

AGENDA

CALL TO ORDER

ROLL CALL / QUORUM ANNOUNCEMENT

OLD BUSINESS

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

NEW BUSINESS

2. **Subdivision Case SDPP-2022-1**

Application submitted by Joseph A. Herring, agent for property owners Brian & Lisa Rees and John & Donna Scanlon. This application is for a Preliminary Plat for Reeslon Addition, 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. The plat would subdivide approx. 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.

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

Application submitted by Jeremy Stein and Adam Mora, agents for Wendall D. Taylor, property owner. This application is for a Conditional Use Permit for Outdoor Sales - General to allow for a small auto dealership on the property located at 15915 Eisenhower Road.

4. **Review of Leavenworth County Case DEV-22-026 & DEV-22-027**

Joseph A. Herring, agent for Sharon K. Colvin, owner, has applied for a preliminary and final plat for the above property. This parcel abuts the city limits for Lansing on the West, North, and East sides.

Leavenworth County's requirements are that any project within the Initial Urban Growth Area (660' of city limits) must meet the minimum city standards of the city it abuts.

This item is for comment to provide feedback to the Leavenworth County Board of County Commissioners.

NOTICES AND COMMUNICATIONS

REPORTS - Commission and Staff Members

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

ADJOURNMENT

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



PLANNING COMMISSION JANUARY REGULAR MEETING

Council Chambers, 800 1st Terrace, Lansing, KS 66043
Wednesday, January 19, 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, Richard Hannon, Janette Labee-Holdeman and Jerry Gies. Chairman Kowalewski noted there was a quorum present.

OLD BUSINESS

1. Approval of Minutes, December 15, 2021, Regular Meeting

Motion was made by Commissioner Hannon to approve the meeting minutes with the correction that Commissioner Labee-Holdeman abstained, and it should be a 4-0 vote. It was seconded by Commissioner McDougal to approve the meeting minutes with corrections – motion passed 5-0.

2. Site Plan Application Case # SP-2021-2 (Tabled from Dec. Meeting)

Application submitted by Keegan Amos of Davidson Architects & Engineers. This application is for an addition of 6,040 S.F. on an existing 2,880 S.F. single-story building to make an automotive shop (paint shop) facility located at 211 Plaza Dr. (West of Mainstreet Chrysler Dodge Jeep Ram).

Mr. Schmitz stated that the site plan is still the same, and that there will be more than just painting happening in the building. It will be a body repair facility with one paint booth. Commissioner Labee-Holdeman had a question regarding the site plan which did not list the zoning, as B-3. Mr. Schmitz stated that it is zoned as B-3, but the site plan does not state that as such. Commissioner Labee-Holdeman also brought up a question regarding the fencing that will be installed. Mr. Schmitz stated that it will be a six-foot privacy fence. When asked about an overlay district, Mr. Schmitz stated that there is not a Mainstreet Overlay District anymore, that it's a part of the Unified Development Ordinance. Commissioner Labee-Holdeman asked about upgrades as well, and whether or not it was required to upgrade the building to make it look nicer, which is not required according to Mr. Schmitz. Mr. Schmitz then went over the details about the water-based paint that will be used. Mr. Kowalewski asked about the storm water drainage and if it meets requirements for Mr. Spickelmier-director of Public Works. Mr. Schmitz then clarified that it does meet requirements and stated that the detention basin will be inside the fence perimeter.

Motion was made by Commissioner Suozzo to approve the site plan application with conditions as outlined in the staff report. It was seconded by Commissioner McDougal. The motion passed 7-0.

NEW BUSINESS- None

NOTICES AND COMMUNICATIONS

REPORTS: Commission and Staff Members- None

ADJOURNMENT- Commissioner Labee-Holdeman made a motion to adjourn seconded by Commissioner Baker. Motion passed by acclamation. The meeting was adjourned at 7:17 pm.

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.

Respectfully submitted,

Melissa Baker, Secretary

Reviewed by,

Matthew R. Schmitz, Community and Economic Development Director

Handwritten initials "MRS" in blue ink, enclosed within a blue circular scribble.



Planning Commission Staff Report
 March 16, 2022

Subdivision Case SDPP-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

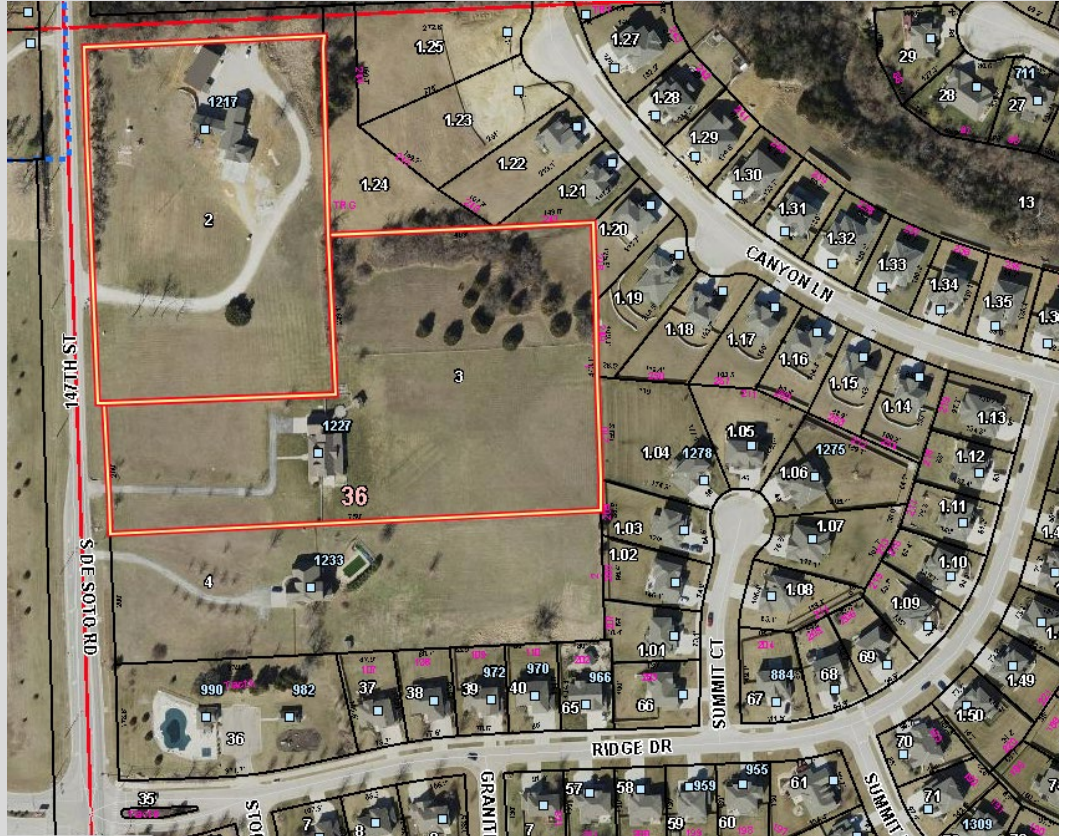
Single-Family Residential

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 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. 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 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 has 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 6 – Letters from utilities were not requested due to the proposed plat being located an existing area with utility service already in place. The Preliminary Plat shows existing water, gas, telecommunications, and staff field verified that electric services are in place.
- Item 7A. – There are no storm sewers or culverts shown on the preliminary plat, however none are expected to be needed.
- Item 7C. – There are no widths indicated for drainage ways, nor are there easements shown for drainage ways, however none are expected to be needed.
- Item 8G5. – There are none of these items shown, however none are believed to be present.
- Item 8I. – There are no easements shown for drainage, utility easements are shown.
- Item 8K. – There are no proposed parks, playgrounds, churches, school sites, or other special uses of land shown – and none are planned for this replat.
- 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 single-family residential use ranging from 8,000 s.f. to 1 acre+ lots. The current 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. All proposed lots have the potential to provide building sites conforming to City zoning requirements.
- 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.
 - The Public Works Director / City Engineer has reviewed the preliminary plat. Due to this being a small infill development, a Storm Water report has not been requested at this time, however the plat included does have comments that need to be addressed regarding stormwater runoff from the property.
- The application does not deter any existing or future development on adjacent property from meeting the goals and policies of the Comprehensive Plan.
 - The current use 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:

- Access
 - Staff has added a request for a note / restriction to be shown on the plat stating that Lots 1 & 2 will share existing access to 147th Street, and no additional access points will be allowed in the future.
- Stormwater
 - Staff has outlined a request for a statement or letter that affirms compliance with the City's no net increase in stormwater runoff from the property. The statement or letter will need to specifically address that no adverse impacts will be placed upon the houses of the Rock Creek Ridge 4th Plat subdivision which is adjacent to these lots.
- Traffic
 - A Traffic Impact Analysis was not provided nor requested.

Wastewater:

- There is existing sewer on the east edge of Lot 2. Lots 1 and 3 will remain septic so long as their systems do not critically fail. Lot 2 will be required to connect to the existing sanitary sewer that is in the area.

Acknowledgments

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

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

Notice of City Codes

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

Recommendation

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

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

REESLON ADDITION
(Name of Subdivision)**

Matthew R. Schmitz
Person Completing Checklist

03/10/2022
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. Six (6) copies of plat have been provided, along with an electronic copy emailed to the Community and Economic Development Department.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Plat shows vicinity map or six (6) copies of vicinity map received.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Certificate of ownership of entire tract to be platted is submitted.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Letter of review from each utility company affected is present (Lan-Del Water District, Kansas Gas Service, Evergy).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Preliminary grading and drainage plan containing the following is present:		
A. Location and size of storm sewers.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. Existing and proposed land elevations and contours.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C. Necessary widths of all open drainage ways.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. PRELIMINARY PLAT CONTAINS:		
A. Proposed name of subdivision (Which does not duplicate or closely resemble existing one.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. Location of boundary lines of the subdivision.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C. Reference to section of quarter section lines.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D. Names and addresses of the developer, the owner and the engineer or land surveyor who prepared the plat.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E. Legal description of subdivision, including section, township, range, principal meridian, county and acreage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F. Scale (1" = 100' or larger)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G. EXISTING CONDITIONS:		
1. Location, width and name of platted streets or other public ways, railroads and utility rights-of-way, parks and other public open spaces and permanent buildings within or adjacent to the proposed subdivision.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. All existing sewers, water mains, gas mains, culverts, or other underground installations, within or adjacent to the proposed subdivision, with pipe size and man-holes, grades and location.	<input 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
J.	The general plan of sewage disposal, water supply and drainage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
K.	Location and size of proposed parks, playgrounds, churches, school sites or other special uses of land to be considered for reservation or dedication for public use.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
L.	Gross acreage of the subdivision; acreage dedicated to streets and other public uses; total number of buildable lots; maximum and average lot sizes.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

APPLICATION FOR PRELIMINARY PLAT

Subdivision No. _____
Date Filed _____

- I. Name of Subdivision REESEY ADDITION
- II. General Location NW 1/4 Sec. 36-9-22
Lot 1, Southern Hills Plat 2
- III. Name of Property Owner(s) BRIAN & LISA REESE - John & Donna Scanlon
Address 1217 S. DESOTO Phone N/A 1227 S. DESOTO
- IV. Name of Agent (if applicable) _____
Address _____ Phone _____
- V. Name of Surveyor or Engineer JE HERRING
Address 315 N. 5TH ST. LVKS Phone 913-651-3858

SUBDIVISION INFORMATION:

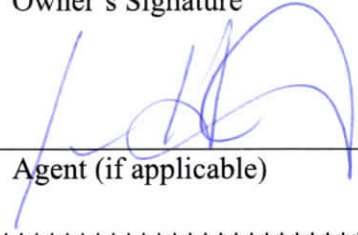
- VI. Gross Acreage of Plat: 10.35 AC
- VII. Number of Lots (as currently zoned):
 - a. Residential 3
 - b. Commercial -
 - c. Industrial -
 - d. Other -
 Total Number of Lots 3
- VIII. Minimum Lot Frontage: 160 Ft.
- IX. Minimum Lot Area: 2.5 AC Ft.
- X. Existing Zoning: A
- XI. Lineal Feet of New Street:

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

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

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

Owner's Signature



Agent (if applicable)

OFFICE USE ONLY:

Application received on: _____ (Month, Day, Year)

Application received by: _____

Amount of fee paid: \$ _____

Planning Commission Action: _____ Date: _____

Conditions, if any: _____

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

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.

