

**CITY OF LEAVENWORTH  
PLANNING COMMISSION  
COMMISSION CHAMBERS, CITY HALL  
100 N. 5<sup>th</sup> Street  
Leavenworth, KS 66048**

**REGULAR SESSION  
Monday, October 3rd, 2016  
7:00 p.m.**

**CALL TO ORDER:**

- 1. Roll Call/Establish Quorum**
- 2. Approval of Minutes: September 12, 2016**

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**1. 2016-12-SUP – 936 OSAGE STREET – CHILD CARE CENTER**

Conduct a public hearing for Case. No. 2016-12-SUP, 936 Osage Street. The petitioner, Annie Schmalbeck, is requesting consideration for a Special Use Permit to allow for the operation of a Child Care Center at the subject property.

**2. 2016-13-SUP – OLIVE STREET – CELLULAR COMMUNICATION TOWER**

Conduct a public hearing for Case. No. 2016-13-SUP, Olive Street north of Spruce Street and east of Railroad Avenue. The petitioner, EcoSite, Inc., is requesting consideration for a Special Use Permit to allow for the construction of a 100' monopole type communication tower and related ground equipment.

**3. 2016-14-SUB – LEAVENWORTH BUSINESS & TECHNOLOGY PARK PRELIMINARY PLAT**

Consider a request for a preliminary plat for the Leavenworth Business & Technology Park, located at Eisenhower Road & 14<sup>th</sup> Street.

**4. 2016-15-SUB – LEAVENWORTH BUSINESS & TECHNOLOGY PARK FINAL PLAT**

Consider a request for a final plat for the Leavenworth Business & Technology Park, located at Eisenhower Road & 14<sup>th</sup> Street.

**CITY OF LEAVENWORTH PLANNING COMMISSION**

**COMMISSION CHAMBERS, CITY HALL**

100 N 5<sup>th</sup> Street, Leavenworth, Kansas 66048

**REGULAR SESSION**

**Monday, September 12, 2016**

7:00 PM

---

**CALL TO ORDER:**

**Commissioners Present**

Linda Bohnsack  
Jay Byrne  
Mike Burke  
John Karrasch  
Frank Wenzel  
Claude Wiedower  
Pat McGlinn

**Commissioners Absent**

**City Staff Present**

Julie Hurley  
Michelle Baragary

Chairman Byrne called the meeting to order and noted a quorum was present.

**APPROVAL OF MINUTES:** May 2, 2016

With no comments or questions regarding the minutes, Mr. Karrasch moved to approve the minutes as presented. The motion was seconded by Mr. Wiedower and approved by a unanimous vote.

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

**1. SIGN ORDINANCE**

**Conduct a public hearing for the City of Leavenworth Development Regulations, Article 8: Signs.**

Conduct a public hearing for the City of Leavenworth Development Regulations, Article 8: Signs.

City Planner Julie Hurley indicated the primary focus of tonight's meeting is to start discussions about issues with the sign code, how it may be reorganized to make it more useful. Ms. Hurley mentioned in 2014 the Planning Commission made changes to the sign code; however, the changes were never passed and adopted in to the Development Regulations. When the new 2016 Development Regulations were adopted, article 8, Signs, were excluded from the update as more time would be needed to work on the sign codes.

Ms. Hurley continued by stating two provisions to the sign ordinance were recently added. First, a provision for political signs recently passed, which allows political signs in certain areas but not in the right-of-way. She further stated the State of Kansas has passed legislation to allow political signs in the right-of-way, which is in opposition to federal Supreme Court rulings. The City of Leavenworth has opted to clarify language to err on the side of the Supreme Court to not allow political signs in the right-

of-way. Second, language was incorporated to allow signage for public and semi-public buildings located in residentially zoned districts, such as, schools, churches, hospitals, etc.

Ms. Hurley introduced Ms. Cindy Proett, with Luminous Neon, who provides technical assistance across the state to cities updating sign regulations. As technology is rapidly changing, focus on Electronic Messaging Centers (EMC) will be needed and Ms. Proett would be a great resource to provide knowledgeable input.

Mr. Byrne suggested the appointment of a sub-committee of 3 members to review the 2014 proposed changes as well as the current code. He further stated the current sign regulations are difficult to follow. He mentioned incorporating tables and visuals into the new regulations.

Mr. Byrne asked Ms. Proett if she has reviewed the current sign regulations. Ms. Proett stated she did review it with Ms. Ann Hoins, from Young Sign Company. Ms. Hoins greatest concern with the sign code has already been addressed; allowing signage for public and semi-public buildings located in districts zoned residential. Ms. Proett further stated she spoke with Ms. Hurley about areas of interest: the computation of the sign area on two sided signs, the monochrome color restriction on EMCs, section 8.08.A regarding content neutrality and clarification of 8.16.B.3 regarding changeable messages.

Mr. McGlenn asked if there were any major sign issues in the past couple years. Ms. Hurley responded there have been two issues with billboards; the large billboards by St. John's and Home Depot, which prompted the prohibition of any new billboards. The other issue was signage for public and semi-public buildings, which has since been addressed. Mr. McGlenn asked if those issues were outside of the regulations. Ms. Hurley responded in the affirmative.

Mr. Wiedower asked about issues with sign content. Ms. Hurley stated content neutrality is a national issue. She continued by stating Ms. Proett would be able to direct us to articles and resources for proper wording in the regulations to prevent profanity and the sorts without impeding on citizen's first amendment rights.

Mr. Wenzel asked who enforces the compliance of wall signs and how are nonconforming signs found. Ms. Hurley stated it is difficult to catch these cases, especially liquor stores and bars. She further stated if the new regulations are more restrictive, anything in existence on the date of adopting the new regulations would be considered legal nonconforming; however, any change made after that point would require compliance to the newly adopted regulations.

Mr. Wiedower asked if it is possible to retrieve information on individuals who were in noncompliance of the sign code in the past year. Ms. Hurley stated she could get a list on how many sign violations there were.

Mr. Byrne summarized the main sign code issues to address: content neutrality and control over language, tables and visuals, technical specifications on laminated signs, size of signs, and enforcement of free standing signs, wall signs, and temporary signs.

A sub-committee was formed and consists of Mr. Karrasch, Mr. Burke, and Mr. Wiedower. Ms. Hurley will be involved with the sub-committee discussions. Sub-committee updates are scheduled for the following meetings:

- Oral update in October
- Formal update in November
- Public Hearing in December

OTHER:

Mr. McGlinn stated practically every major city in the nation is attempting to recycle and feels as though the City of Leavenworth should also be involved in recycling. He asked when the city last looked into recycling as a city provided service. Ms. Hurley stated the City Commission has discussed it a few times in the past couple years but is not sure when the last discussion occurred. Ms. Hurley stated she will pass on this information to get this included in a study session with the City Commission.

With no further business, the meeting was adjourned at 7:37 pm.

JH:mb

**OTHER BUSINESS:**

**ADJOURN:**

**PLANNING COMMISSION AGENDA ITEM**  
**2016-12 SUP**  
**936 Osage Street**

**OCTOBER 3, 2016**

**SUBJECT:**

A request for a Special Use Permit to allow the operation of a Child Care Center at 936 Osage Street..



---

**Prepared By:**  
Julie Hurley  
City Planner



---

**Reviewed By:**  
Paul Kramer  
City Manager

**NATURE OF REQUEST**

The applicant, Annie Schmalbeck, is requesting a Special Use Permit to allow the operation of Child Care Center in her home located at 936 Osage Street. The property is currently zoned R1-6 (Higher-Density Single Family Residential). Child Care Centers are allowed in the R1-6 zoning district with issuance of a special use permit. The child care has been in operation for approximately 8 years, and the applicant was unaware until recently of the need to obtain a Special Use Permit.

The applicant has indicated that she is licensed to care for a maximum of 12 children with 8 currently in her care, and operates between the hours of 7am – 5pm, Monday-Friday.

**CONDITIONS OF DETERMINATION**

In recommending approval of a special use, the Planning Commission may impose such conditions, safeguards and restrictions as may be necessary to carry out the general purpose and intent of the ordinance. The development regulations stipulate specific conditions as a requirement for the approval of Child Care Centers as follows:

1. Shall not be located along an arterial street as designated on the Major Street Plan Map unless indirect vehicular access to that street, such as with a frontage road is available. The City Planner, with the advice of the DRC, shall determine if the drop off and pick up arrangements of a childcare center or business appear safe. Appeal of any negative decision shall be to the City Commission.  
*Osage Street is designated on the Major Street Plan Map as a residential street, not an arterial street.*
2. Shall provide at least one hundred (100) square feet of open space per child. This open space shall be 100% enclosed by a minimum four (4) foot high fence or wall.  
*The property includes an approximately 3,000 square foot back yard enclosed by a wooden privacy fence, in excess of the 1,200 square foot minimum space required.*

3. Shall provide a loading zone capable of accommodating at least two (2) automobiles for the easy picking up and discharging of passengers.

