyctaginia glauca)	1	
10	10-12"	Redbud (Kalmia latifolia)	1	
11	10-12"	White Birch (Betula papyrifera)	1	
12	10-12"	Black Gum (Nyctaginia glauca)	1	
13	10-12"	Redbud (Kalmia latifolia)	1	
14	10-12"	White Birch (Betula papyrifera)	1	
15	10-12"	Black Gum (Nyctaginia glauca)	1	
16	10-12"	Redbud (Kalmia latifolia)	1	
17	10-12"	White Birch (Betula papyrifera)	1	
18	10-12"	Black Gum (Nyctaginia glauca)	1	
19	10-12"	Redbud (Kalmia latifolia)	1	
20	10-12"	White Birch (Betula papyrifera)	1	
21	10-12"	Black Gum (Nyctaginia glauca)	1	
22	10-12"	Redbud (Kalmia latifolia)	1	
23	10-12"	White Birch (Betula papyrifera)	1	
24	10-12"	Black Gum (Nyctaginia glauca)	1	
25	10-12"	Redbud (Kalmia latifolia)	1	
26	10-12"	White Birch (Betula papyrifera)	1	
27	10-12"	Black Gum (Nyctaginia glauca)	1	
28	10-12"	Redbud (Kalmia latifolia)	1	
29	10-12"	White Birch (Betula papyrifera)	1	
30	10-12"	Black Gum (Nyctaginia glauca)	1	
31	10-12"	Redbud (Kalmia latifolia)	1	
32	10-12"	White Birch (Betula papyrifera)	1	
33	10-12"	Black Gum (Nyctaginia glauca)	1	
34	10-12"	Redbud (Kalmia latifolia)	1	
35	10-12"	White Birch (Betula papyrifera)	1	
36	10-12"	Black Gum (Nyctaginia glauca)	1	
37	10-12"	Redbud (Kalmia latifolia)	1	
38	10-12"	White Birch (Betula papyrifera)	1	
39	10-12"	Black Gum (Nyctaginia glauca)	1	
40	10-12"	Redbud (Kalmia latifolia)	1	
41	10-12"	White Birch (Betula papyrifera)	1	
42	10-12"	Black Gum (Nyctaginia glauca)	1	
43	10-12"	Redbud (Kalmia latifolia)	1	
44	10-12"	White Birch (Betula papyrifera)	1	
45	10-12"	Black Gum (Nyctaginia glauca)	1	
46	10-12"	Redbud (Kalmia latifolia)	1	
47	10-12"	White Birch (Betula papyrifera)	1	
48	10-12"	Black Gum (Nyctaginia glauca)	1	
49	10-12"	Redbud (Kalmia latifolia)	1	
50	10-12"	White Birch (Betula papyrifera)	1	
51	10-12"	Black Gum (Nyctaginia glauca)	1	
52	10-12"	Redbud (Kalmia latifolia)	1	
53	10-12"	White Birch (Betula papyrifera)	1	
54	10-12"	Black Gum (Nyctaginia glauca)	1	
55	10-12"	Redbud (Kalmia latifolia)	1	
56	10-12"	White Birch (Betula papyrifera)	1	
57	10-12"	Black Gum (Nyctaginia glauca)	1	
58	10-12"	Redbud (Kalmia latifolia)	1	
59	10-12"	White Birch (Betula papyrifera)	1	
60	10-12"	Black Gum (Nyctaginia glauca)	1	
61	10-12"	Redbud (Kalmia latifolia)	1	
62	10-12"	White Birch (Betula papyrifera)	1	
63	10-12"	Black Gum (Nyctaginia glauca)	1	
64	10-12"	Redbud (Kalmia latifolia)	1	
65	10-12"	White Birch (Betula papyrifera)	1	
66	10-12"	Black Gum (Nyctaginia glauca)	1	
67	10-12"	Redbud (Kalmia latifolia)	1	
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69	10-12"	Black Gum (Nyctaginia glauca)	1	
70	10-12"	Redbud (Kalmia latifolia)	1	
71	10-12"	White Birch (Betula papyrifera)	1	
72	10-12"	Black Gum (Nyctaginia glauca)	1	
73	10-12"	Redbud (Kalmia latifolia)	1	
74	10-12"	White Birch (Betula papyrifera)	1	
75	10-12"	Black Gum (Nyctaginia glauca)	1	
76	10-12"	Redbud (Kalmia latifolia)	1	
77	10-12"	White Birch (Betula papyrifera)	1	
78	10-12"	Black Gum (Nyctaginia glauca)	1	
79	10-12"	Redbud (Kalmia latifolia)	1	
80	10-12"	White Birch (Betula papyrifera)	1	
81	10-12"	Black Gum (Nyctaginia glauca)	1	
82	10-12"	Redbud (Kalmia latifolia)	1	
83	10-12"	White Birch (Betula papyrifera)	1	
84	10-12"	Black Gum (Nyctaginia glauca)	1	
85	10-12"	Redbud (Kalmia latifolia)	1	
86	10-12"	White Birch (Betula papyrifera)	1	
87	10-12"	Black Gum (Nyctaginia glauca)	1	
88	10-12"	Redbud (Kalmia latifolia)	1	
89	10-12"	White Birch (Betula papyrifera)	1	
90	10-12"	Black Gum (Nyctaginia glauca)	1	
91	10-12"	Redbud (Kalmia latifolia)	1	
92	10-12"	White Birch (Betula papyrifera)	1	
93	10-12"	Black Gum (Nyctaginia glauca)	1	
94	10-12"	Redbud (Kalmia latifolia)	1	
95	10-12"	White Birch (Betula papyrifera)	1	
96	10-12"	Black Gum (Nyctaginia glauca)	1	
97	10-12"	Redbud (Kalmia latifolia)	1	
98	10-12"	White Birch (Betula papyrifera)	1	
99	10-12"	Black Gum (Nyctaginia glauca)	1	
100	10-12"	Redbud (Kalmia latifolia)	1	