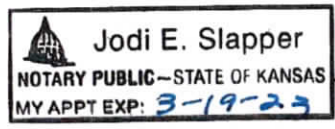
Donna J. Scanlon
Signed Trustee

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.

[Signature]
Notary Public Sharon Kay Tuttle
My Appointment Expires: 7-26-23



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

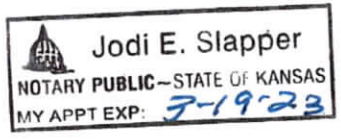
STATE OF KS)
)
COUNTY OF Leav.)

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.

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.

Donna J. Scanlon
/s/ Trustee

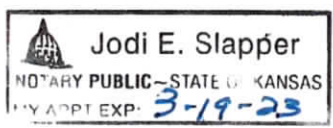
STATE OF KS)
)
COUNTY OF Leav.)

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

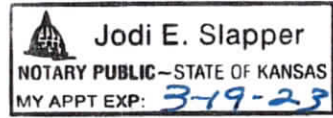
Donna J. Scanlon
Signed Trustee

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





INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Leavenworth Times** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(913) 682-0305**.

Notice ID: rG5G9VD2S8fq47Kzwt8i | **Proof Updated: Mar. 10, 2022 at 11:14am CST**
Notice Name: Reeslon Prelim Plat notice

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Matthew Schmitz mschmitz@lansingks.org (913) 364-6920	Leavenworth Times

Columns Wide: 1	Ad Class: Legals
------------------------	-------------------------

03/12/2022: Other	26.00
03/15/2022: Other	26.00

Subtotal	\$52.00
Tax %	0.00
Processing Fee	\$5.20
Total	\$57.20

PUBLIC NOTICE REVIEW OF PRELIMINARY PLAT

At the meeting of the Lansing Planning Commission on March 16, 2022, the Commission will include among its actions review of a preliminary plat.

An application has been filed by Brian & Lisa Rees and John & Donna Scanlon, property owners, seeking approval of a preliminary 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.

Published in the Leavenworth Times, Mar 12, 15, 2022

#####

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.

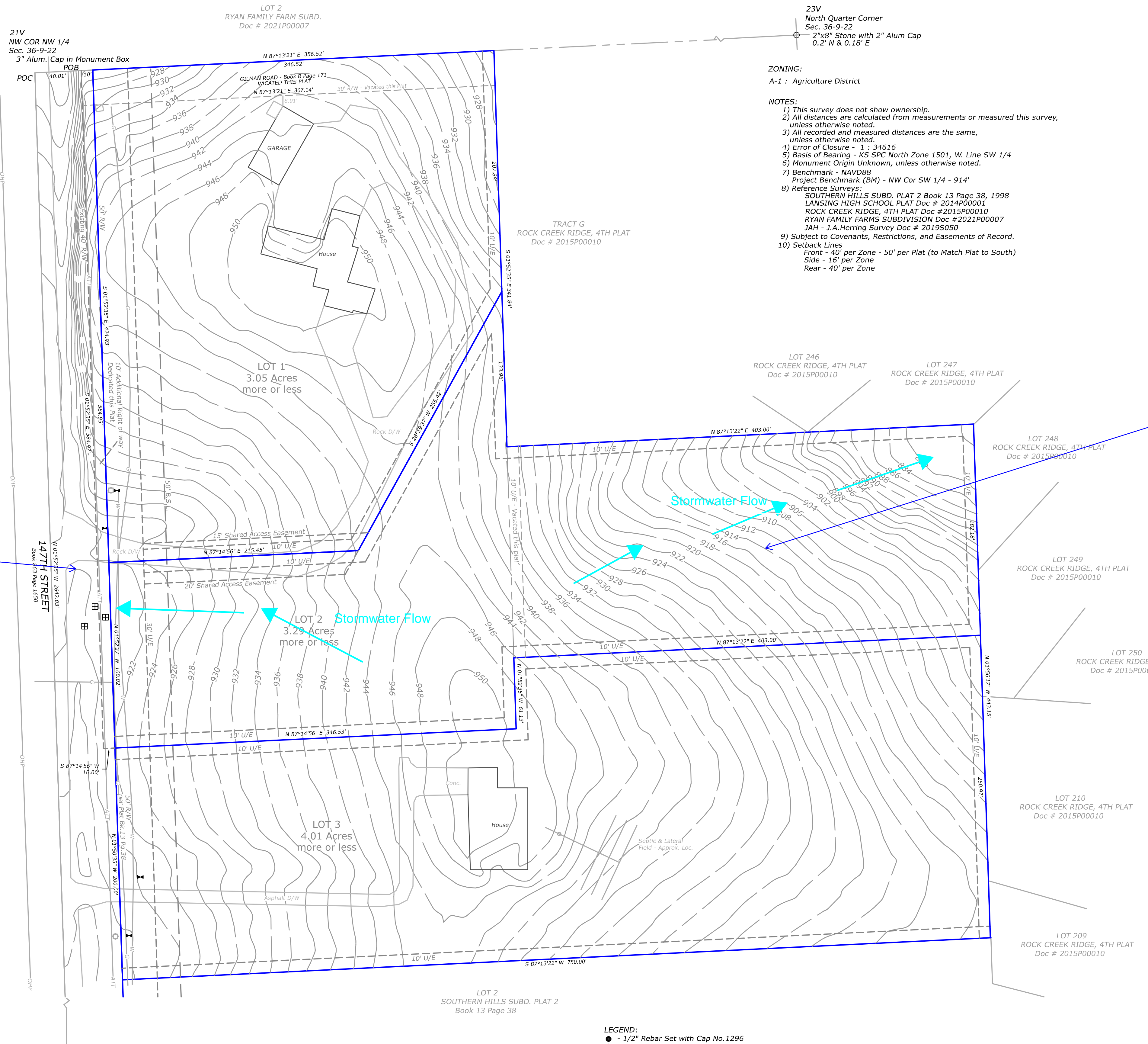
PRELIMINARY PLAT

PREPARED FOR:
Brian G. & Lisa M. Rees
1217 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

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 the Northwest Quarter 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 356.52 along said North line to the Northwest corner of ROCK CREEK RIDGE 4th PLAT; thence South 01 degrees 52'35" East for a distance of 341.84 feet along the West line of said ROCK CREEK RIDGE 4th PLAT 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" West 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 : 145525

Add Note / Restriction to final pla that Lots 1 & 2 will share existing access to 147th Street



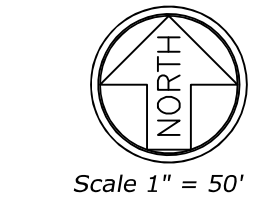
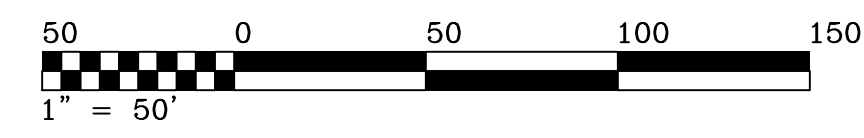
Reviewed By WW Dept
No Comments
02/28/2022 1:59:39 PM
By T Zell

Reviewed By PW
03/10/2022 12:20:36 PM
By mspickelmier

- ZONING:**
A-1 : Agriculture District
- NOTES:**
1) This survey does not show ownership.
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
3) All recorded and measured distances are the same, unless otherwise noted.
4) Error of Closure - 1 : 34616
5) Basis of Bearing - KS SPC North Zone 1501, W. Line SW 1/4
6) Monument Origin Unknown, unless otherwise noted.
7) Benchmark - NAVD88
Project Benchmark (BM) - NW Cor SW 1/4 - 914'
8) Reference Surveys:
SOUTHERN HILLS SUBD. PLAT 2 Book 13 Page 38, 1998
LANSING HIGH SCHOOL PLAT Doc # 2014P00001
ROCK CREEK RIDGE, 4TH PLAT Doc # 2015P00010
RYAN FAMILY FARMS SUBDIVISION Doc # 2021P00007
JAH - J.A.Herring Survey Doc # 2019S050
9) Subject to Covenants, Restrictions, and Easements of Record.
10) Setback Lines
Front - 40' per Zone - 50' per Plat (to Match Plat to South)
Side - 16' per Zone
Rear - 40' per Zone

Although minimum impact is expected due to the addition of only one additional home on this very large parcel site, PW would like to have a statement / letter that affirms compliance with our storm water runoff regulations. This statement will need to specifically address that no adverse impacts will be placed upon the houses of teh Rock Creek Ridge, 4th Plat adjacent to these lots.

- 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
○ - Power Pole
X - Fence Line
OHP - Overhead Power Lines
ATT - Underground Telephone/Fiber Optic Line
◇ - Gas Valve
G - Gas Line
⊕ - Water Meter/Valve
⊞ - Telephone Pedestal
W - 6" Water Line - location as per district
~ - Tree/Brush Line



Job # K-22-1552
January 15, 2022

J. Herring, Inc. (dba)
HERRING
SURVEYING
& COMPANY

315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5361
Email - survey@eamcash.com

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



Planning Commission Staff Report

March 16, 2022

Conditional Use Permit Case CUP-2022-1
15915 Eisenhower Road

Project Facts

Applicant

Wendall D Taylor
Jeremy Stein, Agent
Adam Mora, Agent

Address

15915 Eisenhower Road

Property ID

105-15-0-00-00-014.00-0

Zoning

A-1 – Agricultural District

Future Land Use

Commercial

Land

313,960.76 SF (7.21 acres)

Requested Approvals

Conditional Use Permit



Summary

Jeremy Stein and Adam Mora, agents for Wendall D Taylor, owner of property at 15915 Eisenhower Road, have applied 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.

There is currently a 6' privacy fence installed on the northeast corner of this property, which appears to block from public view the intended area where vehicles would be or could be displayed for sale. Staff is unclear if visibility is needed for this potential use.

A public hearing notice was published in the *Leavenworth Times* on February 22, 2022, and the notice was mailed to property owners within 200 feet of the subject property on February 18, 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

Staff has not received any complaints or concerns regarding this application as of the date of preparation of this Staff Report.

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 Planning Commission recommend approval of CUP-2022-1, a conditional use permit for Outdoor Sales – General at 15915 Eisenhower Road, to the City Council at the April 7th City Council meeting.

CONDITIONAL USE CHECKLIST

Checklist Completed by: Matthew R. Schmitz
Conditional Use Case No. 2022-1
Date Filed: December 21, 2021
Date Advertised: February 22, 2022
Date Notices Sent: February 18, 2022
Public Hearing Date: March 16, 2022

I. **Applicant's Name:** Wendall D. Taylor

Applicant's Authorized Agent: Jeremy Stein and Adam Mora

II. **Information in Application Correct?** Yes No

If no, explain: _____

III. **Adjacent Zoning and Land Use:**

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	LV - Single Family Dwelling	R1-25
South	Single Family Dwelling	A-1
East	LV - Single Family Dwelling	R1-25
West	Single Family Dwelling	A-1

IV. **Present Use of Property:** The property is a large lot single family dwelling.

V. **Conditional Use Requested:** Request a conditional use permit for Outdoor Sales - General which would allow a small auto dealership on the property.

Reference Unified Development Ordinance Section 2.07, B. Review Criteria:

VI. **The proposed conditional use does or does not meet the standards:**

A. The proposed conditional use complies with all applicable provisions of these regulations, including intensity of use regulations, yard regulations, and use limitations, unless specifically exempted by the provisions of these regulations. Outdoor Sales - General is allowed in A-1 zoning with a Conditional Use Permit.

Yes No

B. The proposed conditional use at the specified location will contribute to and promote the welfare or convenience of the public. _____

Yes No

C. The proposed conditional use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located. This location is a busy intersection and is planned for business development at some point according to the Future Land Use Map. It is staff's opinion that this proposed conditional use meets this requirement.

Yes No

D. The location and size of the conditional use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the conditional use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the conditional use will so dominate the immediate neighborhood, consideration shall be given to the location, nature, and height of buildings, structures, walls, and fences on the site; and the nature and extent of landscaping and screening on the site. The use of the property as Outdoor Sales - General to allow for a small auto dealership is ancillary to the primary use as a residential home site due to the overall size of the property.

