



City of Bonner Springs

KANSAS

Tuesday, September 17, 2024

200 East Third Street, Bonner Springs, KS 66012
Bonner Springs City Hall
Council Chambers

PLANNING COMMISSION MEETING - 7:00 p.m.

The meeting is open to the public.

PLANNING COMMISSION MEETING - 7:00 PM

CALL TO ORDER - ROLL CALL

CONSENT AGENDA

1. Approval of minutes from the August 20, 2024 meeting

- | | |
|----------------|--|
| Action | Approve, Amend or Deny the minutes as presented. |
| Recommendation | Staff recommends approval of the minutes as presented. |
| Documents: | |
| 1. | 8.20.24 PC Minutes |

UNFINISHED BUSINESS

NEW BUSINESS

1. PUBLIC HEARING - PP-02-21 Preliminary Plat for the Compass 70 Logistics Center, the applicant is requesting approval of a preliminary plat of 159.26 +/-acres with an address of 110 S. 110th Street and a general location of the southwest corner of 110th Street and Riverview Avenue.

- | | |
|----------------|--|
| Action | Approve, Amend or Deny the preliminary plat as presented. |
| Recommendation | Staff recommends the Planning Commission approve the Preliminary Plat for the Compass 70 Logistics Center with the stipulations as stated in Staff's report. |

Documents:

1. Complete Staff Report - PP-02-24 - Preliminary Plat - Compass 70 Logistic

2. FP-02-24 - Final Plat - Consider a Final Plat- Consider a Final Plat for the Compass 70 Logistic Center

- | | |
|----------------|---|
| Action | Approve or Deny the Final Plat as presented. |
| Recommendation | Staff recommends that the Planning Commission approve the Final Plat for the Compass 70 Logistic Center with the stipulations listed in the Staff report. |

Documents:

1. Complete Staff Report - Final Plat - FP-02-24 - Compass 70 Logistic

3. Public Hearing - SUP-03-24 - SPECIAL USE PERMIT - The applicant is requesting approval of a Special Use Permit to allow for the construction of contractor garages that would allow for the storage of materials indoors as well as provide work space for individual businesses as permitted within the Unified Development Ordinance. The site will consist of 68 – 20' x 50' spaces located within 6 larger buildings measuring 220' in length x 50' in depth.

- | | |
|----------------|---|
| Action | Approve, Amend or Deny the requested Special Use Permit |
| Recommendation | Staff recommends that the Planning Commission approve the Special Use Permit to allow for the construction of Contractor Garages, with staff recommendations. |

Documents:

1. Complete Staff Report SUP-03-24- Erzen Contractor Garages

OPEN AGENDA

COMMUNITY DEVELOPMENT DIRECTORS REPORT

ADJOURNMENT



City of Bonner Springs

KANSAS

Planning Commission Minutes - Regular Meeting - August 20, 2024

PLANNING COMMISSION MEETING - 6:14 PM - The Bonner Springs Planning Commission Meeting was called to order by Greg Gebauer at 6:14 p.m.

CALL TO ORDER - ROLL CALL - Jason Cruse was present via phone.

CONSENT AGENDA -

Approval of the minutes from the July 16, 2024 meeting. - Larry Clark motioned Lloyd Mesmer seconded to approve the minutes of the July 16, 2024, Planning Commission Meeting.

UNFINISHED BUSINESS -

NEW BUSINESS -

Election of Planning Commission Officials - Greg Gebauer introduced the election of a Chair, Vice-Chair and Secretary for the Planning Commission.

Larry Clark nominated the current Chair - Greg Gebauer, Paul Zeps seconded.

Larry Clark nominated Paul Zeps for the Vice Chair, Sherri Neff seconded.

Paul Zeps nominated Larissa Phillips for secretary, Nick Perica seconded.

OPEN AGENDA -

COMMUNITY DEVELOPMENT DIRECTORS REPORT - The Community Development Director, Mark Lee, gave updates on current projects.

September meeting -

ADJOURNMENT - 6:32 p.m.

Memorandum

Date: September 17, 2024
To: Mayor and City Council
From: Mark Lee

Subject: PUBLIC HEARING - PP-02-21 Preliminary Plat for the Compass 70 Logistics Center, the applicant is requesting approval of a preliminary plat of 159.26 +/- acres with an address of 110 S. 110th Street and a general location of the southwest corner of 110th Street and Riverview Avenue.

Recommendation: Staff recommends the Planning Commission approve the Preliminary Plat for the Compass 70 Logistics Center with the stipulations as stated in Staff's report.

Action: Approve, Amend or Deny the preliminary plat as presented.

Background: The property is currently zoned LI (Light Industrial District).

This item was previously heard and approved at the February 16, 2021 Planning Commission meeting and again at the August 17, 2021 meeting, the layout changed between each plat submittal. The number of lots went for five, to three and back to five. The exterior dimensions of the site have not changed. This revised plat will alter the interior dimensions of the lots.

The current area included in the preliminary plat is vacant. The proposed plat will subdivide the property into five (5) lots allowing for the construction of large-scale industrial buildings with ingress and egress being gained from 110th Street to the east and Riverview Avenue to the north. The proposed plat includes five (5) industrial lots with an average lot size of 27.28+/- acres and a separate tract (Tract A) designated for stormwater detention/retention with a size of 14.83+/- acres.

The proposed development will not change any lots outside of the proposed preliminary plat area.

Discussion: Staff report is attached.

Financial Impact: NA

City of Bonner Springs

Agenda Item Cover Sheet

Agenda Item No. 4

CASE #: PP-02-24

Topic: **PUBLIC HEARING - PP-02-21 Preliminary Plat** for the Compass 70 Logistics Center, the applicant is requesting approval of a preliminary plat of 159.26 +/- acres with an address of 110 S. 110th Street and a general location of the southwest corner of 110th Street and Riverview Avenue.

Narrative: The property is currently zoned LI (Light Industrial District).

This item was previously heard and approved at the February 16, 2021 Planning Commission meeting and again at the August 17, 2021 meeting, the layout changed between each plat submittal. The number of lots went for five, to three and back to five. The exterior dimensions of the site have not changed. This revised plat will alter the interior dimensions of the lots.

The current area included in the preliminary plat is vacant. The proposed plat will subdivide the property into five (5) lots allowing for the construction of large-scale industrial buildings with ingress and egress being gained from 110th Street to the east and Riverview Avenue to the north. The proposed plat includes five (5) industrial lots with an average lot size of 27.28+/- acres and a separate tract (Tract A) designated for stormwater detention/retention with a size of 14.83+/- acres.

The proposed development will not change any lots outside of the proposed preliminary plat area.

Presentedby: Mark Lee – Community Development Director

StaffRecommendation:

Staff recommends the Planning Commission approve the Preliminary Plat for the Compass 70 Logistics Center with the stipulations as stated in Staff's report.

Attachments:

Staff Report (5pgs)

Aerial image of property location (1pg)

Copy of Preliminary Plat (2pgs)

PRELIMINARY PLAT COMPASS 70 LOGISTICS CENTER – REQUEST FOR APPROVAL OF A PRELIMINARY PLAT – A Preliminary Plat of Lots 1-5 and Tract A of the Compass 70 Logistics Center.

MEETING DATE: September 17, 2024

REPORT WRITTEN: August 23, 2024

CASE #: PP-02-24

STAFF RECOMMENDATION:

Staff recommends the Planning Commission approve the Preliminary Plat for the Compass 70 Logistics Center with Staff stipulations.

APPLICANT:

- Scannell Properties #516, LLC
1600 Genessee Street, Suite 232
Kansas City, MO 64102

SURVEYOR/ENGINEER:

- Olsson
7301 West 133rd Street; Suite 200
Overland Park, KS 66213

REQUEST:

The applicant is requesting approval of a preliminary plat of +/- 159.26 acres with an address of 110 S. 110th Street and a general location of the southwest corner of 110th Street and Riverview Avenue.