*One off-street parking space is provided in the rear of the home off of an alley. Within the surrounding neighborhood, the majority of the homes do not currently have any type of driveway or off-street parking area in the front of the home. The Development Regulations do not allow for the installation of a parking surface in a front yard that does not lead to a garage or other parking area, and no garage exists on the property. With the relatively low volume of drop-offs and pick-ups occurring at an in-home child care center, and the existing residential nature of the street traffic, staff feels that the provided on-street parking provides an adequate loading zone for the safe picking up and discharge of passengers.*

4. Shall conform to all requirements of the State of Kansas and shall acquire a State of Kansas Child Care Center License.

*The applicant has provided a copy of her Group Day Care Home permit from the Kansas Department of Health and Environment.*

5. All childcare centers operated in residential zoning districts shall be the only legal residence of the operator.  
*The applicant currently resides in the home at 936 Osage Street.*

6. Childcare centers in residential districts may have one non-illuminated monument sign with no more than 3 square feet per side and a maximum of 2 sides or one non-illuminated sign affixed to the main structure of 3 square feet.

*The applicant has not indicated that she intends to display a sign, but any signage displayed at a later date would be required to comply with this provision.*

### **COMMISSION FINDINGS**

The Commission may recommend issuance of a special use permit whenever it finds that:

1. The proposed special use complies with all applicable provisions of this ordinance.

*Staff believes that this application complies with all provisions of City of Leavenworth Development Regulations.*

2. The proposed special use at the specified location will contribute to and promote the economic development, welfare or convenience of the public.

*Child Care Centers are an essential service to working parents in the community, and promote the economic development, welfare and convenience of the public.*

3. The special use will not cause substantial injury to the value of other property in the neighborhood in which it is located.

*Staff does not feel that the proposed Child Care Center will cause any substantial injury to the value of other property in the neighborhood.*

4. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are

such that the special 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.

*No new structures or building modifications are proposed as part of this special use permit. The property would continue to look and function as a residential structure.*

**STAFF RECOMMENDATION:**

Staff recommends approval of the Special Use Permit request based on the analysis and findings included herein, subject to the following conditions:

1. The operation shall be limited to a maximum of 12 children.
2. No additional home occupations may be carried out at the residence.

Failure to maintain compliance with all conditions shall result in revocation of the Special Use Permit.

**ACTION/OPTIONS:**

- Motion, based upon findings as stated and conditions as presented, to recommend approval to the City Commission with included conditions
- Motion, to recommend denial to the City Commission
- Table the issue for additional information/consideration.

**Attachments:**

Application materials  
Location map



**SPECIAL USE PERMIT**  
CITY OF LEAVENWORTH, KANSAS

2016-12 SUP

APP# 1041

01590.5392 Z03  
\$350.00

Filing Date  
Fees Paid/Date

08/19/2016

R1-6

Publishing Date: 9/9/16  
Oct 3, 2016 hearing date

As provided in Section 2.06 of the 2011 Development Regulations, application is hereby made for a SPECIAL USE PERMIT for the operation of a:

CHILD CARE CENTER

in accordance with the attached site plan on the following described property:

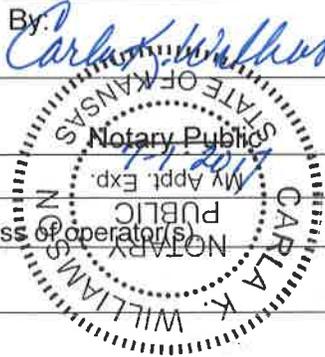
Address:	<u>9310 Osage street</u>		
Legal Description:	<u>SEE attached</u> <del>Mix's Subdivision, S26, T08, R22E, Block 2, Lot 18-19</del>		
Real Estate PID #	<u>077-26-0-34-01-005-00-0</u>	Zoning:	<u>R1-6</u>

I/We, the undersigned, depose and state we are the owners of the above described property:

Name(s) of Owner (print or type):	<u>Annie N. Schmalbeck</u>		
Address:	<u>9310 Osage street</u>		
Contact No. ( )	<u>913 1036-2388</u>	Email Address:	<u>anicole9799@yahoo.com</u>
Signature of Owner(s):	<u>Annie Schmalbeck</u>		

State of Kansas )  
County of Leavenworth )

This instrument was acknowledged before me on \_\_\_\_\_ Date: 8/19/16 By: Carla K. Williams



My appointment expires: 7-1-2017

If business is operated by someone other than the owner, provide name and address of operator(s)

Name(s) of Applicant:  
Address:  
Contact No: ( )      Email Address:

**NOTE:** All signatures must be in ink. Signature of owner(s) must be secured and notarized.  
**Check list below...**

1. Non-Refundable Fee of \$350.00 is due at time of application
2. Attach list of the owners for property within two hundred (200) feet of the above property
3. Site Plan drawn to scale (See General Instructions)
4. Supporting documentation (see General Instructions)

**Kansas Department of Health and Environment**  
**Amended License**

Group Day Care Home  
Amended License No. 0064179-010

Licensee: Annie Nicole Schmalbeck

Facility: Lil Rascals

Located at: 936 Osage St  
Leavenworth, KS 66048



**01/31/2017**

In the county of: Leavenworth

Having complied with the laws and regulations of the State of Kansas governing Group Day Care Homes, Annie Nicole Schmalbeck is hereby authorized to care for a maximum of 12 children, under one of the following options:

**MAXIMUM LICENSED CAPACITY IF ONE ADULT IS PRESENT WITH THE CHILDREN:**

- 9 children, at least 2 ½ years but under 11 years of age\*; or
- 10 children, at least 3 years but under 11 years of age\*; or
- 12 children, at least 5 years but under 11 years of age; or refer to Table I in K.A.R. 28-4-114(e) if children under 2 ½ years of age are in attendance.

**MAXIMUM LICENSED CAPACITY IF TWO ADULTS ARE PRESENT WITH THE CHILDREN:**

- 12 children, infancy to 11 years of age\*, with not more than 9 children under 5 years of age, 3 of whom may be under 18 months of age; or
- 10 children, infancy to 11 years of age\*, with not more than 8 children under 5 years of age, 4 of whom may be under 18 months of age; or
- 12 children, at least 18 months but under 11 years of age\*, with not more than 5 children, 18 months to 2½ years of age.

\*Children five years of age and over may be substituted for younger children in the license capacity. Children under 11 years of age who are related to the applicant with a temporary permit, the licensee, or any other provider shall be included in the maximum number of children in each age group. Children at least 11 years of age but under 16 years of age who are unrelated to the provider shall be included in the license capacity if child care for this age group as a whole exceeds three hours a week.

This License is effective 08/24/2016 and remains in effect until the expiration date noted by the above sticker unless invalidated by a change of owner, operator, location or it is administratively closed.

Smoking is prohibited inside the day care home during hours of operation.

\*\* Local codes and ordinances may prescribe other requirements for the legal operation of this facility.

A handwritten signature in black ink, appearing to read "Susan K. Mouri".

Secretary  
Kansas Department of Health and Environment

# All About Our Day

7:00-8:00 Arrival

8:00-8:30 Breakfast

8:30-9:00 Clean Up and Restroom Break

9:00-9:30 Flash Cards/Story Time

9:30-10:00 Preschool Activities

10:00-10:15 Snack Time

10:15-11:00 Projects

11:00-11:45 Free Play (Outside/Inside)

11:45-12:00 Clean Up

12:00-12:45 Lunch

12:45-1:00 Clean Up and Restroom Break

1:00-2:30 Nap/Rest Time

2:30-3:15 Free Play (Outside/Inside)

3:15-3:30 Clean Up and Restroom Break

3:30-3:45 Snack Time

3:45-5:00 Free Play

# Tiny Finger's Tiny Toes Daycare

## Supervision Plan

- A copy of this plan will be provided for each parent or legal guardian with initial enrollment paperwork. Any parent or legal guardian will be able to view this supervision plan at any time upon request.
- I will use the main level of my home to provide care for your child. These rooms include the playroom, living room, bathroom, kitchen, and back yard. These rooms will be used for playing, learning, eating, and napping.
- I will always keep a close watch of all children by being in the same area or hearing distance away from them while they eat, sleep, work, and play.
- I will update this plan when ever changes are made to any of the listed requirements.
- I will follow this supervision plan as well as any other substitutes or emergency providers, as we are all trained using the same methods and materials.
- I will ensure that supervision is provided as necessary to protect the health, safety, and well-being of each child in my care by following all safety guidelines, attending all mandated trainings, and educating myself and my staff in all areas pertaining to keeping children safe.
- Each child in my care shall be under the supervision of myself or a substitute provider who is responsible for the child's health, safety and well-being.
- I shall be aware at all times of the location of each child in my care and the activities in which the child is engaged. I will visibly check on the children, do a head count and make sure that everyone is accounted for to assure the child's safety, health and well-being.