Yes No

E. Off-street parking and loading areas will be provided in accordance with the standards set forth in these regulations, and such areas shall be screened from adjoining residential uses and located so as to protect such residential uses from any injurious effect. _____

Yes No

F. Adequate utility, drainage, and other such necessary facilities have been or will be provided. N/A

Yes No

G. Adequate access roads or entrance and exit drives will be provided and shall be so designed to prevent traffic hazards and to minimize traffic congestion in public streets and alleys. The existing driveways and entrance points are sufficient for this type of use. There is expected to be minimal traffic generated by this proposed use.

Yes No

APPLICATION FOR CONDITIONAL USE PERMIT

An application for a conditional use permit shall be accompanied by: 1) a site plan showing the location and uses of buildings on the property; 2) a copy of the deed for the owner of record; 3) a notarized affidavit from the owner of the real estate; 4) if agent is acting for the owner, a notarized document signed by the owner authorizing the agent to represent him/her; and 5) a certified list of the owners of property located within two hundred (200) feet of the boundary of the property for which the conditional use would be authorized. (If the property for which the conditional use is requested is adjacent to the city limits, the list must also include the owners of unincorporated property within one thousand [1,000] feet.)

Section I.

APPLICANT/OWNER: Next Level Auto LLC PHONE: 816-863-1412

MAILING ADDRESS: 8210 ne 102nd st Kansas city mo 64157

AUTHORIZED AGENT: Jeremy Stein / Adam Mora PHONE: 913-802-9047

ADDRESS: 8210 ne 102nd st Kansas city mo 64157

Relationship of Agent to Applicant: (Tenant) Lessee, Other - Explain

Proposed Conditional Use: Auto Dealership

Section II.

Application is made for a special use as provided in the Zoning Regulations to permit the installation or construction of: _____

Property Location: _____

Legal Description: (Attach additional sheet if required) _____

Present Zoning: _____

Section III.

The applicant hereby declares that all information is true and correct and that all conditions and standards set out in the Zoning Ordinance pertaining to this use have been met; and that along with this application all required documentation is attached; and the appropriate review and filing fee(s) have been submitted.

[Signature] 12-21-21 _____
 Applicant Signature Date Authorized Agent Signature Date

OFFICE USE ONLY: Date Filed: _____

Fee(s) Paid: _____ Receipt No. _____ Conditional Use Case No. _____

Application Received By: _____

Date Considered By Planning Commission: _____ Approved: _____ Disapproved: _____

Date Considered By City Council: _____ Approved: _____ Disapproved: _____

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

AFFIDAVIT

STATE OF Kansas)
)
COUNTY OF Leavenworth)

Comes now _____, 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:

Wendall D Taylor
15915 Eisenhower rd, Leavenworth KS

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.

Wendall D Taylor
/s/

STATE OF Kansas)
)
COUNTY OF Leav)

BE IT REMEMBERED that on this 21 day of Dec, 2021, that before me, the undersigned, a Notary Public in and for the State and County aforesaid, came Linda S Carnoali, 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.

Linda S Carnoali
Notary Public

My Appointment Expires: May 28, 2022

AGENT AUTHORIZATION

STATE OF Kansas

COUNTY OF Leavenworth

We, Wendell Taylor 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.

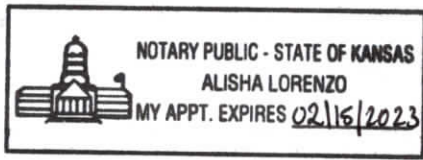
Authorized Agent: Jeremy Stein

Signed and entered into this 19th day of January, 2022

[Signature]
Signed

[Signature]
Signed

Subscribed and sworn to before me on this 19th day of January, 2022.



Alisha Lorenzo
Notary Public

My Commission Expires 02-15-2023.

AGENT AUTHORIZATION

STATE OF Kansas

COUNTY OF Leavenworth

We, Wendell Taylor 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.

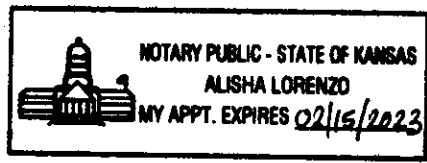
Authorized Agent: Adam Mora

Signed and entered into this 19th day of January, 2022.

[Signature]
Signed

Wendell Taylor
Signed

Subscribed and sworn to before me on this 19th day of January, 2022.



Alisha Lorenzo
Notary Public

My Commission Expires 02/15/2023.

C/OO
113
VJ2

WARRANTY DEED

This 17th day of July, 2001,

Wendell D. Taylor or Irene A. Taylor, Trustees or Successor Trustee(s) of the Taylor Trust as Joint Tenants (seller(s), Trustee(s) Under Trust, dated October 17, 1997, which Trust is in full force and effect and has not been amended or revoked,

Convey(s) and Warrant(s) to Wendell D. Taylor or Irene A. Taylor, Trustees or Successor Trustees(s) of the Taylor Trust dated October 17, 1997 as Joint Tenants (purchaser(s)

all the following described REAL ESTATE in the County of Leavenworth, and the State of Kansas, to-wit:

A tract of land in the Southwest 1/4 of Section 15, Township 9 South, Range 22 East of the 6th P.M., described as follows: Commencing at the Northeast corner of the Southwest 1/4 of said Section 15; thence South 90 degrees West (assumed) 335.50 feet along the North line of the Southwest 1/4 of Section 15 to the point of beginning of this tract; thence South 00 degrees East 310.00 feet; thence South 61 degrees 18'57" East, 108.98 feet; thence South 13 degrees 48'06" West, 174.25 feet; thence South 25 degrees 51'47" West, 79.26 feet; thence South 68 degrees 20' 41" West, 70.26 feet; thence North 59 degrees 10'34" West, 109.43 feet; thence North 58 degrees 13'44" West, 146.48 feet; thence North 00 degrees 31'20" East, 495.60 feet to the North line of the Southwest 1/4 of said Section 15; thence North 90 degrees East, 259.82 feet to the point of beginning, less any part thereof taken or used for road purposes,

in LEAVENWORTH COUNTY, KANSAS

Pursuant to K.S.A. 78-1437 a real estate validation questionnaire is not required due to exception No. 3.

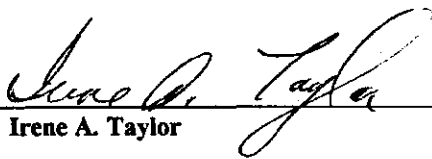
for the sum of One Dollar (\$1.00) and other valuable considerations, the receipt of which is hereby acknowledged, by virtue of and in execution of the power and authority given to it under said Trust Agreement.

And (seller (s), do hereby covenant, promise, and agree that they are the duly appointed, qualified Trustee(s) of the Wendell D. Taylor or Irene A. Taylor Trust, and have the power and authority as such Trustee(s) to convey as aforesaid, and have in all respects acted, in making this conveyance, in compliance with the authority granted by such Trust Agreement.

Dated:

Wendell D. Taylor or Irene A. Taylor, Trustees or Successor Trustee(s) of the Taylor Trust dated October 17, 1997 as Joint Tenants

Wendell D. Taylor
Wendell D. Taylor Trustee


Irene A. Taylor Trustee

STATE OF KANSAS, County of KANSAS, ss:

BE IT REMEMBERED, That on this 17 day of July, 2001, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Wendell D. Taylor and Irene A. Taylor, Trustee(s) of the Wendell D. Taylor or Irene A. Taylor, Trustees or Successor Trustee(s) of the Taylor Trust dated October 17, 1997, who are personally known to me to be the same person(s) who executed the within instrument of writing and such person(s) duly acknowledged the execution of the same.

Linda S. Driscoll
Notary Public
LINDA S. DRISCOLL
NOTARY PUBLIC
KANSAS

My Term Expires: Aug. 20, 2001

FOR RECORDING INFORMATION

Entered in the transfer record in my office this
17th day of July, 20 01
Linda A. Silvestri D. Cox
County Clerk

STATE OF KANSAS
REGISTER OF DEEDS
2001 JUL 17 P 4:04 8
STACEY R. DRISCOLL
REGISTER OF DEEDS

Entered in the transfer record in my office this
12th day of February 20 02
Linda A Scheer J.W. Corp
County Clerk

STATE OF KANSAS
COUNTY OF LEAVENWORTH
FILED FOR RECORD

TRUSTEES WARRANTY DEED
(Joint Tenancy)

2002 FEB 12 A 10: 01 B

STACY R. DRISCOLL
REGISTER OF DEEDS

015292

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the Seller(s) convey(s) and warrant(s) to Buyers the hereinafter-described real estate:

SELLER(S): Wendall D. Taylor or Irene A. Taylor, Trustee's or Successor Trustee(s) of the Taylor Trust dated October 17, 1997

BUYER(S): Wendall D. Taylor and Irene A. Taylor

This title is conveyed to Buyer(s) as tenants in common and Buyer's heirs and assigns.

LEGAL DESCRIPTION:

A tract of land in the Southwest 1/4 of Section 15, Township 9 South, Range 22 East of the 6th P.M., described as follows: Commencing at the Northeast corner of the Southwest 1/4 of said Section 15; thence South 90 degrees West (assumed) 16.5 feet along the North line of the Southwest 1/4 of said Section 15 to the point of beginning of this tract; thence South 20 degrees West 899.58 feet along the centerline of New Lawrence Road; thence North 73 degrees 59'53" West, 289.33 feet (measured) 279.84 feet, (deed); thence North 00 degrees 31'20" East, 270.00 feet; thence North 58 degrees 13'44" East, 146.48 feet; thence South 59 degrees 10'34" East, 109.43 feet; thence North 68 degrees 20'41" East, 70.26 feet; thence North 25 degrees 51'47" East, 79.26 feet; thence North 13 degrees 48'06" East, 174.25 feet; thence North 61 degrees 18'57" West, 109.98 feet; thence North 00 degrees East, 310.00 feet to the North line of the Southwest 1/4 Section 15; thence North 90 degrees East, 319.00 feet to the point of beginning, less any part thereof taken or used for road purposes, in Leavenworth County, Kansas.

For and in consideration of the sum of: **No Consideration**

Sellers, for themselves, their heirs, successors and assigns do hereby covenant with the buyers that they are the duly appointed, qualified and acting Trustees of said Trust and have full power and authority to convey the real estate and that this conveyance is pursuant to the power and authority granted by said trust indenture, which indenture has not been amended or revoked and remains in full force and effect as of the date hereof.

The title conveyed hereby is subject to the following: easements, rights of way, restrictions and reservations of record, if any.

Executed this 1st day of February, 2002.

Taylor Trust dated October 17, 1997

Taylor Trust dated October 17, 1997

Wendall D. Taylor

Irene A. Taylor

Wendall D. Taylor, Trustee

Irene A. Taylor, Trustee

STATE OF KANSAS, COUNTY OF JOHNSON, SS:

This instrument was executed before me on this 1st day of February, 2002 by Wendall D. Taylor or Irene A. Taylor, Trustee's or Successor Trustee(s) of the Taylor Trust dated October 17, 1997.

Seal



Kyle Kermoade
Notary Public

Kyle Kermoade
Typed or printed name of the Notary Public
My appointment expires: 12/26/05

009

GUARDIAN TITLE & TRUST COMPANY, INC.

Kansas Real Estate Questionnaire Waived Pursuant to Exception No. Three (3) of KSA 79-1437e.

GT&T

WARRANTY DEED

C109
TA
1/2

This 17th day of Aug, 2001,

Wendell D. Taylor or Irene A. Taylor, Trustees or Successor Trustee(s) of the Taylor Trust as Joint Tenants (seller(s), Trustee(s) Under Trust, dated October 17, 1997, which Trust is in full force and effect and has not been amended or revoked,

Convey(s) and Warrant(s) to Wendell D. Taylor or Irene A. Taylor, Trustees or Successor Trustees(s) of the Taylor Trust dated October 17, 1997 as Joint Tenants (purchaser(s)

all the following described REAL ESTATE in the County of Leavenworth, and the State of Kansas, to-wit:

A tract of land in the Southwest 1/4 of Section 15, Township 9 South, Range 22 East of the 6th P.M., described as follows: Commencing at the Northeast corner of the Southwest 1/4 of said Section 15; thence South 90 degrees West (assumed) 16.5 feet along the North line of the Southwest 1/4 of said Section 15 to the point of beginning of this tract; thence South 20 degrees West 899.58 feet along the centerline of New Lawrence Road; thence North 73 degrees 59'53" West, 289.33 feet (measured) 279.84 feet, deed); thence North 00 degrees 31'20" East, 270.00 feet; thence North 58 degrees 13'44" East, 146.48 feet; thence South 59 degrees 10'34" East, 109.43 feet; thence North 68 degrees 20'41" East, 70.26 feet; thence North 25 degrees 51'47" East, 79.26 feet; thence North 13 degrees 48'06" East, 174.25 feet; thence North 61 degrees 18'57" West, 109.98 feet; thence North 00 degrees East, 310.00 feet to the North line of the Southwest 1/4 of said Section 15; thence North 90 degrees East, 319.00 feet to the point of beginning, less any part thereof taken or used for road purposes,

in LEAVENWORTH COUNTY, KANSAS

Pursuant to K.S.A. 79-1437 a real estate validation questionnaire is not required due to exception No. 3.

for the sum of One Dollar (\$1.00) and other valuable considerations, the receipt of which is hereby acknowledged, by virtue of and in execution of the power and authority given to it under said Trust Agreement.

