

AGENDA

CALL TO ORDER

ROLL CALL / QUORUM ANNOUNCEMENT

OLD BUSINESS

1. Approval of Minutes, May 19, 2021, Regular Meeting

2. **Remanded from City Council - UDO Text Amendment - Apiaries (Hobby)**

Revision to the use table to add Apiaries (Hobby) as an allowed use for parcels zoned A1 that are larger than 5 acres, and add a conditional use allowance for parcels zoned A1 that are less than 5 acres. Council asked Planning Commission to consider adding a buffer requirement to properties less than 5 acres in size.

NEW BUSINESS

3. **Preliminary Plat Application Case # SDPP-2021-2**

Application submitted by Russell L. & Audeana M. Connell, owners of property at 600 Beth St. and 00000 Beth St., and Chad & Christina Clark, owners of property at 605 Carol St. This application is for a preliminary plat consisting of 2 lots and approximately 1.84 acres. The property is currently zoned as R-2 Single-Family Residential District, is made up of multiple lots and a tract which are part of the original Town of Richardson Plat.

NOTICES AND COMMUNICATIONS

REPORTS - Commission and Staff Members

- Commission Members
- Director, Community & Economic Development
- Director, Public Works / City Engineer
- Director, Wastewater Utility
- Building Inspector, Community & Economic Development

ADJOURNMENT

For information on how to view prior meetings, please visit our website at <https://www.lansingks.org>. If you require any special assistance, please notify the Community and Economic Development Director prior to the meeting.

Lansing Planning Commission
May 19th, 2021

Call to Order - The regular monthly meeting of the Lansing Planning Commission was called to order by Chairman Ron Barry at 7:00 p.m. In attendance were Vice-Chairman Kowalewski, Commissioners Amy Baker, Nancy McDougal, Richard Hannon, Mike Suozzo and Jerry Gies. Chairman Ron Barry was unable to attend. Chairman Barry noted there was a quorum present.

Approval of Minutes – April 21st, 2021, Regular Meeting – Vice Chairman Kowalewski made a motion to approve the minutes of the April 21st, 2021, meeting, seconded by Commissioner Jerry Gies. The motion passed 6-0 with Chairman Barry abstaining.

Old Business- None

New Business-

1. UDO Text Amendment Article 4 Update – Revision to the use table to add Apiaries (Hobby) as an allowed use for parcels zoned A-1 that are larger than 5 acres and add a conditional use allowance for parcels zoned A-1 that are less than 5 acres.

Chairman Barry opened the public hearing at 7:03 p.m.

Chairman Barry closed the public hearing at 7:04 p.m.

Commissioner Hannon asked for simplification of what was being said with this revision, and Commissioner McDougal commented that five acres or more they would not have to have a conditional use permit, but if the property were less than five acres the individual would need to come before the Planning Commission and get approval for a conditional use permit. Commissioner Kowalewski commented that residents within 200' would also need to be notified during the conditional use permit process. Community & Economic Development Director Matthew R. Schmitz commented that any conditional use permit application requires notification of property owners within 200' of the applicant property, and a public hearing, as part of the process, as conditional use permits are effectively rezoning actions. Chairman Barry also pointed out that a conditional use permit issued would be reviewed every five years. Discussion then occurred about past applications related to Apiaries that had come before the Planning Commission, and Staff's reasoning for using 5 acres as the divider. Mr. Schmitz responded that we looked at parcels in the city that were larger than, and smaller than 5 acres, and there are many which are smaller than 5 acres in the city that are zoned as A-1. Due to that, Staff thought it prudent to treat this use like it is in R-1 and R-2 and require a conditional use permit for those properties.

Chairman Barry asked for a motion to approve, approve with conditions, or recommend disapproval of the UDO Text Amendment Article 4 Update.

Vice Chairman Kowalewski made a motion to approve the UDO Text Amendment and Commissioner Jerry Gies seconded it. The motion was passed 7-0.

Notices and Communications - Mr. Schmitz asked the commission to consider possible months in the fall when a joint work session between PC and the City Council could be held to consider additional changes to the Future Land Use Map. Chairman Barry recommended ruling out November. Mr. Schmitz asked that feedback be provided to him via e-mail.