LANDSCAPE REQUIREMENTS FOR TRACT 1

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE KANSAS CONCRETE INDUSTRIES ASSOCIATION (KCI) BEST PRACTICES FOR CONCRETE PLANTING.

2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE KANSAS CONCRETE INDUSTRIES ASSOCIATION (KCI) BEST PRACTICES FOR CONCRETE PLANTING.

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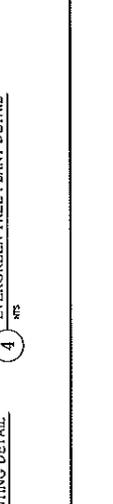
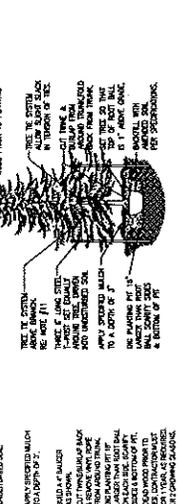
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LANDSCAPE ARCHITECT
 SHAFFER, KLINE & WARREN, INC.
 11250 Corporate Avenue
 Lenexa, KS 66219-1392
 913.888.7800 FAX: 913.888.7868

DATE: 05/05/2010
PROJECT: QUICKSILVER READYMIX, LLC
SCALE: 1" = 30'-0"



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DATE: 05/05/2010
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ALTA SURVEY

