

AGENDA

CALL TO ORDER

ROLL CALL / QUORUM ANNOUNCEMENT

OLD BUSINESS

1. Approval of Minutes, March 16, 2022, Regular Meeting

NEW BUSINESS

2. **Subdivision Case SDPP-2022-2**

Leon D. Osbourn, KS PE/RLS, Randall C. Purdue, KS PE, and Jason R. Loader, KS RLS, authorized agents for Robert E. Eberth, Bev Rench, and Ed Eberth, owners of property at 00000 Gilman Rd., have applied for approval of a preliminary plat for the Gilman Road Business Park subdivision, which will replat an existing unplatted tract. 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 28.40 acres into fifteen lots and one tract allowing for the potential future construction of industrial projects. The property is currently zoned A-1, and a separate rezoning request is also on the agenda for consideration. No additional Right of Way was requested by Staff for this preliminary plat.

3. **Rezone Case RZ-2022-1**

Leon D. Osbourn, KS PE/RLS, Randall C. Purdue, KS PE, and Jason R. Loader, KS RLS, authorized agents for Robert E. Eberth, Bev Rench, and Ed Eberth, owners of property at 00000 Gilman Rd., have applied to rezone the subject property from A-1 Agricultural District to I-1 Light Industrial District. This rezoning, if approved, will allow the property owners to develop a business park in this area. A preliminary plat is also on the agenda for this subject property.

4. **Subdivision Case SDFP-2022-1**

Brian & Lisa Rees, owners of property at 1217 S De Soto Road, and John & Donna Scanlon, owners of property at 1227 S De Soto Road, have applied for approval of a final plat for the Reeslon Addition subdivision, which will replat an existing unplatted tract (1217 S. De Soto Road) and Lot 1 (1227 S. De Soto Road) of Southern Hills Subdivision Plat 2. This final plat, if approved, will allow the property owners to subdivide approximately 10.48 acres from the existing two lots into three allowing for the potential future construction of a single-family home between the two existing homes along De Soto Road. No modification of zoning is being requested in association with this preliminary plat, however City Staff did request additional right-of-way in front of 1217 S De Soto Road to extend the right of way in this area so that it is uniform between the properties on the east side of De Soto Road.

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.lansings.org>. If you require any special assistance, please notify the Community and Economic Development Director prior to the meeting.



PLANNING COMMISSION MARCH REGULAR MEETING

Council Chambers, 800 1st Terrace, Lansing, KS 66043
Wednesday, March 16, 2022 at 7:00 PM

MINUTES

CALL TO ORDER- The regular January meeting of the Lansing Planning Commission was called to order by Chairman Jake Kowalewski at 7:00 p.m.

ROLL CALL / QUORUM ANNOUNCEMENT- In attendance were Chairman Jake Kowalewski, Commissioners Amy Baker, Nancy McDougal, Mike Suozzo, Janette Labee-Holdeman and Jerry Gies. Chairman Kowalewski noted that there was a quorum present.

OLD BUSINESS-

1. **Approval of Minutes, January 19, 2022, Regular Meeting**

Motion was made by Commissioner Suozzo to approve the minutes as written, seconded by Commissioner McDougal. Motion passed 6-0.

NEW BUSINESS-

2. **Preliminary Plat Application Case # SDPP-2022-1**

Application submitted by Brian & Lisa Rees, owners of property at 1217 S De Soto Road, and John & Donna Scanlon, owners of property at 1227 S De Soto Road. They are seeking approval of a preliminary plat for the Reeslon Addition subdivision, which will replat an existing unplatted tract (1217 S. De Soto Road) and Lot 1 (1227 S. De Soto Road) of Southern Hills Subdivision Plat 2.

Commissioner McDougal started the discussion by asking where the sewer hookup is. Mr. Schmitz explained where it is, stating that there is already an extension that comes up to the property. It was mentioned that the current homes are not on sewer, they are on septic. But the new home will be required to be on sewer, according to city code. Commissioner Gies asked about the impact of the septic because of the construction of the new lot, to which Mr. Schmitz replied that there was no impact to his knowledge. There was discussion as to who owns certain parcels around/near the property.

Commissioner Gies made a motion to accept the checklist as finding of fact for the preliminary plat, and it was seconded by Commissioner Labee-Holdeman. Motion passed 6-0.

Commissioner Gies made a motion to approve subject to the conditions listed on the staff report and it was seconded by Commissioner Baker. Motion passed 6-0.

3. **Conditional Use Permit Application Case # CUP-2022-1**

Application submitted by Jeremy Stein and Adam Mora, agents for Wendall D Taylor, owner of property at 15915 Eisenhower Road, for a conditional use permit for Outdoor Sales – General to allow for a small auto dealership on the property identified herein. The property is currently zoned as A-1, so a conditional use permit is required to allow for this use.

Public hearing was opened at 7:05 pm.

Adrian Kempton – owner of property across the street from the auto dealership. She had questions about what this would entail, as she did not want to have a busy auto dealership right across from her property.

Jeremy Stein explained that they are just using a small section of the property on the corner of Eisenhower and McIntyre (Mr. Stein stated McIntyre, but the project is located on the southwest quadrant of Eisenhower and 20th / New Lawrence Drive), with a few used vehicles. He stated that there will be a gate and they are not adding any additional lighting.

Jeff Dutton, nearby property owner, just wanted to clarify exactly where everything on the property would be located, including the garage, driveway, etc. Jeremy Stein was able to explain and answer his questions. Mr. Dutton then clarified the length of the conditional use permit as 5 years. Mr. Schmitz stated that the conditional use permit applies to the whole lot and allows the owner to use it anywhere on the property. It was explained that after 5 years, it would come back to the planning commission for renewal.

The public hearing was closed at 7:10 pm.

Commissioner Suozzo wanted clarification as to how many cars would be there at any given time, to which Mr. Stein replied about twenty cars. Commissioner McDougal then asked how the cars would be unloaded. Mr. Stein explained the location, that they will be unloading them in the gravel area/driveway in front of the building. Commissioner Gies asked why the property was fenced and Mr. Stein stated that the county put it up when they did the reconstruction. And that the plan is to take that portion of the fence down so there is a visual of the building. Commissioner Geis asked about the gravel and if it meets city and state code/commercial zoning. It was explained that the existing gravel that is there would not be expanded.

Commissioner Labee-Holdeman stated that she suggests putting a limit of ten vehicles for the first five years, to see how it goes. Commissioner Gies then asked if the property that was created when the road was relocated become part of the right of way. Mr. Spickelmier then stated that all their access is through an easement, but there may be a small thin section of the property that is owned by the adjacent property to the East, but it's all within the driveway. Mr. Stein explained where the gravel is as well as the concrete drive and clarified exactly where the vehicles will be located.

Commissioner Labee-Holdeman then asked if we have a sign ordinance, as it would pertain to them putting up a sign, and the location and size of the sign. Mr. Schmitz then pulled up the ordinance for everyone to review. Commissioner Baker then asked Mr. Stein why he chose this location and Mr. Stein stated that it is family property and business.

Commissioner Suozzo made a motion to approve with a maximum of ten vehicles for sale on the property and it was seconded by Commissioner McDougal. Motion passed 5-1 with Commissioner Gies voting nay.

4. Preliminary and Final Plat Treeline Subdivision Case # DEV-22-026 & DEV-22-027

Leavenworth County received an application from Joseph Herring, Agent for Sharon K. Colvin, Owner, for a preliminary and final plat for 724 Mt. Calvary Rd. This parcel abuts the city limits for Lansing on the West, North, and East sides, and according to Leavenworth County's regulations requires the Planning Commission to provide a recommendation on what should be required for this property as well as whether the City is accepting of it.

Chairman Kowalewski asked why the property owners didn't want to be annexed. Mr. Schmitz then explained that the current property owner does not wish to be annexed, but the parcel that will be created – that owner is willing to voluntarily annex into the City. It was also pointed out that because this property is surrounded on three sides by the City, the platting of this property would allow the City to annex without the property owners consent in the future, but

that there is little to no appetite to do that at this time at the Council level as far as Mr. Schmitz knows.

Commissioner Gies made a motion to recommend the county proceed, with the condition that the annexation occur before any structure can be built on the newly created parcel. It was seconded by Commissioner Labbee-Holdeman. Motion passed 6-0.

NOTICES AND COMMUNICATIONS- None

REPORTS: Commission and Staff Members-

Commissioner Gies inquired about the zoning as well as other information of the mobile home park, and Mr. Schmitz informed him that it is zoned R-5. It was stated that the park has a new owner, and that they are rehabbing it and will follow city code. The attorney of the mobile home park asked for a letter with specific items that they can/cannot do and need to clean up. Mr. Schmitz sent them the letter prior to the new owner purchasing it.

ADJOURNMENT- Commissioner McDougal made a motion to adjourn and it was seconded by Commissioner Suozzo. Meeting was adjourned by acclamation at 7:48 pm.

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.

Respectfully submitted,

Melissa Baker, Secretary

Reviewed by,

Matthew R. Schmitz, MPA – Director, Community and Economic Development



Planning Commission Staff Report

April 20, 2022

Subdivision Case SDPP-2022-2

00000 Gilman Rd.

Project Facts

Applicant

Kaw Valley Engineering Inc.

Address

00000 Gilman Rd.

Property ID

099-31-0-00-00-002.03-0

Zoning

A-1 Agricultural District

Future Land Use

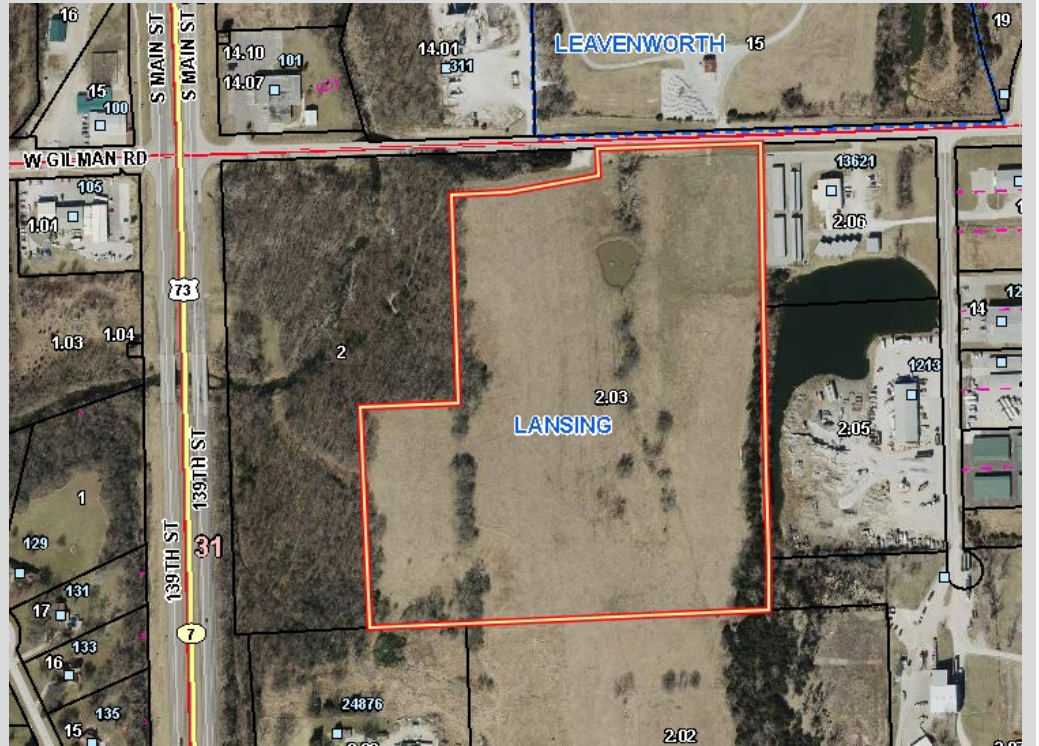
Business Park / Light Industrial

Land

1237533.22 S.F. (28.40 Acres)

Requested Approvals

Preliminary Plat



Summary

Leon D. Osbourn, KS PE/RLS, Randall C. Purdue, KS PE, and Jason R. Loader, KS RLS, authorized agents for Robert E. Eberth, Bev Rensch, and Ed Eberth, owners of property at 00000 Gilman Rd., have applied for approval of a preliminary plat for the Gilman Road Business Park subdivision, which will replat an existing unplatted tract. 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 28.40 acres into fifteen lots and one tract allowing for the potential future construction of industrial projects. The property is currently zoned A-1, and a separate rezoning request is also on the agenda for consideration. No additional Right of Way was requested by Staff for this preliminary plat.

A public notice for the review of this plat was published in the *Leavenworth Times* on March 30, 2022.

Discussion points from Checklist

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

- Item 8K. – There are no proposed parks, playgrounds, churches, school sites, or other special uses of land shown – and none are planned for this subdivision.
- Item 8L. – This information is not shown on the plat. Typically, this should be shown in a tabular format.

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 has defined this area as future business park or light industrial. The proposed use conforms with the future land use map.
- 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 current zoning for the site is A-1 Agricultural District, with a minimum lot size of 1 acre. The preliminary plat technically conforms with the lot requirements of the A-1 zoning district, but the proposed use will require a rezoning application to accommodate industrial / commercial use. The rezoning request is also on this agenda for consideration.
- 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 indicated on the preliminary 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.
 - No development has been proposed 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.
 - The proposed use of the site conforms with the goals and policies of the Comprehensive Plan, and the application would not deter future development from meeting current goals and policies.
- 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 outlined all concerns related to stormwater on the attached drawings. These items will need to be addressed before a Final Plat is considered.
- Traffic
 - A Traffic Impact Analysis was not provided but will be needed before a Final Plat can be brought forth.

Wastewater:

- Manhole numbers have been added to the attached plans so that the applicant can update their information. There is nothing else outstanding, and the proposed sewer plan is acceptable.

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
- Abby Kinney – Planning Consultant, Gould Evans

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.

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

**Gilman Road Business Park
(Name of Subdivision)**

**Matthew R. Schmitz, MPA
Person Completing Checklist**

**April 14, 2022
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. One (1) hard copy of plat has been provided, along with an electronic copy provided to the Community and Economic Development Department.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Plat shows vicinity map or one (1) hard 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, Westar Energy).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Preliminary grading and drainage plan containing the following is present:		
A. Location and size of storm sewers.	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Preliminary Plat Checklist
Page 2

		<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 checked="" type="checkbox"/>	<input type="checkbox"/>
6.	Current zoning classification and proposed use of the area being platted.	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>



Preliminary Plat Application

Date: 03/21/2022

Applicant / Owner

Applicant Name: Kaw Valley Engineering Inc
 Address: 2319 N Jackson Street
 City, State, Zip: Junction City, Kansas 66441
 Phone: 17857625040

Owner Name: EBERTH,EDWARD E;TR .15
 INT EBERTH,THERESA;TR
 .15 INT
 Address: PO BOX 91 LANSING, KS
 66043
 City, State, Zip: ,
 Phone:

Surveyor

Surveyor Name: Kaw Valley Engineering
 Phone: (785) 762-5040

Address: 2319 N. Jackson | P.O. Box
 1304
 City, State, Zip: Junction City, Kansas 66441

Subdivision Info

Subdivision Name: Gilman Road Business Park
 General Location: South side of Gilman Road
 East of Highway 7
 Plat Acres: 28.63
 Minimum Frontage: N/A
 Min Lot Area: 6,000
 Existing Zoning: A-1 Agricultural District

Residential Lots:
 Commercial Lots:
 Industrial Lots: 15
 Other Lots:
 Total Lots: 15

How Guaranteed: TBD

Project Details

Project Name: Gilman Road Business Park
 Agent: Leon D. Osbourn, Randall C.
 Purdue, and Jason R. Loader

Location: South side of Gilman Road
 East of Highway 7
 Proposed Zoning: I-1 Light Industrial District
 Rezone Reason: To match the existing usage
 of the property to the East.

Project Description: Preliminary Plat for development of Business Park

I do hereby certify that the information contained herein is true and correct.

Randall C. Purdue

Name

03/21/2022

Date

AGENT AUTHORIZATION

STATE OF Kansas

COUNTY OF Leavenworth

We, Robert E Shertz 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.

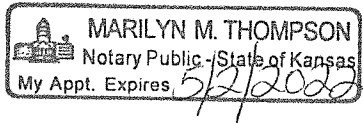
Authorized Agent: Leon D Osbourn, KS PE/RLS
Randall C Purdue, KS PE
Jason R Loader, KS RLS

Signed and entered into this 17th day of March, 2022

Robert E Shertz
Signed

Signed

Subscribed and sworn to before me on this 17th day of March, 2022.