Reports: Commission and Staff Members – None.

Adjournment – Vice Chairman Kowalewski made a motion to adjourn seconded by Commissioner Suozzo. Motion passed by acclamation. The meeting adjourned at 7:21 p.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'M. Schmitz', is written over a horizontal line.

Matthew R. Schmitz, Community and Economic Development Director



Planning Commission Staff Report

June 16, 2021

Remanded from City Council – UDO Text Amendment – Apiaries (Hobby)

Summary

At the City Council meeting on June 3rd, the City Council considered this item originally heard at the May Planning Commission meeting. The City Council asked for the Planning Commission to consider adding a buffer requirement to the properties less than 5 acres that were outlined in the original proposed amendment to the UDO. Staff is presenting an updated item based on this feedback for the Planning Commission to consider. The unapproved meeting minutes from the City Council meeting are included for Planning Commission's review.

Originally, Staff was contacted by a resident who lives on an approximately 25-acre parcel on 147th Street (zoned A1) asking about having an apiary (bees) on his property. Apiaries (Hobby) is currently not shown in the Unified Development Ordinance (UDO) as an approved use for A1 or a conditional use. Given the large lot size generally found in A1, Staff feels it reasonable to revise this in the UDO, with some restriction based on acreage, including the requested buffer from City Council.

Staff is recommending that Apiaries (Hobby) be allowed in A1 for parcels larger than 5 acres, and Conditional for parcels smaller than 5 acres, with a buffer requirement of 50' from any property line, to allow for notification of neighboring property owners, etc. This would be shown in the Table 4-2: Permitted Uses as follows:

Table 4-2: Permitted Uses	A1	R1	R2	R3	R4	R5	B1	B2	B3	I1	I2
Apiaries (Hobby)*	■*	C	C								

Also, on Page 4-17 – add the following below Apiaries (Hobby):

*Allowed on property larger than 5 acres, if the parcel is less than 5 acres, this use requires a Conditional Use Permit and a 50' buffer from any property line.

It is important to note, that on properties larger than 5 acres, this use would be allowed without review. Given the larger acreage sizes of these properties, Staff feels this should be an allowed use without oversight by the City, however notification of surrounding property owners would be prudent on lots less than five acres in size.

Acknowledgments

The following City of Lansing staff members reviewed this project and provided information for this report:

- Matthew R. Schmitz, M.P.A. – Director, Community & Economic Development

Recommendation

Staff recommends that the Planning Commission recommend approval of this item to the City Council, or recommend approval with modification of the buffer requirement.

CITY OF LANSING

CITY COUNCIL MEETING

REGULAR MEETING MINUTES
June 3, 2021

Call To Order:

The regular meeting of the Lansing City Council was called to order by Mayor McNeill at 7:00 p.m.

Roll Call:

Mayor McNeill called the roll and indicated which Councilmembers were in attendance.

Councilmembers Present:

Ward 1: Gene Kirby and Dave Trinkle

Ward 2: Marcus Majure

Ward 3: Jesse Garvey and Kerry Brungardt

Ward 4: Ron Dixon and Gregg Buehler

Councilmembers Absent: Don Studnicka

OLD BUSINESS:

Approval of Minutes: Councilmember Garvey moved to approve the Regular Meeting Minutes of May 20, 2021, as presented. Councilmember Dixon seconded the motion. The motion was unanimously approved.

Audience Participation: Mayor McNeill called for audience participation on an item not on the agenda and there was none.

Presentations

COUNCIL CONSIDERATION OF AGENDA ITEMS:

Temporary Special Event Permit – Lansing Independence Days Event: Councilmember Kirby moved to approve the Temporary Special Event Permit and authorize Embrace the Grape of Kansas LLC to sell beer, wine, and alcoholic beverages at the Lansing Independence Days Event. Councilmember Buehler seconded the motion.