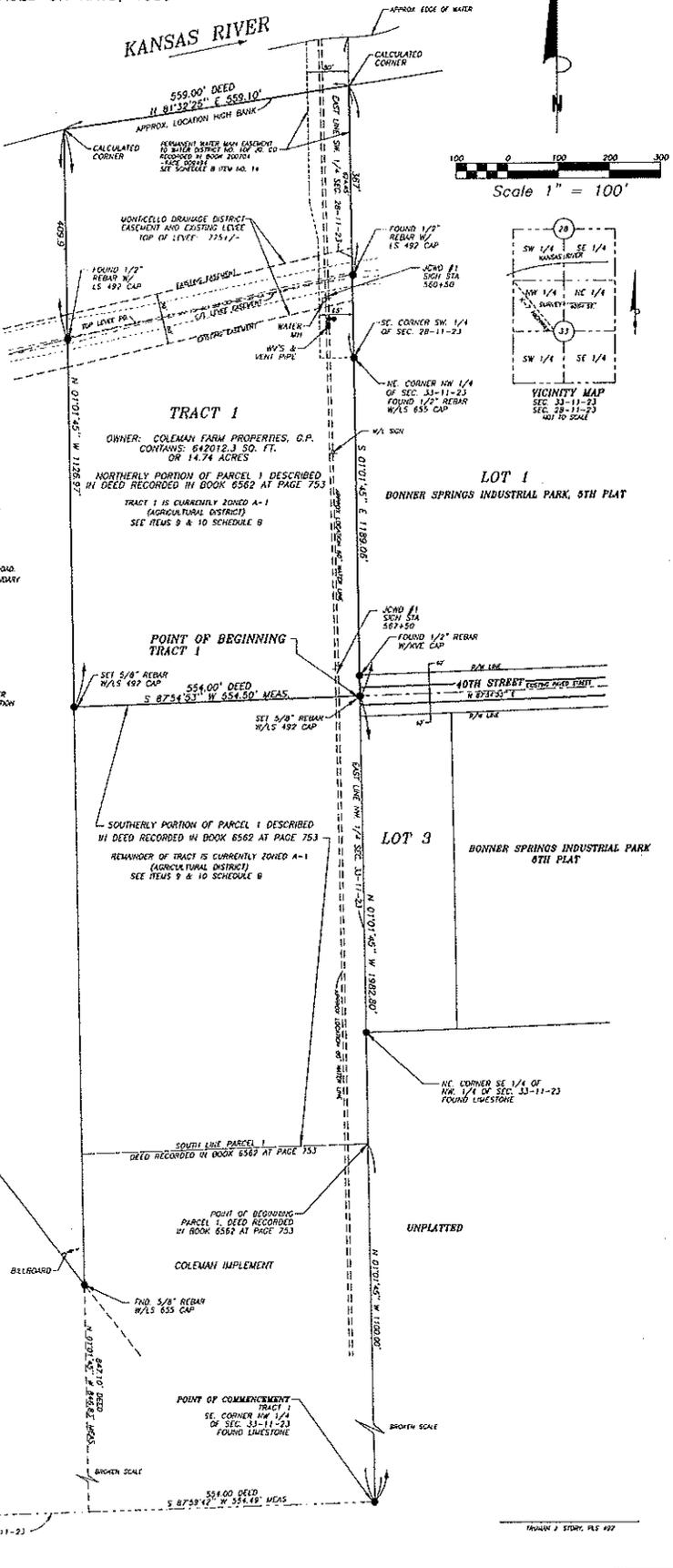
BEARINGS ARE BASED ON THE KANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE
TOP LEVEE ELEVATION IS BASED ON NAVD, 1988

SCHEDULE B ITEMS:

9. RESOLUTION PROVIDING FOR CHANGE OF ZONING WITH MONTECELLO TOWNSHIP, JOHNSON COUNTY, KANSAS RECORDED IN BOOK 190 AT PAGE 314. (KNOWN ON SURVEY)
10. AN ORDINANCE RELATING TO, AND PROVIDING FOR, THE ESTABLISHMENT OF ZONING FOR CERTAIN PROPERTY LOCATED WITHIN THE CITY OF BONNER SPRINGS, KANSAS RECORDED IN BOOK 1073 AT PAGE 121 AND RE-RECORDED IN BOOK 2071 AT PAGE 31. (KNOWN ON SURVEY)
11. TERMS AND CONDITIONS OF CERTIFICATE OF APPROPRIATION FILED NOVEMBER 13, 1981 IN VOLUME 1721 PAGE 101. LATER WELL FOR IRRIGATION IS AUTHORIZED BY THIS ITEM. (THE LOCATION OF THE WELL IS NOT SHOWN ON THE SURVEY)
12. ADJUTANT GENERAL'S REPORT OF ADJUTANT GENERAL OF THE STATE OF KANSAS IN DISTRICT COURT CASE NO. 116090, AND AS MORE SPECIFICALLY SET FORTH BY THE DOCUMENT FILED IN THE OFFICE OF REGISTER OF DEEDS IN BOOK 1718 PAGE 221. (TRACT 1 DOES NOT ADJUT K-7 HIGHWAY) (THIS ITEM IS NOT SHOWN ON THE SURVEY)
13. WATERS RIGHTS AND PERMANENT UTILITY EASEMENTS GRANTED TO CITY OF BONNER SPRINGS, KANSAS BY THE DOCUMENT FILED OCTOBER 2, 1984 IN BOOK 2072 PAGE 710, AFFECTING A PORTION OF THE PREMISES.
14. EASEMENT TO WATER DISTRICT NO. 1 OF JOHNSON COUNTY, KANSAS ESTABLISHED BY THE INSTRUMENT RECORDED IN BOOK 200704 AT PAGE 00484, AS MORE FULLY SET FORTH THEREIN. (KNOWN ON SURVEY)
15. EASEMENT TO THE MONTECELLO DRAINAGE DISTRICT ESTABLISHED BY THE INSTRUMENT RECORDED IN BOOK 200603 AT PAGE 00268, AS MORE FULLY SET FORTH THEREIN.
16. EASEMENT TO THE CITY OF BONNER SPRINGS, KANSAS ESTABLISHED BY THE INSTRUMENT RECORDED IN BOOK 200703 AT PAGE 00268, AS MORE FULLY SET FORTH THEREIN.
17. EASEMENT TO WATER DISTRICT NO. 1 OF JOHNSON COUNTY, KANSAS ESTABLISHED BY THE INSTRUMENT RECORDED IN BOOK 200704 AT PAGE 00484, AS MORE FULLY SET FORTH THEREIN.
18. EASEMENT TO WATER DISTRICT NO. 1 OF JOHNSON COUNTY, KANSAS ESTABLISHED BY THE INSTRUMENT RECORDED IN BOOK 200704 AT PAGE 00484, AS MORE FULLY SET FORTH THEREIN.
19. DRAINAGE FACILITIES AND ACCESS EASEMENT AGREEMENT BETWEEN COLEMAN FARM PROPERTIES, G.P., A KANSAS GENERAL PARTNERSHIP AND HOLLAND SAND & GRAVEL COMPANY, A MISSOURI CORPORATION ESTABLISHED BY THE INSTRUMENT RECORDED IN BOOK 200607 AT PAGE 00203, AS MORE FULLY SET FORTH THEREIN.
20. EASEMENT TO RURAL WATER DISTRICT NO. 3 JOHNSON COUNTY, KANSAS ESTABLISHED BY THE INSTRUMENT RECORDED IN BOOK 200604 AT PAGE 00218, AS MORE FULLY SET FORTH THEREIN.
21. GAS LEASE BY AND BETWEEN COLEMAN IMPLEMENT, INC. AND OTHER SERVICE OIL COMPANY RECORDED IN BOOK 190 PAGE 132.
22. EASEMENT TO WATER DISTRICT NO. 1 OF JOHNSON COUNTY, KANSAS ESTABLISHED BY THE INSTRUMENT RECORDED IN BOOK 200704 AT PAGE 00484, AS MORE FULLY SET FORTH THEREIN.
23. EASEMENT TO THE MONTECELLO DRAINAGE DISTRICT ESTABLISHED BY THE INSTRUMENT RECORDED IN BOOK 200603 AT PAGE 00268, AS MORE FULLY SET FORTH THEREIN.
24. LIABILITY, IF ANY LOSS OR DAMAGE OCCURRED BY THE LACK OF RIGHT OF ACCESS TO AND FROM THAT PORTION OF THE LAND IN SECTION 33 IN THE EVENT OF DISRUPTION OF COVENANT OWNERSHIP WITH THE ADJOINING TRACT DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 4483 AT PAGE 416.
NOTE: THE ADJOINING TRACT NOW UNDER COVENANT OWNERSHIP ADJUTS WEST 40TH ST. THE PORTION OF THE LAND IN SECTION 28 DESCRIBED UNDER TAX PARCEL LF231128-2003 DOES NOT ADJUT ANY PUBLIC STREET OR ROAD. THE CONSEQUENCE OF ANY PAST OR FUTURE CHANGE IN THE LOCATION OF KANSAS RIVER, WHICH FORMS A BOUNDARY OF THE LAND, AND OF ANY OTHER CHANGE, INCLUDING, WITHOUT LIMITATION, THE FACT OR EFFECT OF ANY SUCH CHANGE OR VARIANCE IN THE BOUNDARIES OR AREA OF THE LAND.
25. THE RIGHTS OF UPPER AND LOWER RIparian OWNERS TO THE FREE AND UNOBSTRUCTED FLOW OF THE KANSAS RIVER, WITHOUT DIVERSION OR POLLUTION.
26. TENANCY RIGHTS, EITHER AS AGAINST LANDHOLDERS OR BY VIRTUE OF WRITTEN LEASES OF ANY PERSON (S) NOW IN POSSESSION OF ANY PART OF THE LAND.
27. ROADS IF ANY.
28. MINERALS OF WHATEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, PETROLEUM, GAS, IRONMIN, CLAY, ROCK, SAND AND GRAVEL, PL. GAS UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND WARRANTIES RELATING THEREIN, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRECISE OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED.