Marilyn M. Thompson
Notary Public

My Commission Expires May 2, 2022.

AFFIDAVIT

STATE OF Kansas)
COUNTY OF Leavenworth) §

Comes now Robert E. Eberth, 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:

Robert E. Eberth 24876 139th St. Leavenworth, KS 66048
Bev Rench 4029 Boyd St. Des Moines, IA 50317
Ed Eberth 5853 W. Del Lago Cir, Glendale, AZ 85308

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.

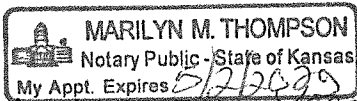
FURTHER AFFIANT SAYETH NOT.

Robert E. Eberth
/s/

STATE OF Kansas)
COUNTY OF Leavenworth) §

BE IT REMEMBERED that on this 17th day of March, 2022, that before me, the undersigned, a Notary Public, in and for the State and County aforesaid, came Robert E. Eberth, 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.



Marilyn M. Thompson
Notary Public

My Appointment Expires: May 2, 2022

Janet Trumpp

From: Tyler Rebel <Tyler.Rebel@evergy.com>
Sent: Tuesday, March 15, 2022 9:54 AM
To: permits@lansings.org
Cc: Janet Trumpp
Subject: Evergy Will-Serve @ 13660 Gilman Rd., Lansing KS

Follow Up Flag: Follow up
Flag Status: Flagged

Internal Use Only

City of Lansing:

The purpose of this e-mail is to confirm Evergy is the electric utility supplier at the address and surrounding area of 13660 Gilman Rd., Lansing KS.

Thank you,

Tyler Rebel
Distribution Designer
Evergy
tyler.rebel@evergy.com
O: 913.758.2727
evergy.com





**Kansas
Gas Service®**

A Division of ONE Gas

200 E 1st Ave., Topeka, KS 66603-3603
P.O. Box 3538, Topeka, KS 66601-3538
800-794-4780 • kansasgasservice.com

March 16, 2022

Janet Trumpp
Kaw Valley Engineering
Via email trumpp@kveng.com

Re: “Will Serve” Letter – Gilman Rd & 136th St Lansing, KS

Dear Janet:

This letter is to confirm that Kansas Gas Service has gas mains in the vicinity of your project. The best route to get service to the site, installation of new gas main, easements, relocation of existing pipe location or size, grade changes, location of gas meters, termination of old services, or any cost associated would still need to be determined. Please consult with us prior to finalizing your plans so Kansas Gas Service can determine the best route to provide service to the project, adequate space and safe locations for all gas meters. A map of our facilities is attached for your information.

Feel free to contact me if you have any questions.

Sincerely,

Ryan Olson
Key Project Manager



P.O. Box 419
15520 Crestwood Dr.
Basehor, KS 66007
913-724-7000 - O
913-724-1310 - F
www.crwdl.com

March 14, 2022

Janet Trumpp
Senior Design Technician
Kaw Valley Engineering
2319 N Jackson
Junction City, KS 66441

Re: 13660 E Gilman Rd Preliminary Plat

Dear Ms. Trumpp,

Thank you for providing the opportunity for the water district to provide comments on your proposed plat.

I have reviewed the provided plat and have the following comments:

1. This plat is in the service area of Consolidated Water District #1.
2. The Water District may provide water service to this development from an existing 12-inch water main located on the property (See attached map).
3. The Water District will need to be provided with domestic and fire flow requirements for the development to confirm availability of water for either need.
4. Any water main extensions or relocations will be designed and constructed by the water district at the developer's expense.
5. Water main sizing and fire hydrant requirements will follow the Water District Design Standards for commercial/industrial developments.
6. Any relocation of any of our existing facilities due to conflict with storm and/or sanitary sewers, streets, etc... will be determined by the Water District and will be the financial responsibility of the developer.

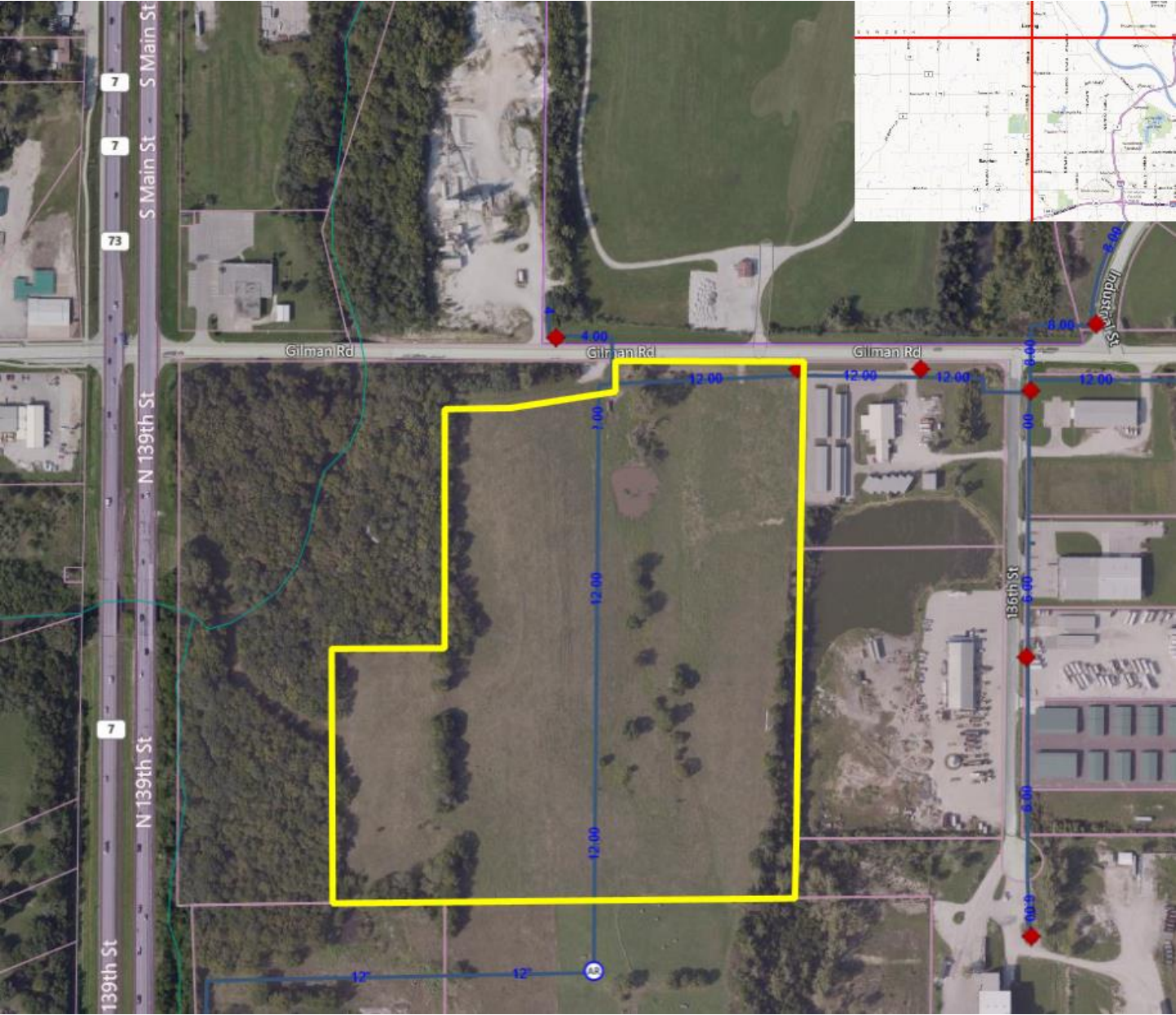
If you have any additional questions/comments, please contact me at your convenience.

Respectfully,

Mike Fulkerson

Mike Fulkerson
Operations Manager

Cc; file



*Image not to scale

AFFIDAVIT OF PUBLICATION

Leavenworth Times
422 Seneca Street
(913) 682-0305

I, Tammy Lawson, of lawful age, being duly sworn upon oath, deposes and says that I am the Paper Planning Specialist of Leavenworth Times, a publication that is a "legal newspaper" as that phrase is defined for the city of Leavenworth, for the County of Leavenworth, in the state of Kansas, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

PUBLICATION DATES:
30 Mar 2022

Notice ID: d2rZU6ktiKo3ZRGr3xSo
Publisher ID: 78510
Notice Name: Notice of Gilman Rd. Preliminary Plat

PUBLICATION FEE: \$33.00

Tammy Lawson
Paper Planning Specialist

VERIFICATION

STATE OF KANSAS
COUNTY OF LEAVENWORTH

Signed or attested before me on this

30 day of March, A.D. 2022.

Rebecca A. Broom
Notary Public

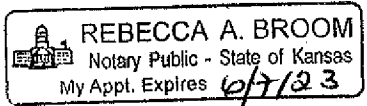
**PUBLIC NOTICE
REVIEW OF PRELIMINARY
PLAT**

At the meeting of the Lansing Planning Commission on April 20th, 2022, the Commission will include among its actions review of a preliminary plat.

An application has been filed by Leon D. Osbourn, Randall C. Purdue, and Jason R. Loader of Kaw Valley Engineering Inc, agents for Robert E. Eberth, Bev Rench, and Ed Eberth, property owners, seeking approval of a preliminary plat. This property is located at 13660 E. Gilman Rd, Lansing, KS.

The Planning Commission meeting will be held at Lansing City Hall, 800 First Terrace, Lansing, Kansas, at 7:00 p.m. Published in the Leavenworth Times, Mar 30, 2022

78510





Office:
785.762.5040
Fax: 785.762.7744
Web: www.kveng.com
Address: 2319 N. Jackson
P.O. Box 1304
Junction City, KS 66441

March 18, 2022
A21D0758

TO: City of Lansing
SUBJECT: Preliminary Stormwater Management Study
PROJECT: Gillman Road Business Park

Introduction

This Preliminary Stormwater Management Study was prepared to provide the city of Lansing, Kansas with the preliminary drainage calculations prepared for the proposed Gillman Road Business Park.

The proposed improvements include the development of 28.41 Acres of grass land into light industrial use. Above ground runoff and storm sewer will be used to direct runoff to an on-site detention pond to keep the Post-development stormwater discharge below the Pre-development.

Stormwater Design Criteria

The project site stormwater runoff was calculated using the Soil Conservation Service (SCS) Runoff Curve Number method using the 10 year and 100 year 24-hour Type II rainfall event to size the detention pond release rate. Rational method was used to ensure the proposed storm sewer can handle the 25year storm event, see attached for design sizing and recorded data.

On-Site Stormwater Detention Structures

As mentioned above detention will be provided by a surface detention basin located on the north side of the project. The proposed detention basin will discharge through a 5’x5’ stormwater structure set over the existing 36” storm pipe that discharges to a curb inlet to the northwest of the site.

Surface Detention Pond

- Basins top elevation – 844.00
- Basins bottom elevation – 834.86
- Outlet structure primary discharge orifice – 14”-inch diameter @ elevation 835.00
- Emergency riser overflow elevation – 842.5
- Secondary Overflow Weir – 843.00

Total Actual Detention Provided = 176,674 CF (100 yr Design Storm)

See the attached Hydraflow Hydrograph reports for complete design information and detention pond reports.

Table 1: Total Site Release Rate

Design Storm	A	B	C
	Total Pre-development runoff	Total Post-development runoff	Difference Between Pre and Post
	(cfs)	(cfs)	(cfs)
	<i>Hydrograph #1</i>	<i>Hydrograph #5</i>	<i>A - B</i>
10 yr	64.96	63.53	1.43
100 yr	118.93	101.67	17.26

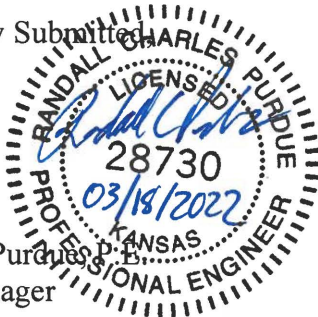
Conclusion

The stormwater detention facilities will effectively capture on-site storm water flows to slow the runoff

post-development from the 10-year storm and 100-year storm to be below the runoff from the pre-development.

The proposed onsite storm sewer was sized to handle to 25-year storm event. Do not hesitate to contact me if you have any comments or questions.

Respectfully Submitted,
Sincerely,



Randall C. Purdies, P.E.
Project Manager

RCP:bt

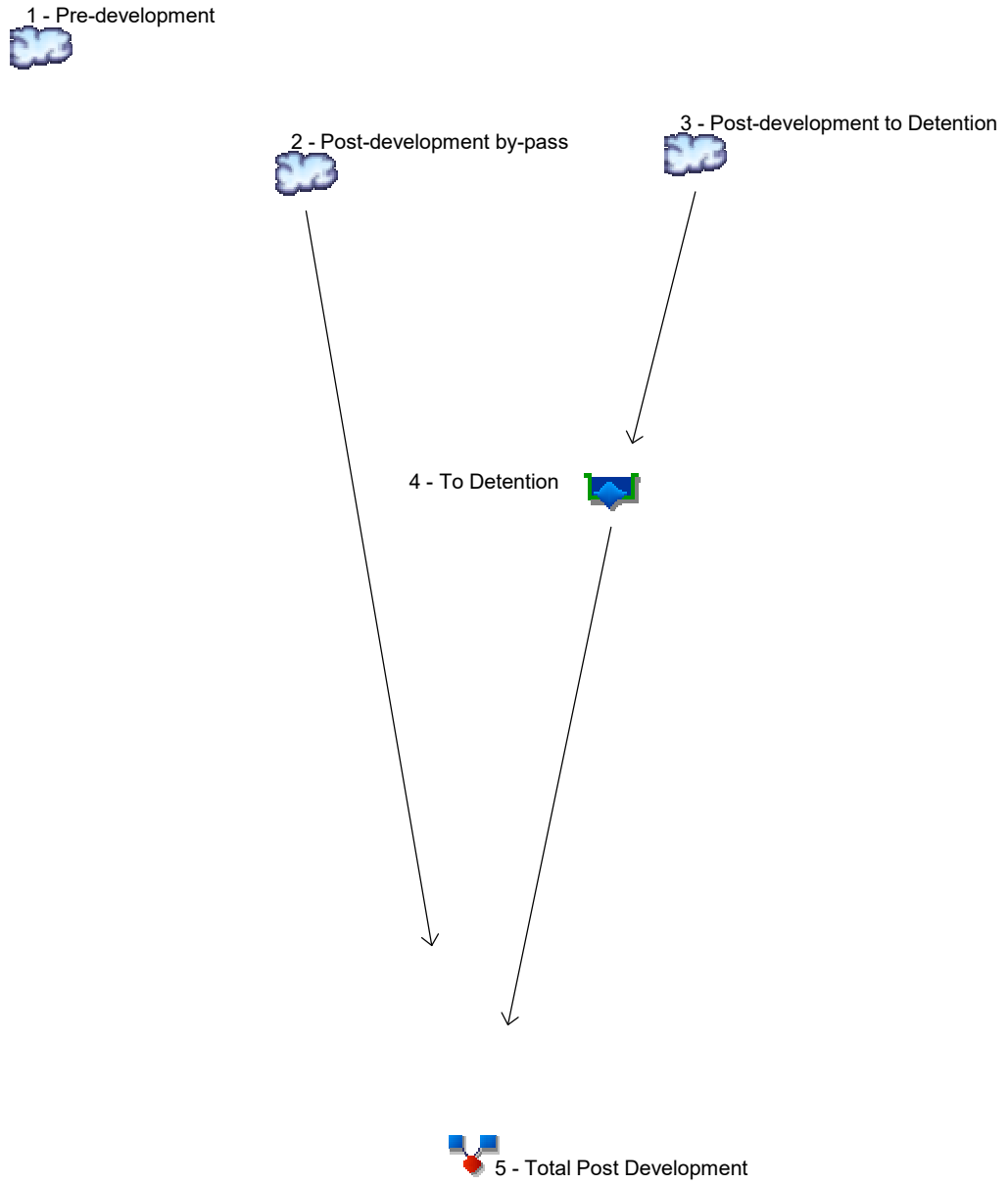
\\VMJC-FILE\Projects\A21_0758\DSN\Drainage\Report_22-0318 Preliminary Stormwater Management Study For .Docx