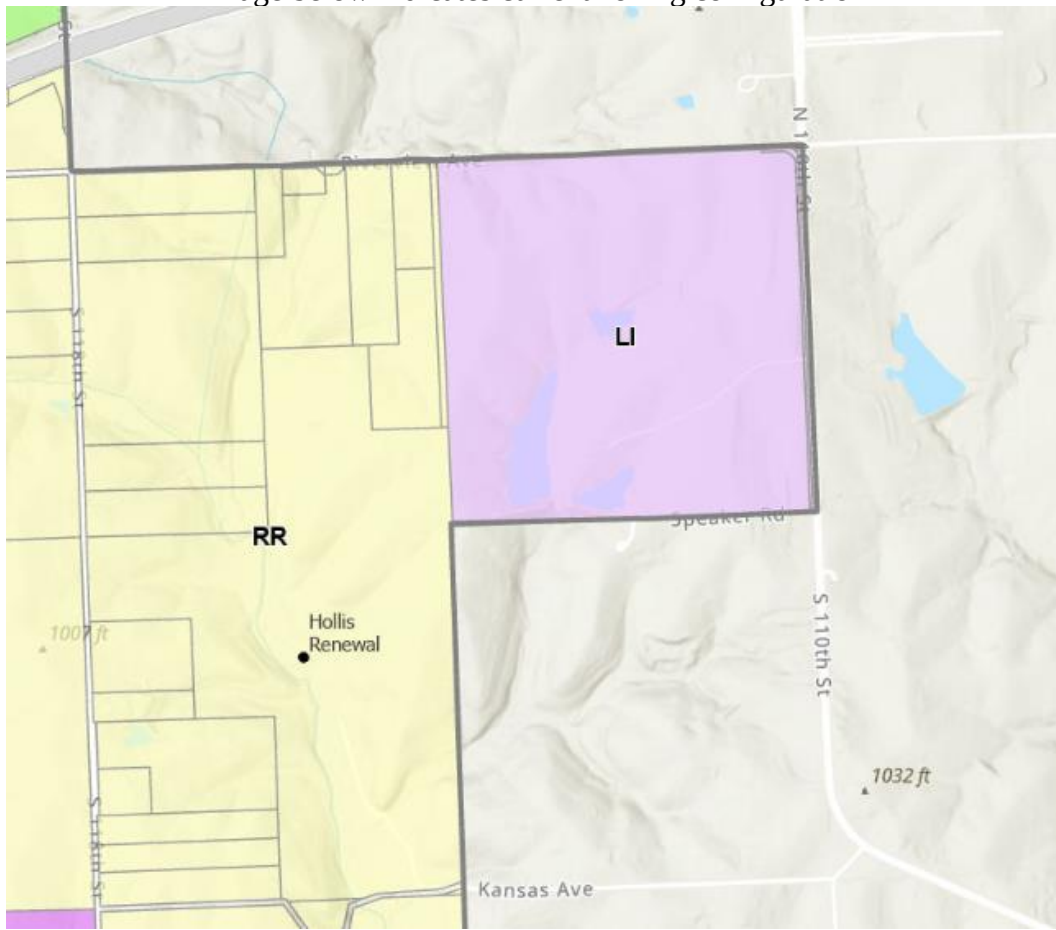
ZONING:

The property is currently zoned “LI” Light Industrial

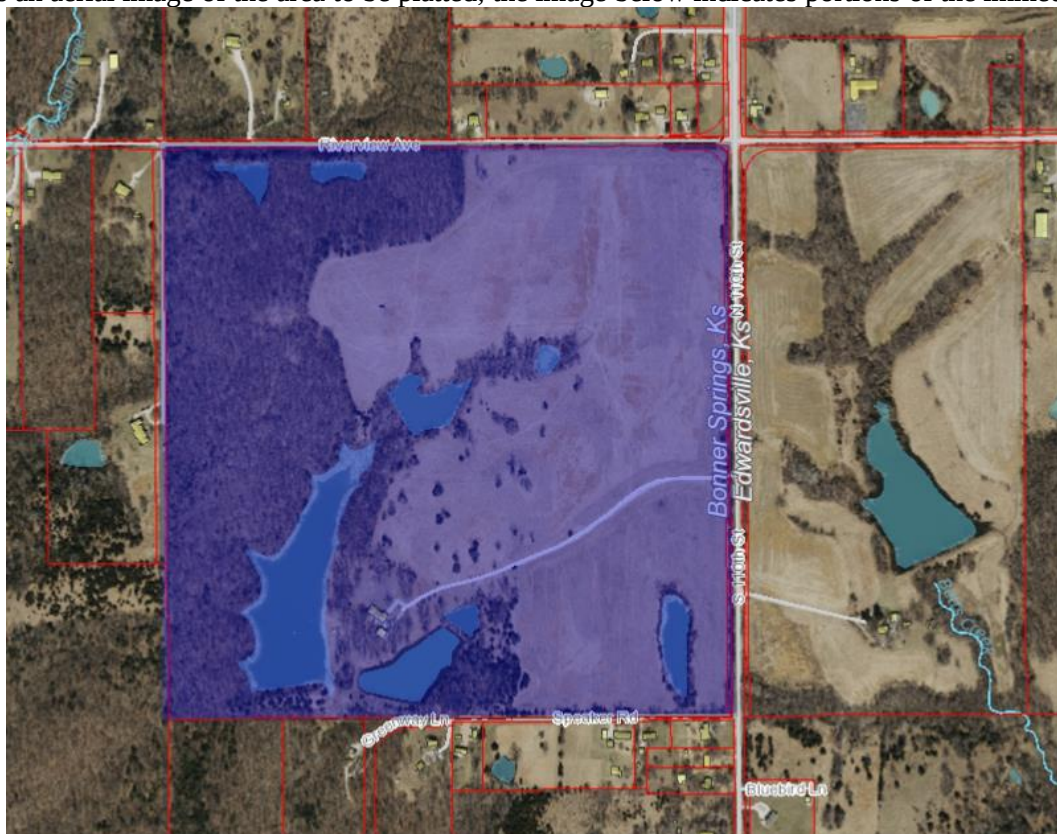
SURROUNDING ZONING:

- North RR (Rural Residential District)
- South RR (Rural Residential District)
- East Edwardsville City Limits (Riverview Overlay District)
- West RR (Rural Residential District)

Image below indicates current zoning configuration



Below is an aerial image of the area to be platted, the image below indicates portions of the immediate area.