LEGAL DESCRIPTION TRACT 1 PER SURVEY

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 11 SOUTH RANGE 23 EAST AND THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 11 SOUTH RANGE 23 EAST OF THE 6TH PRINCIPAL MERIDIAN, BONNER SPRINGS, JOHNSON COUNTY, KANSAS DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 33-11-23;
THENCE NORTH 01 DEGREE 01 MINUTE 45 SECONDS WEST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, 1982.00 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;
THENCE SOUTH 87 DEGREES 54 MINUTES 23 SECONDS WEST, 554.50 FEET, BY SURVEY MEASUREMENT (554.00 FEET BY DEED);
THENCE NORTH 01 DEGREE 01 MINUTE 45 SECONDS WEST, PARALLEL TO SAID EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33-11-23, 1126.97 FEET, TO A POINT ON THE TOP OF THE EASTERLY HIGH BANK OF THE KANSAS RIVER;
THENCE NORTHEASTERLY ALONG THE MEANDERS OF SAID TOP OF THE EASTERLY HIGH BANK OF THE KANSAS RIVER ON A CALCULATED STRAIGHT LINE OF NORTH 81 DEGREES 32 MINUTES 26 SECONDS EAST, 558.10 FEET BY SURVEY MEASUREMENT (558.00 FEET BY DEED), TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28-11-23;
THENCE SOUTH 01 DEGREE 01 MINUTE 45 SECONDS EAST ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 28-11-23 AND THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 33-11-23, 1182.66 FEET, TO THE POINT OF BEGINNING.
CONTAINS 642012.3 SQUARE FEET OR 14.74 ACRES.



DATE: 7-21-21	APPROVED BY: [Signature]	REVISION: [Blank]	FILE: [Blank]
DRAWN BY: JS	DATE: 7-21-21	BY: JS	FOR: COLEMAN FARM PROPERTIES, G.P.
			JIM STORY, PLS 2303 HUTTON ROAD, SUITE 108 BONNER SPRINGS, KANSAS 64609 913-721-2411/913-332-4103

PROOF OF PUBLICATION

NOTICE

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

The Planning Commission will hold a public hearing on Tuesday, September 20, 2016 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-134: "Quicksilver Readymix, LLC" a request to rezone 14.74 acres from request to from an I-1, Light Industrial District classification to an I-2, Heavy Industrial District classification; and

Special Use Permit: SUP-137: "Quicksilver Readymix, LLC" a request to construct and operate a concrete, ready-mix plant on 14.74 acres. Requested by Curtis M. Holland, Attorney-in-Fact, Polsinelli, for Quicksilver Readymix, LLC, under contract from Coleman Farm Properties, G.P., property owners of record. The property is generally located at the west end of 40th Street in the Bonner Springs Industrial Park specifically 23888 W, 40th Street.

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 or by email to dslone@bonnersprings.org.

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
(First published 8-18-16)
1t-The Wyandotte Echo-8-18-16

State of Kansas, Wyandotte County, ss:
Roberta M. Peterson, of lawful age, being duly sworn, says that she is the **PUBLISHER** of **The Wyandotte Echo**, a weekly newspaper, owned and operated by **M.R.P.P. Inc.**, printed and published in the city of Kansas City, Wyandotte County, State of Kansas, which said newspaper has a general circulation and has been admitted to the mails as second class matter in said county, and has been published therein during a period of more than five years prior to the first publication of the legal notice hereto annexed; that affiant, of her own knowledge, knows that the printed notice was published each and every issue of **The Wyandotte Echo** for 1 consecutive weeks as follows:

1st Publication was made on: August 18, 2016

2nd Publication was made on: _____

3rd Publication was made on: _____

4th Publication was made on: _____

Printer Fees: \$ 27.30

Roberta M. Peterson
SUBSCRIBED AND SWORN TO before me on this:

18th day of August, 2016

NOTARY PUBLIC
STATE OF KANSAS
SHERI R. LYNN
MY APPT EXPIRES 6/18/19

Notary Public: Sheri Lynn

ITEM NO. 6

PLANNING COMMISSION AGENDA
Tuesday, September 20, 2016 – 7:00 p.m.

Preliminary Plat: PT-16-100, “Woodend Road Estates” this request is for a preliminary plat for a four (4) lot subdivision on 47.46 acres. Requested by Joe, Herring, Herring Surveying Company for Cindy L. Kreider, property owner of record. The subject property is zoned A-1, Agricultural District located at 13933 Woodend Road.

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

MOTION: _____

SECOND: _____

ACTION: Make a motion to approve.