I shall perform the following:

- Interact with the child and attend to the child's needs by playing with him/her individually and as a group, being there to comfort, and guide and educate the child.
- Respond immediately if the child is crying or in distress to determine the cause and provide comfort and assistance by talking to him/her to determine the problem, address any issues or concerns the child may have, identify if he/she is hurt in any way requiring medical attention, and provide affection to the child until he/she is comforted and feeling better.
- Investigate immediately any changes in the activity or noise level of the child by visibly assessing the situation, listening for sounds or noises, and asking the child/children questions about what they are doing.
- Respond immediately to any emergency that could impact the health, safety and well-being of the child by following practiced emergency procedures. (Fire Alarm, Tornado Drills, First Aid/CPR, etc.)

I shall not engage in business, social, or personal activities that interfere with the care and supervision of children.

### Indoor Supervision Requirements

When any child is indoors, I shall ensure all of the following requirements are met:

- For each child that is under 2 1/2 years of age and who is awake, I shall be within sight of and in proximity to the child, watching and overseeing the activities of the child by being in the same room as the child or within viewing range of the child.

When I am attending to personal hygiene needs or engaging in other child care duties and I am temporarily unable to remain within sight of the child, I shall meet the following conditions:

- I will first ensure the safety of each child by visibly checking on them, asking them if they are ok and if they need anything and my staying in close proximity to be able to hear all that is going on. All of the children will be in the playroom right outside of the bathroom door while I use the restroom.
- I will be able to respond immediately to any child in distress by being close by at all times, able to hear the children at all times, and by staying in the same room as each child unless it is absolutely necessary for me to step away for a moment (ex: Restroom).
- I will remain within hearing distance of each child at all times by remaining in the same areas as each child. (Open floor plans of my home allow for this to be possible.)

For each child 2 1/2 years of age and older, who is awake, the child will have the option to quietly watch a Disney movie, read a book, work on letters, coloring, drawing, or puzzles.

### Napping and Sleeping

I will ensure that supervision is provided for each child who is napping or sleeping.

- Each child who is napping or sleeping shall be within sight or hearing distance of me and shall be visibly checked on at least once every 15 minutes. Each child shall sleep on a mat at least 1/2 inch thick that is covered in a washable sheet or pillowcase and will be spaced at least 25 inches apart on the living room and play room floors. Clean individual bedding, including a top cover shall be provided for each child. I will wash all bedding at the end of each week unless a child soils his/her bedding, in which it will be sent home with the child for the parent to wash and return the following school day.
- I will meet all of the requirements of K.A.R.28-4-116a for any child that is under 12 months of age and is napping or sleeping.
- I will follow these sleep safe practices in my childcare facility.
- Each child who is 12 months of age or older shall sleep on a bed or pad over a carpet or area rug on the floor.

- When a child age 12 months or older indicates that he/she is ready to transition to a nap mat we shall prepare a nap mat with the proper bedding and sit with the child, rubbing his/her back if necessary, until the child falls asleep. This shall be done until the child is able to lay on the mat and sleep as the older children do.

When a child is napping or sleeping in a room separate from myself, the door to that room shall remain open.

When a child awakens and is ready to get up, I shall attend to the child's needs and assist the child in moving to another activity such as coloring, quiet reading, drawing, etc in the kitchen or living room area.

### Outdoor Supervision Requirements

When any child is outdoors, I shall ensure that all of the following requirements are met:

- For each child under 5 years of age, I will be outdoors at all times and remain within sight of and in proximity to each child, watching and directing the activities of the child by providing the child with toys, bikes, balls, and safe climbing, swinging, and sliding structures to play on or with. I will play with the children while outside, ensuring their safety and well being while having fun and getting exercise.

No kids go outside unless accompanied by a provider. It's an everybody in or out policy.

## Sleep Safe Practices

I will ensure that the following requirements are met for each child who is in care and is under 12 months of age:

- The child shall nap in a pack and play playpen.
- If the child falls asleep on a surface other than a playpen, the child shall be moved to a playpen.
- The child shall not nap in the same playpen as that occupied by another child at the same time.
- The child will always be placed on the child's back to nap or sleep.
- When the child is able to turn over independently, the child shall be placed on the child's back but then shall be allowed to remain in a position preferred by the child. Wedges or infant positioners shall not be used.
- The child shall sleep in a playpen that is free of any soft items, which may include pillows, quilts, heavy blankets, bumpers and toys.
- The head of the child shall remain uncovered. The child may nap or sleep in sleep clothing, including sleepers and sleep sacks, in place of a lightweight blanket.

## Napping or sleeping surface

- Clean, individual bedding shall be provided for each child. Because it is important that the child have a clean, safe sleeping area.
- Each surface used for napping or sleeping shall be kept clean, of safe construction, and maintained in good repair. All mats are checked for tears on a daily basis, they are also wiped down with disinfecting wipes and sprayed with Lysol to kill all germs. Each child's bedding will be kept in his/her own cubby to assure that your child's bedding is his/her own and will not be mixed with other children's bedding.
- Each playpen shall be used only for children who meet the manufacturers recommendations for use, including any age, height, or weight limitation. The manufacturer's instructions for use, including any recommendations for use, shall be kept on file at the childcare facility. A sticker with the child's name will be used to identify which playpen belongs to each infant. This will

also help substitute staff identify which playpen belongs to each infant without causing any confusion.

- Each crib or playpen shall have a firm, tight fitting mattress and a fitted sheet. The mattress shall be set at its lowest point when any child using the crib or playpen becomes able to either sit up or pull up to a standing position inside the crib or playpen, whichever occurs first, to ensure that the child cannot climb out of the crib or playpen.
- On or after December 28, 2012 I will ensure that no crib be used in the facility that was purchased before June 28, 2011. We only use playpens at Tiny Fingers Tiny Toes Daycare.
- We are using nap Premium Nap Pads from North Shore. Each pad used for napping or sleeping is 1/2 inch thick, washable and enclosed in a washable cover, and long enough so that the child's head and feet rest on the pad. Clean, individual bedding, including a bottom and a top cover, shall be provided for each child.
- Playpens and nap mats, when in use for napping shall be separated by at least 24 inches in all directions except when bordering a wall.
- When not in use, playpens, nap mats, and bedding shall be stored in a clean and sanitary manner. All bedding will be stored in each child's cubby. Nap mats will be wiped down with disinfecting wipes and sprayed with Lysol to kill all germs and mats will be placed in a bin, stored in the closet. Playpens will be wiped down and sprayed with Lysol, then folded up and stored in the closet.

Consumer warning or recall. I will make any necessary changes to follow the recommendations of any consumer warning or recall of a crib or playpen as soon as the warning or recall is known.

Transition from crib to playpen. The determination of when a child that turns 12 months of age or older is ready to transition from a crib or playpen to another napping or sleeping surface shall be made by the parent or guardian and myself. The requirements of paragraphs C.(3) and (4) for a child using a crib or playpen shall apply.

8/19/16

To Whom It May Concern:

Annie Schmalbeck has been my daycare provider for 4 years. Her services are over the top extraordinary! My son loves coming to daycare to learn & play.

The house is always clean & in order & opening for them to learn easily.

Her attention to detail is impeccable & her manouism with the children is top notch! They all love her!

Thank you,

Jessica Skaggs

To Whom It May Concern,

I have my 2 children Alivia (4) and Elijah (3) in Tiny Finger Tiny Toes Daycare with Annie Schmalbeck.

This has been a great asset for my children her learning curriculum is amazing, my children have exceled in so many things. My daughter just started Pre-K they are learning to count to 5 she can count to 35, she can write her name. My son can count and is able to work on enough letters for me to figure out his name. They have homework, they go on field trips for education and social skills. Annie has a schedule for all meals, naptime ,playtime ,movie day, and playing outdoors and making being inside an adventure. I would recommend her Daycare to anyone who was looking for a positive, safe and wonderful experience for their children.