Attachments: Hydraflow Hydrographs Report Pages
Hydraflow Storm Sewer Report Pages

Hydraflow Hydrographs Report Pages

Watershed Model Schematic

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	70.68	2	736	342,557	-----	-----	-----	Pre-development
2	SCS Runoff	55.11	2	720	150,630	-----	-----	-----	Post-development by-pass
3	SCS Runoff	75.45	2	728	287,112	-----	-----	-----	Post-development to Detention
4	Reservoir	11.51	2	760	287,105	3	841.16	114,395	To Detention
5	Combine	63.53	2	720	437,735	2, 4	-----	-----	Total Post Development

Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

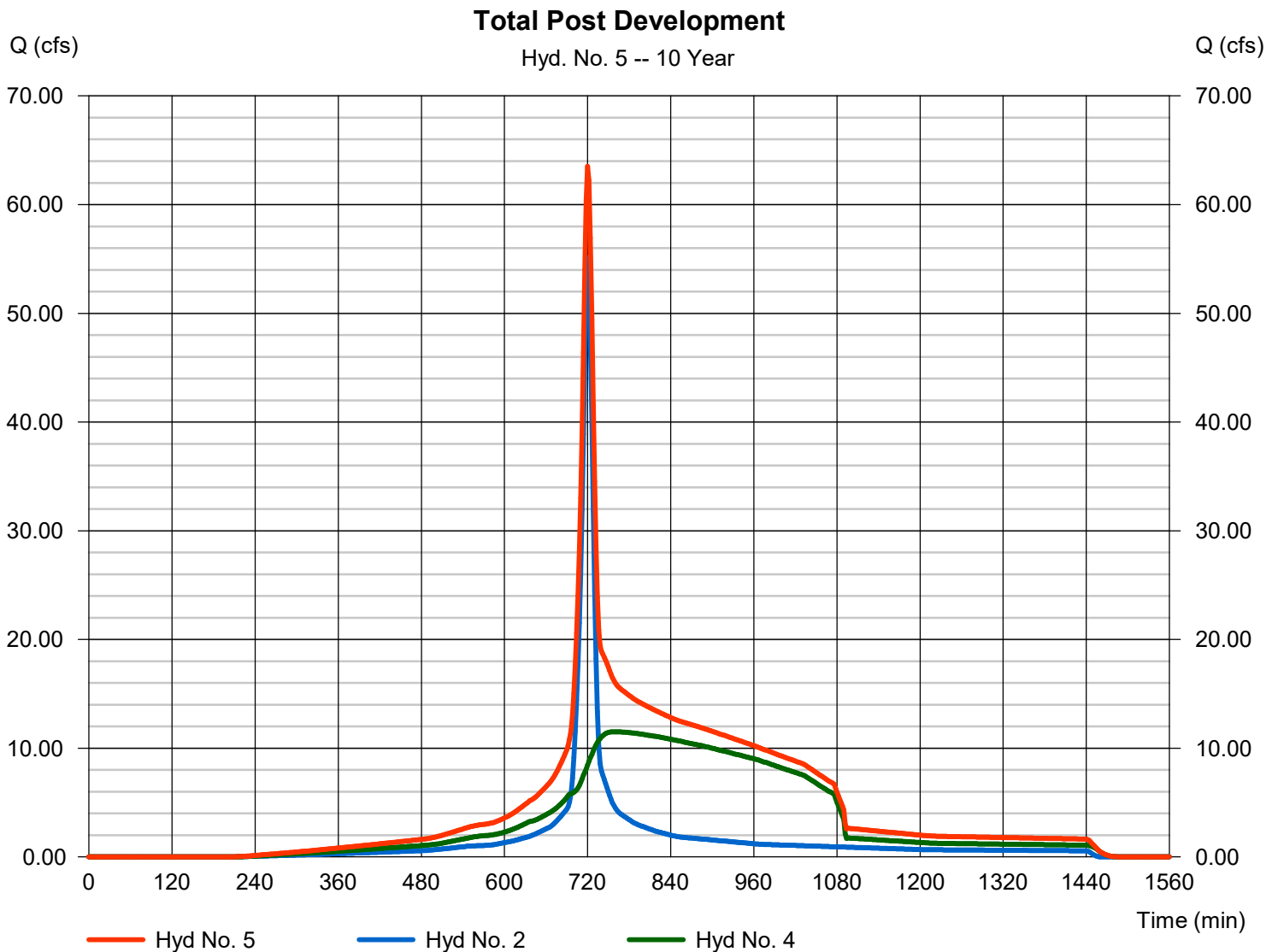
Thursday, 03 / 17 / 2022

Hyd. No. 5

Total Post Development

Hydrograph type = Combine
 Storm frequency = 10 yrs
 Time interval = 2 min
 Inflow hyds. = 2, 4

Peak discharge = 63.53 cfs
 Time to peak = 720 min
 Hyd. volume = 437,735 cuft
 Contrib. drain. area = 9.480 ac



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	130.56	2	736	640,603	-----	-----	-----	Pre-development
2	SCS Runoff	91.72	2	720	258,704	-----	-----	-----	Post-development by-pass
3	SCS Runoff	126.02	2	728	493,109	-----	-----	-----	Post-development to Detention
4	Reservoir	40.84	2	750	493,102	3	843.04	196,307	To Detention
5	Combine	101.67	2	720	751,807	2, 4	-----	-----	Total Post Development

Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Thursday, 03 / 17 / 2022

Hyd. No. 5

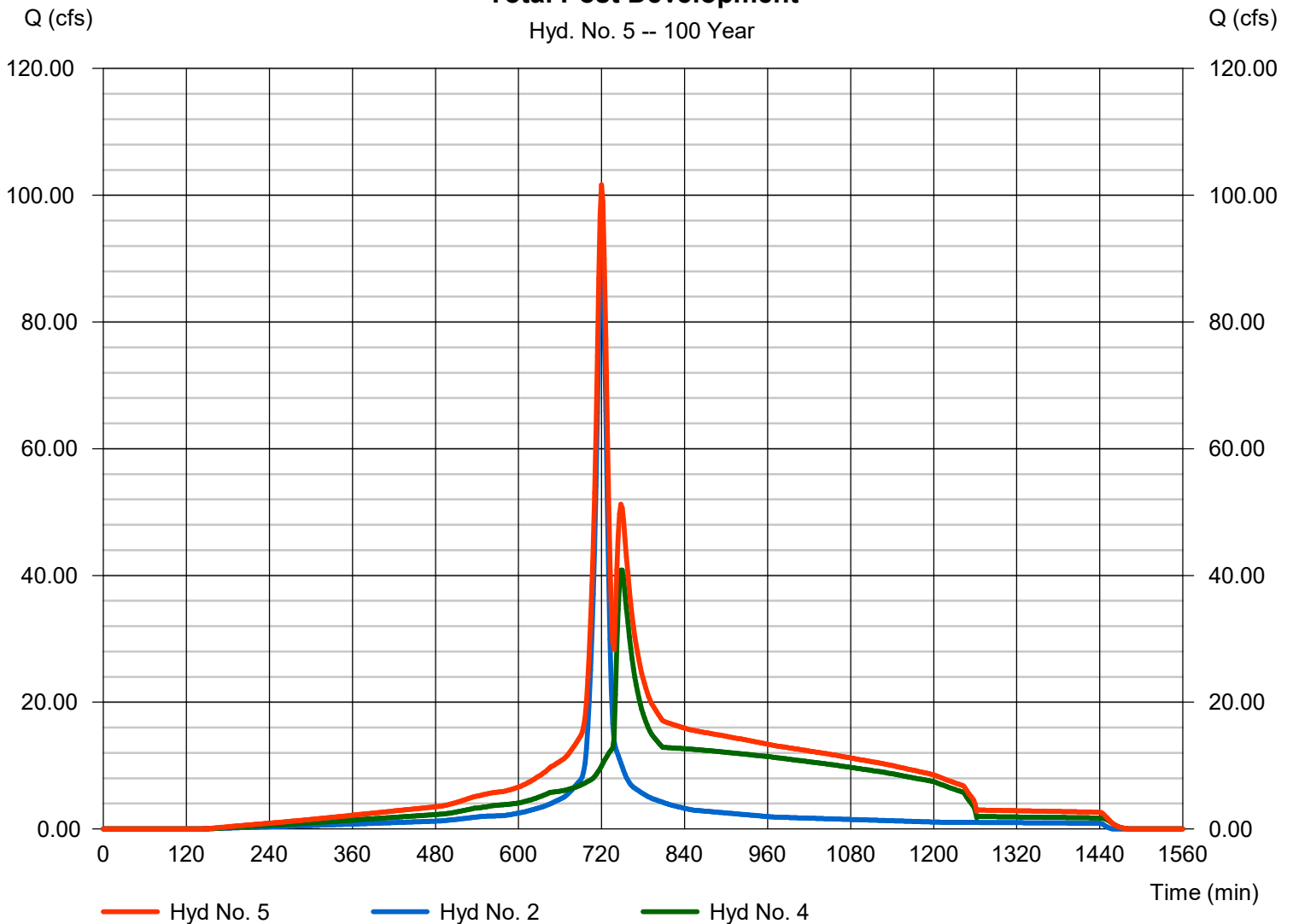
Total Post Development

Hydrograph type = Combine
Storm frequency = 100 yrs
Time interval = 2 min
Inflow hyds. = 2, 4

Peak discharge = 101.67 cfs
Time to peak = 720 min
Hyd. volume = 751,807 cuft
Contrib. drain. area = 9.480 ac

Total Post Development

Hyd. No. 5 -- 100 Year



Hydroflow Table of Contents

Watershed Model Schematic..... 1

10 - Year

Summary Report..... 2

Hydrograph Reports..... 3

 Hydrograph No. 5, Combine, Total Post Development..... 3

100 - Year

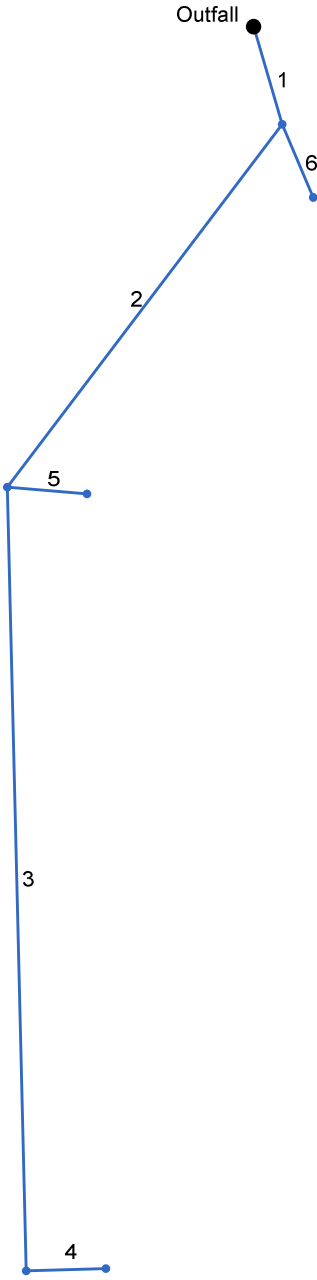
Summary Report..... 4

Hydrograph Reports..... 5

 Hydrograph No. 5, Combine, Total Post Development..... 5

Hydraflow Storm Sewer Report Pages

Low Storm Sewers Extension for Autodesk® AutoCAD® Civil 3D® Plan



Sewer Summary Report

Line No.	Line ID	Flow rate (cfs)	Line Size (in)	Line shape	Line length (ft)	Invert EL Dn (ft)	Invert EL Up (ft)	Line Slope (%)	HGL Down (ft)	HGL Up (ft)	Minor loss (ft)	HGL Junct (ft)	Dns Line No.	Junction Type
1	Pipe - (4)	49.72	30	Cir	52.545	840.00	842.47	4.702	841.50	844.77	n/a	844.77	End	DropCurb
2	Pipe - (3)	38.04	30	Cir	234.891	842.97	848.00	2.141	844.77	850.08	1.77	850.08	1	DropCurb
3	Pipe - (2)	17.14	24	Cir	405.102	848.50	859.65	2.753	850.08	861.14	n/a	861.14 j	2	DropCurb
4	Pipe - (1)	10.68	18	Cir	41.000	860.15	860.77	1.513	861.14	862.02	n/a	862.02	3	DropCurb
5	A3 TO A3.1	17.80	24	Cir	41.000	848.50	849.50	2.441	850.08	851.02	n/a	851.02 j	2	DropCurb
6	A2 A2.1	11.27	18	Cir	41.000	843.35	843.97	1.514	844.77	845.25	n/a	845.25 j	1	DropCurb