And (seller (s), do hereby covenant, promise, and agree that they are the duly appointed, qualified Trustee(s) of the Wendell D. Taylor or Irene A. Taylor Trust, and have the power and authority as such Trustee(s) to convey as aforesaid, and have in all respects acted, in making this conveyance, in compliance with the authority granted by such Trust Agreement.

Dated:

Wendell D. Taylor or Irene A. Taylor, Trustees or Successor Trustee(s) of the Taylor Trust dated October 17, 1997 as Joint Tenants

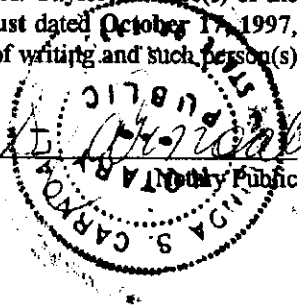
Wendell D Taylor
Wendell D. Taylor Trustee


Irene A. Taylor Trustee

STATE OF KANSAS, County of KANSAS, ss:

BE IT REMEMBERED, That on this 17 day of July, 2001, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Wendell D. Taylor and Irene A. Taylor, Trustee(s) of the Wendell D. Taylor or Irene A. Taylor, Trustees or Successor Trustee(s) of the Taylor Trust dated October 17, 1997, who are personally known to me to be the same person(s) who executed the within instrument of writing and such person(s) duly acknowledged the execution of the same.

Linda E. [Signature]
Notary Public



My Term Expires: Aug 20, 2001

FOR RECORDING INFORMATION

Entered in the transfer record in my office this 17th day of July, 2001
Linda A. Scheu, County Clerk

STATE OF KANSAS
COUNTY OF KANSAS
2001 JUL 17 P 4: 04
STANLEY R. DRISCOLL
REGISTER OF DEEDS

Radius Search Report

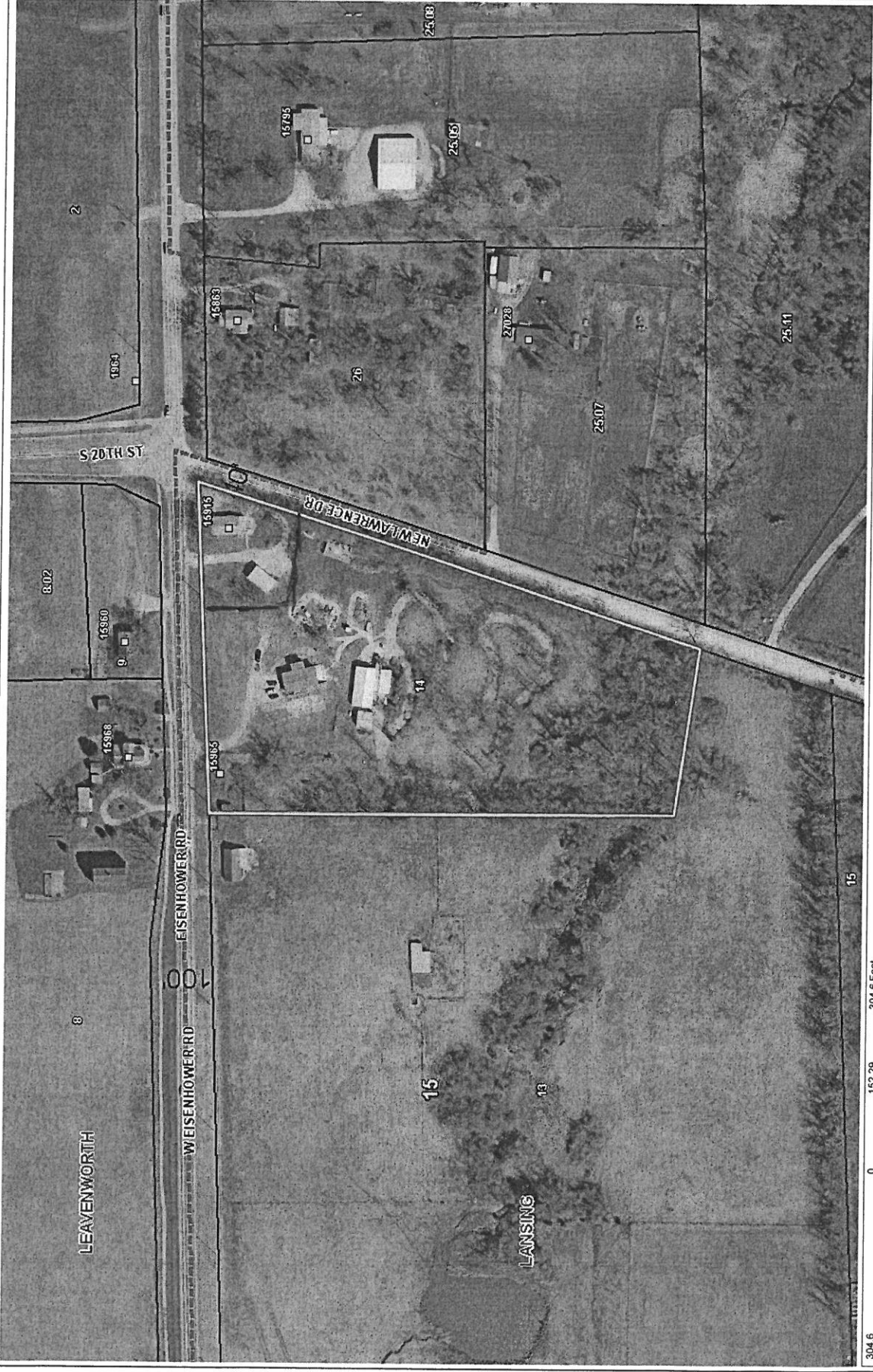
Properties Found: 8

01/19/2022



Parcel #	Quick Ref.	Property Owner	Site Address	Mailing Address	Property Type
052-105-15-0-00-00-002.00-0	R14495	JMK PARTNERS LLC	4811 NEW LAWRENCE RD, Leavenworth, KS 66048	PO BOX 9 LEAVENWORTH, KS 66048-0009	Residential highest and best use
052-105-15-0-00-00-008.00-0	R14500	SCHERMBECK, BETTY J	15968 EISENHOWER RD, Leavenworth, KS 66048	15968 EISENHOWER RD LEAVENWORTH, KS 66048	Farming / ranch operation (with improvements)
052-105-15-0-00-00-008.02-0	R14502	WIEHE,HENRY C & JACKIE R	15960 EISENHOWER RD, Leavenworth, KS 66048	17777 COFFIN RD LEAVENWORTH, KS 66048-8538	Farming / ranch land (no improvements)
052-105-15-0-00-00-009.00-0	R14504	WIEHE, HENRY C	15960 EISENHOWER RD, Leavenworth, KS 66048	17777 COFFIN RD LEAVENWORTH, KS 66048-8533	Single family residence (detached)
052-105-15-0-00-00-013.00-0	R14510	SCHERMBECK, EDWARD JR (DEC'D)	00000 EISENHOWER RD, Leavenworth, KS 66048	15968 EISENHOWER RD LEAVENWORTH, KS 66048	Farming / ranch land (with Ag improvements)
052-105-15-0-00-00-025.07-0	R14539	KEMPTON,KEVIN & ADRIENNE	27028 NEW LAWRENCE DR, Leavenworth, KS 66048	27028 NEW LAWRENCE DR LEAVENWORTH, KS 66048	Single family residence (detached)
052-105-15-0-00-00-025.11-0	R14543	WILLIS,EVAN R & CHELSEA D	27010 NEW LAWRENCE DR, Leavenworth, KS 66048	27010 NEW LAWRENCE DR LEAVENWORTH, KS 66048	Farming / ranch operation (with improvements)
052-105-15-0-00-00-026.00-0	R14544	HANNIGAN,BRETT K	15863 EISENHOWER RD, Leavenworth, KS 66048	15863 EISENHOWER RD LEAVENWORTH, KS 66048	Single family residence (detached)

Leavenworth County, KS



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Column
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:

22 Feb 2022

Notice ID: 7035QJCRIcooHDPzYTzs
Publisher ID: 30780
Notice Name: Public Hearing Notice - CUP

PUBLICATION FEE: \$63.80

Tammy Lawson
Paper Planning Specialist

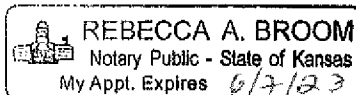
VERIFICATION

STATE OF KANSAS
COUNTY OF LEAVENWORTH

Signed or attested before me on this

22 day of Feb, A.D. 2022.

Rebecca A. Broom
Notary Public



P

NOTICE

Notice is hereby given to any and all persons that the Planning Commission of the city of Lansing, Leavenworth County, Kansas, will conduct a public hearing to give consideration to a request for a conditional use permit. Jeremy Stein and Adam Mora, agents for Wendall D Taylor, Trustee of Taylor Trust, property owner, is requesting a conditional use permit for Outdoor Sales -- General which would allow a small auto dealership at the property located at 15915 Eisenhower Road, Lansing, Kansas. The property is zoned A-1 Agricultural District.

The parcel ID of the property involved is CAMA #052-105-15-0-00-00-014.00-0 and the legal description of the property is available for public inspection at the office of the Community and Economic Development Department, 730 First Terrace, Suite 2, Lansing, Kansas.

The public hearing will be held March 16, 2022, at 7:00 p.m. in the Council Chamber of the 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, Feb 22, 2022

30780



Planning Commission Staff Report

March 16, 2022

Review of Leavenworth County Case DEV-22-026 & DEV-22-027
Preliminary and Final Plat Treeline Subdivision
724 Mt. Calvary Road

Project Facts

Applicant

Sharon K. Colvin, Owner
Joseph Herring, Agent

Address

724 Mt. Calvary Road

Property ID

106-14-0-00-04-003.00-0

Zoning

RR-2.5 (County Zoning)

Future Land Use

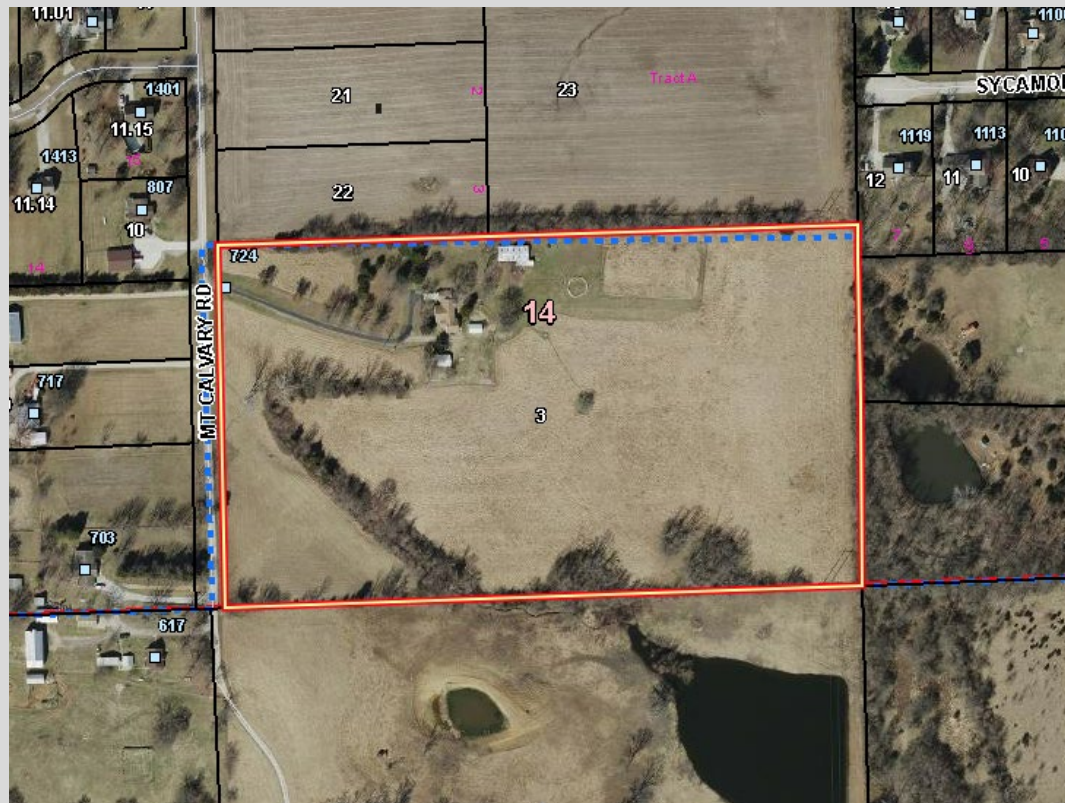
Single-Family Residential

Land

946,795 SF (21.74 acres)

Requested Approvals

Review and acceptance



Summary

Joseph Herring, Agent for Sharon K. Colvin, Owner, has applied for a preliminary and final plat for the above property. This parcel abuts the city limits for Lansing on the West, North, and East sides.