STAFF RECOMMENDATION: Staff recommends approval of this item with the conditions listed in the Staff Report.

NARRATIVE: A Staff Report is included in the agenda. Staff will be present to answer any questions.

PRELIMINARY PLAT: WOODEND ROAD ESTATES**Case No.:** PT-16-100**Applicant:** Joe Herring, LS, Herring Surveying**Owner:** Cindy L. Kreider**Location:** 13933 Woodend Road (Parcel No. 964700)**Zoning:** A-1, Agricultural District**Land Use Summary:****Total Acreage:** 47.46 acres**Number of Lots:** 4**Easements Dedicated:** As shown on the Preliminary Plat**Rights-of-Way Dedicated:** As shown on the Preliminary Plat**Staff Recommendation:**

The Development Staff recommends approval of the Preliminary Plat subject to (5) conditions:

1. Remove the "Lagoon" from the Notes Block 12 Utility Companies as lagoons are not permitted;
2. Amend the plat drawing to provide a metes and bounds description around the out boundary of the plat;
3. Provide a printout showing the error of closure for the plat;
4. Resubmit one (1) digital copy of the "revised" Preliminary Plat to the Planning Department that addresses all the above conditions for the Planning Director's review and approval; and
5. Provide one (1) full size signed and sealed paper copy of the "revised" Preliminary Plat to the Planning Department that addresses all the conditions after final approval by the Planning Director.

Exhibits: Preliminary Plat – Woodend Road Estates + Wyandotte County GIS Parcel Map**Planning Director's Comments:**

1. Remove the "Lagoon" from the Notes Block 12 Utility Companies as lagoons are not permitted;
2. Resubmit one (1) digital copy of the "revised" Preliminary Plat to the Planning Department that addresses all the above conditions for the Planning Director's review and approval; and
3. Provide one (1) full sized signed and sealed paper copy of the "revised" Preliminary Plat to the Planning Department that addresses all the listed conditions.

Review Comments Received from Other Departments/Agencies**Building Official:** No objections.**City Engineer:** No objections.**Public Works/Utilities Director:**

1. Permits are required for an On-Site Wastewater Treatment System (OWTS) from the Wyandotte County Health Department; and
2. Water service is available from an existing two-inch (2") waterline.

County Surveyor:

1. Need to provide a metes and bounds description around the out boundary of the plat; and
2. Need to provide a printout showing the error of closure for the plat.

Atmos Energy: No comments received.**AT&T:** No objections.**Westar Energy:** No objections.