- Councilmember Buehler stated I just have a question. I know they initially said Leavenworth County didn't have anybody and you were going to go see if one of the local bars could do it. Did they come back and say no.
 - City Clerk Sarah Bodensteiner responded they did not, but they have to have a caterer's license. There is some time and cost into that so with this timing it didn't quite fall into place. So, I have had that discussion and that may be something we can do in the future.
 - Councilmember Buehler replied ok I was just curious because we talked about it last time.
 - City Clerk Sarah Bodensteiner responded absolutely.
 - Councilmember Buehler stated thank you.
 - Councilmember Dixon asked question, has alcohol been sold in the past at the 4th of July.
 - Mayor McNeill replied yes. Go ahead Tim.
 - City Administrator Tim Vandall responded I believe it has been sold at Lansing Days before. I'm not positive about 4th of July. I know we kind of merged Lansing Days with the fireworks so that is why were thinking about doing this. Is that your understanding as well Sarah.
 - City Clerk Sarah Bodensteiner replied correct.
 - Councilmember Majure stated I got a question. It says to be sold out of a truck. Are they going to have more than one or two people doing it. Are we going to have a line that's a hundred to two hundred people back trying to get a red Solo cup here. What are they selling. Cups, cans, or bottles.
 - City Clerk Sarah Bodensteiner replied so they have a list of things they provided to Matt and I, just a mockup of what they were thinking. Obviously, it hasn't been finalized but this is what their company does on a regular basis. They cater weddings, they do large events so this is not something that they are underprepared for. We gave them an idea of what we were thinking attendance could be so they will have the appropriate staff on hand to handle the need.
 - Councilmember Trinkle asked our PD will still be somewhat involved in this too.

- City Clerk Sarah Bodensteiner replied correct.
 - City Administrator Tim Vandall replied yes.
 - Councilmember Trinkle asked like they always have been.
 - City Administrator Tim Vandall replied yes.

The motion was unanimously approved.

Approval of Bid – K-7 & Eisenhower Traffic Signal Poles: Councilmember Buehler moved to approve and award the bid for Traffic Signal Poles and Equipment to Gades Sales Company, Inc., in an amount not to exceed \$81,406.00. Councilmember Kirby seconded the motion.

- Councilmember Trinkle asked is that just our half of the total.
 - Public Work Director Mike Spickelmier responded the cost of the poles is by the formula that has been signed by the Kansas Department of Transportation and the MOU between Leavenworth and Lansing. The cost for Lansing is approximately \$10,854.68 for this particular part.
 - Councilmember Trinkle asked I mean we're not going to argue over who is putting the pole on who's property or anything.
 - Public Work Director Mike Spickelmier replied no.
 - Councilmember Trinkle stated we don't know where everything is going to go.
 - Public Work Director Mike Spickelmier responded yes.
 - Councilmember Trinkle stated it's all a gentleman's agreement.
 - Public Work Director Mike Spickelmier responded well it's more so than that. It's a formal agreement between the cities and the State.

The motion was unanimously approved.

Fence Request – 412 Caraway Place: Councilmember Brungardt moved to approve the fence request for 412 Caraway Place. Councilmember Garvey seconded the motion. The motion was unanimously approved.

Ordinance No. 1062 – UDO Text Amendment - Apiaries: Councilmember Buehler moved to approve and adopt Ordinance No. 1062. Councilmember Kirby seconded the motion.

- Councilmember Majure stated I have a question.
 - Mayor McNeill stated go ahead Marcus.
 - Councilmember Majure asked we're talking about acreage of five acres or more, we would not need to come in requesting permission. The question though is, is there anything out there that prohibits me from having five acres, but I put my bees right up next to his fence line or his property line where maybe his house or his dwellings are. Is there anything like that. Is there any discussion about that or we just say, you got five acres or more you can put bees where you want them. That's the one thing I'd be concerned about. We've never done it before. I'm just asking.
 - Councilmember Garvey asked you're talking about having a buffer in between the property line and the bees.
 - Councilmember Majure responded yeah, because that is the one thing, anything greater than five acres, I can put it. Now I've got Marcus against Jesse with my bees all over his property line. He's got dogs, horses, you know what I'm saying. That would not be good.
 - City Administrator Tim Vandall replied I'm not sure if that came up during the Planning Commission discussion.