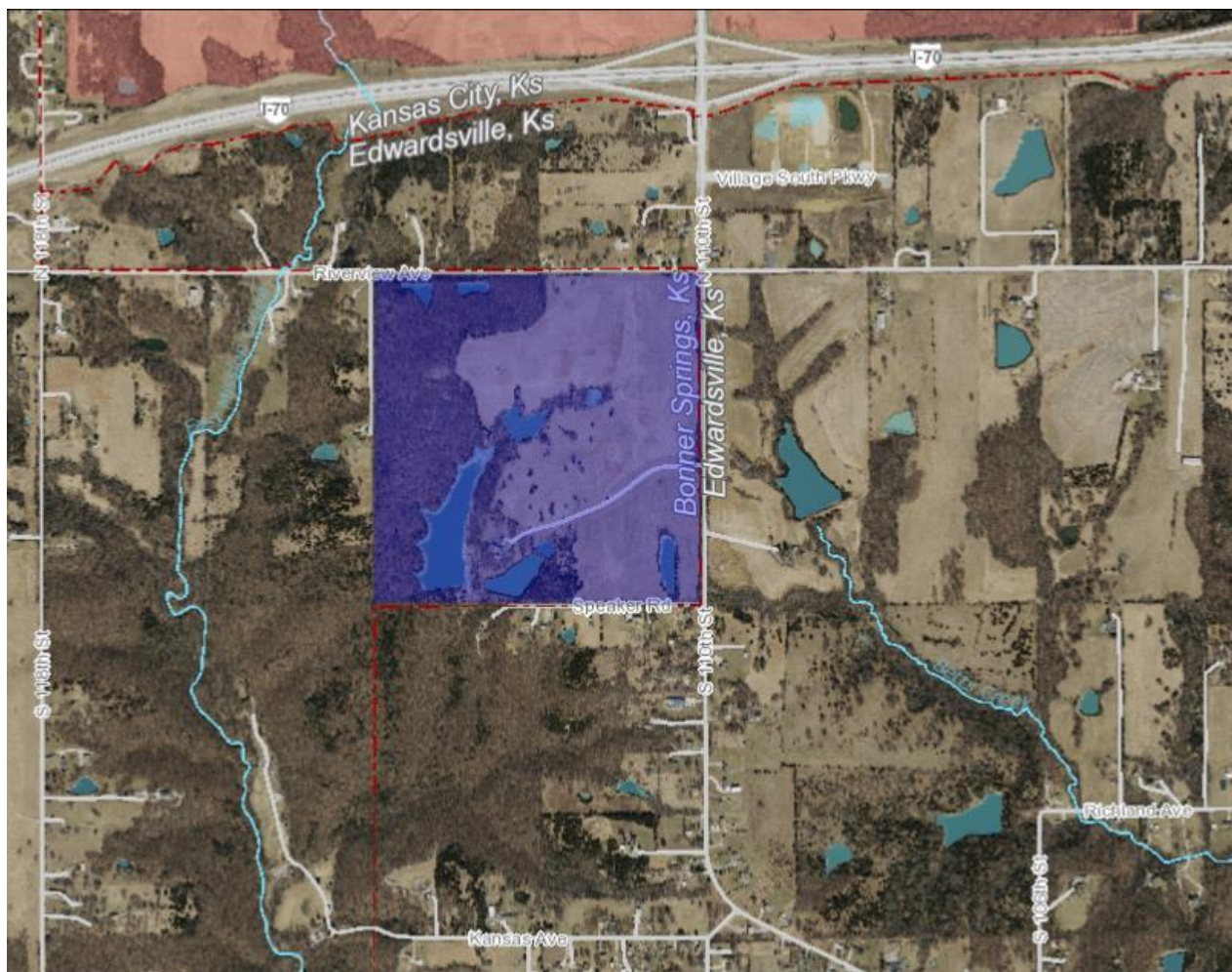
BACKGROUND:

The property is currently zoned LI (Light Industrial District).

This item was previously heard and approved at the February 16, 2021 Planning Commission meeting and again at the August 17, 2021 meeting. The exterior dimensions of the site have not changed. This revised plat will alter the interior dimensions of the lots.

The current area included in the preliminary plat is vacant. The proposed plat will subdivide the property into five (5) lots allowing for the construction of large-scale industrial buildings with ingress and egress being gained from 110th Street to the east and Riverview Avenue to the north. The proposed plat includes five (5) industrial lots with an average lot size of 27.28+/- acres and a separate tract (Tract A) designated for stormwater detention/retention with a size of 14.83+/- acres.

The proposed development will not change any lots outside of the proposed preliminary plat area.



The typical preliminary and final plat procedures are being utilized for this application. The purpose of a preliminary plat is to provide a means of approving a subdivision of land to ensure compliance with the Unified Development Ordinance of the City of Bonner Springs. It establishes the overall layout and design of the proposed subdivision and authorizes the applicant to prepare a final plat. Any deviation of the final plat from the intent of the approved preliminary plat as determined by the Planning Commission shall cause the re-initiation of the preliminary platting process as described in Section 3.03

Traffic Impact

Additional traffic will be created by the proposed preliminary plat. The increase in traffic created by the five (5) lots will ingress and egress to and from the north and east via shared driveway accesses. These shared access points will service all five (5) lots internally. The City of Edwardsville conducted road improvements along the eastern end of Riverview Ave as well as 110th Street south; the developers of the Compass 70 Logistic Center were responsible for improving the portion of Riverview Avenue along the northern line of the property. These improvements matched the improvements Edwardsville conducted.

A Traffic Impact Study has been completed, reviewed and approved by the City Engineer and all other responsible parties.

Stormwater Management

Stormwater Management facilities will be required for this parcel. The stormwater/drainage report has been reviewed by the City Engineer and given approval. The stormwater management system will consist of internal drainage systems that will empty into a retention/detention pond constructed upon the 14 +/- acre Tract A. The developer/builder shall be responsible for the installation and maintenance of Best Management Practices regarding erosion control during the construction process.

Utilities

New utilities will be proposed with the subject plat. As part of the preliminary plat appropriate utility easements are being put in place to accommodate utility service extensions.

Utility providers have been notified of the preliminary plat and have been given an opportunity to comment.

Subdivision Regulations Requirements

The items to be submitted with and included on the preliminary plat per the Unified Development Ordinance requirements have been met, the preliminary plat has been reviewed by UG Staff, the City Engineer along with the Community Development Director, all comments have been addressed.

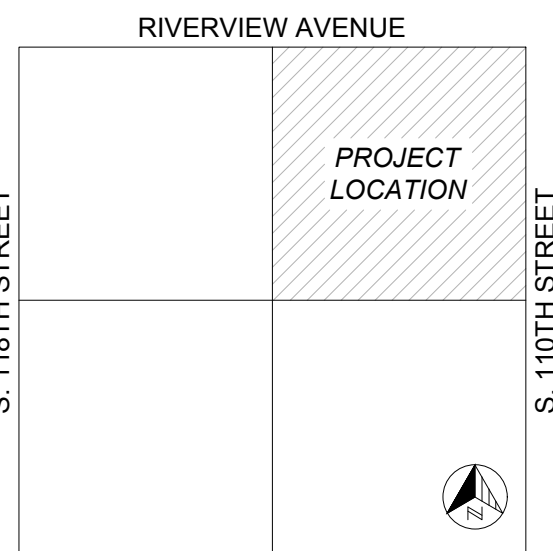
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STAFF RECOMMENDATION:

Staff recommends approval of the Preliminary Plat of the Compass 70 Logistic Center application, with the following stipulations:

1. The applicant shall be responsible for
 - b. All other fees associated with building permits.
 - c. The extension/installation of all sanitary sewer systems necessary to provide services to these particular lots as well as other appropriate utilities.
2. The applicant shall adhere to the requirements of submittal for a Final Plat, after approval and contingent upon, any recommendations from the Planning Commission.
3. All comments made by the Design Review Team shall be addressed prior to execution of the Final Plat
4. All construction drawings shall be reviewed and approved prior to construction. These shall include Sanitary Sewer Systems, Street and Stormwater, etc.
5. The Preliminary Plat shall be effective for one (1) year following the date of approval if the construction or installment of site Improvements has not begun.
6. Final plat shall be filed within one (1) year after approval of preliminary plat and shall be in substantial compliance with approved preliminary plat.
7. In addition to the stipulations in this report, the developer/property owner agrees to abide by all regulations contained in the Bonner Springs Zoning Ordinances and Subdivision Regulations.

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DATE: Jun 19, 2024 12:55pm USER: csprague



Page 1	Existing Conditions
Page 2	Planned Improvements

Property Owner:
Steamboat Real Estate, LLC
112 S. French Street, Suite 105
Wilmington, DE 19801

Property Owner:
Medline Industries, LP
One Medline Place
Mundelein, IL 60060

Property Owner & Developer:
Scannell Properties #516, LLC
1600 Genessee Street, Suite 232
Kansas City, MO 64102

Engineer & Surveyor:
Olsson, Inc.
7301 West 133rd Street, Suite 200
Overland Park, KS 66213
Phone: (913) 381-1170
Fax: (913) 381-1174

Property Description:

All of the Northeast Quarter of Section 15, Township 11 South, Range 23 East of the 6th P.M., in the City of Bonner Springs, Wyandotte County, Kansas, more particularly described by Chris R. Sprague, Kansas PS-1632 of Olsson, LS-114, on June 5, 2024, as follows:

BEGINNING at the Northeast corner of said Northeast Quarter; thence South 02 degrees 24 minutes 19 seconds East, on the East line of said Northeast Quarter, a distance of 2,645.77 feet to the Southeast corner of said Northeast Quarter; thence departing said East line, South 87 degrees 57 minutes 12 seconds West, on the South line of said Northeast Quarter, a distance of 2,626.99 feet to the Southwest corner of said Northeast Quarter; thence departing said South line, North 02 degrees 28 minutes 33 seconds West, on the West line of said Northeast Quarter, a distance of 2,631.78 feet to the Northwest corner of said Northeast Quarter; thence departing said West line, North 87 degrees 38 minutes 54 seconds East, on the North line of said Northeast Quarter, a distance of 2,630.18 feet to the POINT OF BEGINNING, containing 6,936.144 Square Feet, or 159.2319 Acres, more or less.