Leavenworth County's requirements are that any project within the Initial Urban Growth Area (660' of city limits) must meet the minimum city standards of the city it abuts.

As such, it falls under the county's requirement that the Lansing Planning Commission provide comment on what requirements the city has for this development before the County Board of Commissioners can review and approve or reject the application.

Staff has talked with the property owner about annexing the entire parcel into the city, and the current property owner does not wish to annex at this time, but the individual who will be purchasing and building a new home on the resultant additional lot from this platting process has agreed to voluntarily annex into the city after the plat is filed.

Staff does not believe that any additional special requirements should be placed on this, other than requiring that the property owner of the newly created lot annex into the city limits.

Additional items of information including the preliminary plat and final plat, communication between staff at Leavenworth County and the city, as well as the applications are attached for review.

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

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 provide written feedback via the Director and / or Secretary of the Planning Commission to Leavenworth County regarding any comments or requirements that the Planning Commission would like to require of this development.

Matthew R. Schmitz

From: Voth, Krystal <KVoth@leavenworthcounty.gov>
Sent: Tuesday, March 1, 2022 10:29 AM
To: Matthew R. Schmitz
Subject: RE: Review Request - DEV-22-026 & 027 - Prelim & Final Plat Treeline Subdivision

Sorry I missed that call. I had just stepped out of my office. According to our regulations any development within the Initial Urban Growth Area (660' of city limits) must meet minimum city standards. Typically, this results in the annexation of a property and then all platting/development is done with the City. However, there is a provision that allows for the city to provide exceptions to their own requirements. So, say for instance, the City decides that this property owner does not have to extend sanitary sewer, or build sidewalks (and anything else the city might typically require of a development) then your PC will review this proposed request and essentially "agree" to exempt the developer from whatever requirements the PC wishes to. Or, the PC may come back and say, "no, we want this development built at city standards." If that is the case the developer essentially has their hands tied and must abide by city requirements. So, the PC is not particularly reviewing the plat as much as they are reviewing their own standards and deciding whether or not they are going to provide exceptions. I'll be at my desk for the next hour or so if you have any questions and want to chat about this process.

Thanks!

Krystal

From: Matthew R. Schmitz <mschmitz@lansings.org>
Sent: Tuesday, March 1, 2022 10:17 AM
To: Voth, Krystal <KVoth@leavenworthcounty.gov>
Cc: Melissa Baker <mbaker@lansings.org>
Subject: RE: Review Request - DEV-22-026 & 027 - Prelim & Final Plat Treeline Subdivision

Notice: This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

Thanks Krystal – tried to give you a call, just wanting to make sure I understand what you need from us.

Do you need us to treat this like we would a Plat in Lansing? If that's the case, we will not review a final at the same time as a preliminary, so this would need to go to the March and April meetings.

If it's just a cursory "we're ok with this plat being done next to the City" then it would be a simple acceptance by the PC.

Thanks,

Matthew R. Schmitz, MPA

Director, Community & Economic Development
City of Lansing | Community & Economic Development Department
www.lansings.org

"Our prime purpose in this life is to help others. And if you can't help them, at least don't hurt them." *-Dalai Lama*

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in error, please contact the sender at (913) 727-5488; permanently delete this message from your system, without first forwarding or replying to it; and destroy and delete any and all copies or printouts of this email and any attachments thereto.

From: Voth, Krystal <KVoth@leavenworthcounty.gov>
Sent: Tuesday, March 1, 2022 10:02 AM
To: Matthew R. Schmitz <mschmitz@lansings.org>
Subject: RE: Review Request - DEV-22-026 & 027 - Prelim & Final Plat Treeline Subdivision

Matthew,

Good morning. Yes, this will need to go before the City Planning Commission. If you can get it scheduled for March 16, that would be great. We will just need a copy of the minutes showing acceptance or denial. Thanks!

Krystal

From: Matthew R. Schmitz <mschmitz@lansings.org>
Sent: Tuesday, March 1, 2022 9:11 AM
To: Voth, Krystal <KVoth@leavenworthcounty.gov>
Subject: FW: Review Request - DEV-22-026 & 027 - Prelim & Final Plat Treeline Subdivision

Notice: This email originated from outside this organization. Do not click on links or open attachments unless you trust the sender and know the content is safe.

Krystal – following up with you on this as I haven't received a response to my questions below from Mr. Gentzler.

Thanks,

Matthew R. Schmitz, MPA

Director, Community & Economic Development
City of Lansing | Community & Economic Development Department
www.lansings.org

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From: Matthew R. Schmitz
Sent: Wednesday, February 23, 2022 4:32 PM
To: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Subject: RE: Review Request - DEV-22-026 & 027 - Prelim & Final Plat Treeline Subdivision

Joshua,

He has discussed this with me, and so long as the new parcel created (the smaller 5.7 acre one) is annexed into the City, which they agreed to do, the City is accepting of this plat.

Do you need the Planning Commission to review this as well? If so, the first meeting I could possibly get this on the agenda would be the March 16th PC meeting since ours only meets once a month. If you only need review and comments from myself, please let me know and I will write up an official memo and send it over.

Thanks,

Matthew R. Schmitz, MPA

Director, Community & Economic Development
City of Lansing | Community & Economic Development Department
www.lansings.org

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From: Gentzler, Joshua <JGentzler@leavenworthcounty.gov>
Sent: Wednesday, February 23, 2022 4:19 PM
To: Matthew R. Schmitz <mschmitz@lansings.org>
Subject: FW: Review Request - DEV-22-026 & 027 - Prelim & Final Plat Treeline Subdivision

You don't often get email from jgentzler@leavenworthcounty.gov. [Learn why this is important](#)

Good afternoon Matthew,

The Leavenworth County Department of Planning and Zoning has received a request for a proposed Preliminary and Final Plat entitled Treeline Subdivision, located at 724 Mt Calvary Road, Lansing, KS 66043. This property is immediately adjacent to Lansing. Joe has stated he’s already discussed this plat with your office. As you know, we will need to get written approval from the Lansing Planning Commission prior to this plat being heard/accepted by the Board of County Commissioners.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by End of Business on Tuesday, March 2nd.

If you have any questions or need additional information, please contact me at (913) 684-0464 or at JGentzler@LeavenworthCounty.gov.

Joshua Gentzler
Planner II
[Planning & Zoning](#)
Leavenworth County
913.684.0464

PRELIMINARY & FINAL PLAT APPLICATION

Leavenworth County Planning and Zoning Department, 300 Walnut St., Suite 212, County Courthouse, Leavenworth, Kansas 66048, 913-684-0465

Office Use Only
PID: 106-14 003.00
Township: Delaware
Planning Commission Meeting Date:
Case No. DEV-22- Date Received/Paid: 02.18.2022
Zoning District RR 2.5
Comprehensive Plan land use designation

APPLICANT/AGENT INFORMATION OWNER INFORMATION
NAME: Herring Surveying Company NAME: Sharon K. Colvin
MAILING ADDRESS: 315 N. 5th Street MAILING ADDRESS 724 Mt. Calvary Road
CITY/ST/ZIP: Leavenworth, KS 66048 CITY/ST/ZIP Lansing, KS 66043
PHONE: 913-651-3858 PHONE: N/A
EMAIL: herringsurveying@outlook.com EMAIL N/A

GENERAL INFORMATION

525.00

Proposed Subdivision Name: TREELINE SUBDIVISION
Address of Property: 724 Mt. Calvary Road
Urban Growth Management Area: N/A

SUBDIVISION INFORMATION
Gross Acreage: 22 AC Number of Lots: 2 Minimum Lot Size: 5.7 AC
Maximum Lot Size: 16.5 Proposed Zoning: RR-2.5 Density: N/A
Open Space Acreage: N/A Water District: LanDel Proposed Sewage: Septic
Fire District: District 1 Electric Provider: Evergy Natural Gas Provider: Atmos / Propane
Covenants: [] Yes [x] No Road Classification: Local -> Collector - Arterial - State - Federal
Is any part of the site designated as Floodplain? [] Yes [x] No if yes, what is the panel number:
I, the undersigned, am the owner, duly authorized agent, of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for a final plat approval as indicated above.
Signature: Joe Herring - digitally signed 2/17/22 Date: 2/17/22

ATTACHMENT A

TREELINE SUBDIVISION

A Minor Subdivision in the Southeast Quarter of Section 14, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

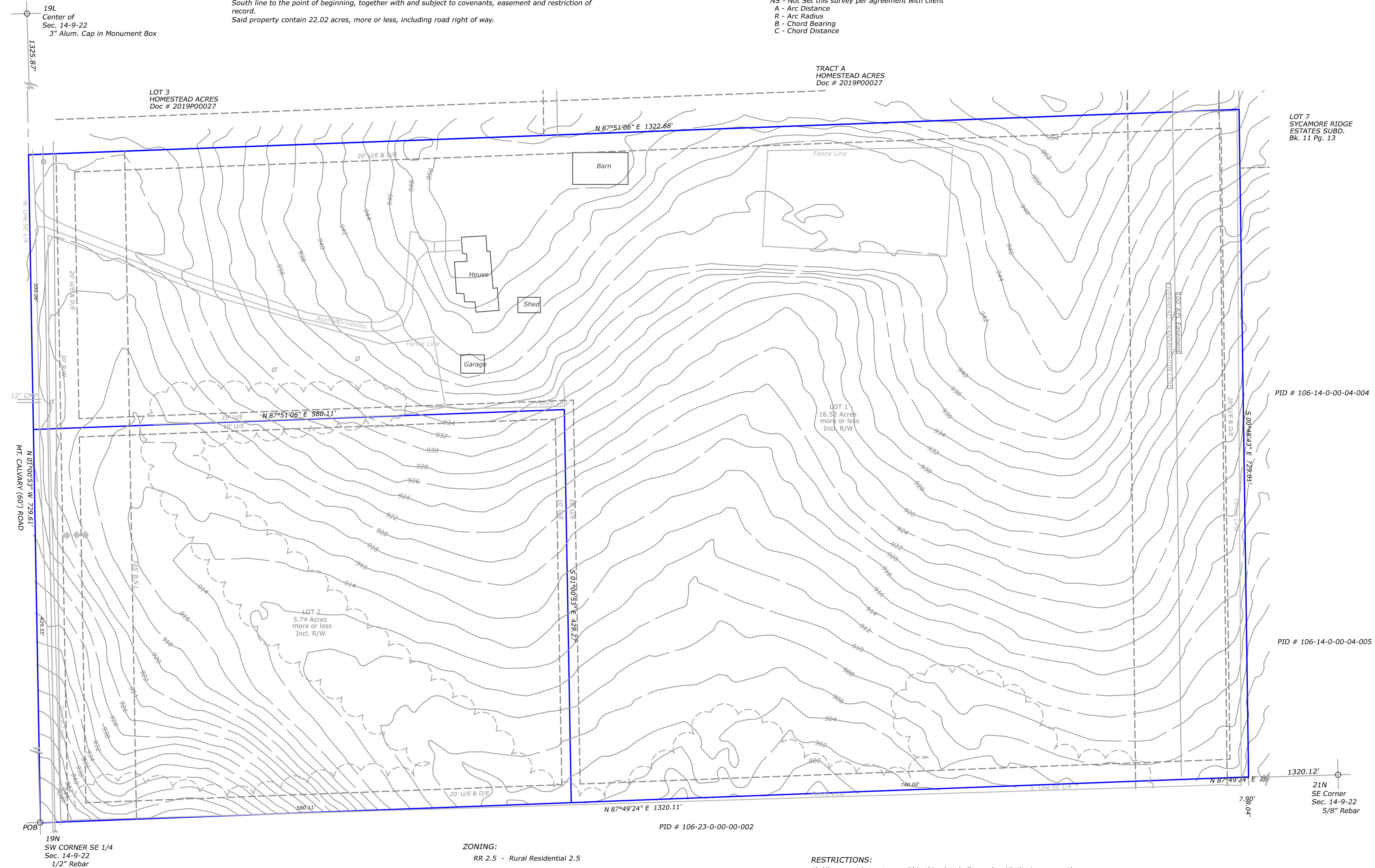
PREPARED FOR:
COLVIN, SHARON K
724 MT CALVARY RD
LANSING, KS 66043
PID # 106-14-0-00-04-003

RECORD DESCRIPTION: Doc#2015R06397
The South Twenty-Two (22) Acres of the Southwest One-Quarter (1/4) of the Southeast One-Quarter (1/4) of Section Fourteen (14), Township Nine (9), Range Twenty-Two (22), Leavenworth County, Kansas.