- Councilmember Majure responded I didn't read it in the discussion.
 - Councilmember Garvey responded I didn't see anything about that.
 - City Administrator Tim Vandall stated I know where it came up how this started. It was a property that was in city limits, but it was twenty acres. I know that gentleman reached out to us. We were trying to think of some number where, obviously it would make sense for someone with twenty acres to be able to put bees on their property especially if they are on the fringe of the city. But I'm not sure if they discussed if there is some type of buffer. I don't know if, I guess they are not permanent so it wouldn't be a setback. The way it would a shed or something like that.
 - Mayor McNeill stated we'd have to look at where in the city do we have adjoining acreages that it would apply to.
 - Councilmember Garvey asked how many acres was the property off of west Mary. Remember the guy who wanted the apiary. Was it three?
 - City Administrator Tim Vandall replied no, that one was quite a bit. I would bet that is over five.
 - Councilmember Garvey asked you think.
 - City Attorney Greg Robinson stated I think it has something to do with the property being in the flood plain.
 - Councilmember Garvey responded yeah it did.
- City Administrator Tim Vandall stated I think this one was on 147th.
 - Councilmember Majure responded yeah, this one is on 147th.
 - City Administrator Tim Vandall stated I don't have the answer to your question if there is some type of buffer they discussed or anything like that.
 - Councilmember Brungardt stated that was good question and I'll give an example. My brother and sister-in-law were wanting to build a house and they are running, its out in the County, and they are running into an issue like this. They're having to redo their thinking of where they want their house because of something like this.
 - Mayor McNeill asked do we want to table it and ask the question.
 - City Administrator Tim Vandall replied yeah, I think we can table it.
 - Mayor McNeill stated have Matt relook at it.
 - Councilmember Garvey asked who seconded that.
 - City Clerk Sarah Bodensteiner replied Gene did.
 - Councilmember Kirby stated I withdraw.
 - Councilmember Buehler stated I withdraw my motion.

Councilmember Buehler moved to table Ordinance No. 1062 and go back to the Planning Commission to ask if a buffer distance between properties is needed or suggest there be one. The motion was unanimously approved.

REPORTS:

Department Heads: Department Heads had nothing to report.

City Attorney: City Attorney Greg Robinson had nothing to report.

City Administrator: City Administrator had nothing to report.

Governing Body: Councilmember Garvey went to Club Car Wash and will be buying a membership there. They do a great job there. Harbor Freight is moving along so progress on that.

Councilmember Buehler provided a fun fact, on this day, Ed White crew member of Gemini 4, performed the first American space walk in 1965.

Councilmember Trinkle asked about the congestion of cars at 7th St and Eisenhower. There has been a couple of wrecks due to the parking on the corner. The neighbors are restless again with the situation.

- Mayor McNeil asked if we could do the same as we did on Holiday. Can a firetruck get through it.
 - Councilmember Trinkle replied a fire truck would not have gotten through last night.
 - Mayor McNeill stated we'll look into it.

Councilmember Kirby stated he has been to Club Car Wash and now has two memberships there. They do a really good job.

Councilmember Majure thanked Tim and staff for working hard on bringing in the new businesses. It's exciting in Lansing!

ADJOURNMENT:

Councilmember Majure moved to adjourn. Councilmember Brungardt seconded the motion. The motion was unanimously approved. The meeting was adjourned at 7:15 p.m.

ATTEST:

Mayor, Anthony R. McNeill

City Clerk, Sarah Bodensteiner, CMC



Planning Commission Staff Report

June 16, 2021

Subdivision Case SDPP-2021-2

600 Beth St. – 00000 Beth St. – 605 Carol St.

Project Facts

Applicant

Russell & Audeana Connell
Chad & Christina Clark

Address

600 Beth St.
00000 Beth St.
605 Carol St.

Property ID

094-18-0-30-02-014.00-0
094-18-0-30-02-013.00-0
094-18-0-30-02-015.00-0

Zoning

R-2 Single-Unit Residential District

Future Land Use

Single-Family Residential

Land

80,045 SF (1.84 acres)