Notes:

1. According to the FEM Flood Insurance Rate Map Number 20209C0130E, revised September 2, 2015 this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.
2. Subject Property contains 6,936,144 Square Feet or 159.2319 Acres, more or less.

Preliminary Plat Compass 70 Logistics Center		drawn by: _____ CRS designed by: _____ CRS project no.: A23-03719 date: _____ 06.10.2024	REV. NO. 1	DATE 06.10.24	DESCRIPTION Revised per client comments and statement revisions.	BY CRS
EXISTING CONDITIONS						
Bonner Springs, Wyandotte County, Kansas		2024			REVISIONS	

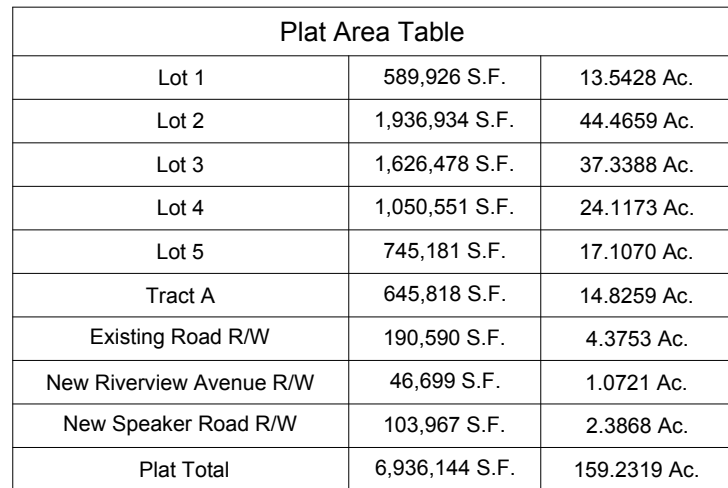
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REVISIONS

PLANNED IMPROVEMENTS

Bonner Springs, Wyandotte County, Kansas

SHEET
2 of 2



Property Owner:
Steamboat Real Estate, LLC
112 S. French Street, Suite 105
Wilmington, DE 19801

Property Owner:
Medline Industries, LP
One Medline Place
Mundelein, IL 60060

Property Owner & Developer:
Scannell Properties #516, LLC
1600 Genessee Street, Suite 232
Kansas City, MO 64102

Engineer & Surveyor:
Olsson, Inc.
7301 West 133rd Street, Suite 200
Overland Park, KS 66213
Phone: (913) 381-1170
Fax: (913) 381-1174

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LEGEND

- | | |
|---|------------------------------|
| | SECTION CORNER |
| A/E | ACCESS EASEMENT |
| D/E | DRAINAGE EASEMENT |
| S/E | SANITARY SEWER EASEMENT |
| R/W | RIGHT-OF-WAY |
| U/E | UTILITY EASEMENT |
| PRIV W/L | PRIVATE WATER LINE EASEMENT |
|  | SIGN |
|  | FIBER OPTIC VAULT |
| — FO — | UNDERGROUND FIBER OPTIC LINE |
| — G — | GAS LINE |
| — SS — | SANITARY SEWER LINE |
|  | SANITARY MANHOLE |
|  | STORM SEWER MANHOLE |
| — SD — | STORM SEWER LINE |
|  | BREAKER BOX |
|  | ELECTRIC CABINET |
|  | ELECTRIC METER |
|  LTP | LIGHT POLE |
|  | POWER POLE W/LIGHT |
|  | POWER POLE |
|  | GUY WIRE |
| — P-OH — | OVERHEAD POWER LINE |
|  | FIRE HYDRANT |
| — W — | WATER LINE |

Memorandum

Date: September 17, 2024
To: Mayor and City Council
From: Mark Lee

Subject: FP-02-24 - Final Plat - Consider a Final Plat- Consider a Final Plat for the Compass 70 Logistic Center

Recommendation: Staff recommends that the Planning Commission approve the Final Plat for the Compass 70 Logistic Center with the stipulations listed in the Staff report.

Action: Approve or Deny the Final Plat as presented.

Background: The property is currently zoned LI (Light Industrial District).

This item was previously heard and approved at the February 16, 2021 Planning Commission meeting and again at the August 17, 2021 meeting, the layout changed between each plat submittal. The number of lots went from five, to three and back to five. The exterior dimensions of the site have not changed. This revised plat will alter the interior dimensions of the lots.

The current area included in the preliminary plat is vacant. The proposed plat will subdivide the property into five (5) lots allowing for the construction of large-scale industrial buildings with ingress and egress being gained from 110th Street to the east and Riverview Avenue to the north. The proposed plat includes five (5) industrial lots with an average lot size of 27.28+/- acres and a separate tract (Tract A) designated for stormwater detention/retention with a size of 14.83+/- acres.

The proposed development will not change any lots outside of the proposed final plat area.

Discussion: Staff's report is attached.

Financial Impact: NA

City of Bonner Springs

Agenda Item Cover Sheet

Agenda Item No. 5

CASE #: FP-02-24

Topic: **Consider a Final Plat-** Consider a Final Plat for the Compass 70 Logistic Center.

Narrative: The property is currently zoned LI (Light Industrial District).

This item was previously heard and approved at the February 16, 2021 Planning Commission meeting and again at the August 17, 2021 meeting, the layout changed between each plat submittal. The number of lots went from five, to three and back to five. The exterior dimensions of the site have not changed. This revised plat will alter the interior dimensions of the lots.

The current area included in the preliminary plat is vacant. The proposed plat will subdivide the property into five (5) lots allowing for the construction of large-scale industrial buildings with ingress and egress being gained from 110th Street to the east and Riverview Avenue to the north. The proposed plat includes five (5) industrial lots with an average lot size of 27.28+/- acres and a separate tract (Tract A) designated for stormwater detention/retention with a size of 14.83+/- acres.

The proposed development will not change any lots outside of the proposed final plat area.

Presented by: Mark Lee – Community Development Director

Staff Recommendation: Staff recommends that the Planning Commission approve the Final Plat for the Compass 70 Logistic Center with the stipulations listed in the Staff report.

Attachments:

Staff Report (3pgs)

Aerial Image (1pg)

Copy of Final Plat (1pg)

**FINAL PLAT COMPASS 70 LOGISTIC CENTER– REQUEST FOR APPROVAL OF A
FINAL PLAT OF LOTS 1-5 AND TRACT A.**

MEETING DATE: September 17, 2024
REPORT WRITTEN: August 23, 2024
CASE #: FP-02-24

APPLICANT:

- Scannell Properties #516, LLC
1600 Genessee Street, Suite 232
Kansas City, MO 64102

SURVEYOR/ENGINEER:

- Olsson
7301 West 133rd Street; Suite 200
Overland Park, KS 66213

REQUEST:

The applicant is requesting approval of a final plat comprised of 5 lots and Tract A for the Compass 70 Logistic Center.