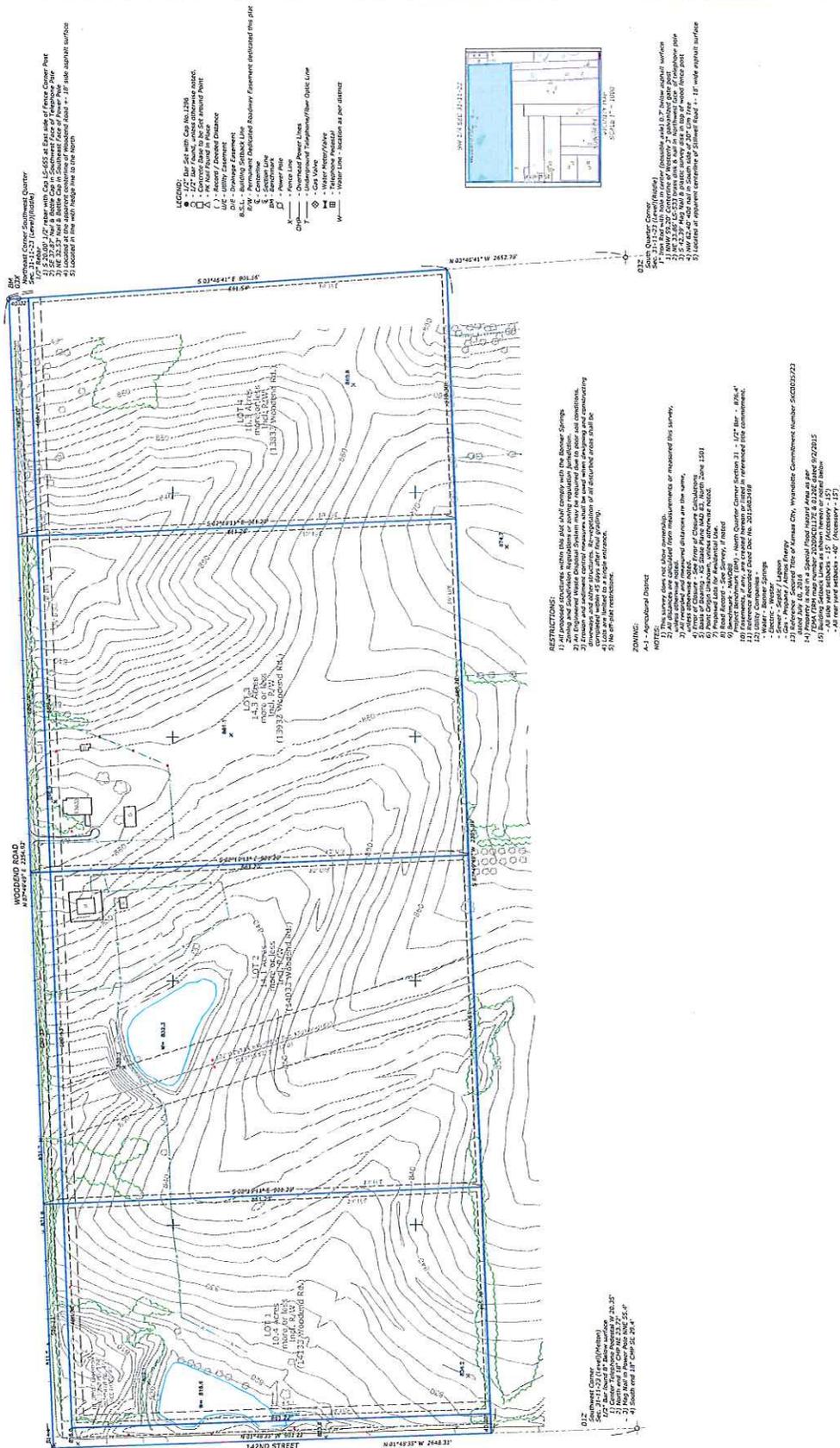
WOODEND ROAD ESTATES

A Minor Subdivision, being the North 901.2 feet of the Southwest Quarter of Section 31, Township 11 South, Range 23 East of the 6th P.M., Bommer Springs, Wyandotte County, Kansas.

PRELIMINARY PLAT

PREPARED FOR:
 Chris L. Weaver Road
 Bommer Springs, MO 64012

SECTION 31, Bommer Springs, MO. 64012
 The North 901.2 feet of the Southwest Quarter of Section 31, Township 11 South, Range 23 East of the 6th P.M., City of Bommer Springs, Wyandotte County, Kansas.



KEY:
 1. 1/2" = 100' (unless otherwise noted)
 2. 1/4" = 200' (unless otherwise noted)
 3. 1/8" = 400' (unless otherwise noted)
 4. 1/16" = 800' (unless otherwise noted)
 5. 1/32" = 1600' (unless otherwise noted)
 6. 1/64" = 3200' (unless otherwise noted)
 7. 1/128" = 6400' (unless otherwise noted)
 8. 1/256" = 12800' (unless otherwise noted)
 9. 1/512" = 25600' (unless otherwise noted)
 10. 1/1024" = 51200' (unless otherwise noted)
 11. 1/2048" = 102400' (unless otherwise noted)
 12. 1/4096" = 204800' (unless otherwise noted)
 13. 1/8192" = 409600' (unless otherwise noted)
 14. 1/16384" = 819200' (unless otherwise noted)
 15. 1/32768" = 1638400' (unless otherwise noted)
 16. 1/65536" = 3276800' (unless otherwise noted)
 17. 1/131072" = 6553600' (unless otherwise noted)
 18. 1/262144" = 13107200' (unless otherwise noted)
 19. 1/524288" = 26214400' (unless otherwise noted)
 20. 1/1048576" = 52428800' (unless otherwise noted)
 21. 1/2097152" = 104857600' (unless otherwise noted)
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 23. 1/8388608" = 419430400' (unless otherwise noted)
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 25. 1/33554432" = 1677721600' (unless otherwise noted)
 26. 1/67108864" = 3355443200' (unless otherwise noted)
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 33. 1/8589934592" = 429496729600' (unless otherwise noted)
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 35. 1/34359738368" = 1717986918400' (unless otherwise noted)
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 53. 1/9007199459540992" = 450359972977049600' (unless otherwise noted)
 54. 1/18014398919081984" = 900719945954099200' (unless otherwise noted)
 55. 1/36028797838163968" = 1801439891908198400' (unless otherwise noted)
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Wyandotte County, KS