SURVEYOR'S DESCRIPTION:
A tract of land in the Southwest Quarter of the Southeast Quarter of Section 14, Township 9 South, Range 22 East of the 6th P.M., as written by Joseph A. Herring PS-1296 on February 10, 2022, more fully described as follows: Beginning at the Southwest corner of said Southeast Quarter; thence North 01 degrees 00'53" West for a distance of 729.61 feet along the West line of said Southeast Quarter; thence North 87 degrees 51'06" East for a distance of 1322.68 feet; thence South 00 degrees 48'43" East for a distance of 738.11 to the South line of said Southeast Quarter; thence South 87 degrees 49'24" West for a distance of 1320.11 feet along said South line to the point of beginning, together with and subject to covenants, easement and restriction of record.
Said property contain 22.02 acres, more or less, including road right of way.

- LEGEND:
- - 1/2" Rebar Set with Cap No. 1296
 - - 1/2" Rebar Found, unless otherwise noted.
 - - Concrete Base around Point
 - △ - PK Nail Found in Place
 - () - Record / Deeded Distance
 - U/E - Utility Easement
 - D/E - Drainage Easement
 - B.S.L. - Building Setback Line
 - R/W - Permanent Dedicated Roadway Easement
 - BM - Benchmark
 - NS - Not Set this survey per agreement with client
 - A - Arc Distance
 - R - Arc Radius
 - B - Chord Bearing
 - C - Chord Distance

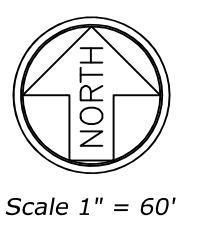
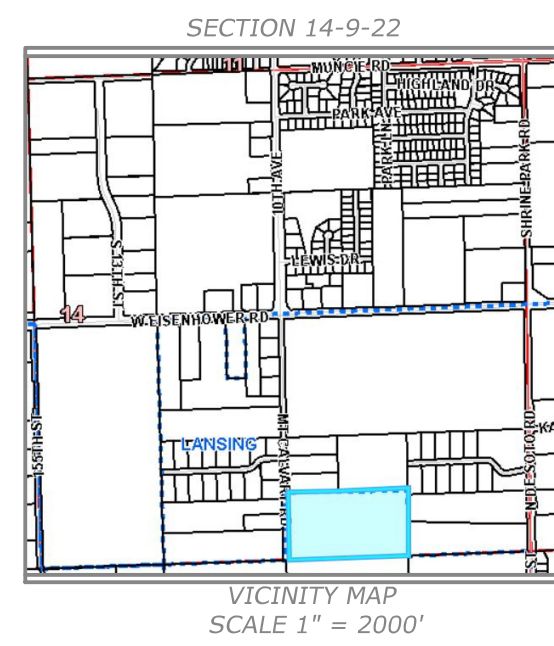
- - Power Pole
- X - Fence Line
- OHP - Overhead Power Lines
- T - Underground Telephone/Fiber Optic Line
- ⊕ - Gas Valve
- ⊙ - Water Meter/Valve
- ⊙ - Telephone Pedestal
- ⊕ - 6" Water Line - location as per district



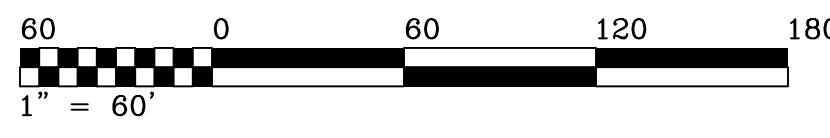
ZONING:
RR 2.5 - Rural Residential 2.5

- NOTES:
- 1) This survey does not show ownership.
 - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
 - 3) All recorded and measured distances are the same, unless otherwise noted.
 - 4) Error of Closure - See Error of Closure Calculations
 - 5) Basis of Bearing - KS SPC North Zone 1501 West line Southeast Quarter
 - 6) Monument Origin Unknown, unless otherwise noted.
 - 7) Proposed Lots for Residential Use.
 - 8) Road Record - See Survey
 - 9) Benchmark - NAVD83
 - 10) Project Benchmark (BM) - SW COR Section 33 - Elev - 929'
 - 11) Reference Recorded Deed Book 758 Page 777
 - 12) Utility Companies -
- Water - Water District 8
- Electric - FreeState
- Sewer - Septic / Lagoon
- Gas - Propane / Natural Gas
 - 13) Reference Security 1st Title File Number 2475846 updated September 13, 2021
 - 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0250G dated July 16, 2015
 - 15) Building Setback Lines as shown hereon or noted below
- All side yard setbacks - 15' (Accessory - 15')
- All rear yard setbacks - 40' (Accessory - 15')
 - 16) Distances to and of structures, if any, are +- 1'.
 - 17) Easements as per referenced Title Commitment are shown hereon, if any.
 - 18) Fence Lines do not necessarily denote the boundary line for the property.
 - 19) Reference Surveys:
- HOMESTEAD ACRES - Doc # 2019P00027
- SYCAMORE RIDGE ESTATES SUBD. Bk. 11 Pg. 13

- RESTRICTIONS:
- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
 - 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
 - 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
 - 4) Lots are limited to a single entrance.
 - 5) No off-plat restrictions.



Scale 1" = 60'



Job # K-21-1522
February 8, 2022

J. Herring, Inc. (dba)
HERRING
SURVEYING
& COMPANY

315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5361
Email - survey@eamcash.com



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of August thru September, 2021 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
PS # 1296

PRELIMINARY &
FINAL PLAT APPLICATION

Leavenworth County Planning and Zoning Department,
300 Walnut St., Suite 212
County Courthouse
Leavenworth, Kansas 66048
913-684-0465

Office Use Only	
PID: <u>106-14 003.00</u>	
Township: <u>Delaware</u>	
Planning Commission Meeting Date: _____	
Case No. <u>DEV-22-</u>	Date Received/Paid: <u>02.18.2022</u>
Zoning District <u>RR 2.5</u>	
Comprehensive Plan land use designation _____	

APPLICANT <u>AGENT</u> INFORMATION	OWNER INFORMATION
NAME: <u>Herring Surveying Company</u>	NAME: <u>Sharon K. Colvin</u>
MAILING ADDRESS: <u>315 N. 5th Street</u>	MAILING ADDRESS <u>724 Mt. Calvary Road</u>
CITY/ST/ZIP: <u>Leavenworth, KS 66048</u>	CITY/ST/ZIP <u>Lansing, KS 66043</u>
PHONE: <u>913-651-3858</u>	PHONE: <u>N/A</u>
EMAIL : <u>herringsurveying@outlook.com</u>	EMAIL <u>N/A</u>

GENERAL INFORMATION

Proposed Subdivision Name: TREELINE SUBDIVISION

Address of Property: 724 Mt. Calvary Road

Urban Growth Management Area: N/A

SUBDIVISION INFORMATION		
Gross Acreage: <u>22 AC</u>	Number of Lots: <u>2</u>	Minimum Lot Size: <u>5.7 AC</u>
Maximum Lot Size: <u>16.5</u>	Proposed Zoning: <u>RR-2.5</u>	Density: <u>N/A</u>
Open Space Acreage: <u>N/A</u>	Water District: <u>LanDel</u>	Proposed Sewage: <u>Septic</u>
Fire District: <u>District 1</u>	Electric Provider: <u>Everg</u>	Natural Gas Provider: <u>Atmos / Propane</u>
Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Road Classification: <u>Local</u> - Collector - Arterial - State - Federal	
Is any part of the site designated as Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No if yes, what is the panel number:		
I, the undersigned, am the owner <u>duly authorized agent</u> , of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for a final plat approval as indicated above.		
Signature: <u>Joe Herring - digitally signed 2/17/22</u>	Date: <u>2/17/22</u>	

ATTACHMENT A

TREELINE SUBDIVISION

A Minor Subdivision in the Southeast Quarter of Section 14, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR:
COLVIN, SHARON K
724 MT CALVARY RD
LANSING, KS 66043
PID # 106-14-0-00-04-003

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: TREELINE SUBDIVISION.

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).

"Drainage Easements" or "D/E" shown on this plat are hereby dedicated for the purpose of constructing, using, replacing and maintaining a culvert, storm sewer, drainage ditch, or other drainage facility or tributary connections, including similar facilities, and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and future expansion of such facility, together with the right of access for the same, is hereby dedicated for public use. Drainage Easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities. The maintenance and upkeep of said Easements shall be the responsibility of the individual owners of the lots whereupon said Easements are dedicated. Leavenworth County shall bear no responsibility for any maintenance and upkeep of said Easements.

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 TESTIMONY WHEREOF,
We, the undersigned owners of TREELINE SUBDIVISION, have set our hands this ____ day of _____, 2022.

Ronald A. Grey, Jr. Barbel Grey PID # 109-32...007

NOTARY CERTIFICATE:
Be it remembered that on this ____ day of _____, 2022, before me, a notary public in and for said County and State came Ronald A. Grey, Jr. and Barbel Grey, husband and wife, to me personally known to be the same persons who executed the forgoing 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
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of TREELINE SUBDIVISION this ____ day of _____, 2022.

Secretary Krystal A. Voth Chairman Steven Rosenthal

COUNTY ENGINEER'S APPROVAL:
The County Engineer's plat review is only for general conformance with the subdivision regulations as adopted by Leavenworth County. The County is not responsible for the accuracy and adequacy of the design, dimensions, elevations, and quantities.

County Engineer - Mitch Pleak

COUNTY COMMISSION APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of TREELINE SUBDIVISION, this ____ day of _____, 2022.

Chairman Michael Smith County Clerk Attest: Janet Klasinski

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,

Register of Deeds - TerriLois G. Mashburn

RECORD DESCRIPTION: Doc#2015R06397
The South Twenty-Two (22) Acres of the Southwest One-Quarter (1/4) of the Southeast One-Quarter (1/4) of Section Fourteen (14), Township Nine (9), Range Twenty-Two (22), Leavenworth County, Kansas.