Project File: 0758STORM_2022-03-17.stm

Number of lines: 6

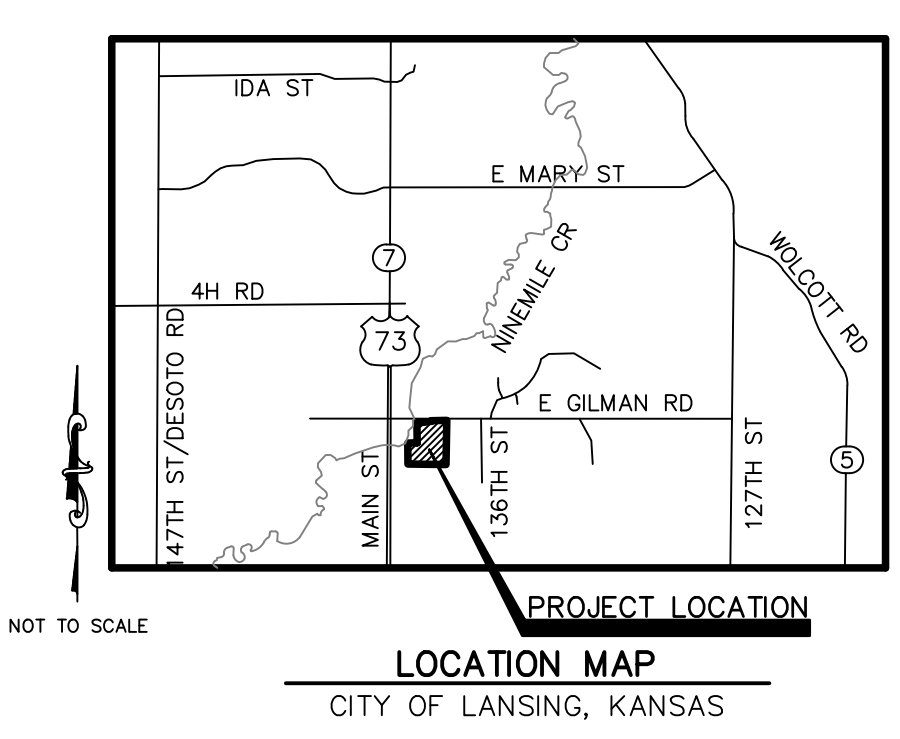
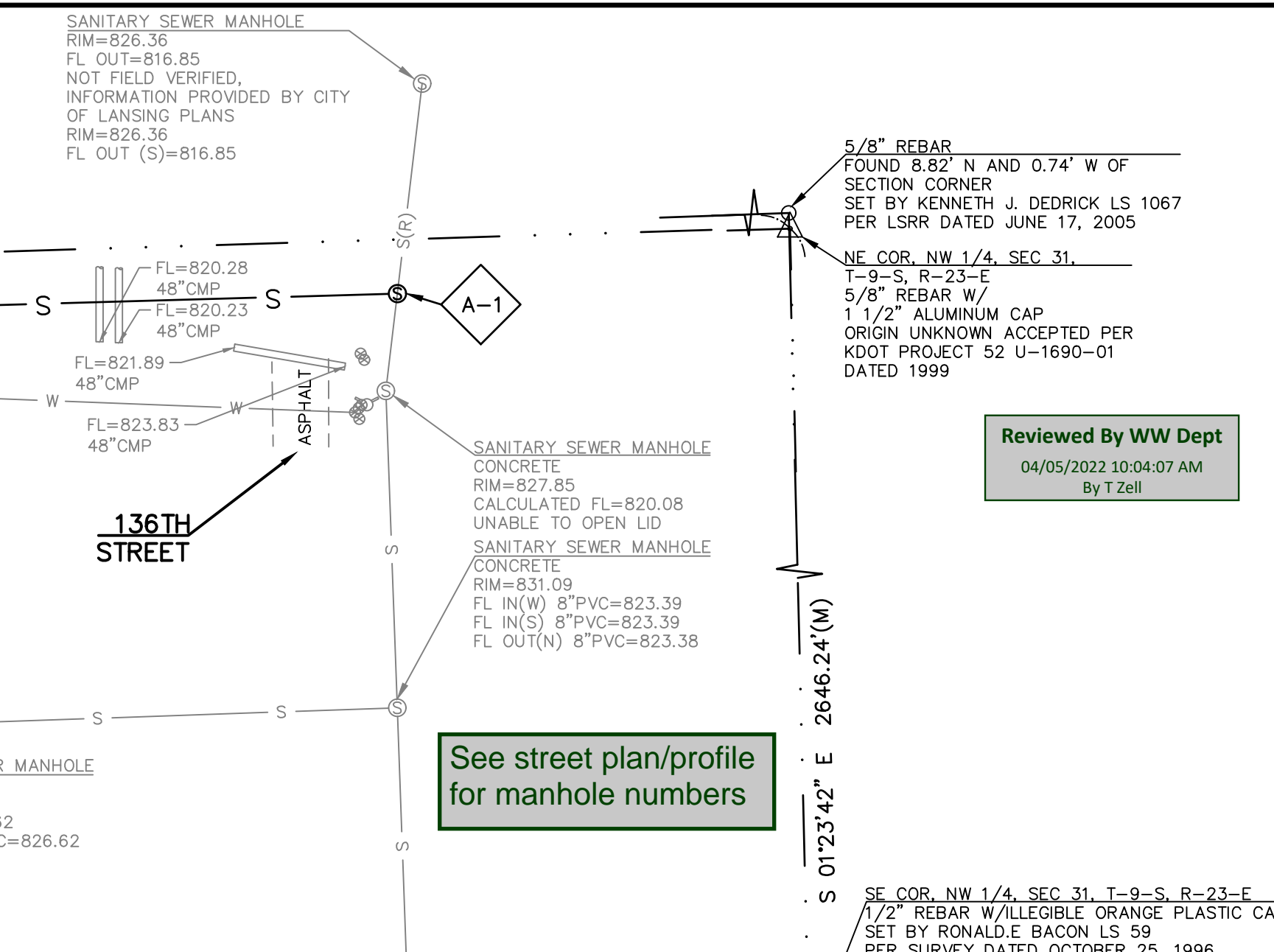
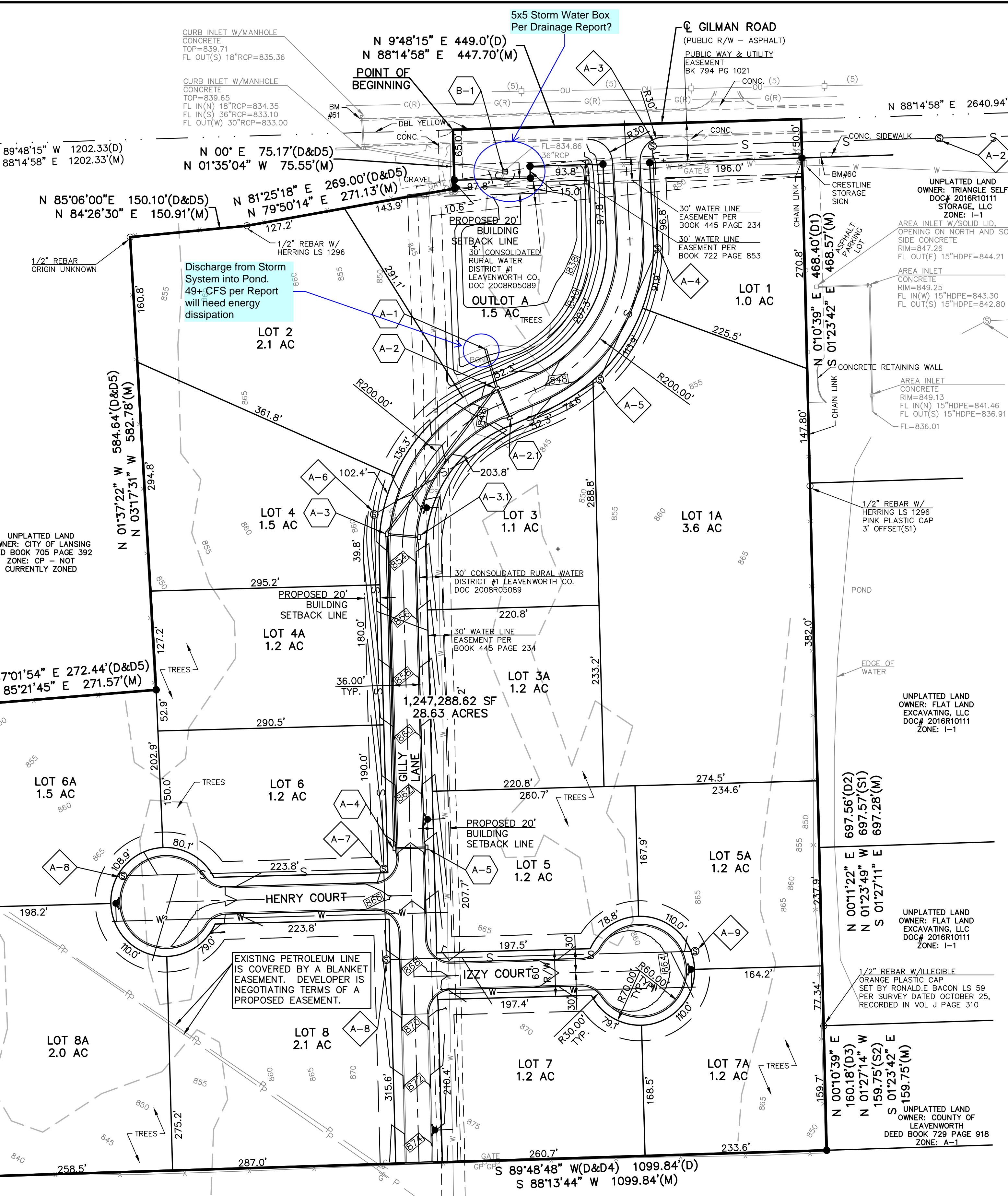
Run Date: 3/17/2022

NOTE: Return period = 25 Yrs. ; j - Line contains hyd. jump.

POINT OF COMMENCEMENT
 NW COR. NW 1/4, SEC 31, T-9-S, R-23-E
 1/2" REBAR W/ 3" BRASS CAP
 SET BY EDWARD K. DANNEWITZ LS 1376
 PER LSRR DATED NOVEMBER 11, 2007

EXISTING LEGEND

- △ SECTION CORNER FOUND
- MONUMENT FOUND
- 1/2" X 24" REBAR W/ YELLOW PLASTIC CAP STAMPED KVE CLS-20 SET
- (M) MEASURED
- (D) DESCRIBED PER DOC# 2010R03009
- (D1) DESCRIBED PER DOC# 2016R10111
- (D2) DESCRIBED PER DOC# 2017R10652
- (D3) DESCRIBED PER DEED BOOK 729 PAGE 918
- (D4) DESCRIBED PER DEED BOOK 703 PAGE 1842
- (D5) DESCRIBED PER DEED BOOK 705 PAGE 392
- (S1) SHOWN PER CERTIFICATE OF SURVEY BY JOSEPH A. HERRING LS 1296 DATED NOVEMBER 17, 2017 RECORDED AS DOCUMENT NO. 2017S052
- (S2) SHOWN PER CERTIFICATE OF SURVEY BY JEFFERY B. LOVELACE LS 1326 DATED MARCH 15, 2004
- STREET SIGN
- UTILITY POLE
- (5)— FOOTPRINT OF OVERHEAD UTILITY - # LINES
- GAS SIGN - PETROLEUM PIPELINE
- P — UNDERGROUND PETROLEUM PIPELINE
- (G)— UNDERGROUND GAS LINE (PER KANSAS GAS SERVICE RECORDS)
- W — WATER LINE
- ⊙ WATER LINE GATE VALVE
- ⊕ FIRE HYDRANT
- ⊙ SANITARY SEWER MANHOLE
- (S)— SANITARY SEWER LINE (PER CITY OF LANSING RECORDS)
- ⊙ GATE POST
- X — BARB WIRE FENCE
- CHAIN LINK FENCE
- TREE LINE
- 860 — 5' CONTOUR INTERVAL
- B/B BACK OF CURB TO BACK OF CURB
- LINE NOT DRAWN TO SCALE



SURVEYED PROPERTY DESCRIPTION:
 THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 23 EAST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LEAVENWORTH, STATE OF KANSAS, BEING DESCRIBED BY JASON R. LOADER, PS 1462 ON MARCH 17, 2022 AS FOLLOWS:

ALL BEARINGS HEREIN ARE BASED ON AN ASSUMED BEARING OF N 88°03'27" E ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 31, COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 31; THENCE ON THE NORTH LINE OF SAID NORTHWEST QUARTER, N 88°14'58" E 1200.33 FEET TO THE NORTHEAST CORNER OF THE REAL PROPERTY DESCRIBED IN QUIT CLAIM DEED RECORDED IN THE REGISTER OF DEEDS OFFICE AS DEED BOOK 705 PAGE 392 AND THE POINT OF BEGINNING; THENCE CONTINUING ON SAID NORTH LINE, N 88°14'58" E 447.70 FEET TO THE NORTHWEST CORNER OF THE REAL PROPERTY DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN THE REGISTER OF DEEDS OFFICE AS DOCUMENT NO 2016R10111; THENCE ON THE WEST LINE OF SAID REAL PROPERTY, S 01°23'42" E 468.57 FEET TO THE NORTHWEST CORNER OF TRACT 1 OF THE REAL PROPERTY DESCRIBED IN LIMITED WARRANTY DEED RECORDED IN THE REGISTER OF DEEDS OFFICE AS DOC NO 2017R10652; THENCE ON THE WEST LINE OF SAID TRACT 1 AND THE WEST LINE OF TRACT 2 OF SAID REAL PROPERTY, S 01°27'11" E 697.28 FEET TO THE NORTHWEST CORNER OF THE REAL PROPERTY DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN THE REGISTER OF DEEDS OFFICE AS DEED BOOK 729 PAGE 918; THENCE ON THE WEST LINE OF SAID REAL PROPERTY, S 01°23'42" E 159.75 FEET TO THE SOUTHWEST CORNER OF SAID REAL PROPERTY, AND ON THE NORTH LINE OF THE REAL PROPERTY DESCRIBED IN A WARRANTY DEED RECORDED IN THE REGISTER OF DEEDS OFFICE AS DEED BOOK 703 PAGE 1842; THENCE ON THE NORTH LINE OF SAID REAL PROPERTY, S 88°13'44" W 1099.84 FEET TO THE SOUTHWEST CORNER OF SAID REAL PROPERTY DESCRIBED IN DEED BOOK 705 PAGE 392; THENCE ON THE EASTERLY LINE OF SAID REAL PROPERTY, N 03°09'50" W 604.67 FEET; THENCE CONTINUING ON THE EASTERLY LINE OF SAID REAL PROPERTY, N 85°21'45" E 271.57 FEET; THENCE CONTINUING ON THE EASTERLY LINE OF SAID REAL PROPERTY, N 03°17'31" W 582.78 FEET; THENCE CONTINUING ON THE EASTERLY LINE OF SAID REAL PROPERTY, N 84°26'30" E 150.91 FEET; THENCE CONTINUING ON THE EASTERLY LINE OF SAID REAL PROPERTY, N 79°50'14" E 271.13 FEET; THENCE CONTINUING ON THE EASTERLY LINE OF SAID REAL PROPERTY, N 01°35'04" W 75.55 FEET TO THE POINT OF BEGINNING. CONTAINING 28.63 ACRES, MORE OR LESS.

BASIS OF BEARINGS:
 BASIS OF BEARINGS IS AN ASSUMED BEARING OF N 88°14'58" E ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 23 EAST, LEAVENWORTH COUNTY, KANSAS.

NOTES:
 1. DATE OF DRAWING MARCH 18, 2022.

OWNERS:
 EDWARD E & THERESA EBERTH
 PO BOX 91
 LANSING, KS 66043

EDWARD A EBERTH & ROBERT E EBERTH
 14644 FAIRMOUNT RD
 BASEHOR, KS 66007

ENGINEER:
 KAW VALLEY ENGINEERING, INC
 2319 N JACKSON STREET
 JUNCTION CITY, KANSAS 66441
 RANDALL C. PURDUE
 785-762-5040

DATUM BENCHMARK:
 DATUM IS NAVD88 DERIVED FROM CONNECTIONS TO NATIONAL CORNS NETWORK VIA GPS STATIC SESSIONS ON PROJECT CONTROL PROCESSED WITH THE NATIONAL GEODETIC SURVEY'S OPUS PROJECTS UTILITY. ORTHOMETRIC HEIGHT WAS CALCULATED USING THE GEOID18 MODEL. UNITS ARE U.S. SURVEY FEET.

BENCHMARKS:
 BM #60: CHISELED "SQUARE" SET IN CONCRETE AT SOUTHWEST CORNER OF SIDEWALK, JUST NORTH OF CRESTLINE STORAGE 29.4' EAST OF FIRE HYDRANT. ELEV=849.84

BM #61: CHISELED "SQUARE" SET IN TOP OF CURB LINE AT THE WEST SIDE OF A CURB INLET, NORTH SIDE OF GILMAN ROAD, FIRWST INLET WEST OF ENTRANCE TO OLD LANDFILL & NORTHWEST OF GRAVE PARKING LOT TO KELLY GROVE PARK. ELEV=839.55

Reviewed By CED
No Comments
 04/14/2022 3:24:15 PM
 By mschmitz

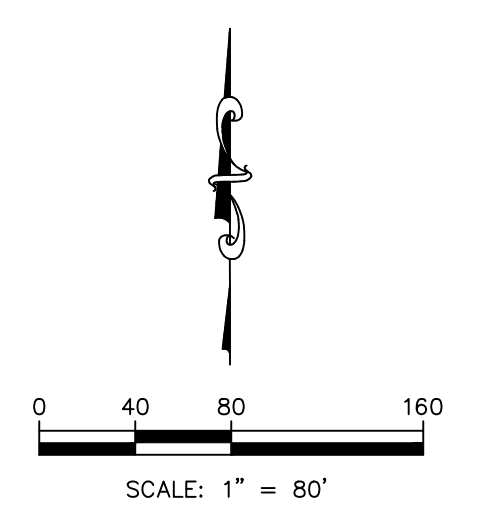
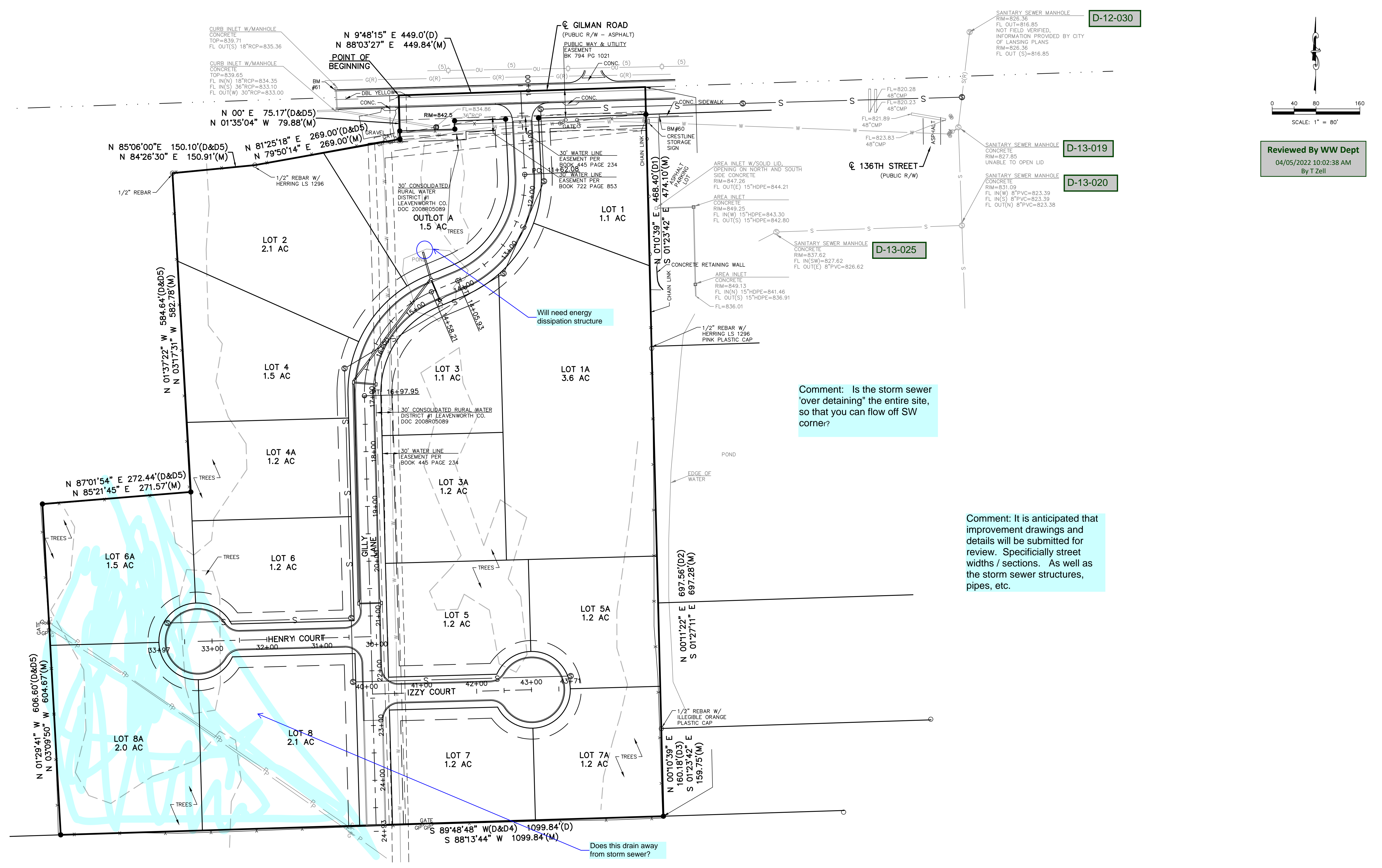
Reviewed By PW
 04/05/2022 7:48:30 AM
 By mspickelmier