PT-16-100 – PRELIMINARY PLAT – “WOODEND ROAD ESTATES”



Geospatial Services
 710 N 7th St, Suite 200 | Kansas City, KS 66101
 Ph: 913-573-2941 | gss@wycockck.org
 www.wycockck.org/gss



- Legend**
- Points of Interest
 - Lakes
 - Rivers
 - Streams
 - Parks*
 - Municipal Boundaries
 - Railroads

Locator Map



Notes

Map Print Date: 8/26/2016 2:31 PM

2504

0

1252

2504

Feet

Map Scale

1: 15,027



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ITEM NO. 7

PLANNING COMMISSION AGENDA
Tuesday, September 20, 2016 – 7:00 p.m.

Final Plat: PT-16-100, “Woodend Road Estates” this request is to “plat” 47.46 acres consisting of a four (4) lot subdivision. Requested by Joe, Herring, Herring Surveying Company for Cindy L. Kreider, property owner of record. The subject property is zoned A-1, Agricultural District located at 13933 Woodend Road.

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

MOTION: _____

SECOND: _____

ACTION: Make a motion to approve.

STAFF RECOMMENDATION: Staff recommends approval of this item with 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 October 10, 2016.**

FINAL PLAT: WOODEND ROAD ESTATES**Case No.:** PT-16-100**Applicant:** Joe Herring, LS, Herring Surveying**Owner:** Cindy L. Kreider**Location:** 13933 Woodend Road (Parcel No. 964700)**Zoning:** A-1, Agricultural District**Land Use Summary:****Total Acreage:** 47.46 acres**Number of Lots:** 4**Easements Dedicated:** As shown on the Final Plat**Rights-of-Way Dedicated:** As shown on the Final Plat**Staff Recommendation:**

The Development Staff recommends approval of the submitted Final Plat subject to (9) conditions:

1. Remove the "Lagoon" from the Notes Block 12 Utility Companies as lagoons are not permitted;
2. Amend the Right-of-Way and "Utility Easement Dedication Statement" to the face of the Final Plat drawing as provided by the Planning Department;
3. Amend the Lot Areas to remove the dedicated Street Right-of-Way for Woodend Road and 142nd Street;
4. Amend the plat drawing to provide a metes and bounds description around the out boundary of the plat;
5. Provide a printout showing the error of closure for the plat;
6. Provide a copy of the Reference reports along with verification that they were sent to the Historical Society;
7. Resubmit one (1) digital copy of the "revised" Final Plat to the Planning Department that addresses all the above conditions for the Planning Director's review and approval prior to submission of the mylars;
8. Provide two (2) original signed/sealed mylars along with the filing fee of \$26.00 made payable to the Register of Deeds Office to the Planning Department for filing; and
9. The Planning Department will file the Final Plat and provide a digital copy of the filed Final Plat to the applicant.

Exhibits: Final Plat – Woodend Road Estates + Wyandotte County GIS Parcel Map

Planning Director's Comments:

1. Remove the "Lagoon" from the Notes Block 12 Utility Companies as lagoons are not permitted.
2. Amend the Right-of-Way and "Utility Easement Dedication Statement" to the face of the Final Plat drawing as provided by the Planning Department; and
3. Amend the Lot Areas by removing the street Right-of-Way for Woodend Road and 142nd Street as this is being dedicated to the City of Bonner Springs.

Review Comments Received from Other Departments/Agencies**Building Official:** No objections.**City Engineer:** No objections.**Public Works/Utilities Director:**

1. Permits are required for an On-Site Wastewater Treatment System (OWTS) from the Wyandotte County Health Department; and
2. Water service is available from an existing two-inch (2") waterline.

County Surveyor:

1. Need to provide a metes and bounds description around the out boundary of the plat;
2. Need to provide a printout showing the error of closure for the plat; and
3. Need to submit a copy of the Reference reports along with verification that they were sent to the Historical Society.

Atmos Energy: No comments received.

AT&T: No objections.

Westar Energy: No objections.



Legend

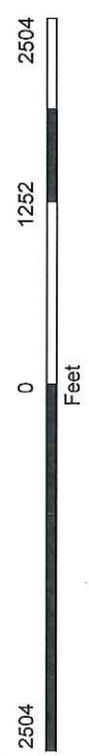
- Points of Interest
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Locator Map

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Map Scale
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