ZONING:

- The property is currently zoned “LI” Light Industrial

SURROUNDING ZONING:

- North RR (Rural Residential District)
- South RR (Rural Residential District)
- East Edwardsville City Limits (Riverview Overlay District)
- West RR (Rural Residential District)

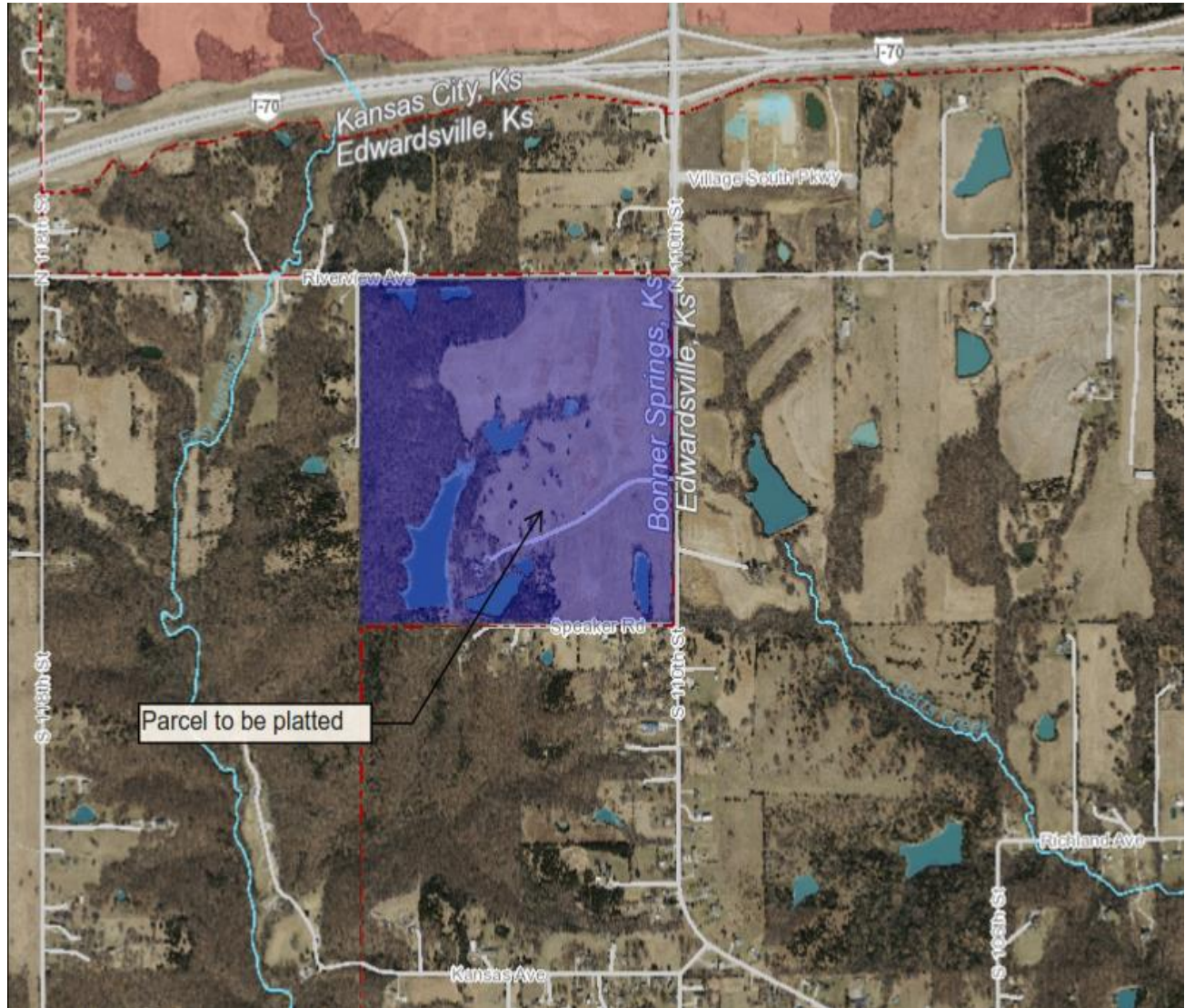
BACKGROUND:

The property is currently zoned LI (Light Industrial District).

This item was previously heard and approved at the February 16, 2021 Planning Commission meeting and again at the August 17, 2021 meeting, the layout changed between each plat submittal. The number of lots went for five, to three and back to five. The exterior dimensions of the site have not changed. This revised plat will alter the interior dimensions of the lots.

The current area included in the preliminary plat is vacant. The proposed plat will subdivide the property into five (5) lots allowing for the construction of large-scale industrial buildings with ingress and egress being gained from 110th Street to the east and Riverview Avenue to the north. The proposed plat includes five (5) industrial lots with an average lot size of 27.28+/- acres and a separate tract (Tract A) designated for stormwater detention/retention with a size of 14.83+/- acres.

The proposed development will not change any lots outside of the proposed final plat area.



Typical preliminary and final plat procedures are being utilized for this application. The purpose of this procedure is to provide a means of approving a subdivision of land insuring compliance with the previously submitted preliminary plat and the Unified Development Ordinance of the City of Bonner Springs.

Traffic Impact/Transportation Excise Tax

Additional traffic will be created by the proposed preliminary plat. The increase in traffic created by the five (5) lots will ingress and egress to and from the north and east via shared driveway accesses. These shared access points will service all five (5) lots internally. The City of Edwardsville conducted road improvements along the eastern end of Riverview Ave as well as 110th Street south; the developers of the Compass 70 Logistic Center were responsible for improving the portion of Riverview Avenue along the northern line of the property. These improvements matched the improvements Edwardsville conducted.

A Traffic Impact Study was completed, submitted, reviewed and approved previously.

Stormwater Management

Stormwater Management facilities will be required for this parcel. The stormwater/drainage report has been reviewed by the City Engineer and given approval. The stormwater management system will consist of internal drainage systems that will empty into a retention/detention pond constructed upon the 14 +/- acre Tract A. The developer/builder shall be responsible for the installation and maintenance of Best Management Practices regarding erosion control during the construction process.

Utilities

New utilities will be proposed with the subject plat. As part of the final plat appropriate utility easements are being put in place to accommodate utility service extensions.

Utility providers have been notified of the final plat and have been given an opportunity to comment.

Subdivision Regulations Requirements

The items to be submitted with and included on the final plat per the Unified Development Ordinance requirements have been met and reviewed by UG Staff, the City Engineer and the Community Development Director.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission approve the Final Plat for the Compass 70 Logistic Center with the stipulations listed below.