Requested Approvals

Preliminary Plat



Summary

Russel L. & Audeana M. Connell, owners of property at 600 Beth St. and 00000 Beth St., and Chad & Christina Clark, owners of property at 605 Carol St., have applied for approval of a preliminary plat for the Richardson Replat subdivision, which will replat Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, and part of Tract D, Block 14, Town of Richardson. This preliminary plat, if approved, will allow the property owners to continue the platting process and apply for a Final Plat, which will subdivide approximately 1.84 acres allowing for the potential future construction of four residential homes along Beth St., and the extension of the Clark's current property at 605 Carol to the west. No modification of zoning is being requested in association with this preliminary plat, and no modification of existing right of way is included in this replat.

A review of plat public notice was published in the *Leavenworth Times* on May 25, 2021.

Discussion points from Checklist

The checklist was reviewed and completed by the Director of Community & Economic Development. Items marked no are discussed below:

- Item 6 – Letters from utilities were not requested due to the proposed plat being located an existing area with utility service already in place.
- Item 7A. – There are no storm sewers or culverts shown on the preliminary plat.
- Item 7C. – There are no widths indicated for drainage ways, nor are there easements shown for drainage ways.
- Item 8G2. – Existing underground utilities are shown, but pipe sizes are not indicated for existing storm sewers or culverts. Information is not present to identify sizing of sanitary sewers, and additional information should be shown for the sanitary sewer extending to the west on Beth St.
- Item 8G5. – There is no identifier to show the center of the drainage way that exists on the property.
- Item 8G6. – There is no indication of what the current zoning is in this area shown on the preliminary plat.
- Item 8I. – There are no easements shown for drainage, nor for utilities.
- Item 8K. – There are no proposed parks, playgrounds, churches, school sites, or other special uses of land shown – and none are planned for this replat.

Community & Economic Development / Public Works and City Engineer / Wastewater Comments

Comments on this preliminary plat have not been addressed to date but can be during the process of moving from preliminary to final plat.

Community & Economic Development (from Article 2.02-D of the UDO):

- The application is in accordance with the Comprehensive Plan and in particular the physical patterns, arrangement of streets, blocks, lots and open spaces, and public realm investments that reflect the principles and concepts of the plan.
 - The City's 2030 Comprehensive Plan provides broad, land use guidance for the city, calling for this area to be "Single-Family Residential" on the Future Land Use Map (Map 5, Page 34). However, the significance of this project is less related to land use guidance, and more related to its broader impact on urban design patterns.
 - The preliminary plat combines many existing lots and one tract to establish two lots totaling approx. 1.84 acres. The project is a small-scale infill development, and the combination of these lots does not diminish current or future connectivity for the area. The street network and patterns in this area are already established.
- Compliance with the requirements of this Land Development Code, and in particular the blocks and lots proposed are capable of meeting all development and site design standards under the existing or proposed zoning.
 - The area falls under one zoning categories – R-2 Single-Unit Residential District.
 - Residential single-family homes are an allowable use in R-2. Generally, the proposed platting and layout demonstrates a buildable lot. The "front" of the lots on the North are interpreted along Beth Street, and the "front" of the lot on the South is interpreted along Carol Street because they provide the largest frontage to the property.
- Any phasing proposed in the application is clearly indicated and demonstrates a logical and coordinated approach to development, including coordination with existing and potential development on adjacent property.
 - No phasing has been proposed for the project. Generally, the small scale of this project would make phasing a non-factor.
 - Official review by the City's Engineer should ensure major facilities or any proposed amenities are phased logically in conjunction with this plat.

- Any impacts identified by specific studies or technical reports, including a preliminary review of storm water, are mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments.
 - The Public Works Director / City Engineer has reviewed the preliminary plat. Due to this being a small infill development, a Storm Water report has not been requested at this time.
- The application does not deter any existing or future development on adjacent property from meeting the goals and policies of the Comprehensive Plan.
 - This project is located in a generally established context and is considered “infill”. Approval of the application does not deter any existing or future development on adjacent property from meeting the goals and policies of the Comprehensive Plan.
- The design does not impede the construction of anticipated or planned future public infrastructure within the area.
 - There are no impacts to planned future public infrastructure within the area.
- The recommendations of professional staff, or any other public entity asked to officially review the plat.
 - There are no items outstanding other than those listed in specific sections within this report.