Christopher Clayton

My name is Jessica Pettis and my son Jordan has been at Tiny Fingers Tiny Toes Daycare for 4 ½ years. He will stay with Annie Schmalbeck and her daycare until he no longer needs childcare. We love our Annie! She does it all for these kids! Preschool, Field Trips, Art Projects, she plays with them, she treats them as her own. We refer everyone we know looking for daycare to her. She keeps the daycare clean, bright and friendly. Changing themes and making it fun for all of the kids. Every area of childcare is covered when we drop off Jordan so we never have to worry about anything. From safety, stability, and structure. Jordan was able to count to 40, say, identify and write his is ABC's and his first and last name and phone number all before starting kindergarten. She stresses that education is first and foremost her main priority. She wants nothing more than to see all of the kids at her daycare succeed and she does everything that she can to make that happen. I also know that she takes them with her to wal mart and places like that where they are constantly receiving compliments on their behavior. That has to say she is doing something right because most people can't even control their own children in public and here she is with 7+ kids and they are all behaving well. I could go on and on but I think this gives you an idea of how much we love and appreciate our Annie.

Jessica Pettis

913-306-7225

To whom it may concern,

Annie has been nothing but amazing since the day we toured the daycare. My daughter started halfway through the 2015-2016 school year and Annie made sure she had preschool activity books for her. Annie is not required to teach preschool activities but does. My daughter took speech class 2xs a week for 30 mins. Annie didn't have to accommodate to this and was not doing Lansing school district pick-ups at this point. She knew that it was important for my daughter and wanted her to do nothing but succeed in speech. Annie has continued to work with her on her speech through summer and she no longer is needing speech.

Annie truly loves the kids and makes sure they are always having fun no matter the weather. She will plan picnics inside on raining days to nature walks and everything in between. She takes them on field trips and receives compliments every time they go anywhere. Annie ensures the kids are reaching their fullest potential. She keeps parents updated throughout the day. With this school year starting, she had kids who wouldn't be going to her daycare. She made sure to call them on their first day to wish them happy first day of school. She is not just a daycare but family.

Sincerely,

A handwritten signature in blue ink that reads "Annie". The signature is written in a cursive, flowing style.

# References

Claudia Butter - (913) 306-3202

Adalyssa Fryman - (913) 704-7231

Brandy Barkley - (913) 306-6572

Dave Brantley - (913) 683-3242

Jessica Pettis - (913) 306-7225

Lynae Denny - (913) 306-2554

Alizabeth McLaren - (913) 608-5853

Jessica Skaggs - (913) 240-2037

Corina Fryman - (913) 306-7684

Parents have parking in back driveway and on the street in front of the house.

2 exits in the backyard through gate doors.

Property has privacy fence.

Upstairs will be used as business office + storage.

Transportation to all Leavenworth schools is provided.

Contracted through DCF

Part of the Family Conservancy food program.

## Main Floor -

- Bedroom will be used for sleeping.
  - nap mats
  - cots
  - playpens  
for each child.
- 
- Closet will be used to store excess supplies.
- 
- Living Room will be used as the play room with a reading corner.
- 
- Playroom will have tables and chairs. This room will be used for eating snacks + meals, preschool activities, arts + crafts, science experiments, and homework for school age students.

Playground

Closet  
for  
Storage

Bedroom

Used for naptime

Basement

Back  
stairs

Back  
Door

Kitchen

Laundry  
Room

Bathroom

Playing  
reading  
Playroom

Used for...  
arts + crafts  
Playroom

Preschool  
Science

stairs

und  
stair  
stor.