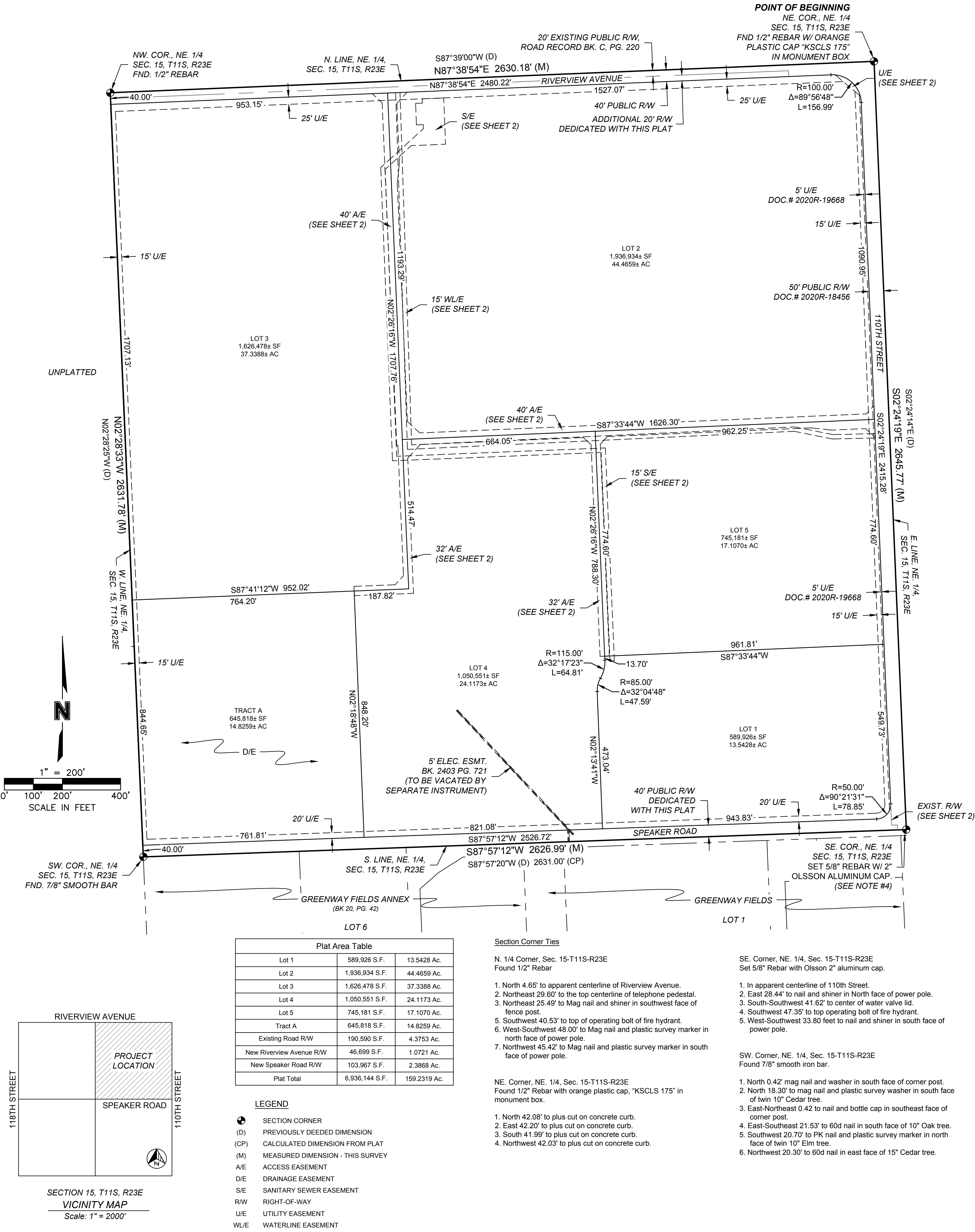
STAFF STIPULATIONS:

Staff recommends approval of the Final Plat for the Compass 70 Logistic Center application, with the following stipulations:

1. All construction documents referencing Streets and Stormwater, Sanitary Sewer and other necessary utilities shall be submitted and approved by the City prior to construction beginning.
2. Applicant and developers shall work the City of Edwardsville to coordinate all access and/or public improvements on 110th Street and Speaker Road
3. In addition to the stipulations in this report, the developer/property owner agrees to abide by all regulations contained in the Bonner Springs Unified Development Ordinance
4. The Final Plat shall be filed with the Wyandotte County Register of Deeds.

Final Plat Compass 70 Logistics Center

An unplatted tract of land lying in the Northeast Quarter of Section 15, Township 11 South, Range 23 East of the 6th P.M., in the City of Bonner Springs, Wyandotte County, Kansas



Plat Area Table			
Lot 1	589,926 S.F.	13.5428 Ac.	
Lot 2	1,936,934 S.F.	44.4659 Ac.	
Lot 3	1,626,478 S.F.	37.3388 Ac.	
Lot 4	1,050,551 S.F.	24.1173 Ac.	
Lot 5	745,181 S.F.	17.1070 Ac.	
Tract A	645,818 S.F.	14.8259 Ac.	
Existing Road R/W	190,590 S.F.	4.3753 Ac.	
New Riverview Avenue R/W	46,699 S.F.	1.0721 Ac.	
New Speaker Road R/W	103,967 S.F.	2.3868 Ac.	
Plat Total	6,936,144 S.F.	159.2319 Ac.	

- LEGEND**
- SECTION CORNER
 - (D) PREVIOUSLY DEEDED DIMENSION
 - (CP) CALCULATED DIMENSION FROM PLAT
 - (M) MEASURED DIMENSION - THIS SURVEY
 - ACCESS EASEMENT
 - D/E DRAINAGE EASEMENT
 - S/E SANITARY SEWER EASEMENT
 - R/W RIGHT-OF-WAY
 - U/E UTILITY EASEMENT
 - W/L/E WATERLINE EASEMENT

Section Corner Ties

N. 1/4 Corner, Sec. 15-T11S-R23E
Found 1/2" Rebar

1. North 4.65' to apparent centerline of Riverview Avenue.
2. Northeast 29.60' to the top centerline of telephone pedestal.
3. Northeast 25.49' to Mag nail and shiner in southwest face of fence post.
5. Southwest 40.53' to top of operating bolt of fire hydrant.
6. West-Southwest 48.00' to Mag nail and plastic survey marker in north face of power pole.
7. Northwest 45.42' to Mag nail and plastic survey marker in south face of power pole.

NE. Corner, NE. 1/4, Sec. 15-T11S-R23E
Found 1/2" Rebar with orange plastic cap, "KSCLS 175" in monument box.

1. North 42.08' to plus cut on concrete curb.
2. East 42.20' to plus cut on concrete curb.
3. South 41.99' to plus cut on concrete curb.
4. Northwest 42.03' to plus cut on concrete curb.

SE. Corner, NE. 1/4, Sec. 15-T11S-R23E
Set 5/8" Rebar with Olsson 2" aluminum cap.

1. In apparent centerline of 110th Street.
2. East 28.44' to nail and shiner in North face of power pole.
3. South-Southwest 41.62' to center of water valve lid.
4. Southwest 47.35' to top operating bolt of fire hydrant.
5. West-Southwest 33.80 feet to nail and shiner in south face of power pole.

SW. Corner, NE. 1/4, Sec. 15-T11S-R23E
Found 7/8" smooth iron bar.

1. North 0.42' mag nail and washer in south face of corner post.
2. North 18.30' to mag nail and plastic survey washer in south face of twin 10" Cedar tree.
3. East-Northeast 0.42 to nail and bottle cap in southeast face of corner post.
4. East-Southeast 21.53' to 60d nail in south face of 10" Oak tree.
5. Southwest 20.70' to PK nail and plastic survey marker in north face of twin 10" Elm tree.
6. Northwest 20.30' to 60d nail in east face of 15" Cedar tree.

Property Description:

All of the Northeast Quarter of Section 15, Township 11 South, Range 23 East of the 6th P.M., in the City of Bonner Springs, Wyandotte County, Kansas, more particularly described by Chris R. Sprague, Kansas PS-1632 of Olsson, LS-114, on June 5, 2024, as follows:

BEGINNING at the Northeast corner of said Northeast Quarter; thence South 02 degrees 24 minutes 19 seconds East, on the East line of said Northeast Quarter, a distance of 2,645.77 feet to the Southeast corner of said Northeast Quarter; thence departing said East line, South 87 degrees 57 minutes 12 seconds West, on the South line of said Northeast Quarter, a distance of 2,626.99 feet to the Southwest corner of said Northeast Quarter; thence departing said South line, North 02 degrees 28 minutes 33 seconds West, on the West line of said Northeast Quarter, a distance of 2,631.78 feet to the Northwest corner of said Northeast Quarter; thence departing said West line, North 87 degrees 38 minutes 54 seconds East, on the North line of said Northeast Quarter, a distance of 2,630.18 feet to the POINT OF BEGINNING, containing 6,936,144 Square Feet, or 159.2319 Acres, more or less.

Plat Dedication

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat which hereafter shall be known as "Compass 70 Logistics Center".

The undersigned proprietors of said property shown on this plat do hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on this plat as streets, terraces, places, roads, drives, lanes, parkways, avenues and alleys not heretofore dedicated. Where prior easement rights have been granted to any person, utility or corporation of said parts of the land so dedicated, and any pipes, lines, poles and wires, conduits, ducts or cables heretofore installed thereupon and therein are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietors hereby above and agree to indemnify the City of Bonner Springs, Kansas, from any expense incident to the relocation of any such existing utility installations within said prior easements.

Execution

Scannell Properties #673, LLC
Owner: Lot 1

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be signed this ____ day of ____ 2024.