Public Works / City Engineer:

- Stormwater
 - Staff has outstanding questions about the stormwater impacts, but none that would preclude proceeding with the preliminary plat.
 - The developer needs to add the alignment of drainage course to the plat – with a call out to identify it.
 - Staff is considering the area that used to be the alley may need to be retained as a drainage easement to provide for future drainage in the area. It would be wise to make this a combination drainage / utility easement to ensure that telecom utilities can access the rear of the future proposed homes along Beth St.
- Traffic
 - A Traffic Impact Analysis was not provided nor requested.

Wastewater:

- The sewer main that is on Beth St. should be shown extending to the west out of the project area.

Acknowledgments

The following City of Lansing staff members reviewed this project and provided information for this report:

- Matthew R. Schmitz, MPA – Director, Community & Economic Development
- Michael Spickelmier, P.E. – Director, Public Works / City Engineer
- Anthony Zell, MBA – Director, Wastewater

Notice of City Codes

The Applicant is subject to all applicable City codes within the Municipal Code – whether specifically stated in this report or not – including, but not limited to, Zoning, Buildings and Construction, Subdivisions, and Sign Code. The Applicant is also subject to all applicable Federal, State, and local laws.

Recommendation

Staff recommends that the Planning Commission approve the Preliminary Plat subject to the items contained in this report, so that the applicant may move to Final Plat development and submittal.

APPLICATION FOR PRELIMINARY PLAT

Subdivision No. _____
Date Filed _____

- I. Name of Subdivision RICHARDSON REPLAT
- II. General Location LOTS 4 THRU 18, BLOCK 14, TOWN OF RICHARDSON. BETH STREET
AND 7TH STREET
- III. Name of Property Owner(s) RUSSELL L. & AUDEANA M. CONNELL - CHAD & CHRISTINA CLARK
Address 600 BETH ST. - 605 E. CAROL ST. Phone 913-683-3837 (RUSS)
- IV. Name of Agent (if applicable) JOE HERRING
Address 315 NORTH 5TH STREET Phone 913-651-3858
- V. Name of Surveyor or Engineer HERRING SURVEYING COMPANY
Address 315 NORTH 5TH STREET Phone 913-651-3858

SUBDIVISION INFORMATION:

- VI. Gross Acreage of Plat: 1.86 Acres
- VII. Number of Lots (as currently zoned):
a. Residential 5
b. Commercial _____
c. Industrial _____
d. Other _____
Total Number of Lots 5
- VIII. Minimum Lot Frontage: 68 Ft.
- IX. Minimum Lot Area: 9275 square feet Ft.
- X. Existing Zoning: R-2
- XI. Lineal Feet of New Street:

	<u>Street Name</u>	<u>Right-of-Way Width</u>	<u>Length</u>
a.	<u>N/A</u>	<u>_____</u> Ft.	<u>_____</u> Ft.
b.	<u>_____</u>	<u>_____</u> Ft.	<u>_____</u> Ft.
c.	<u>_____</u>	<u>_____</u> Ft.	<u>_____</u> Ft.
d.	<u>_____</u>	<u>_____</u> Ft.	<u>_____</u> Ft.
e.	<u>_____</u>	<u>_____</u> Ft.	<u>_____</u> Ft.
	TOTAL	<u>_____</u> Ft.	<u>_____</u> Ft.

XII. How will installation of improvements be guaranteed? N/A

The owner herein agrees to comply with the Subdivision Regulations for Lansing, Kansas, as amended, and all other pertinent ordinances or resolutions of the City, and Statutes of the State of Kansas. It is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds shall be assumed and paid by the owner when billed. The undersigned further states that he/she is the owner of the proposed land for platting.

Russell L. Connel
Owner's Signature

[Signature]
Agent (if applicable)

OFFICE USE ONLY:

Application received on: 5-17-2021 (Month, Day, Year)

Application received by: Matthew Schmitz

Amount of fee paid: \$ 300.00

Planning Commission Action: _____ Date: _____

Conditions, if any: _____

Please see Article 2 of the Unified Development Code available on the city of Lansing website at www.lansingsks.org for more information on application requirements.