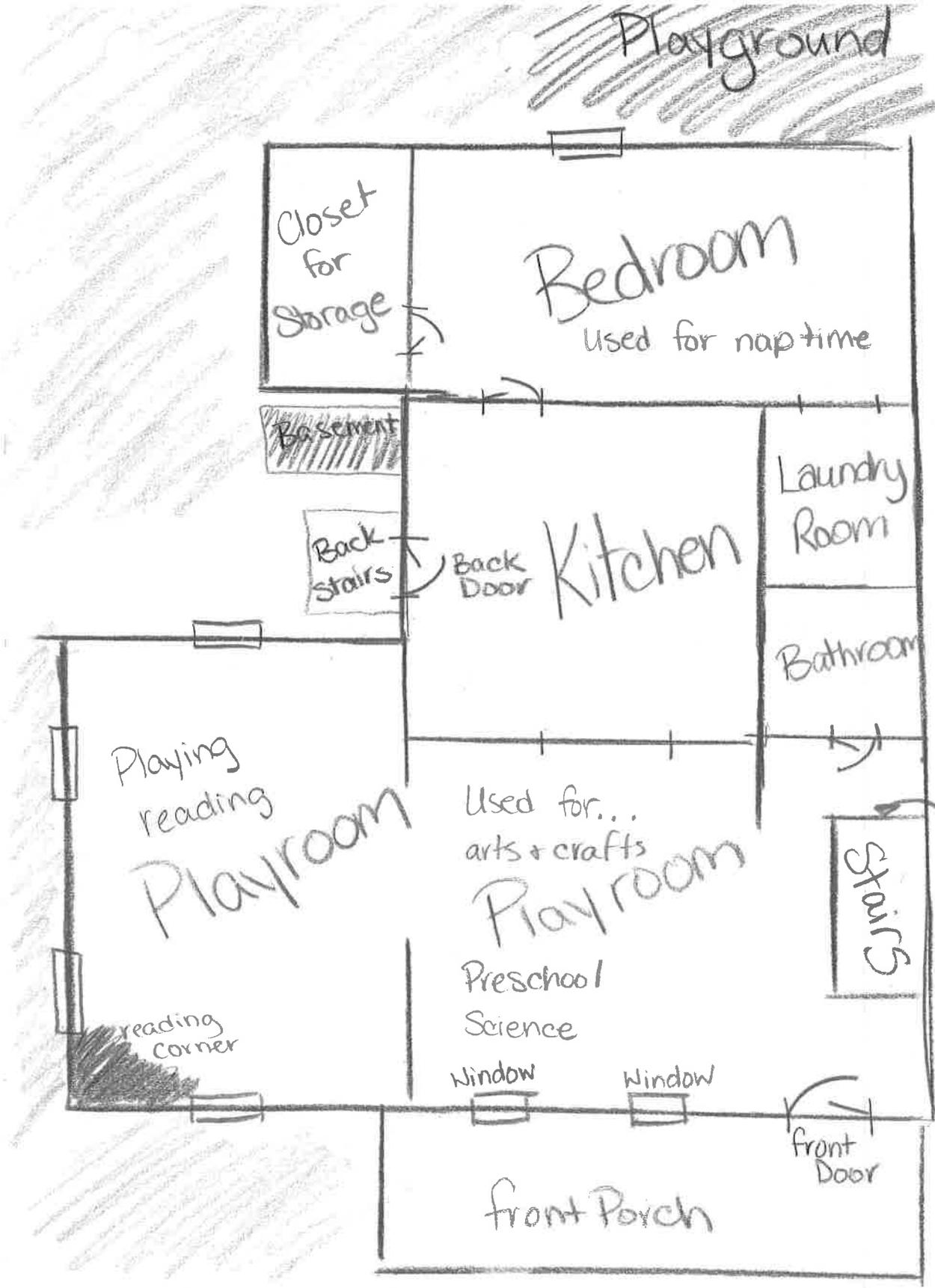
reading  
corner

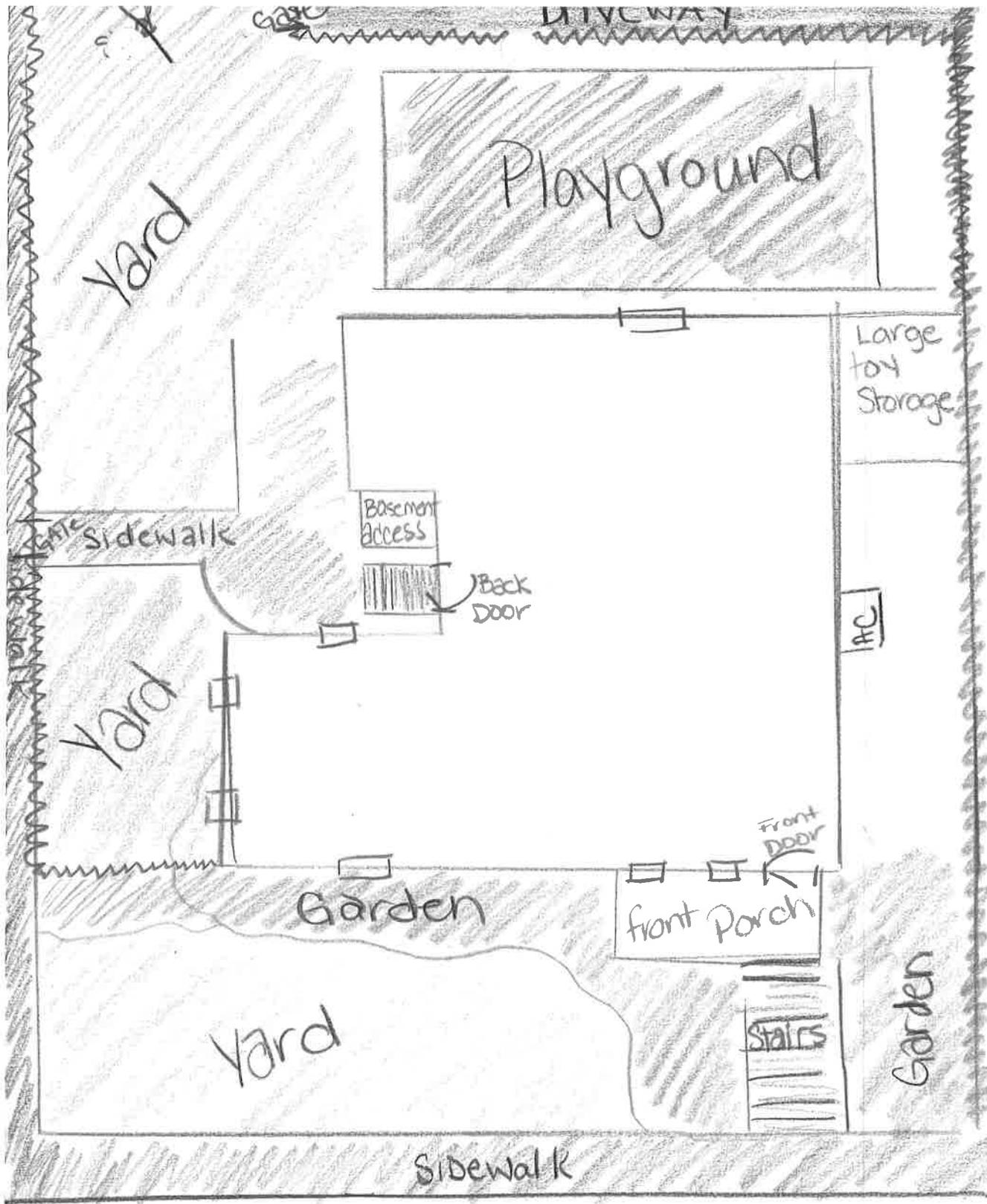
Window

Window

front  
Door

front Porch





Osage street

**PLANNING COMMISSION AGENDA ITEM  
2015-13-SUP  
Olive Street  
PID# 0773501023007000  
North of Spruce Street, east of Railroad Ave**

**OCTOBER 3, 2016**

**SUBJECT:**

A request for a Special Use Permit to allow a 100 foot tall monopole type communication tower and related ground equipment.

  
\_\_\_\_\_  
**Prepared By:**  
Julie Hurley  
City Planner

  
\_\_\_\_\_  
**Reviewed By:**  
Paul Kramer  
City Manager

**NATURE OF REQUEST**

Scott Goble on behalf of EcoSite, Inc. and the subject property owner, is requesting a Special Use Permit to allow a 100 foot tall monopole type communication tower and related ground equipment. The subject property is zoned GBD, General Business District and is currently vacant.

The proposed 100' tower is commissioned by T-Mobile to serve customers in the Leavenworth area, with space available for 3 additional carriers to co-locate. The maximum height of a tower and antenna when two or more antennas are co-located by two or more companies on a single tower is 170'. The proposal includes a 65' x 65' fenced area to enclose the tower and related ground equipment. Access will be provided by a paved 12' wide access drive off the existing alley to the south.

The Development Regulations require that for each foot of tower height there shall be a minimum of 1.05 foot of setback from any property line. This would require a minimum 105' setback from all property lines for the proposed tower. The location of the proposed tower provides a 64' setback to the north, a 96' setback to the east, a 76' setback to the south, and a 106' setback to the west. The Development Regulations allow the Planning Commission to consider an exception to the setback requirement for properties zoned GBD, provided the evidence supports the following conclusions:

- a. The exception will not cause any injury to surrounding property and/or values or adversely affect the rights of adjoining property owners;
- b. The exception will help reduce the structure's domination of the immediate neighborhood and may result in improved safety, order or convenience for the general public;
- c. The exception will accommodate a more desirable development pattern for the immediate neighborhood and/or will enhance development of drainage, public utility or other facilities necessary for future development;

- d. The exception will not oppose the general spirit or intent of the Development Regulations. The exception and its justification shall be submitted as part of the application for the Special Use Permit and shall be valid when incorporated into the language of the ordinance granting the Special Use permit adopted by the City Commission.

### **COMMISSION FINDINGS**

The Commission may recommend issuance of a special use permit whenever it finds that:

1. The proposed special use complies with all applicable provisions of this ordinance.

*Staff believes that this application complies with all provisions of City of Leavenworth Development Regulations.*

2. The proposed special use at the specified location will contribute to and promote the economic development, welfare or convenience of the public.

*A communication tower will provide numerous benefits to the economic development, welfare and convenience of the public through improved cellular communication capabilities.*

3. The special use will not cause substantial injury to the value of other property in the neighborhood in which it is located.

*Staff does not believe that the proposed communication tower will cause substantial injury to the value of other property in the neighborhood. The Development Regulations require a 1.05 foot setback for each foot of tower height, which the applicant is requesting an exception to. If the exception is granted, there are no other structures within 105 feet of the base of the tower (the "fall zone") which would be impacted in the event of a collapse of the tower. The location of the tower on this parcel will generate a minimal amount of traffic, with no negative impact to the surrounding properties.*

*Staff has received comments from the owner of the property located a 784 Spruce street regarding concerns that the existing alley to be used for access to the subject site appears to cross the corner of their property.*

4. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the special 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.

*The location and size of the proposed communication tower are such that it will not dominate the neighborhood and prevent development and use of neighboring property. The subject property has no street access, it is only accessible by alleys, thus making it unsuitable for commercial or residential development. A communication tower, generating minimal traffic, is an appropriate use for this otherwise undevelopable parcel.*

**STAFF RECOMMENDATION:**

Staff recommends approval of the Special Use Permit request based on the analysis and findings included herein.

**ACTION/OPTIONS:**

- Motion, based upon findings as stated to recommend approval to the City Commission
- Motion, to recommend denial to the City Commission
- Table the issue for additional information/consideration.

**Attachments:**

Application materials

Development Regulations Section 10.03

Location map



**SPECIAL USE PERMIT**  
CITY OF LEAVENWORTH, KANSAS

2016-13 SUP

APP #1042

Z03  
\$350.00

Filing Date  
Fees Paid/Date

8/18/16  
8/18/16

Hearing Date 10/3/16 Publication Date 9/9/16

As provided in Section 2.06 of the 2011 Development Regulations, application is hereby made for a SPECIAL USE PERMIT for the operation of a: 100 foot tall monopole type communications tower & related ground equipment. Proposed tower would be designed for four sets of antennas. in accordance with the attached site plan on the following described property:

Address:	Olive Street (this vacant property has not been assigned a street number)		
Legal Description:	Lots 14, 15, 16, 17, 18 & 19 in Block 1 of Latta's Addition in Leavenworth		
Real Estate PID #	0773501023007000	Zoning:	GBD

I/We, the undersigned, depose and state we are the owners of the above described property:

Name(s) of Owner (print or type):	Ronald J. and Kathleen G. Trexler		
Address:	815 Railroad Avenue, Leavenworth, KS 66048		
Contact No. ( ) 913-682-7960	Email Address: a1autorepair@kcurr.com		
Signature of Owner(s):	Ron: <i>Ron Trexler</i>		
	Kathleen: <i>Kathleen Trexler</i>		

State of *Kansas*  
County of *Leavenworth*

This instrument was acknowledged before me on Date: *8-17-16* By: *Ronald J. Kathleen G. Trexler*

*Linda S. Carnochan* Notary Public

My appointment expires: *May 18, 2018*

If business is operated by someone other than the owner, provide name and address of operator(s).