Marc D. Pfleging, Manager

STATE OF INDIANA)
) SS
COUNTY OF MARION)

BE IT REMEMBERED, That on this ____ day of ____, 2024, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Marc D. Pfleging, Manager of Scannell Properties #673, LLC, personally known to me to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year last above written.

Notary: _____

My appointment expires: _____

Execution

Scannell Properties #516, LLC
Owner: Lots 3, 4, & Tract A

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be signed this ____ day of ____ 2024.

Marc D. Pfleging, Manager

STATE OF INDIANA)
) SS
COUNTY OF MARION)

BE IT REMEMBERED, That on this ____ day of ____, 2024, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Marc D. Pfleging, Manager of Scannell Properties #516, LLC, personally known to me to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year last above written.

Notary: _____

My appointment expires: _____

Approvals

This plat of "Compass 70 Logistics Center" has been submitted to and approved by the Bonner Springs Planning Commission this ____ day of ____, 2024.

By: _____
Greg Gebauer, Chair

Attest: _____
Planning Commission Secretary

These easements and rights-of-way accepted by the Governing Body of Bonner Springs, Kansas, this ____ day of ____, 2024.

By: _____
Tom Stephens, Mayor

Attest: _____
Christina Brake, City Clerk

Surveyor's Notes:

- Basis of Bearings - Held N87°38'54"E as measured along the North line of the Northeast Quarter of Section 15, Township 11 South, Range 23 East, referenced to the Kansas Coordinate System of 1983, North Zone. Distances shown are ground distances, US Survey Feet.
- According to the FEMA Flood Insurance Rate Map Number 20209C0130E, revised September 2, 2015 this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.
- Subject Property contains 6,936,144 Square Feet or 159.2319 Acres, more or less.
- SE Corner of the NE 1/4 of Section 15, T11S, R23 E, re-set per location shown on unrecorded plat by Renaissance Infrastructure Consulting, last revised July 20, 2021, in conjunction with previously recorded ties.
- This plat meets the required minimum error of closure.
- Interior Lot Corners will be monumented upon the completion of construction.

Easement Dedication

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer pipes, poles, wires, drainage facilities, irrigation systems, ducts and cables, and similar facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "U/E" is hereby granted to the City of Bonner Springs, Kansas with subordinate use of the same by other governmental entities and public utilities as may be authorized by state law to use such easement for said purposes.

A private easement or license to lay, construct, maintain, alter, repair, replace and operate one or more sewer lines and all appurtenances convenient for the collection of sanitary sewage, together with the right of ingress and egress, over and through those areas designated as "Sanitary Sewer Easement" or "S/E" is hereby granted to the owners of Lots 1, 2, 3, 4, and 5 within this plat, their heirs, successors and assigns.

A private easement for the right of ingress/egress over, and through those areas designated as "Access Easement" or "A/E", is hereby granted to the owners of Lots 1, 2, 3, 4, 5, and Tract A for their benefit, and their heirs, successors and assigns.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance and use of waterlines and similar facilities, upon, over and under these areas outlined and designated on this plat as "Waterline Easement" or "W/L/E" is hereby granted to the City of Bonner Springs, Kansas with subordinate use of the same by other governmental entities and public utilities as may be authorized by state law to use such easement for said purposes.

Restrictions

Tract "A" is dedicated as a Drainage Easement (D/E), to be used as retention/detention basin(s), surface drainage facilities, subsurface drainage facilities, and similar facilities for the benefit of Lots 1, 2, 3, 4, and 5 within this plat and shall be owned and maintained by Scannell Properties #516, LLC, its heirs, successors and assigns.

Execution

Medline Industries, LP
Owner: Lot 2

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be signed this ____ day of ____ 2024.

Katherine M. Slattery, Vice President of
Real Estate and Construction

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

BE IT REMEMBERED, That on this ____ day of ____, 2024, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Katherine M. Slattery, Vice President of Real Estate and Construction of Medline Industries, LP, personally known to me to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year last above written.

Notary: _____

My appointment expires: _____

Execution

Steamboat Real Estate LLC
Owner: Lot 5

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be signed this ____ day of ____ 2024.

Signature _____

Printed Name and Title _____

STATE OF _____)
) SS
COUNTY _____)

BE IT REMEMBERED, That on this ____ day of ____, 2024, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came _____ of Steamboat Real Estate LLC, personally known to me to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year last above written.

Notary: _____

My appointment expires: _____

County Surveyor

This Survey has been reviewed for filing pursuant to K.S.A. 58-2003, 58-2005, and 58-2011, for content only, and is in compliance with those provisions. No other warranties are extended or implied.

Reviewed By: _____
Brent E. Thompson, KS P.L.S. #1277

Date: _____

Register of Deeds

This is to certify that this instrument was filed for record in the Register of Deeds office on this ____ day of ____, 2024, at ____ o'clock and is duly recorded.

By: _____
Susan P. Nelson, Register of Deeds

By: _____
Margaret A. Orendac, Deputy

Certification:

This is to certify that on June 12, 2024, a field survey was completed on the ground by me or under my direct supervision, and that said survey meets or exceeds the "Kansas Minimum Standards" for Boundary Surveys pursuant to K.A.R. 66-12-1.

Property Owner:
Steamboat Real Estate, LLC
112 S. French Street, Suite 105
Wilmington, DE 19801

Property Owner:
Medline Industries, LP
One Medline Place
Mundelein, IL 60060

Property Owner & Developer:
Scannell Properties #516, LLC
1600 Genessee Street, Suite 232
Kansas City, MO 64102

Chris R. Sprague, PS-1632
Olsson, KSLS-114
csprague@olsson.com

Engineer & Surveyor:
Olsson, Inc.
7301 West 133rd Street, Suite 200
Overland Park, KS 66213
Phone: (913) 381-1170
Fax: (913) 381-1174

7301 West 133rd Street
Suite 200
Overland Park, KS 66213

olsson.com
TEL 913.381.1170
FAX 913.381.1174

Olsson - Survey
Kansas COA #LS-114

BY	DESCRIPTION	REV.	DATE	REVISIONS
CRS	Revised per client comments and easement revisions.	1	05.18.24	
CRS	Revised per client comments and easement revisions.	2	05.19.24	
CRS	Add section corner ties.	3	07.16.24	
CRS	Revised per City comments.	4	08.01.24	
CRS	Revised per City comments.	5	08.01.24	
CRS	Revised 110th Street name and Register of Deeds signature block.	6	08.19.24	

Final Plat
Compass 70 Logistics Center

An unplatted tract of land lying in the Northeast Quarter of Section 15, Township 11 South, Range 23 East, in the City of Bonner Springs, Wyandotte County, Kansas

Bonner Springs, Wyandotte County, Kansas

drawn by: _____ CRS
designed by: _____ CRS
project no.: _____ 021-05673
date: _____ 05.17.2024

SHEET
1 of 2

Memorandum

Date: September 17, 2024
To: Mayor and City Council
From: Mark Lee

Subject: Public Hearing - SUP-03-24 - SPECIAL USE PERMIT - The applicant is requesting approval of a Special Use Permit to allow for the construction of contractor garages that would allow for the storage of materials indoors as well as provide work space for individual businesses as permitted within the Unified Development Ordinance. The site will consist of 68 – 20' x 50' spaces located within 6 larger buildings measuring 220' in length x 50' in depth.

Recommendation: Staff recommends that the Planning Commission approve the Special Use Permit to allow for the construction of Contractor Garages, with staff recommendations.

Action: Approve, Amend or Deny the requested Special Use Permit

Background: The subject property is located at 23920 W. 43rd Street, just east of the Coleman Equipment.

In the City's Unified Development Ordinance, Section 2.03.B states –

- (1) The purpose of Section 2.03.B is to provide a process for reviewing and approving Special Use Permits (SUPs) when required by the Table of Allowed Uses established in Section 2.05 below.
- (2) Uses requiring a SUP are dissimilar to other uses permitted within a given zoning district, or are uses in which the product, process, mode of operation, or nature of the use may prove detrimental to the health, safety, or welfare of the surrounding built and natural environment.