- PROPOSED LEGEND**
- ⬡ A-1 SANITARY SEWER MANHOLE IDENTIFIER
 - ⬡ A-1 STORM SEWER STRUCTURE IDENTIFIER
 - S — SANITARY SEWER MAIN
 - s — SANITARY SEWER SERVICE LINE
 - W — WATER MAIN
 - ⊕ FIRE HYDRANT
 - 862 PROPOSED FINISHED GROUND CONTOUR (2' INTERVALS)

AREA AND BULK STANDARDS						
	ZONE	LOT SIZE (MIN) AREA (SF)	WIDTH	FRONT	SIDE	REAR
EXISTING REQUIREMENTS (EX. USE FARMING, PLOWING, TILLING, HARVESTING, OR RELATED ACTIVITIES)	A-1	43,560	160'	40'	16'	40'
PROPOSED REQUIREMENTS (LIGHT INDUSTRIAL, STORAGE UNITS)	I-1	6,000	50'	20'	N/A**	25'

**IF ABUTTING RESIDENTIAL DISTRICT, SETBACK SHALL BE A MINIMUM OF 10 FT.

2319 N. JACKSON P.O. BOX 1304 JUNCTION CITY, KANSAS 66441 PH: (785) 762-5040 FAX: (785) 762-7744 jke@kawvalley.com www.kawvalley.com	KAW VALLEY ENGINEERING KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION # E-113. EXPIRES 12/31/22
GILMAN ROAD BUSINESS PARK 13660 E GILMAN ROAD LANSING, KANSAS	PRELIMINARY PLAT
PROJ. NO. A21_0758	DESIGNER RCP DRAWN BY JT
CFN 0758PRLM	SHEET 1 OF 1 REV A



Reviewed By WW Dept
 04/05/2022 10:02:38 AM
 By T Zell

Will need energy dissipation structure

Comment: Is the storm sewer 'over detaining' the entire site, so that you can flow off SW corner?

Comment: It is anticipated that improvement drawings and details will be submitted for review. Specifically street widths / sections. As well as the storm sewer structures, pipes, etc.

Does this drain away from storm sewer?

PROJ. NO.	A21_0758
DESIGNER	RCP
DRAWN BY	JT
CFN	0758STPP
SHEET	1 OF 2
REV	A

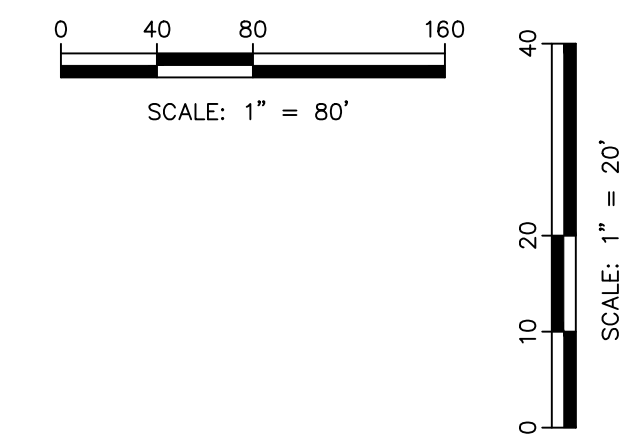
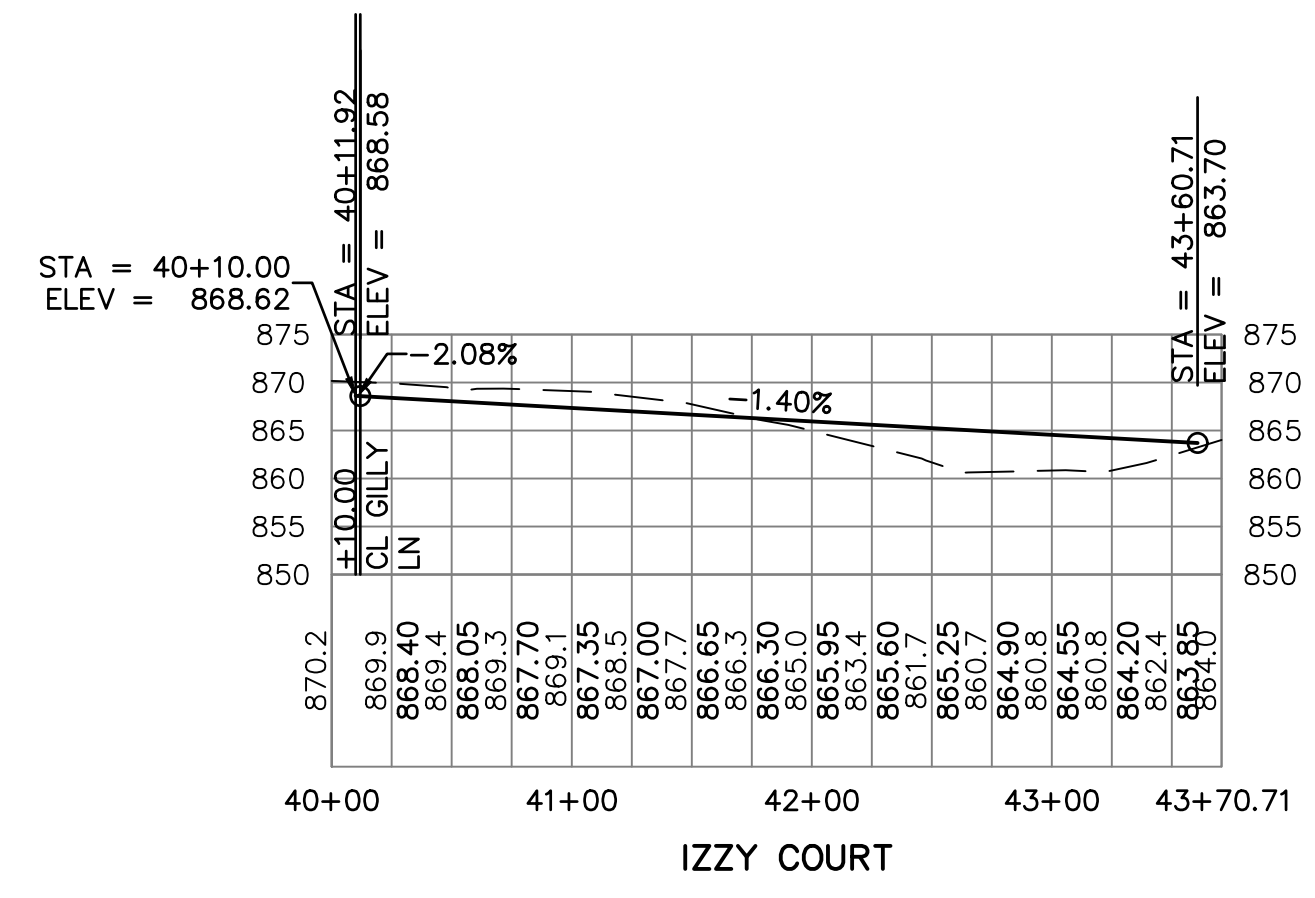
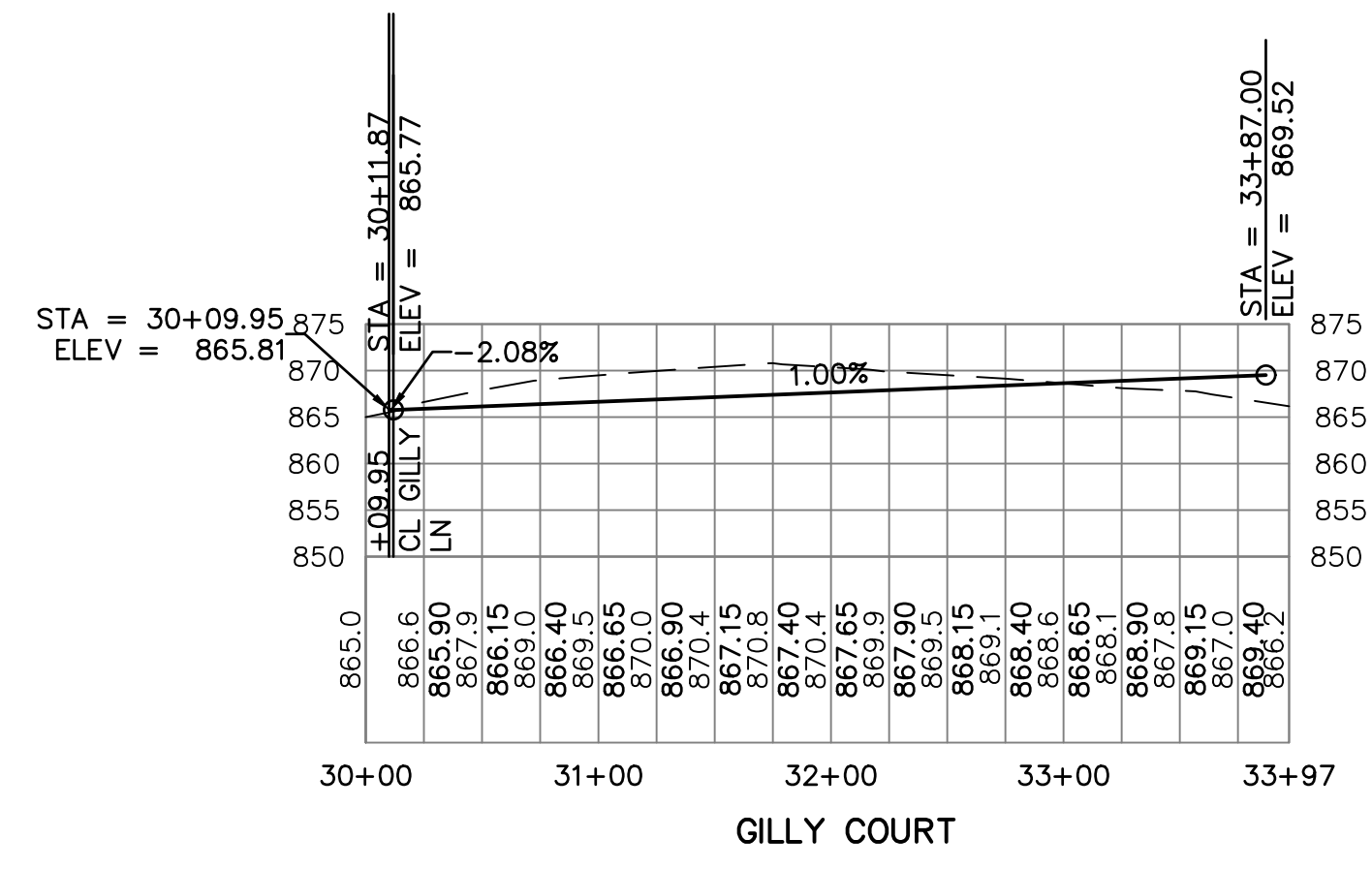
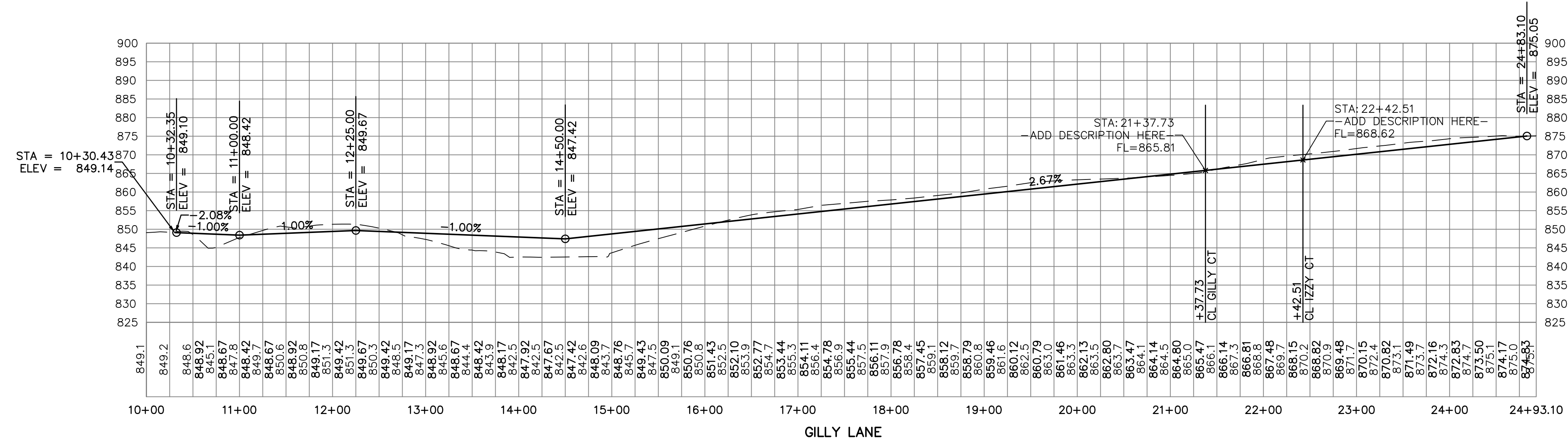
REV	DATE	DESCRIPTION
A	3-18-22	CITY REVIEW
RCP		DSN
JT		DWN
LDO		CHK

2319 N. JACKSON | P.O. BOX 1304
 JUNCTION CITY, KANSAS 66441
 PH. (785) 762-5060 | FAX (785) 762-7744
 jvalleyeng.com | www.kawvalleyeng.com

KAW VALLEY ENGINEERING
 KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION # E-113. EXPIRES 12/31/22.

GILMAN ROAD BUSINESS PARK
 13660 E GILMAN ROAD
 LANSING, KANSAS

PRELIMINARY STREET PLAN



<p>2319 N. JACKSON P.O. BOX 1304 JUNCTION CITY, KANSAS 66441 PH. (785) 762-5060 FAX. (785) 762-7744 jke@kvw.com www.kvw.com</p> <p>KAW VALLEY ENGINEERING</p> <p>KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION # E-113. EXPIRES 12/31/22.</p>		<p>PROJ. NO. A21_0758</p> <p>DESIGNER RCP DRAWN BY JT</p> <p>CFN 0758STPP</p> <p>SHEET 2 OF 2</p>	<p>REV</p> <p>DATE</p> <p>DESCRIPTION</p> <p>DSN</p> <p>DWN</p> <p>CHK</p>
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GILMAN ROAD BUSINESS PARK
13660 E GILMAN ROAD
LANSING, KANSAS

PRELIMINARY STREET PROFILE



Planning Commission Staff Report

April 20, 2022

Rezone Case RZ-2022-1
00000 Gilman Rd.

Project Facts

Applicant
Kaw Valley Engineering Inc.

Address
00000 Gilman Rd.