AFFIDAVIT

STATE OF Kansas)

COUNTY OF Leavenworth)

Comes now Russell L Connel Audeana M. Connel of lawful age and having been first duly sworn on my oath state that:

1. That I am (the) (a) lawful and/or equitable owner of the real estate described in the attached application.

2. To the best of my knowledge and belief, the following individuals are the only other individuals other than the affiant which have a legal or equitable ownership interest in the property described in the attached application.

3. List of property owners and addresses:

Russell L & Audeana M. Connel
18312 Eisenhower Rd
Leavenworth, KS 66048

4. I certify and affirm that on the date of the application only the above individuals or entities have a legal or equitable ownership interest in the property involved in this application.

FURTHER AFFIANT SAYETH NOT.

Russell L Connel Audeana M Connel
 /s/

STATE OF Kansas)

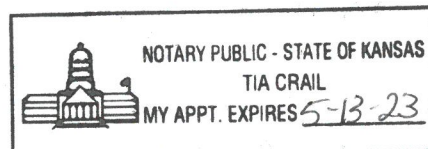
COUNTY OF Leavenworth)

BE IT REMEMBERED that on this 12 day of May, 2021, that before me, the undersigned, a Notary Public, in and for the State and County aforesaid, came Russell + Audeana Connel, who is personally known to me to be the person who executed the foregoing instrument of writing and such person duly acknowledged execution of same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the date last above mentioned.

Tia Crail
 Notary Public

My Appointment Expires: May 13, 2023



AFFIDAVIT

STATE OF Kansas)

COUNTY OF Leavenworth)

Comes now Chad Clark and Christina Clark of lawful age and having been first duly sworn on my oath state that:

1. That I am (the) (a) lawful and/or equitable owner of the real estate described in the attached application.

2. To the best of my knowledge and belief, the following individuals are the only other individuals other than the affiant which have a legal or equitable ownership interest in the property described in the attached application.

3. List of property owners and addresses:

Chad and Christina Clark
1605 E Carol St Lansing KS 66043

4. I certify and affirm that on the date of the application only the above individuals or entities have a legal or equitable ownership interest in the property involved in this application.

FURTHER AFFIANT SAYETH NOT.

Chad Clark and Christina Clark
/s/

STATE OF Missouri)

COUNTY OF Buchanan)

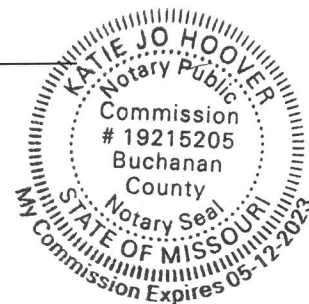
BE IT REMEMBERED that on this 11th day of May, 2021, that before me, the undersigned, a Notary Public, in and for the State and County aforesaid, came Chad + Christina Clark, who is personally known to me to be the person who executed the foregoing instrument of writing and such person duly acknowledged execution of same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the date last above mentioned.

My Appointment Expires: 5/12/2023

Notary Public

Katie Jo Hoover



AGENT AUTHORIZATION

STATE OF KANSAS
COUNTY OF Leavenworth

We, Russell L. Connel and Audrea M. Connel being duly sworn, do hereby depose and say that we are the owners of said property involved in this petition and that the following agent is authorized to represent us as it relates to this petition.

Authorized Agent: JOE HERRING
315 N 5th ST
Leavenworth, KS 66048

Signed and entered into this _____ day of _____, _____.

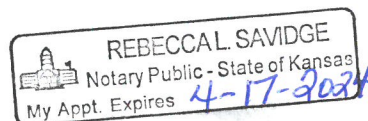
Russell L Connel
Signed

Audrea M Connel
Signed

Subscribed and sworn to before me on this 17th day of May, 2021.

Notary Public

My Commission Expires 4-17-2024.