Name(s) of Applicant:	Scott Goble on behalf of EcoSite, Inc. and the above property owners.		
Address:	574 S Barnstable St., Nixa, MO 65714		
Contact No: ( ) 417-848-7584	Email Address: scott.goble@sbcglobal.net		

**NOTE:** All signatures must be in ink. Signature of owner(s) must be secured and notarized.  
**Check list below...**

1. Non-Refundable Fee of \$350.00 is due at time of application
2. Attach list of the owners for property within two hundred (200) feet of the above property
3. Site Plan drawn to scale (See General Instructions)
4. Supporting documentation (see General Instructions)



**T-Mobile**  
 2004 WESTPORT CENTER DRIVE  
 ST. LOUIS, MO 63146  
 SITE NAME  
**RON TREXLER**  
 T-MOBILE ID#  
**A5D0293-A**

240 LEIGH FARM ROAD, SUITE 415  
 DURHAM, NC 27707

**CONSULTING TEAM**

PROJECT CONSULTANT:  
 TERRA CONSULTING, LTD  
 910 E. BROADWAY, SUITE 206, COLUMBIA, MO 65201  
 CONTACT: ADAM BROWN  
 PHONE: (673) 777-3535 FAX: (673) 777-3545

SURVEYING FIRM:  
 LOVEACE & ASSOCIATES  
 928 SE 3RD STREET  
 LEE'S SUMMIT, MO 64063  
 (816) 347-8997

SITE NAME  
**SPRUCE**

SITE ID  
**KS-0005**

PROJECT TYPE  
**PROPOSED 100' MONOPOLE TOWER  
 WITH COMMUNICATION EQUIPMENT**

**VICINITY MAP**



**REGIONAL MAP**



**PROJECT INFORMATION**

SITE NAME: SPRUCE  
 SITE ID: KS-0005  
 SITE ADDRESS: OLIVE STREET LEAVENWORTH, KS 66048  
 COUNTY: LEAVENWORTH  
 LAND OWNER: RONALD J & KATHLEEN G TREXLER (913) 882-7960  
 APPLICANT: ECO-SITE 240 LEIGH FARM ROAD SUITE 415 DURHAM, NC 27707 ECO-SITE.COM  
 CONTACT PERSON: SCOTT GOBLE (417) 845-7564  
 LATITUDE: 39° 18' 39.83" N (FROM 1A)  
 LONGITUDE: 94° 55' 23.88" W (FROM 1A)  
 LAT/LONG TYPE: DEGREES MINUTES AND SECONDS  
 GROUND ELEVATION: 831' AMSL  
 CURRENT ZONING: GBD - GENERAL BUSINESS DISTRICT  
 PARCEL No.: 0773501023007000



CALL BEFORE YOU DIG - BRU - BLAST  
 800-344-7233  
 (816) 441-3753  
 (316) (F41)  
 KANSAS ONE CALL SYSTEM, INC

**DRIVING DIRECTIONS**

FROM TMO OFFICE IN ST. LOUIS, MO:  
 DIRECTIONS:  
 DEPART WESTPORT CENTER DR TOWARD LACKLAND RD. TURN LEFT ONTO MO/D W/ PAGE AVE AT EXIT 20B. TAKE RAMP RIGHT FOR I-270 SOUTH TOWARD CHICAGO. AT EXIT 20B-A, TAKE RAMP RIGHT FOR I-70 WEST TOWARD KANSAS CITY. KEEP LEFT ONTO I-70 W/ALT/1-670 W/ENTERING KANSAS. KEEP STRAIGHT ONTO I-70 W/US-24 W/US-40 W/US-69 S. AT EXIT 224, TAKE RAMP RIGHT ONTO US-24 W/US-40 W/US-73 N. KEEP STRAIGHT ONTO US-73 N/SPRINGFIELD. TURN RIGHT ONTO US-24 W/US-40 W/US-73 N. KEEP STRAIGHT ONTO US-73 N/KB-7 N. TURN LEFT ONTO KS-82 / SPRUCE ST. TURN RIGHT ONTO OLIVE ST. SITE ON LEFT.

**HANDICAPPED REQUIREMENTS**

**HANDICAPPED REQUIREMENTS:**  
 FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION  
 HANDICAPPED ACCESS REQUIREMENTS NOT REQUIRED  
**PLUMBING REQUIREMENTS:**  
 FACILITY HAS NO PLUMBING

**UTILITY CONTACT INFORMATION**

POWER COMPANY: WESTAR FIBER COMPANY: AT&T  
 NOTE: UTILITY COORDINATION IS NOT FINALIZED  
 DO NOT PROCEED WITH CONSTRUCTION UNTIL  
 POWER / TELCO / FIBER HAVE BEEN CONFIRMED.

SHEET	DESCRIPTION	REV.
T-1 C-1 ANT-1	TITLE SHEET ENGINEERING SITE PLAN SITE ELEVATION	A A A
1 OF 1	SURVEY ATTACHMENTS	

SITE: KS-0005  
 SPRUCE  
 OLIVE STREET  
 LEAVENWORTH, KS 66048

DATE: 08/10/16  
 PROJECT #: 110016

SHEET TITLE  
 TITLE SHEET

SHEET NUMBER  
**T-1**



NO.	DESCRIPTION	DATE	BY	DATE	ZCM

Eco-Site  
 240 LEIGH FARM ROAD  
 DURHAM, NC 27707  
 ECO-SITE.COM

TERRA  
 809 RIDGE HIGHWAY  
 PARK HUBBLE, MO 65058  
 TEL: 636-458-4000  
 FAX: 636-458-4001



**Eco-Site**  
 240 LEIGH FARM ROAD  
 SUITE 415  
 DURHAM, NC 27707  
 ECO-SITE.COM

**TERRA**  
 PARK ROSE, L. 60048  
 PH: 919.484.6400  
 FAX: 919.484.0075

NO.	DATE	BY	DESCRIPTION

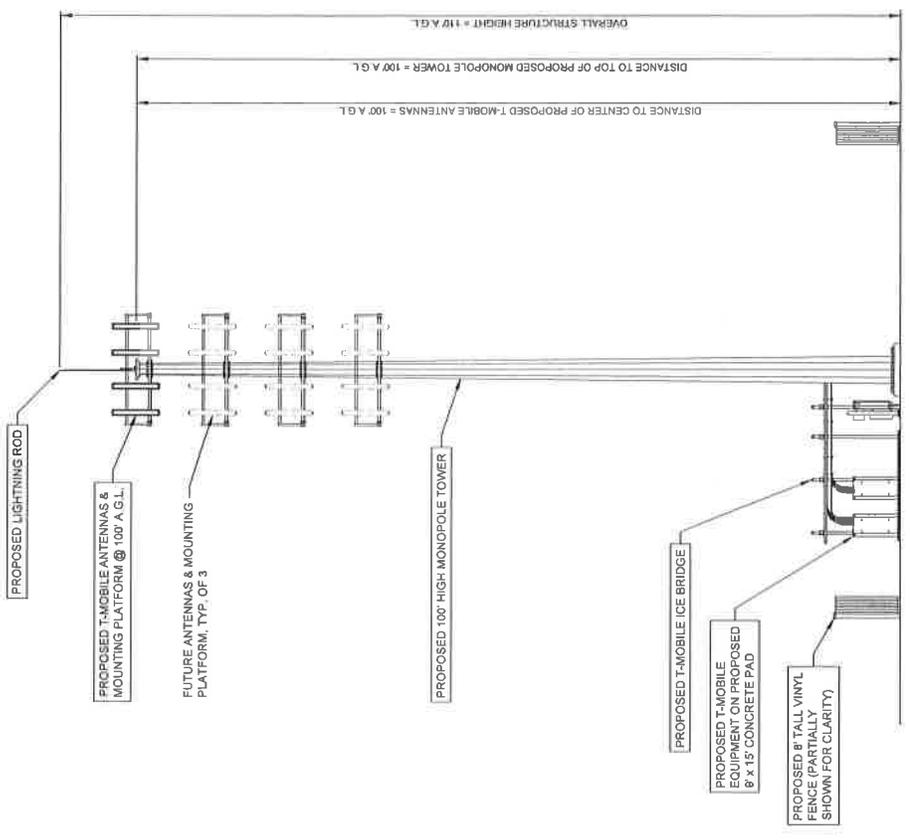
**SITE: KS-0005**  
**SPRUCE**  
 OLIVE STREET  
 LEAVENWORTH, KS 66048

DRAWN BY:	ZCN
CHECKED BY:	AJB
DATE:	08/10/18
PROJECT #:	110-018

SHEET TITLE  
**SITE ELEVATION**

SHEET NUMBER  
**ANT-1**

SCALE: 1/8" = 1'-0"  
 IF YOU PRINT ON THE FULL SCALE  
 FORMAT, ANY SIZE OTHER THAN  
 THAT WILL BE AT REDUCED SCALE.