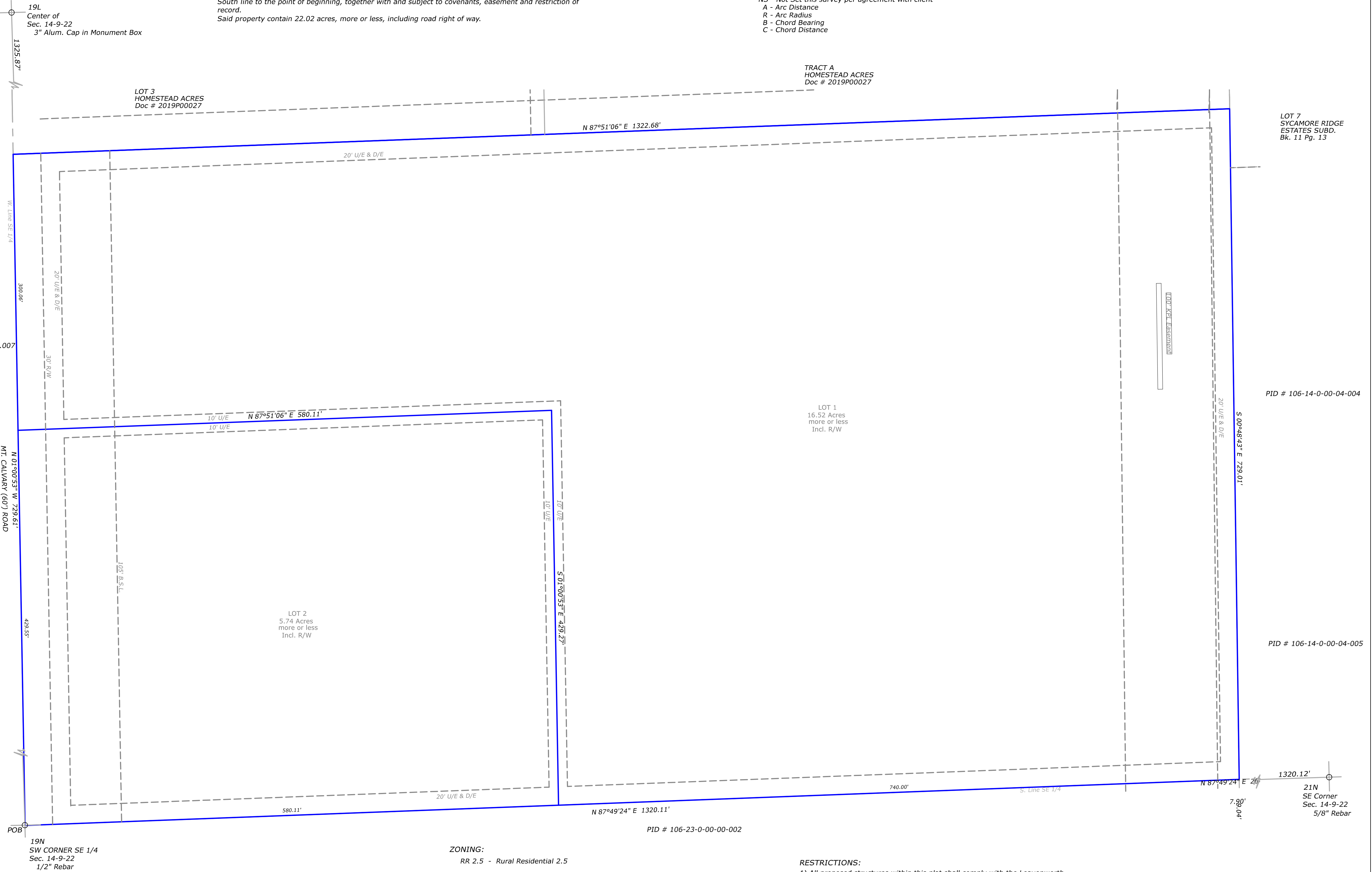
SURVEYOR'S DESCRIPTION:

A tract of land in the Southwest Quarter of the Southeast Quarter of Section 14, Township 9 South, Range 22 East of the 6th P.M., as written by Joseph A. Herring PS-1296 on February 10, 2022, more fully described as follows: Beginning at the Southwest corner of said Southeast Quarter; thence North 01 degrees 00'53" West for a distance of 729.61 feet along the West line of said Southeast Quarter; thence North 87 degrees 51'06" East for a distance of 1322.68 feet; thence South 00 degrees 48'43" East for a distance of 738.11 to the South line of said Southeast Quarter; thence South 87 degrees 49'24" West for a distance of 1320.11 feet along said South line to the point of beginning, together with and subject to covenants, easement and restriction of record.
Said property contain 22.02 acres, more or less, including road right of way.

LEGEND:

- - 1/2" Rebar Set with Cap No.1296
- - 1/2" Rebar Found, unless otherwise noted.
- - Concrete Base around Point
- △ - PK Nail Found in Place
- () - Record / Deeded Distance
- U/E - Utility Easement
- D/E - Drainage Easement
- B.S.L. - Building Setback Line
- R/W - Permanent Dedicated Roadway Easement
- BM - Benchmark
- NS - Not Set this survey per agreement with client
- A - Arc Distance
- R - Arc Radius
- B - Chord Bearing
- C - Chord Distance

- - Power Pole
- X - Fence Line
- OHP - Overhead Power Lines
- T - Underground Telephone/Fiber Optic Line
- ⊕ - Gas Valve
- ⊗ - Water Meter/Valve
- ⊘ - Telephone Pedestal
- W - 6" Water Line - location as per district



ZONING:
RR 2.5 - Rural Residential 2.5

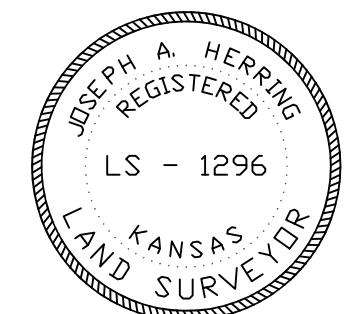
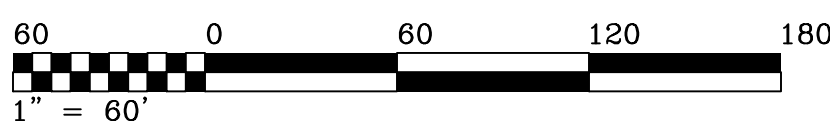
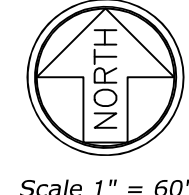
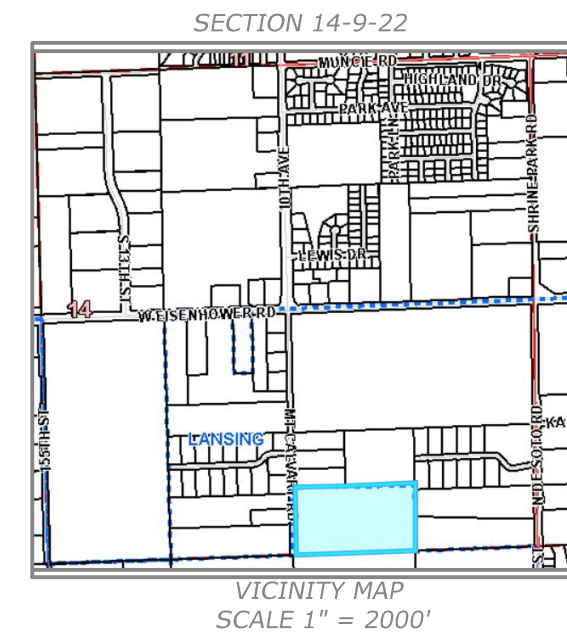
- NOTES:
- 1) This survey does not show ownership.
 - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
 - 3) All recorded and measured distances are the same, unless otherwise noted.
 - 4) Error of Closure - See Error of Closure Calculations
 - 5) Basis of Bearing - See Error of Closure Calculations
 - 6) Monument Origin Unknown, unless otherwise noted.
 - 7) Proposed Lots for Residential Use.
 - 8) Road Record - See Survey
 - 9) Benchmark - NAVD83
 - 10) Project Benchmark (BM) - SW COR SE 1/4 - Elev - 950'
 - 11) Easements, if any, are created hereon or listed in referenced title commitment.
 - 12) Reference Recorded Deed 2015R06397
 - 13) Utility Companies - Water - LandDel
 - 14) Electric - Evergy
 - 15) Sewer - Septic / Lagoon
 - 16) Gas - Propane / Natural Gas
 - 17) Reference Security 1st Title File Number 2475846 updated September 13, 2021
 - 18) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0143G dated July 16, 2015
 - 19) Building Setback Lines as shown hereon or noted below - All side yard setbacks - 15' (Accessory - 15') - All rear yard setbacks - 40' (Accessory - 15')
 - 20) Distances to and of structures, if any, are +- 1'.
 - 21) Easements as per referenced Title Commitment are shown hereon, if any.
 - 22) Fence Lines do not necessarily denote the boundary line for the property.
 - 23) Reference Surveys: - HOMESTEAD ACRES - Doc # 2019P00027 - SYCAMORE RIDGE ESTATES SUBD. Bk. 11 Pg. 13

RESTRICTIONS:

- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
- 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
- 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
- 4) Lots are limited to a single entrance.
- 5) No off-plat restrictions.

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-1655



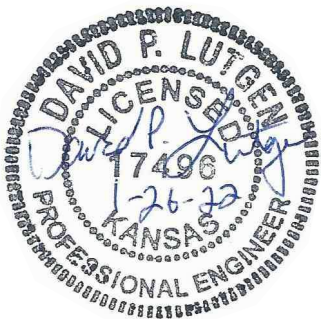
I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of December 2021 thru February 2022 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
PS # 1296

Job # K-21-1522
February 8, 2022

315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5361
Email - survey@jeamcsh.com

Treeline Subdivision
Leavenworth County Kansas
Drainage Report
January 26, 2022



Parcel Information - The 22.26-acre (+/-) parcel is located on the east side of Mt. Calvary Road in Leavenworth County KS. The property is zoned RR 2.5.

Existing Conditions – There is a house, driveway, and outbuildings on the property. The parcel can be divided into two drainage areas as shown on exhibit #1. Drainage calculations are only prepared for drainage area #1. This drainage area is where the new driveway and home are assumed to be constructed. No changes are anticipated in the other drainage area.

A composite c value was calculated for each drainage area as shown in the table below. The composite c value is based on the soil type, slopes, and existing land use, see Exhibits #2 and #3.

Existing	c value	Acres in each Drainage Area			
		DA #1			
Wooded	0.35	2.00			
Pasture	0.36	17.07			
Impervious	0.90	0.26			
Composite c		0.37			

$$\text{composite c} = \frac{(\text{Pasture Acres} * 0.36 + \text{Wooded Acres} * 0.35 + \text{Impervious Acres} * 0.90)}{\text{Total Acres}}$$

Developed Conditions – The proposed development will create two residential building lots. Lot #1 has an existing house, driveway, and outbuildings. The new home is assumed to be located as shown on exhibit #1. A composite c value was calculated for the drainage area as shown in the table below. The composite c value is based on the soil type, slopes, and land use, see Exhibits #2 and #3. The developed storm water runoff calculations include 10,000 sq ft of impervious area for the house and driveway on Lot #2. It is assumed that two acres around the new home will be maintained as a grass lawn and the remainder will not be changed from existing.

Developed	c value	Acres in each Drainage Area			
		DA #1			
Wooded	0.35	2.00			
Pasture	0.36	14.74			
Impervious	0.90	0.49			
Grass	0.30	2.00			
Composite c		0.37			

$$\text{composite c} = \frac{(\text{Pasture Acres} * 0.36 + \text{Wooded Acres} * 0.35 + \text{Impervious Acres} * 0.90 + \text{Grass Acres} * 0.30)}{\text{Total Acres}}$$

The storm water runoff for existing and developed conditions is summarized in the following table. Calculations for the storm water runoff are included with the report.

	DA #1	
	Q10 cfs	Q100 cfs
Existing	40.1	71.0
Developed	40.1	71.0
Change	0%	0%

Conclusion – The change in land use for this parcel of ground results in no change to the storm water runoff from the site.