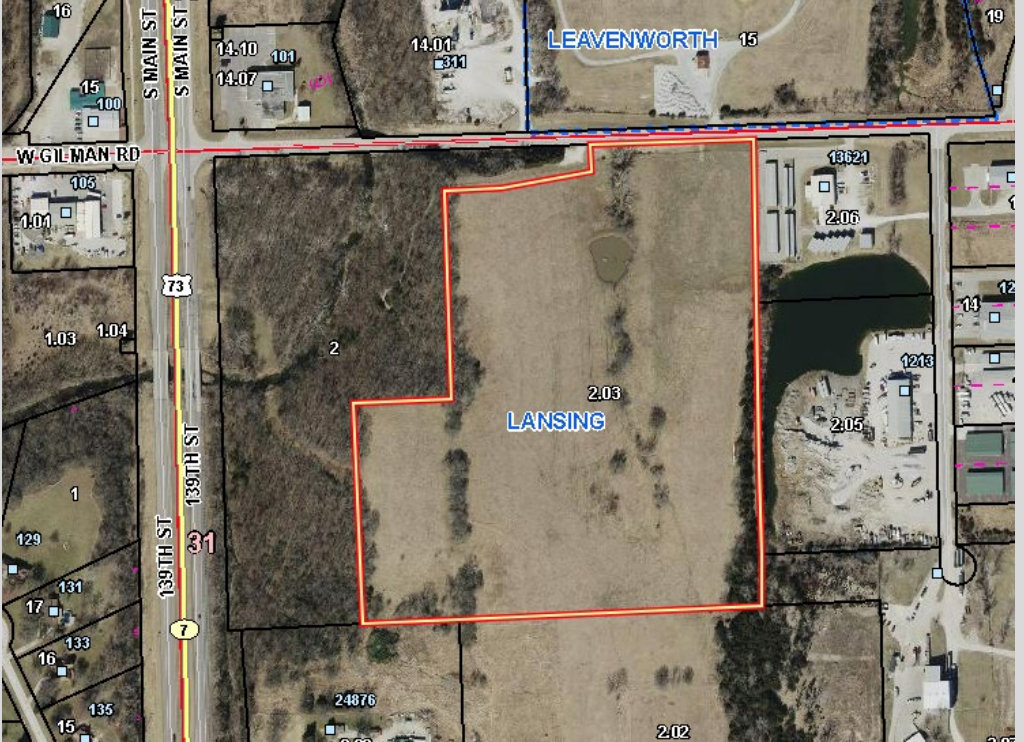
Property ID
099-31-0-00-00-002.03-0

Zoning
A-1 Agricultural District

Future Land Use
Business Park / Light Industrial

Land
1,237,533.22 S.F. (28.40 Acres)

Requested Approvals
Rezoning



Summary

Leon D. Osbourn, KS PE/RLS, Randall C. Purdue, KS PE, and Jason R. Loader, KS RLS, authorized agents for Robert E. Eberth, Bev Rench, and Ed Eberth, owners of property at 00000 Gilman Rd., have applied to rezone the subject property from A-1 Agricultural District to I-1 Light Industrial District. This rezoning, if approved, will allow the property owners to develop a business park in this area. A preliminary plat is also on the agenda for this subject property.

A public hearing notice was published in the *Leavenworth Times* on March 30, 2022, and the notice was mailed to property owners within 200 feet of the subject property on March 25, 2022.

Discussion points from Checklist

The checklist was reviewed and completed by the Director of Community & Economic Development. There are no concerns marked as outstanding, and the application is in order.

Complaints / Questions

There have been no residents contact the City on behalf of this rezoning application.

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

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 recommend approval of this rezoning request to the City Council.

REZONING CHECKLIST

Checklist Completed by: Matthew R. Schmitz
Case No. RZ-2022-1
Date Filed: March 21, 2022
Date Advertised: March 30, 2022
Date Notices Sent: March 25, 2022
Public Hearing Date: April 20, 2022

APPLICANT: Kaw Valley Engineering Inc

LOCATION OF PROPERTY: 00000 Gilman Road, Lansing, KS 66048

PRESENT ZONING: A-1 **REQUESTED ZONING:** I-1

PRESENT USE OF PROPERTY: Undeveloped empty ground

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Heavy Industrial District	I-2
South	Agricultural District	A-1
East	Light Industrial District	I-1
West	Civic Property (Parkland)	CP

CHARACTER OF THE NEIGHBORHOOD: The area is generally developed as a industrial / business heavy use on most sides, with a grade seperated park to the west of the subject property (the park sits significantly lower than the subject property). Properties to the south are undeveloped open agricultural areas with one farmstead directly south of the subject property.

NEAREST EQUIVALENT ZONING:

LOCATION: East
CURRENT USE: Light Industrial District (Existing storage facility and excavation company)

RELATIONSHIP TO EXISTING ZONING PATTERN:

- 1. Would proposed change create a small, isolated district unrelated to surrounding districts?** No
- 2. Are there substantial reasons why the property cannot be used in accord with existing zoning?** Yes **If yes, explain:** The applicant intends to utilize the property for a business park that may consist of some uses which are industrial in nature.
- 3. Are there adequate sites for the proposed use in areas already properly zoned?** Not in close proximity to this area. **If yes, where?** _____

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. **Consistent with Development Policies?** The Comprehensive Plan shows this area as Business Park / Light Industrial, so this request is consistent with the Comprehensive Plan.

2. **Consistent with Future Land Use Map?** Yes.

3. **Are Public Facilities adequate?** Yes. All utilities have responded that they have facilities in the area, or facilities that can be extended to support the subject parcel and proposed development.

TRAFFIC CONDITIONS:

1. **Street(s) with Access to Property:** Gilman Road

2. **Classification of Street(s):**
Arterial _____ Collector Local _____

3. **Right of Way Width:** 41'

4. **Will turning movements caused by the proposed use create an undue traffic hazard?** No

5. **Comments on Traffic:** Traffic in the area would be slightly increased with future development on this property, but there are no concerns about traffic due to this rezoning request.

SHOULD PLATTING OR REPLATTING BE REQUIRED TO PROVIDE FOR:

1. **Appropriately Sized Lots?** Platting is underway.

2. **Properly Sized Street Right of Way?** The existing Right of Way along Gilman Road was found to be sufficient by the Public Works Department. That being said, should future improvements to Gilman Road be needed, additional Right of Way will likely need to be obtained.

3. **Drainage Easements?** Drainage easements will be considered under the submitted preliminary plat.

4. **Utility Easements:**
Electricity? There are easements already in the area to provide access.
Gas? There are easements already in the area to provide access.
Sewers? There are easements already in the area to provide access.
Water? There are easements already in the area to provide access.

5. **Additional Comments:** N/A

UNIQUE CHARACTERISTICS OF PROPERTY IN QUESTION: None

ADDITIONAL COMMENTS: N/A



Rezoning Application

Date: 03/21/2022

Applicant / Owner

Applicant Name: Kaw Valley Engineering Inc
 Address: 2319 N Jackson Street
 City, State, Zip: Junction City, Kansas 66441
 Phone: 17857625040
 Agent: Leon D. Osbourn, Randall C. Purdue, and Jason R. Loader
 Address: 2319 N Jackson Street
 City, State, Zip: Junction City, Kansas 66441
 Phone: 17857625040

Owner Name: EBERTH,EDWARD E;TR .15 INT EBERTH,THERESA;TR .15 INT
 Address: PO BOX 91 LANSING, KS 66043
 City, State, Zip: ,
 Phone:
 Agent: Leon D. Osbourn, Randall C. Purdue, and Jason R. Loader
 Address: 2319 N Jackson Street
 City, State, Zip: Junction City, Kansas 66441
 Phone: 17857625040

Request

Address: 00000 GILMAN RD
 City, State, Zip: LANSING, KS 66048
 Parcel: 052-099-31-0-00-00-002.03-0
 Legal:

Current Zone: A-1 Agricultural District
 Proposed Zone: I-1 Light Industrial District

Property Details

Section: 31
 Township: 09
 Range: 23

Corner:
 Between:
 Side:
 Between:

I do hereby certify that the information contained herein is true and correct.

Randall C. Purdue

Name

03/21/2022

Date

AGENT AUTHORIZATION

STATE OF Kansas

COUNTY OF Leavenworth

We, Robert E Shertz 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.

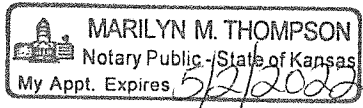
Authorized Agent: Leon D Osbourn, KS PE/RLS
Randall C Purdue, KS PE
Jason R Loader, KS RLS

Signed and entered into this 17th day of March, 2022

Robert E Shertz
Signed

Signed

Subscribed and sworn to before me on this 17th day of March, 2022.



Marilyn M. Thompson
Notary Public

My Commission Expires May 2, 2022.

AFFIDAVIT

STATE OF Kansas)
COUNTY OF Leavenworth) §

Comes now Robert E. Eberth, 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:

- Robert E. Eberth 24876 139th St. Leavenworth, KS 66048
- Bev Rench 4029 Boyd St. Des Moines, IA 50317
- Ed Eberth 5853 W. Del Lago Cir, Glendale, AZ 85308

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.

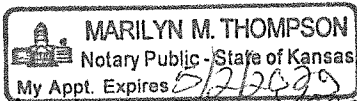
FURTHER AFFIANT SAYETH NOT.

Robert E. Eberth
/s/

STATE OF Kansas)
COUNTY OF Leavenworth) §

BE IT REMEMBERED that on this 17th day of March, 2022, that before me, the undersigned, a Notary Public, in and for the State and County aforesaid, came Robert E. Eberth, 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.



Marilyn M. Thompson
Notary Public

My Appointment Expires: May 2, 2022

City of Leavenworth / Lansing Property Radius Search



00000 E Gilman, Lansing, KS 66043
099-30-0-00-00-015.00-0

1 inch = 581 feet



Radius Search Report

Properties Found: 8

03/15/2022



Parcel #	Quick Ref.	Property Owner	Site Address	Mailing Address	Property Type
052-099-30-0-00-00-014.01-0	R9246	PENNY'S CONCRETE INC	311 E GILMAN RD, Lansing, KS 66043	23400 W 82ND ST SHAWNEE MISSION, KS 66227	Building / development / general contracting
052-099-30-0-00-00-015.00-0	R9250	LEAVENWORTH CITY	00000 E GILMAN RD, Lansing, KS 66043	100 N 5TH ST LEAVENWORTH, KS 66048	Solid waste disposal / landfill
052-099-31-0-00-00-002.00-0	R9576	LANSING CITY	00000 139TH ST, Leavenworth, KS 66048	800 1ST TER LANSING, KS 66043	Ornamental park
052-099-31-0-00-00-002.02-0	R9577	EBERTH, ROBERT E	00000 139TH ST, Leavenworth, KS 66048	24876 139TH ST LEAVENWORTH, KS 66048	Farming / ranch land (no improvements)
052-099-31-0-00-00-002.05-0	R9580	FLAT LAND EXCAVATING LLC	1213 136TH ST, Leavenworth, KS 66048	13575 GILMAN RD LANSING, KS 66043	Warehouse-office combination
052-099-31-0-00-00-002.06-0	R9581	TRIANGLE SELF STORAGE 2 LLC	13621 GILMAN RD, Leavenworth, KS 66048	11020 KING ST #STE 104 OVERLAND PARK, KS 66210	Mini-storage warehouse / self-storage
052-099-31-0-00-00-002.07-0	R9582	LEAVENWORTH COUNTY	24967 136TH ST, Leavenworth, KS 66048	300 WALNUT ST LEAVENWORTH, KS 66048	Waste treatment and disposal
052-099-31-0-00-00-002.08-0	R9583	EBERTH, ROBERT E	24876 139TH ST, Leavenworth, KS 66048	24876 139TH ST LEAVENWORTH, KS 66048	Farming / ranch operation (with improvements)

AFFIDAVIT OF PUBLICATION

See Proof on Next Page

Leavenworth Times
422 Seneca Street
(913) 682-0305

I, Tammy Lawson, of lawful age, being duly sworn upon oath, deposes and says that I am the Paper Planning Specialist of Leavenworth Times, a publication that is a "legal newspaper" as that phrase is defined for the city of Leavenworth, for the County of Leavenworth, in the state of Kansas, that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

PUBLICATION DATES:

30 Mar 2022

Notice ID: 8yT16yqTQS4GZdJ58vLy

Publisher ID: 78520

Notice Name: Notice of Gilman Rd. Rezone

PUBLICATION FEE: \$50.60

Tammy Lawson
Paper Planning Specialist

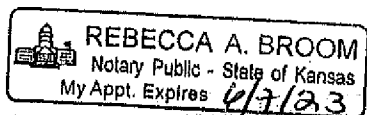
VERIFICATION

STATE OF KANSAS
COUNTY OF LEAVENWORTH

Signed or attested before me on this

30 day of March, A.D. 2022.

Rebecca A. Broom
Notary Public



Notice is hereby given to any and all persons that a rezoning action for parcels in the city of Lansing, Leavenworth County, Kansas, will be considered at a public hearing of the city of Lansing Planning Commission.

An application has been filed by Leon D. Osbourn, Randall C. Purdue, and Jason R. Loader of Kaw Valley Engineering Inc, agents for Robert E. Eberth, Bev Rench, and Ed Eberth, property owners, seeking approval of a rezoning action for a parcel addressed as 13660 E. Gilman Rd. Lansing, KS 66043. The request is to rezone this parcel from A-1 Agricultural District to I-1 Light Industrial District. The parcel ID of the property involved is CAMA #052-99-31-0-00-00-002.03-0. A legal description is available for public viewing in the Community and Economic Development Department, 730 First Terrace, Suite 2, Lansing, Kansas.

The public hearing will be held April 20, 2022, at 7:00 p.m. in the Council Chamber of Lansing City Hall, 800 First Terrace, Lansing, Kansas. At that time and place, all interested persons will be granted a hearing by the city of Lansing Planning Commission.
Published in the Leavenworth Times, Mar 30, 2022

78520



Planning Commission Staff Report
 April 20, 2022

Subdivision Case SDFP-2022-1
 1217 S De Soto Road and 1227 S De Soto Road

Project Facts

Applicant

Brian & Lisa Rees
 John & Donna Scanlon

Address

1217 S De Soto Road
 1227 S De Soto Road

Property ID

107-36-0-20-02-002.00-0
 107-36-0-20-02-003.00-0

Zoning

A-1 Agricultural District

Future Land Use

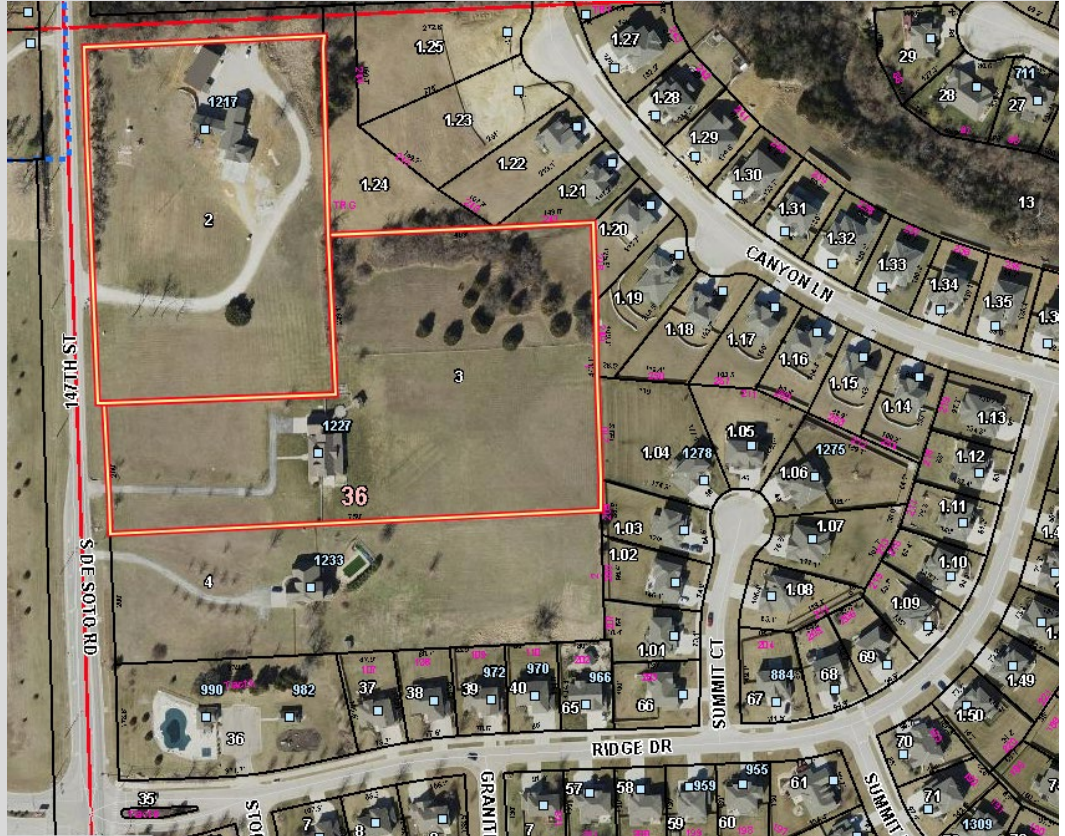
Single-Family Residential

Land

456,509 SF (10.48 acres)

Requested Approvals

Preliminary Plat



Summary

Brian & Lisa Rees, owners of property at 1217 S De Soto Road, and John & Donna Scanlon, owners of property at 1227 S De Soto Road, have applied for approval of a final plat for the Reeslon Addition subdivision, which will replat an existing unplatted tract (1217 S. De Soto Road) and Lot 1 (1227 S. De Soto Road) of Southern Hills Subdivision Plat 2. This final plat, if approved, will allow the property owners to subdivide approximately 10.48 acres from the existing two lots into three allowing for the potential future construction of a single-family home between the two existing homes along De Soto Road. No modification of zoning is being requested in association with this preliminary plat, however City Staff did request additional right-of-way in front of 1217 S De Soto Road to extend the right of way in this area so that it is uniform between the properties on the east side of De Soto Road.