1 SOUTH ELEVATION  
 SCALE: 1/8" = 1'-0"





Proposed 100ft Monopole Tower  
Looking West from Olive St

190ft

39.311029, -94.922651

380ft

770ft

Looking East from Lawrence Ave

39.310912, -94.926060

Looking Northeast from Spruce St

39.310278, -94.924249

Google earth

Imagery Date: 3/27/2016 lat: 39.310727 lon: -94.924440 elev: 813 ft eye alt: 2003 ft



BEFORE



AFTER

## KS-0005 Spruce

View Looking East  
(Distance at 770')



**TERRA**  
CONSULTING GROUP, LTD.  
800 Busse Highway, Park Ridge, IL 60068  
Phone: 847 698 6400 Fax: 847 698 6401

Eco-Site<sup>®</sup>



BEFORE



AFTER

## KS-0005 Spruce

View Looking West  
(Distance at 190')



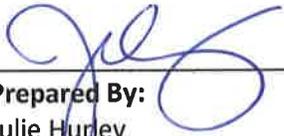
Eco-Site<sup>®</sup>

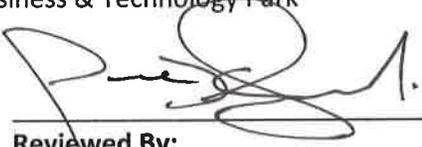
**PLANNING COMMISSION AGENDA ITEM  
2016-14-SUB  
LEAVENWORTH BUSINESS & TECHNOLOGY PARK  
PRELIMINARY PLAT**

**OCTOBER 3, 2016**

**SUBJECT:**

A request for a preliminary plat of Leavenworth Business & Technology Park

  
\_\_\_\_\_  
**Prepared By:**  
Julie Huney  
City Planner

  
\_\_\_\_\_  
**Reviewed By:**  
Paul Kramer  
City Manager

**ANALYSIS:**

The subject property is owned by JMK Partners, LLC, plat prepared by Napier Engineering. The applicant is requesting approval of a one lot preliminary plat for the Leavenworth Business & Technology Park. The property is currently vacant, and is zoned R1-6, High Density Single Family Residential, and R-MF, Multiple Family Residential.

The subject property is 81.91 acres in size, and is currently undeveloped. The site lies directly to the west of the Gary Carlson Business Park and the Storage Box self-storage center. The plat consists of one lot and associated utility easements, as well as right-of-way for the new 14<sup>th</sup> Street to be constructed. The property is being platted as one lot at this time to allow for construction of site improvements while providing maximum flexibility for future tenants in terms of lot size and configuration to meet specific needs. It is anticipated that the property will be replatted accordingly as tenants are identified.

The Development Review Committee reviewed the plat at their September 15, 2016 meeting. Items noted at that time included specific requirements regarding the construction of utilities and easements. No concerns were identified with the plat.

Staff recommends approval of the Leavenworth Business & Technology Park Preliminary Plat.

**ACTION/OPTIONS:**

- Approve the Preliminary Plat
- Deny the Preliminary Plat
- Table the issue for additional information/consideration.

**ATTACHMENTS:**

Location map  
Application materials  
DRC Minutes



#1174

205



Fee: \$ <u>350.00</u> (Non-Refundable)	
Pd. <u>9/15/16</u>	Ck. # <u>350.00</u>
<u>350.00</u>	
Project No.	<u>1536</u>

PRELIMINARY PLAT APPLICATION  
CITY OF LEAVENWORTH

NAME OF SUBDIVISION/PROJECT: Leavenworth Business & Technology Park

NAME OF PROPERTY OWNER: (If Corporation, include name and address of Director or President)

NAME: JMK Partners LLC  
 STREET ADDRESS: 608 Delaware  
 CITY: Leavenworth STATE: KS ZIP: 66048  
 PHONE: 913-682-1234 FAX: 913-682-8136 EMAIL: mike@reillyandsons.com

NAME OF DEVELOPER / ATTORNEY OR AGENT: (If Corporation, include name and address of Director or President)

NAME: JMK Partners LLC  
 STREET ADDRESS: 608 Delaware  
 CITY: Leavenworth STATE: KS ZIP: 66048

NAME OF ENGINEER PREPARING PLAT: Brett Napier

COMPANY: Napier Engineering ADDRESS: 207 S. 5th St.  
 CITY: Leavenworth STATE: KS ZIP: 66048  
 PHONE: 913-682-8600 FAX: \_\_\_\_\_ EMAIL: Brett@napiereng.com

PARCEL NO: \_\_\_\_\_ SEC.TWP.RNG. 15/02/22 East

ZONING OF SUBJECT PROPERTY: \_\_\_\_\_ CURRENT LAND USE: Agriculture

TOTAL ACREAGE: 81.91 NUMBER OF LOTS: 1

Manner in which improvements will be made:

- |                  |  |  |
|------------------|--|--|
| Streets:         | <input checked="" type="checkbox"/> By Developer | <input type="checkbox"/> By Benefit District |
| Sanitary Sewers: | <input checked="" type="checkbox"/> By Developer | <input type="checkbox"/> By Benefit District |
| Waterlines:      | <input checked="" type="checkbox"/> By Developer | <input type="checkbox"/> By Benefit District |

I/we, the undersigned, certify that I/we am/are the owner of the property described above and that is subject to this request for review of a subdivision under the rules of the Subdivision Regulations of the City of Leavenworth, Kansas.

Signature: [Signature] Date: 9-2-16

**FLOOD PLAIN DETERMINATION/DESIGNATION APPLICATION FOR SUBDIVISION APPROVAL**

Date: 9-2-16

1. Name of applicant:  
JMK Partners, LLC

2. Address of Applicant:  
608 Delaware, Leavenworth KS

3. Location of proposed subdivision:  
Eisenhower & 14<sup>th</sup>

4. Is proposed subdivision located in or partially located in a flood plain:  
Yes \_\_\_\_\_ No

a) Elevation of the 100 year Flood: \_\_\_\_\_

b) Elevation of the proposed development: \_\_\_\_\_

c) Elevation or flood proofing requirement \_\_\_\_\_

Location/designation of the floodway, flood plain and floodway fringe is required to be designated on the plat.

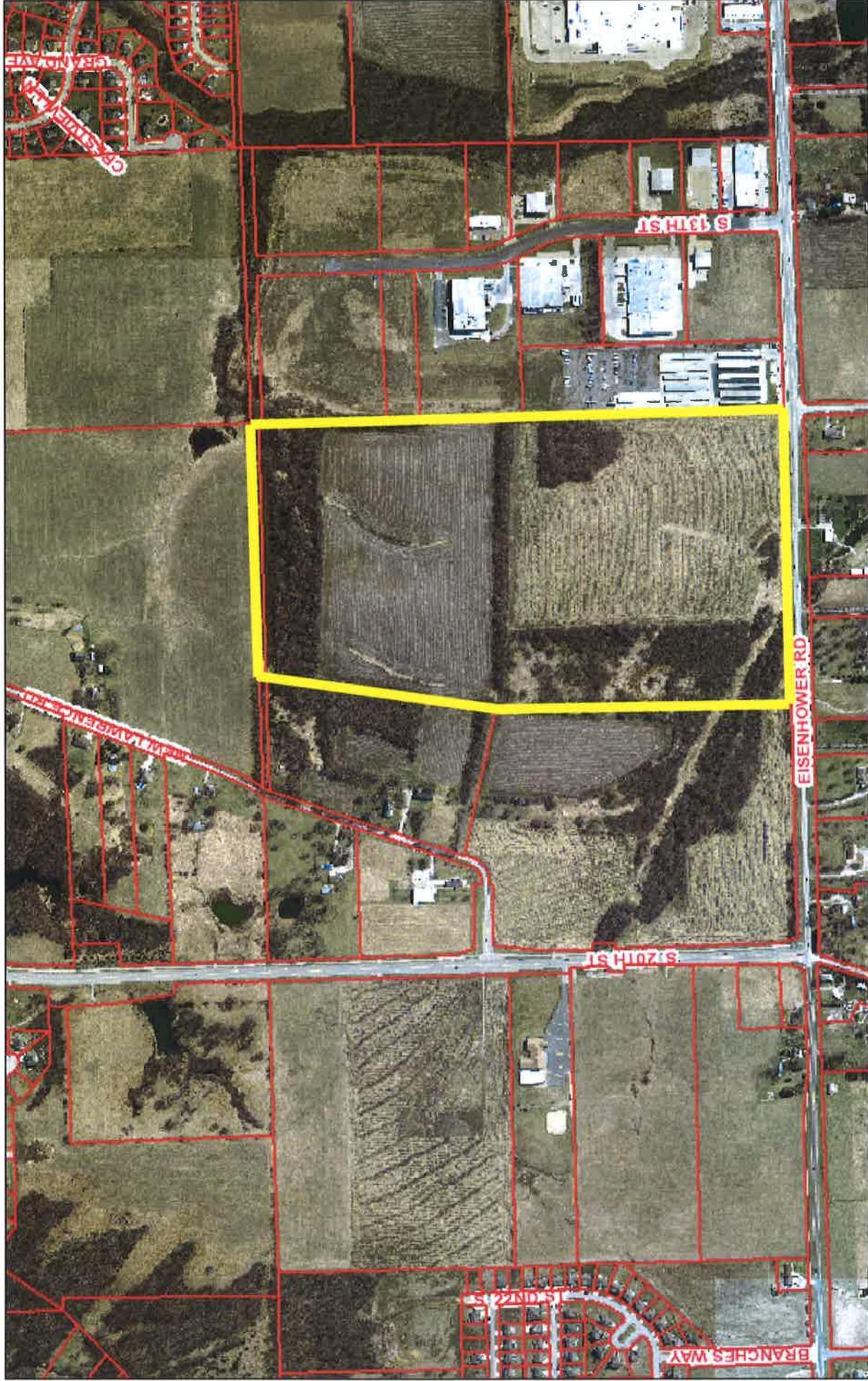
I certify that all provisions of the City of Leavenworth subdivision regulations as they apply to flood plain management will be complied with.