AGENT AUTHORIZATION

STATE OF Kansas
 COUNTY OF Leavenworth

We, Christina Clark and _____, being duly sworn, do hereby depose and say that we are the owners of said property involved in this petition and that the following agent is authorized to represent us as it relates to this petition.

Authorized Agent: Joe Herring

Signed and entered into this 17th day of May, 2021

Christina Clark
 Signed

 Signed

Subscribed and sworn to before me on this 17th day of May, 2021.

Kathryn M. Brown
 Notary Public

My Commission Expires 9-18-2024

KATHRYN M. BROWN
 Notary Public - Notary Seal
 STATE OF MISSOURI
 Comm. Number 12396095
 Buchanan County
 My Commission Expires: Sep. 18, 2024

**CHECKLIST FOR COMPLETENESS
OF
APPLICATION FOR PLANNING COMMISSION
REVIEW AND APPROVAL
OF
PRELIMINARY PLAT
FOR**

**RICHARDSON REPLAT
(Name of Subdivision)**

**Matthew R. Schmitz
Person Completing Checklist**

**06/11/2021
Date**

COMPLETION OF THIS CHECKLIST IN NO WAY CONSTITUTES AN EVALUATION OF THE MERITS OR ACCURACY OF THE PLANS, DESIGN OR ENGINEERING OF THE PRELIMINARY PLAT. THIS STEP IS INTENDED ONLY AS AN ADMINISTRATIVE REVIEW OF THE COMPLETENESS OF THE APPLICATION FOR APPROVAL BEFORE IT UNDERGOES STAFF EXAMINATION BY THE CITY ENGINEER FOR HIS RECOMMENDATION TO THE PLANNING COMMISSION.

PRELIMINARY PLAT CHECKLIST

	<u>YES</u>	<u>NO</u>
1. Filing fee present in proper form and amount.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Plat received at least 30 days prior to meeting at which it is to be considered.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Six (6) copies of plat have been provided, along with an electronic copy emailed to the Community and Economic Development Department.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Plat shows vicinity map or six (6) copies of vicinity map received.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Certificate of ownership of entire tract to be platted is submitted.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Letter of review from each utility company affected is present (Lan-Del Water District, Kansas Gas Service, Evergy).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Preliminary grading and drainage plan containing the following is present:		
A. Location and size of storm sewers.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. Existing and proposed land elevations and contours.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C. Necessary widths of all open drainage ways.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. PRELIMINARY PLAT CONTAINS:		
A. Proposed name of subdivision (Which does not duplicate or closely resemble existing one.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. Location of boundary lines of the subdivision.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C. Reference to section of quarter section lines.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D. Names and addresses of the developer, the owner and the engineer or land surveyor who prepared the plat.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E. Legal description of subdivision, including section, township, range, principal meridian, county and acreage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F. Scale (1" = 100' or larger)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G. EXISTING CONDITIONS:		
1. Location, width and name of platted streets or other public ways, railroads and utility rights-of-way, parks and other public open spaces and permanent buildings within or adjacent to the proposed subdivision.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. All existing sewers, water mains, gas mains, culverts, or other underground installations, within or adjacent to the proposed subdivision, with pipe size and man-holes, grades and location.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Preliminary Plat Checklist
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		<u>YES</u>	<u>NO</u>
3.	Names of adjacent subdivisions together with arrangements of streets and lots and owners of adjacent parcels of unsubdivided land.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.	Topography (unless specifically waived) with contour intervals of not more than two feet, referred to City or U.S.G.S. datum; where the ground is too flat for contours, spot elevations shall be provided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5.	Location of water courses, bridges, wooded areas, lakes, ravines and such other features as may be pertinent to the subdivision.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.	Current zoning classification and proposed use of the area being platted.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
H.	The general arrangements of lots and their approximate size.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I.	Location and width of proposed streets, alleys, and pedestrian ways and easements to accommodate drainage.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
J.	The general plan of sewage disposal, water supply and drainage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
K.	Location and size of proposed parks, playgrounds, churches, school sites or other special uses of land to be considered for reservation or dedication for public use.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
L.	Gross acreage of the subdivision; acreage dedicated to streets and other public uses; total number of buildable lots; maximum and average lot sizes.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