TREELINE SUBDIVISION
 A Three Subdivision in the Southeast Quarter of Section 134, Township 9 South,
 Range 22 East of the 6th E.M., Lawrence County, Kansas.
PRELIMINARY PLAT
 PREPARED BY: [Name]
 DATE: [Date]

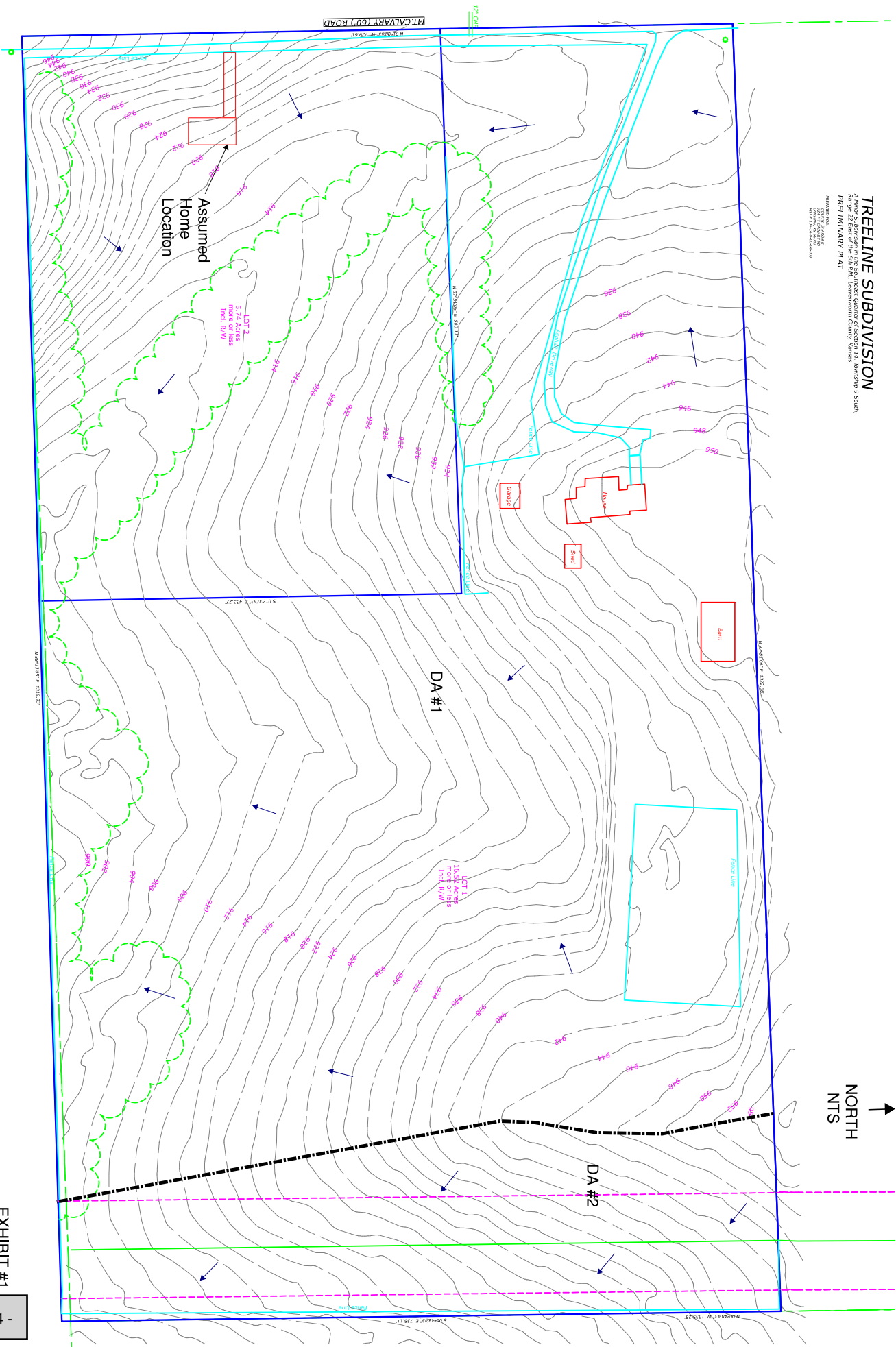
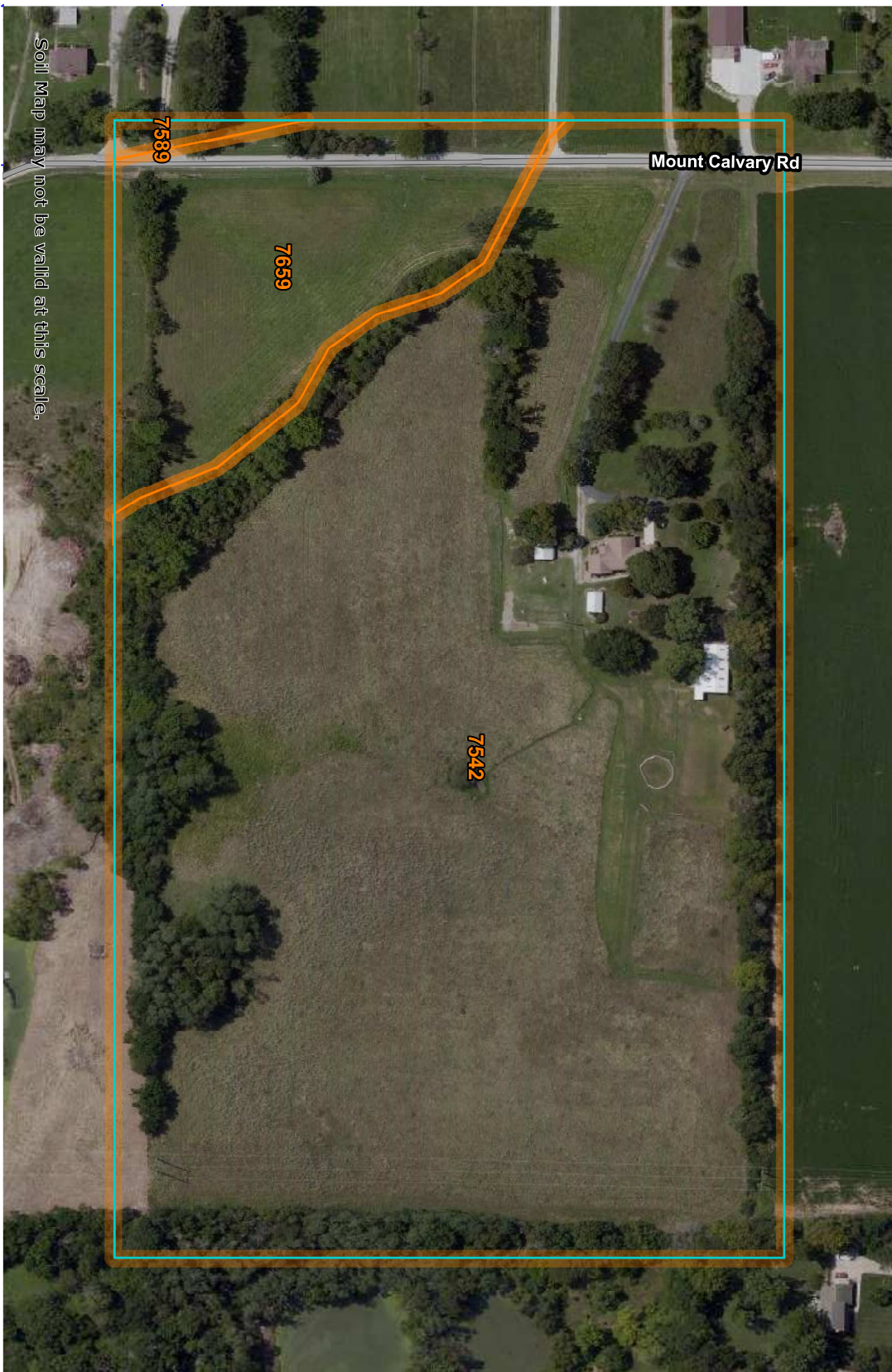
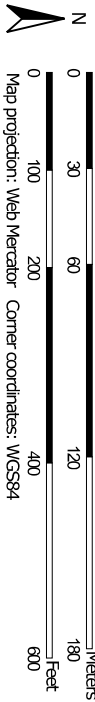


EXHIBIT #1



Map Scale: 1:2,360 if printed on A landscape (11" x 8.5") sheet.



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

Map Unit Symbol	Map Unit Name
7542	Sharpsburg silty clay loam, 4 to 8 percent slopes, eroded
7589	Shelby loam, 3 to 7 percent slopes
7659	Vinland-Sibleyville complex, 5 to 12 percent slopes

TABLE 1 Values of Runoff Coefficient C

URBAN AREAS:	
Type of drainage area	Runoff coefficient C
Lawns:	0.05 - 0.10
Sandy soil, flat 2%	0.10 - 0.15
Sandy soil, average, 2 - 7%	0.15 - 0.20
Sandy soil, steep, 7%	0.13-0.17
Heavy soil, flat, 2%	0.18 - 0.22
Heavy soil, average, 2 - 7%	0.25 - 0.35
Heavy soil, steep, 7%	
Business:	0.70 - 0.95
Downtown areas Neighborhood areas	0.50.0.70
Residential:	0.30 - 0.50
Single-family areas	0.40 - 0.60
Multi units, detached Multi units,	0.60 - 0.75
attached Suburban	0.25 - 0.40
Apartment dwelling areas	0.50 - 0.70
Industrial:	
Light areas	0.50 - 0.80
Heavy areas	0.60 - 0.90
Parks, cemeteries	0.10 - 0.25
Playgrounds	0.20 - 0.35
Railroad yard areas	0.20 - 0.40
Unimproved areas	0.10 - 0.30
Streets:	0.70 - 0.95
Asphaltic	0.80 - 0.95
Concrete	0.70 - 0.85
Brick	
Drives and walks	0.75 - 0.85
Roofs	0.75 - 0.95

AGRICULTURAL AREAS:

Topography and Vegetation	Runoff Coefficient C Soil Texture		
	Soil Texture		
	Open Sandy Loam	Clay and Silt Loam	Tight Clay
Woodland			
Flat 0 - 5% Slope	0.10	0.30	0.40
Rolling 5 - 10% Slope	0.25	0.35	0.50
Hilly 10 - 30% Slope	0.30	0.50	0.60
Pasture			
Flat	0.10	0.30	0.40
Rolling	0.16	0.36	0.55
Hilly	0.22	0.42	0.60
Cultivated			
Flat	0.30	0.50	0.60
Rolling	0.40	0.60	0.70
Hilly	0.52	0.72	0.82

Source - Natural Resources Conservation Service (NRCS) US Department of Agriculture (USDA) Peak Discharge Course
https://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1083019.pdf

Drainage Area #1- 10 year

Existing Conditions

Area = 19.33 acres
 C= 0.37
 L= 815
 S= 9.6
 K= 1

$T_i = 1.8(1.1-C)L^{.5}/S^{1/3}$ $L_{max} = 300$ $i_{10} = 1.75/(T_c + 18.8)$ $5 < T_c < 15$
 $T_i = 10.8$ $i_{10} = 214/(T_c + 26.7)$ $15 < T_c < 60$
 $T_t = 1.36$

$T_c = 12.1$

$i_{10} = 5.66$

Q=KCIA

Q= 40.1 cfs

Developed Conditions

Area = 19.33 acres
 C= 0.37
 L= 815
 S= 9.6
 K= 1

$T_i = 1.8(1.1-C)L^{.5}/S^{1/3}$ $L_{max} = 300$ $i_{10} = 1.75/(T_c + 18.8)$ $5 < T_c < 15$
 $T_i = 10.8$ $i_{10} = 214/(T_c + 26.7)$ $15 < T_c < 60$
 $T_t = 1.36$

$T_c = 12.1$

$i_{10} = 5.66$

Q=KCIA

Q= 40.1 cfs

Drainage Area #1 - 100 year

Existing Conditions

Area = 19.33 acres
 C= 0.37
 L= 815
 S= 9.6
 K= 1.25

$T_i = 1.8(1.1-C)L^{0.5}/S^{1/3}$ $L_{max} = 300$ $i_{100} = 256/(T_c + 19.8)$ $5 < T_c < 15$
 $T_i = 10.8$ $i_{100} = 331/(T_c + 30)$ $15 < T_c < 60$
 $T_t = 1.36$

$T_c = 12.1$

$i_{100} = 8.02$

Q=KCIA

Q= 71.0 cfs

Developed Conditions

Area = 19.33 acres
 C= 0.37
 L= 815
 S= 9.6
 K= 1.25

$T_i = 1.8(1.1-C)L^{0.5}/S^{1/3}$ $L_{max} = 300$ $i_{100} = 256/(T_c + 19.8)$ $5 < T_c < 15$
 $T_i = 10.8$ $i_{100} = 331/(T_c + 30)$ $15 < T_c < 60$
 $T_t = 1.36$

$T_c = 12.1$

$i_{100} = 8.02$

Q=KCIA

Q= 71.0 cfs