Surveyor of project: Roger B. Dill

Address: 207 S 5<sup>th</sup> St. Leavenworth KS.

Signature: [Handwritten Signature]

# Leavenworth Business & Technology Park

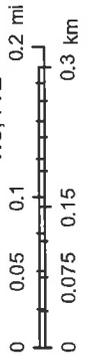


September 28, 2016

Parcels



1:8,112



**PLANNING COMMISSION AGENDA ITEM  
2016-15-SUB  
LEAVENWORTH BUSINESS & TECHNOLOGY PARK  
FINAL PLAT**

**OCTOBER 3, 2016**

**SUBJECT:**

A request for a preliminary plat of Leavenworth Business & Technology Park



**Prepared By:**  
Julie Hurley  
City Planner



**Reviewed By:**  
Paul Kramer  
City Manager

**ANALYSIS:**

The subject property is owned by JMK Partners, LLC, plat prepared by Napier Engineering. The applicant is requesting approval of a one lot final plat for the Leavenworth Business & Technology Park. The property is currently vacant, and is zoned R1-6, High Density Single Family Residential, and R-MF, Multiple Family Residential.

The subject property is 81.91 acres in size, and is currently undeveloped. The site lies directly to the west of the Gary Carlson Business Park and the Storage Box self-storage center. The plat consists of one lot and associated utility easements, as well as right-of-way for the new 14<sup>th</sup> Street to be constructed. The property is being platted as one lot at this time to allow for construction of site improvements while providing maximum flexibility for future tenants in terms of lot size and configuration to meet specific needs. It is anticipated that the property will be replatted accordingly as tenants are identified.

The Development Review Committee reviewed the plat at their September 15, 2016 meeting. Items noted at that time included specific requirements regarding the construction of utilities and easements. No concerns were identified with the plat.

Staff recommends approval of the Leavenworth Business & Technology Park Final Plat.

**ACTION/OPTIONS:**

- Approve the Preliminary Plat
- Deny the Preliminary Plat
- Table the issue for additional information/consideration.

**ATTACHMENTS:**

Location map  
Application materials  
DRC Minutes



#175 #175



Fee: \$0.00 (Non-Refundable)	
Pd. 9/15/16	Ck. # 1538
\$350.00	
Project No.	

**FINAL PLAT APPLICATION  
CITY OF LEAVENWORTH**

**NAME OF SUBDIVISION/PROJECT:** Leavenworth Business and Technology Park

**NAME OF PROPERTY OWNER:** (If Corporation, include name and address of Director or President)

**NAME:** JMK Partners LLC Mike Reilly

**STREET ADDRESS:** P.O. Box 9

**CITY:** Leavenworth **STATE:** Ks. **ZIP:** 66048

**PHONE:** 913-682-1234 **FAX:** \_\_\_\_\_ **EMAIL:** mike.reilly@reillyinsurance.com

**NAME OF DEVELOPER:** (If Corporation, include name and address of Director or President)

**NAME:** Same

**STREET ADDRESS:** \_\_\_\_\_

**CITY:** \_\_\_\_\_ **STATE:** \_\_\_\_\_ **ZIP:** \_\_\_\_\_

**NAME OF ATTORNEY OR AGENT:**

**NAME:** \_\_\_\_\_

**STREET ADDRESS:** \_\_\_\_\_

**CITY:** \_\_\_\_\_ **STATE:** \_\_\_\_\_ **ZIP:** \_\_\_\_\_

**NAME OF ENGINEER PREPARING PLAT:** <sup>Supervisor</sup> Roger B. Dill

**COMPANY:** RIC **ADDRESS:** 207 S. 5th St.

**CITY:** Leavenworth **STATE:** Ks **ZIP:** 66048

**PHONE:** 913-682-8600 **FAX:** \_\_\_\_\_ **EMAIL:** rdill@RIC-Consult.com

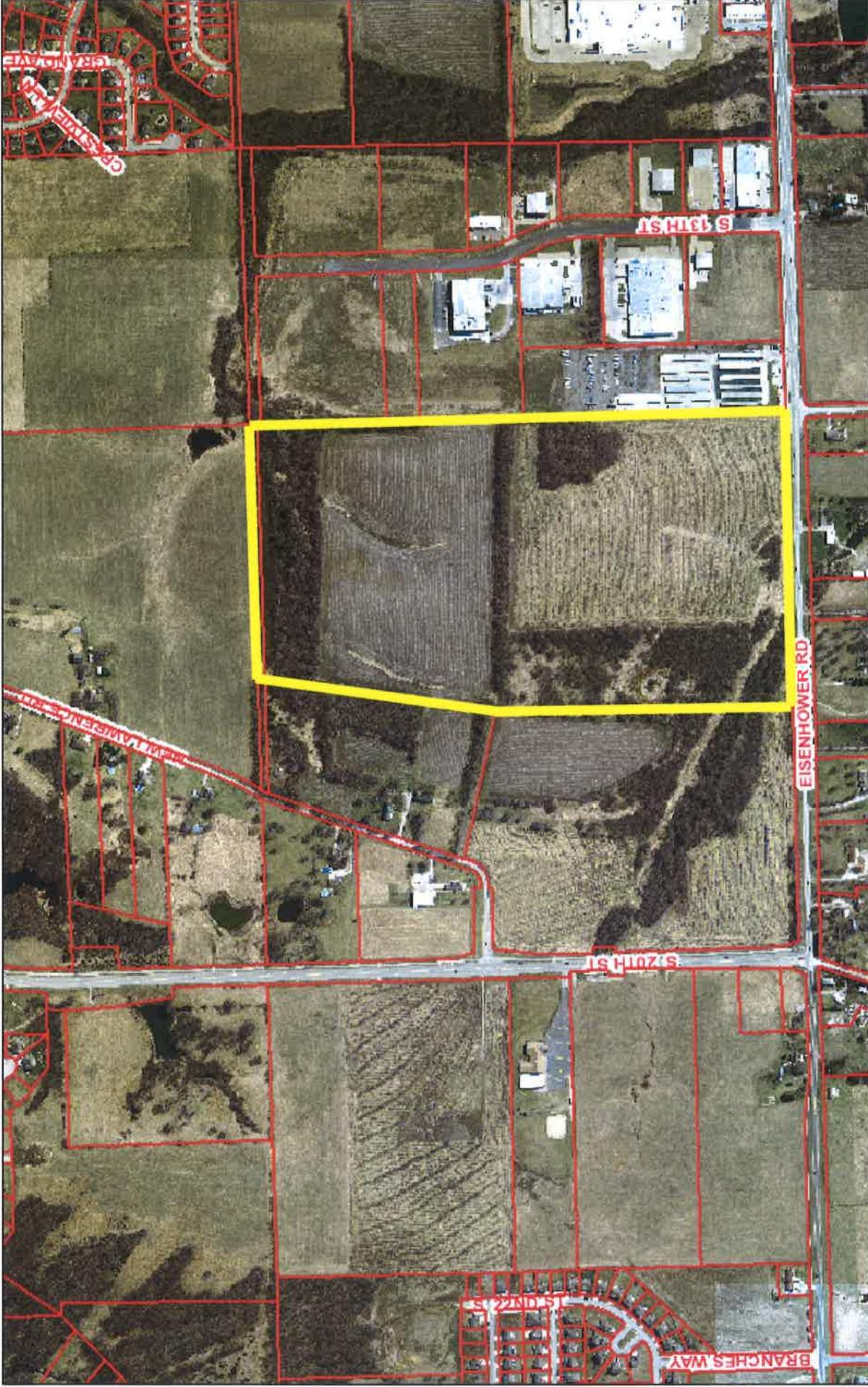
**PARCEL NO:** 1051500000004000 **SEC.TWP.RNG.** 15-09-22

**ZONING OF SUBJECT PROPERTY:** \_\_\_\_\_ **CURRENT LAND USE:** ~~AGS~~

**TOTAL ACREAGE:** 80 **NUMBER OF LOTS:** 1

**DATE OF PRELIMINARY PLAT APPROVAL:** \_\_\_\_\_

# Leavenworth Business & Technology Park



September 28, 2016

Parcels

□ Parcels