A public notice for the review of this plat should have been published in the *Leavenworth Times* on February 22, 2022. Unfortunately, Staff did not get the notice to the paper in time for that to occur. Staff researched to determine if there is a Kansas State Statute that required this notice and found no such statute. In an effort to be as transparent as possible though, Staff immediately requested this to be published in the *Leavenworth Times* on March 12, 2022, and March 15, 2022. Additionally, even though it is not required by the Unified Development Ordinance, staff also requested an additional notice of Final Plat be published on March 29th in preparation for the Final Plat to be presented at the April Planning Commission meeting.

Discussion points from Checklist

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

- Item 4 – Signatures have not been provided on the submitted plat.
- Item 7H – There are no streets or alleys to be dedicated with this plat.
- Item 7I – Not applicable.
- Item 7J – Not requested by PC during Preliminary Plat review.
- Item 8 – Not applicable.
- Item 9C – Not signed, but the proper acceptance is present on the plat.
- Item 9D – Not signed, but the proper acceptance is present on the plat.
- Item 9E – Not signed, but the proper acceptance is present on the plat.
- Item 9F – Not signed, but the proper acceptance is present on the plat.
- Item 9G – Not signed, but the proper acceptance is present on the plat.

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

Comments on this final plat from the preliminary plat process have been addressed. Additional comments redlined on the plat have been identified and can be addressed before the plat is signed by the Chairman of the Planning Commission either before or after approval by the City Council.

Final plats are a refined version of the preliminary plat that presents proposed ownership and development patterns, as well as the specific location of public facilities and public property based on detailed designs. After approval of the preliminary plat, the applicant may submit a final plat for all or portions of the preliminary plat area for consideration at the next scheduled Planning Commission meeting. A final plat must be reviewed by staff and brought before the Planning Commission for approval, approval with conditions, or denial.

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

- The layout and design of the final plat is in substantial compliance with the approved preliminary plat considering the number of lots or parcels; the block layout, street designs and access; the open space systems and civic design elements; the infrastructure systems; or other elements of coordinated developments.
 - The final plat appears to be consistent with the approved preliminary plat.
- The construction plans for any utilities, infrastructure or public facilities meet all technical specifications.
 - No construction plans related to any utilities, infrastructure, or public facilities have been reviewed as no construction is planned at this time.
- The phasing and timing of public improvements ensures construction and performance guarantees.
 - No construction plans or phasing plans were provided at this time, as no construction is planned.
- Any deviations in the final plat from the preliminary plat brings the application in further compliance with the Comprehensive Plan and the purposes and intent of this Code.
 - The final plat does not deviate from the approved preliminary plat.
- The recommendations of professional staff, or any other public entity asked to officially review the plat.
 - Based on substantial compliance with the approved preliminary plat, and subject to the review of any technical drawings or legal review, Staff from Community & Economic Development find this proposed final plat acceptable, subject to revisions noted in this report.

Public Works / City Engineer:

- Public Works / City Engineer comments have been addressed, including receiving a letter from a Professional Engineer clearly stating that this Final Plat will not impact neighboring property owners in terms of stormwater runoff.

Wastewater:

- Wastewater reviewed the final plat and had no comments.

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 Final Plat and recommend to the City Council approval of this final plat, with the condition of modification of the plat to rectify the items outlined herein.

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

**Reeslon Addition
(Name of Subdivision)**

Matthew R. Schmitz
Person Completing Checklist

04/14/2022
Date

COMPLETION OF THIS CHECKLIST IN NO WAY CONSTITUTES AN EVALUATION OF THE MERITS OR ACCURACY OF THE PLANS, DESIGN OR ENGINEERING OF THE FINAL 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.

FINAL PLAT CHECKLIST

	<u>YES</u>	<u>NO</u>
1. Preliminary Plat has been approved.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. One (1) hard copy has been provided, along with an electronic copy either emailed, delivered on a USB Drive, or uploaded, to the Community and Economic Development Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Material is submitted at least fourteen (14) days prior to Planning Commission meeting at which it is desired to be considered.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Original copy contains names and duly acknowledged and notarized signatures of the owner(s) of the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Final Plat is drawn at scale of at least 1" = 200'	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Size of sheet on which final plat is prepared is at least 36 inches by 24 inches. If more than one sheet required, all are same size and index map is provided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. FINAL PLAT CONTAINS:		
A. Name of Subdivision	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. Location, including section, township, range, county and state	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C. Location and description of existing monuments or benchmarks.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D. Location of lots and blocks with dimensions in feet and decimals of feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E. Location of alley, street and highway rights-of-way, parks and other features including radii on curves with dimensions in feet and decimals of feet.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F. Clear numbering for all lots.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G. Clear numbering or lettering.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
H. Locations, widths and names of all streets and alleys to be dedicated.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I. Boundaries and descriptions of any areas other than streets to be dedicated or reserved for public use. (If applicable)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
J. Minimum area and associated minimum elevation for the building on each lot (building site). (If requested by Planning Commission)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Final Plat Checklist

Page 2

		<u>YES</u>	<u>NO</u>
K.	Building setback lines along all streets, with dimensions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
L.	Name, signature, seal of licensed engineer or registered land surveyor preparing plat.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
M.	Scale of plat, (shown graphically) date of prep and north point.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
N.	Statement dedicating all easements, streets, alleys and all other public areas not previously dedicated.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8.	A copy of any restrictive covenants applicable to the subdivision is provided. (N/A if not applicable)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9.	Required certifications/acknowledgements are present:		
A.	Certificate signed and acknowledged by all parties having any record, title or interest in the land subdivided, and consenting to the preparation and recording of said subdivision map.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B.	Certificate (as above) dedicating or reserving all parcels of land shown on the final plat and intended for any public or private use including easements, and those parcels which are intended for the exclusive use of the lot owners of the subdivision, their licensees, visitors, tenants and servants.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C.	Certificate of responsibility by registered land surveyor preparing final map, accompanied by seal.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D.	Certificate(s) signed by City Clerk and County Treasurer that all taxes and special assessments due and payable have been paid.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E.	Notary acknowledgement in proper form.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F.	Endorsement by Planning Commission in proper form.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G.	Public use acceptance by Governing Body in proper form.	<input type="checkbox"/>	<input checked="" type="checkbox"/>



Preliminary Plat Application

Date: 03/11/2022

Applicant / Owner

Applicant Name: Joe Herring
 Address: 315 N 5th St.
 City, State, Zip: Leavenworth, KS 66048
 Phone: 913-651-3858

Owner Name: REES,BRIAN G & LISA M
 Address: 1217 S DESOTO RD
 City, State, Zip: LANSING, KS 66043
 Phone: ,

Surveyor

Surveyor Name: Joe Herring
 Phone: 913-651-3858

Address: 315 N 5th St.
 City, State, Zip: Leavenworth, KS 66048

Subdivision Info

Subdivision Name: Reeslon Addition
 General Location:
 Plat Acres: 10.35
 Minimum Frontage: N/A
 Min Lot Area: 1 Acre
 Existing Zoning: A-1 Agricultural District

Residential Lots: 3
 Commercial Lots:
 Industrial Lots:
 Other Lots:
 Total Lots: 3

How Guaranteed: N/A

Project Details

Project Name: Rees/Scanlon Final Plat
 Agent: Joe Herring

Location:
 Proposed Zoning:
 Rezone Reason:

Project Description:

I do hereby certify that the information contained herein is true and correct.

Joe Herring

03/11/2022

Name

Date

AGENT AUTHORIZATION

STATE OF Kansas

COUNTY OF Leavenworth

We, Brian Rees and Lisa Rees, 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: Joseph A. Herring

Signed and entered into this 22nd day of October, 2021

[Signature]
Signed

[Signature]
Signed

Subscribed and sworn to before me on this 22nd day of October, 2021.



[Signature]
Notary Public
Sharon Kay Tuttle

My Commission Expires 7-26-22

AGENT AUTHORIZATION

STATE OF Kansas

COUNTY OF Leavenworth

We, Donna J. Scanlon and John M. Scanlon, 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: Joseph A. Herring

Signed and entered into this 25th day of October, 2021.

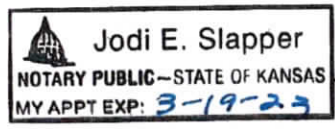
Donna J. Scanlon
Signed Trustee

John M. Scanlon
Signed Trustee

Subscribed and sworn to before me on this 25 day of October, 2021.

Jodi E. Slapper
Notary Public

My Commission Expires 3-19-23



AFFIDAVIT

STATE OF Kansas)

COUNTY OF Leavenworth)

Comes now Lisa Rees, 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:

1217 S Desoto Road, Lansing, KS, 66043

Brian and Lisa Rees

1227 S Desoto Road, Lansing, KS, 66043

Donna Scanlon Trust

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.

[Signature]
/s/

STATE OF Kansas)

COUNTY OF Leavenworth)

BE IT REMEMBERED that on this 22 day of October, 2021, that before me, the undersigned, a Notary Public, in and for the State and County aforesaid, came Lisa Rees, 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.

[Signature]
Notary Public
Sharon Kay Tuttle

My Appointment Expires: 7-24-23



AFFIDAVIT

STATE OF Kansas)
COUNTY OF Leavenworth)

Comes now BRIAN G. REES, 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:

1217 S Desoto Road, Lansing, KS, 66043 Brian and Lisa Rees
1227 S Desoto Road, Lansing, KS, 66043 Donna Scanlon Trust

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 [Signature]
/s/

STATE OF Kansas)
COUNTY OF Leavenworth)

BE IT REMEMBERED that on this 22 day of October, 2021, that before me, the undersigned, a Notary Public, in and for the State and County aforesaid, came Brian G. Rees, 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: 7-26-23
[Signature]
Notary Public Sharon Kay Tuttle



AGENT AUTHORIZATION

STATE OF Kansas

COUNTY OF Leavenworth

We, Briar Rees and Lisa Rees, 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: Joseph A. Herring

Signed and entered into this 22nd day of October, 2021

[Signature]
Signed

[Signature]
Signed

Subscribed and sworn to before me on this 22nd day of October, 2021.



[Signature]
Notary Public Sharon Kay Tuttle

My Commission Expires 7-26-23

AFFIDAVIT

STATE OF Kansas)
)
COUNTY OF Leavenworth)

Comes now John M. Scanlon, 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:

1217 S Desoto Road, Lansing, KS, 66043 Brian and Lisa Rees
1227 S Desoto Road, Lansing, KS, 66043 Donna Scanlon Trust

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.

[Signature]
/s/ Trustee

STATE OF KS)
)
COUNTY OF Leav.)

BE IT REMEMBERED that on this 25 day of Oct, 2021, that before me, the undersigned, a Notary Public, in and for the State and County aforesaid, came John M. Scanlon, 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.

[Signature]
Notary Public

My Appointment Expires: 3-19-23



AFFIDAVIT

STATE OF Kansas)
)
COUNTY OF Leavenworth)

Comes now Donna J. Scanlon, 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.

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1217 S Desoto Road, Lansing, KS, 66043 Brian and Lisa Rees
1227 S Desoto Road, Lansing, KS, 66043 Donna Scanlon Trust

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.

Donna J. Scanlon
/s/ Trustee

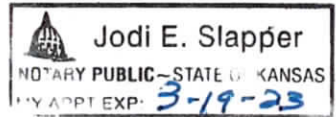
STATE OF KS)
)
COUNTY OF Leav.)

BE IT REMEMBERED that on this 25 day of Oct., 2021, that before me, the undersigned, a Notary Public, in and for the State and County aforesaid, came Donna J. Scanlon, 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.

Jodi E. Slapper
Notary Public

My Appointment Expires: 3-19-23



AGENT AUTHORIZATION

STATE OF Kansas

COUNTY OF Leavenworth

We, Donna J. Scanlon and John M. Scanlon, 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: Joseph A. Herring

Signed and entered into this 25 day of October, 2021

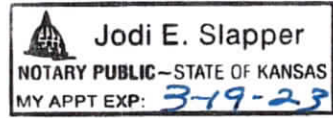
Donna J. Scanlon
Signed Trustee

John M. Scanlon
Signed Trustee

Subscribed and sworn to before me on this 25th day of October, 2021

Jodi E. Slapper
Notary Public

My Commission Expires 3-19-23



AFFIDAVIT OF PUBLICATION

**Leavenworth Times
422 Seneca Street
(913) 682-0305**

I, Tammy Lawson, of lawful age, being duly sworn upon oath, deposes and says that I am the Paper Planning Specialist of Leavenworth Times, a publication that is a "legal newspaper" as that phrase is defined for the city of Leavenworth, for the County of Leavenworth, in the state of Kansas, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

PUBLICATION DATES:
29 Mar 2022

Notice ID: vwUPcMCXc3UVHTyYBOhY
Publisher ID: 58280
Notice Name: Reeslon Final Plat Public notice

PUBLICATION FEE: \$30.80

Tammy Lawson
Paper Planning Specialist

VERIFICATION

STATE OF KANSAS
COUNTY OF LEAVENWORTH

Signed or attested before me on this

29 day of March, A.D. 2022.

Rebecca A. Broom
Notary Public

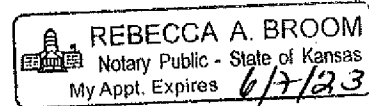
**PUBLIC NOTICE
REVIEW OF FINAL PLAT**

At the meeting of the Lansing Planning Commission on April 20, 2022, the Commission will include among its actions review of a final plat.

An application has been filed by Brian & Lisa Rees and John & Donna Scanlon, property owners, seeking approval of a final plat for Reeslon Addition. This property is located at 1217 S De Soto Road, Lansing, Kansas, and 1227 S De Soto Road, Lansing, Kansas consisting of 3 lots and covers approximately 10.48 acres.

The Planning Commission meeting will be held at Lansing City Hall, 800 First Terrace, Lansing, Kansas, at 7:00 p.m. Published in the Leavenworth Times, Mar 29, 2022

58280



April 8, 2022

Michael Spickelmier, P.E.
Director of Public Works
City of Lansing
730 1st Terrace #3
Lansing, KS 66043

Re – Reeslon Addition

Dear Mr. Spickelmier,

I was asked to analyze the impacts of the storm water runoff from this proposed development on the existing development to the east. The proposed development will create one new residential building lot, Lot 2 shown below on exhibit #1. Lots 1 and 3 both have existing homes on them.

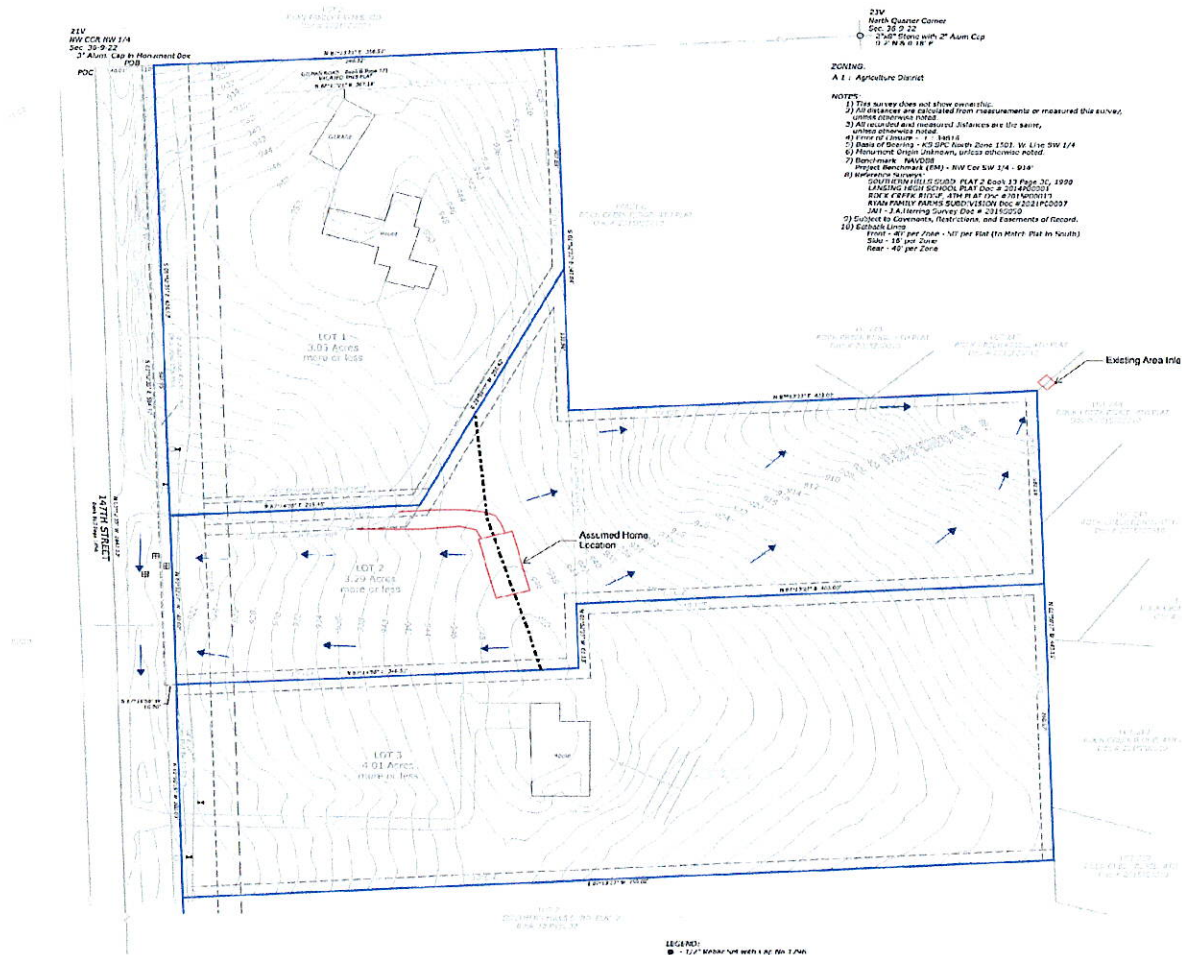


Exhibit #1

Lot 2 can be divided into two drainage areas as shown on exhibit #1. Approximately 2.16 acres of Lot 2 drains to the east. It is assumed that a new home would be constructed on/near the ridge line and that half of the roof will drain each direction.

A composite c value was calculated for the east drainage area as shown in the table below. The composite c value is based on the soil type, slopes, and existing land use.

Existing		Acres in each Drainage Area			
	c value	East Drainage Area			
Wooded	0.50	0.75			
Grass	0.30	1.41			
Composite c		0.37			

In a similar manner, a composite c value was calculated for the developed storm water runoff. The calculation includes 1,500 sq ft of impervious area for lot 2.

Developed		Acres in each Drainage Area			
	c value	East Drainage Area			
Wooded	0.50	0.75			
Impervious	0.90	0.03			
Grass	0.30	1.38			
Composite c		0.38			

The storm water runoff for existing and developed conditions is summarized in the following table.

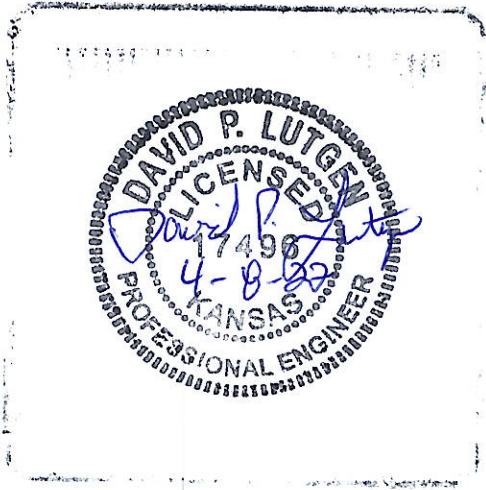
	Q10 cfs	Q100 cfs
Existing	4.8	8.5
Developed	5.0	8.8
Change	3%	3%

The storm water runoff from the east portion of Lot 2 flows to the north east corner of the parcel to an existing area inlet at the corner of the Rock Creek Ridge Development. The storm water runoff from the proposed development will increase approximately 3%. This minimal increase in runoff will not adversely affect the neighboring properties.



Sincerely,

David Lutgen, P.E.



REESLON ADDITION

A Replat of Lot 1, SOUTHERN HILLS SUBDIVISION PLAT 2, and a tract of land in the Northwest Quarter of Section 36, Township 9 South, Range 22 East of the 6th P.M., City of Lansing, Leavenworth County, Kansas.

PREPARED FOR:
Brian G. & Lisa M. Rees
1227 S. Desoto Street
Lansing, KS 66043
PID # 107-36-0-20-02-002

Donna Scanlon Trust
1227 S. Desoto Road
Lansing, KS 66043
PID # 107-36-0-20-02-003

FINAL PLAT

SURVEYOR'S DESCRIPTION:
A tract being all of Lot 1, SOUTHERN HILLS SUBDIVISION PLAT 2, and a tract of land in the Northwest Quarter of Section 36, Township 9 South, Range 22 East of the 6th P.M., City of Lansing, Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 14, 2022, more fully described as follows: Commencing at the Northwest corner of said Section 36; thence North 87 degrees 13'21" East for a distance of 40.01 feet along the North line of said Northwest Quarter to the TRUE POINT OF BEGINNING; thence continuing North 87 degrees 13'21" East for a distance of 356.53 along said North line to the Northwest corner of ROCK CREEK RIDGE 4th PLAT; thence South 02 degrees 46'33" East for a distance of 30.00 feet along the West line of said ROCK CREEK RIDGE 4th PLAT; thence South 01 degrees 52'40" East for a distance of 311.83 feet along said West line to Northwest corner of Lot 1, SOUTHERN HILLS SUBDIVISION PLAT 2; thence North 87 degrees 13'22" East for a distance of 403.00 feet along the North line and to the Northeast corner of said Lot 1; thence South 01 degrees 52'40" East for a distance of 443.15 feet along the East line and to the Southwest corner of said Lot 1; thence South 87 degrees 13'22" West for a distance of 750.00 feet along the South line and to the Southwest corner of said Lot 1; thence North 01 degrees 52'35" West for a distance of 200.00 feet along the West line and to the Northwest corner of said Lot 1; thence South 87 degrees 14'56" East for a distance of 10.00 feet along an extension of said Lot 1 to the East right of way line of 147th Street; thence North 01 degrees 52'35" West for a distance of 584.97 feet along said East right of way line to the point of beginning, together with and subject to covenants, easement and restriction of record.
Said property contain 10.48 acres, more or less, including road right of way.
Error of Closure - 1 : 150191

CERTIFICATION AND DEDICATION
The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: REESLON ADDITION.

Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the accompanying plat, and said easements may be employed to locate and maintain sewers, water lines, gas lines, poles and wires and any other form of public utility now and hereafter used by the public over, under and along the strips marked "Utility Easement" (U/E) or "Drainage Easement" (D/E).

An easement to enter and exit under or over the area outlined and designated on this plat as "Shared Access Easement", is hereby granted over Lot 1 and 2 for the benefit of Lots 1 and 2. Maintenance is to be shared between the owners of said Lots 1 and 2.

Streets shown on the accompanying plat and not heretofore dedicated for public use are hereby so dedicated.

Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line.

In accordance with KSA 12-512b, all rights, obligations, reservations, easements, or interest not shown on this plat shall be vacated as to use and as to title, upon filing and recording of this plat. The proprietors, successors and assigns of property shown on this plat hereby absolve and agree, jointly and severally, to indemnify the City of Lansing, Kansas, of any expense incident to the relocation of any existing utility improvements heretofore installed and required to be relocated in accordance with proposed improvements described in this plat.

IN TESTIMONY WHEREOF,
We, the undersigned owners of REESLON ADDITION, have set our hands this _____ day of _____, 2022.

Brian G. Rees

Lisa M. Rees

Donna Scanlon - Trustee Donna Scanlon Trust

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____, 2022, before me, a notary public in and for said County and State came Brian G. Rees and Lisa M. Rees, husband and wife, to me personally known to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC

My Commission Expires: _____ (seal)

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____, 2022, before me, a notary public in and for said County and State came Donna Scanlon, Trustee to the Donna Scanlon Trust, to me personally known to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC

My Commission Expires: _____ (seal)

APPROVALS
This Plat of REESLON ADDITION has been submitted and approved by the Lansing Planning Commission this _____ day of _____, 2022.

Chairman - Ron Barry
Secretary - Melissa Baker
Chairman is Jake Kowalewski

This Plat approved by the City Council of Lansing, Kansas, this _____ day of _____, 2022.

Mayor - Anthony R. McNeill
Attest: City Clerk - Sarah Bodensteiner
City Clerk is Tish Sims, CMC

Director of Public Works - Michael Spickelmier, P.E.
Director of Community & Economic Development - Matthew R. Schmitz, MPA

City Attorney - Gregory Robinson

I hereby certify, as the County Treasurer of Leavenworth County, Kansas, that all taxes and special assessments due and payable on the foregoing subdivision have been paid on this _____ day of _____, 2022.

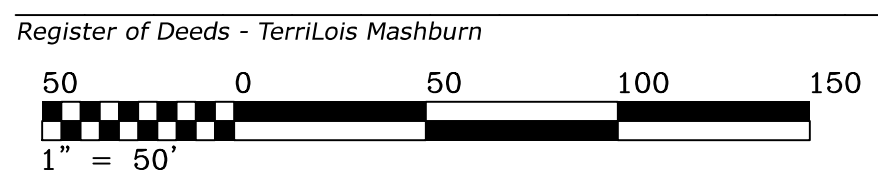
Leavenworth County Treasurer - Janice VanParys

I hereby certify this plat meets the requirements of KSA-58-2005. The face of this plat was reviewed based on Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for surveying information only.

LEAVENWORTH COUNTY SURVEY REVIEWER
Michael J. Bogina, KS PS-1653



REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. _____ on this _____ day of _____, 2022 at _____ o'clock _____ M in the Office of the Register of Deeds of Leavenworth County, Kansas,

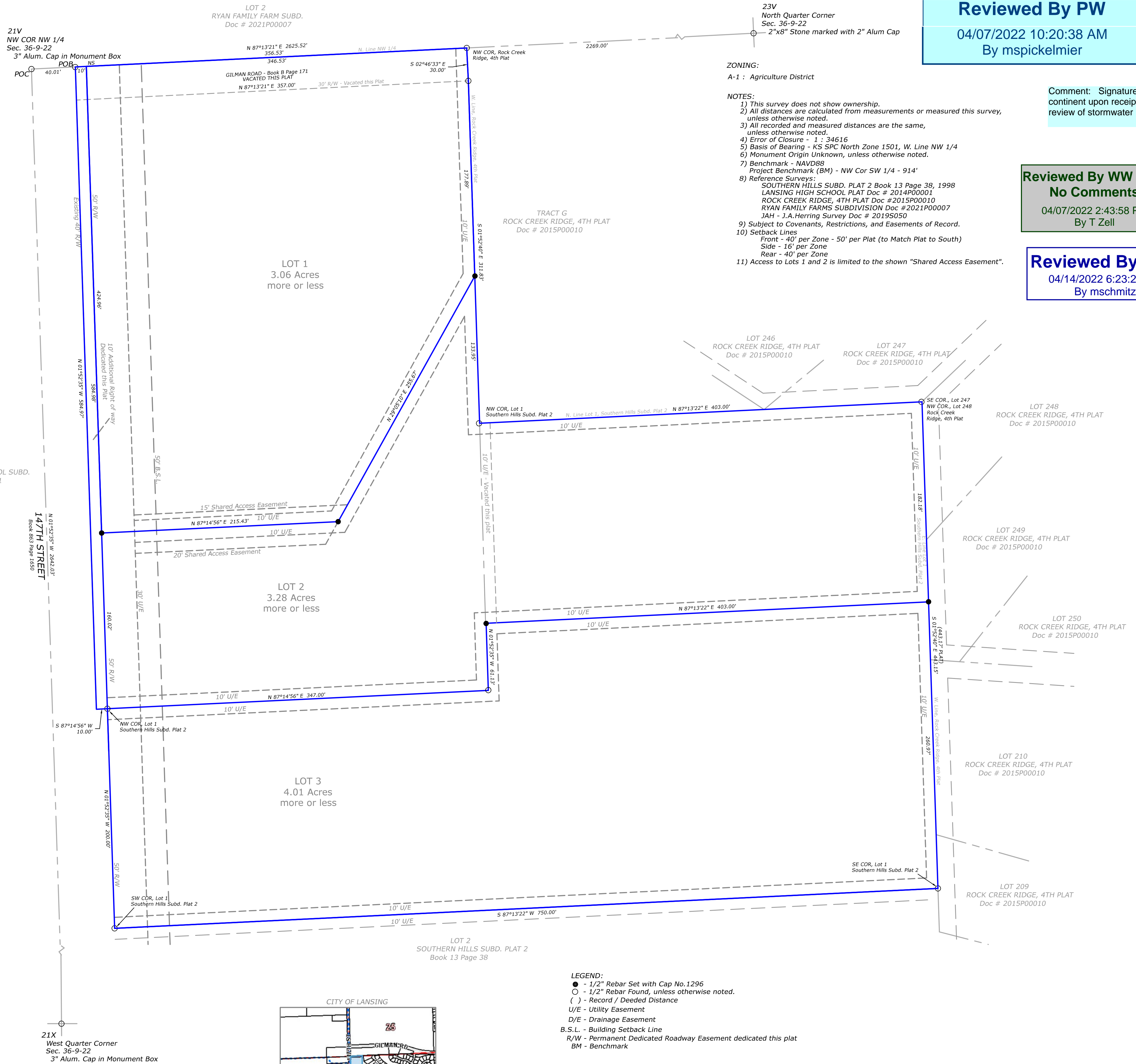


J. Herring, Inc. (dba)
HERRING SURVEYING COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5361
Email - survey@leavenks.com

SURVEYOR'S CERTIFICATE:

I, the undersigned, do hereby certify that I am a professional surveyor in the State of Kansas with experience and proficiency in land surveying, that the heretofore described property was surveyed and subdivided by me, or under my supervision, that all subdivision regulations of the City of Lansing, Kansas have been complied with in the preparation of this plat, that this survey conforms to the Kansas Minimum Standards for Boundary Surveys, and that all monument shown hereon actually exist and their positions are correctly shown to the best of my knowledge and belief. The field work was completed on _____, 2022.

BY:
Joseph A. Herring, KS PS # 1296



LEGEND:
● - 1/2" Rebar Set with Cap No.1296
○ - 1/2" Rebar Found, unless otherwise noted.
() - Record / Deeded Distance
U/E - Utility Easement
D/E - Drainage Easement
B.S.L. - Building Setback Line
R/W - Permanent Dedicated Roadway Easement dedicated this plat
BM - Benchmark

Reviewed By PW
04/07/2022 10:20:38 AM
By mspickelmier

Comment: Signature continent upon receipt and review of stormwater

Reviewed By WW Dept
No Comments
04/07/2022 2:43:58 PM
By T Zell

Reviewed By CED
04/14/2022 6:23:21 PM
By mschmitz

I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the month of January 2022 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
PS # 1296