Indoor storage (warehousing) is allowed via Special Use Permit within the LI "Light Industrial" Zoning District. Special Use Permits can allow deviations from the approved Zoning Regulations by placing more stringent requirements upon them and upon recommendation by the Planning Commission and approval by the Governing Body.

Discussion: Staff's report is attached.

Financial Impact: NA

City of
Bonner Springs
Agenda Item Cover Sheet

Agenda Item No. 6

CASE #: SUP-03-24
SPECIAL USE PERMIT

Topic: **Public Hearing-** The applicant is requesting approval of a Special Use Permit to allow for the construction of contractor garages that would allow for the storage of materials indoors as well as provide work space for individual businesses as permitted within the Unified Development Ordinance. The site will consist of 68 – 20’ x 50’ spaces located within 6 larger buildings measuring 220’ in length x 50’ in depth.

Narrative:

The subject property is located at 23920 W. 43rd Street, just east of the Coleman Equipment.

In the City’s Unified Development Ordinance, Section 2.03.B states –

(1) The purpose of this Section 2.03.B is to provide a process for reviewing and approving Special Use Permits (SUPs) when required by the Table of Allowed Uses established in Section 2.05 below.

(2) Uses requiring a SUP are dissimilar to other uses permitted within a given zoning district, or are uses in which the product, process, mode of operation, or nature of the use may prove detrimental to the health, safety, or welfare of the surrounding built and natural environment

Indoor storage (warehousing) is allowed via Special Use Permit within the LI “Light Industrial” Zoning District. Special Use Permits can allow deviations from the approved Zoning Regulations by placing more stringent requirements upon them and upon recommendation by the Planning Commission and approval by the Governing Body.

Presented by: Mark Lee – Community Development Director

Staff Recommendation:

Staff recommends that the Planning Commission approve the Special Use Permit to allow for the construction of Contractor Garages, with staff recommendations.

Attachments:

Staff Report (5pgs)

Site Rendering (1pg)

CONSIDER APPROVAL OF A SPECIAL USE PERMIT TO ALLOW FOR THE CONSTRUCTION OF CONTRACTOR GARAGES THAT WOULD ALLOW FOR THE STORAGE OF MATERIALS INDOORS (WAREHOUSING) AS WELL AS PROVIDE WORK SPACE FOR INDIVIDUAL BUSINESSES AS PERMITTED WITHIN THE UNIFIED DEVELOPMENT ORDINANCE AT 23920 W. 43RD STREET WITHIN THE LI, LIGHT INDUSTRIAL ZONING DISTRICT.

MEETING DATE: September 17, 2024
REPORT WRITTEN: August 27, 2024
CASE NUMBER: SUP-03-24

APPLICANT:

- Greg Erzen
529 Park St
Shawnee KS 66216

REQUEST:

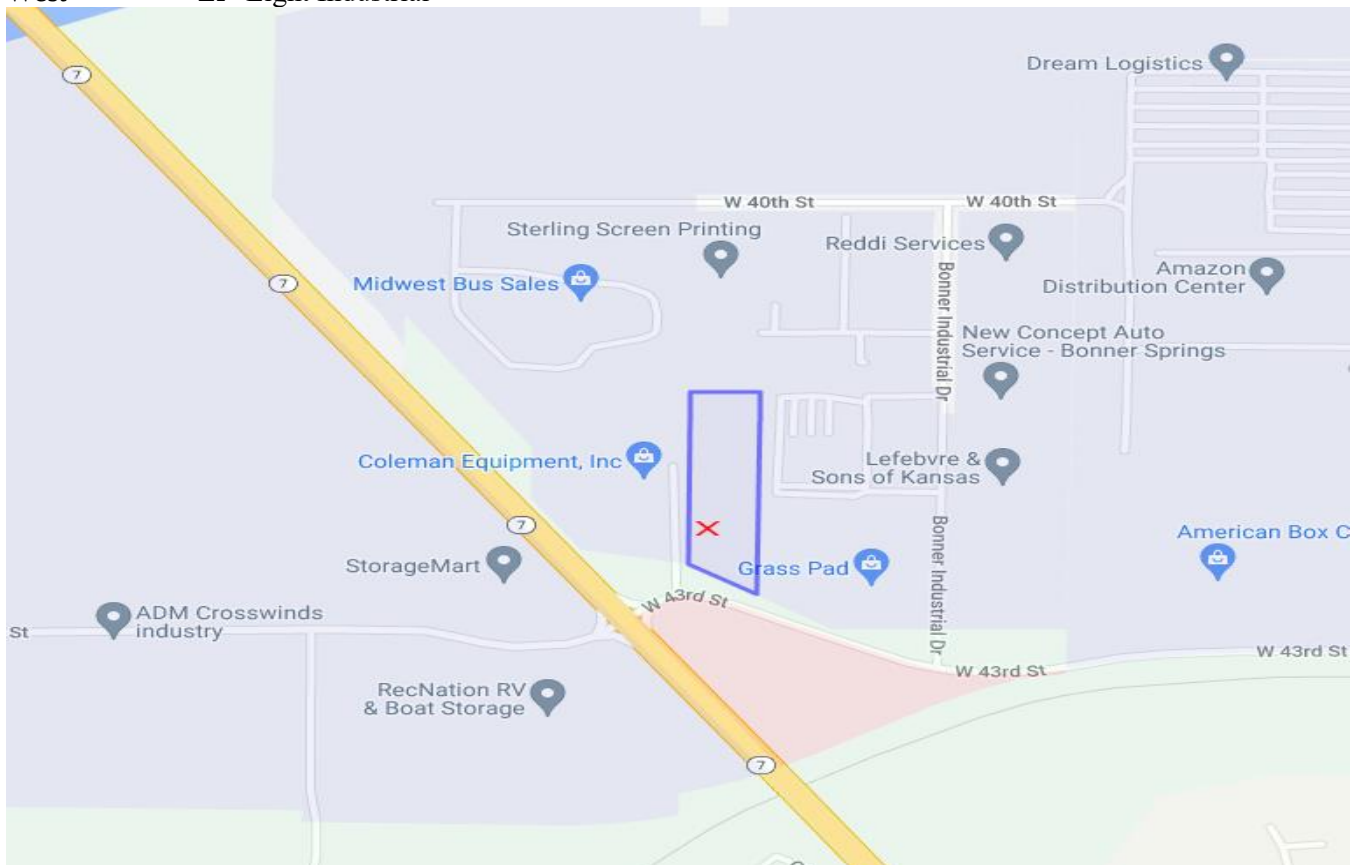
The applicant is requesting approval of a Special Use Permit to allow for the construction of contractor garages that would allow for the storage of materials indoors (warehousing) as well as provide work space for individual businesses as permitted by Special Use Permit within the Unified Development Ordinance.

ZONING:

The property is currently zoned “LI” Light Industrial District

SURROUNDING ZONING:

North	“LI” Light Industrial
South	Business-Commercial – Shawnee Zoning
East	“LI” Light Industrial
West	“LI” Light Industrial



BACKGROUND:

The subject property is located at 29920 W. 43rd Street, just east of the Coleman Equipment.

In the City’s Unified Development Ordinance, Section 2.03.B states –

- (1) The purpose of this Section 2.03.B is to provide a process for reviewing and approving Special Use Permits (SUPs) when required by the Table of Allowed Uses established in Section 2.05 below.
- (2) Uses requiring a SUP are dissimilar to other uses permitted within a given zoning district, or are uses in which the product, process, mode of operation, or nature of the use may prove detrimental to the health, safety, or welfare of the surrounding built and natural environment

Indoor storage (warehousing) is allowed via Special Use Permit within the LI “Light Industrial” Zoning District. Special Use Permits can allow deviations from the approved Zoning Regulations by placing more stringent requirements upon them and upon recommendation by the Planning Commission and approval by the Governing Body.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Comprehensive Plan states that the role of the Planning Commission is to serve as an advisory board to the City Council; by conducting public hearings to obtain public opinion regarding each special use permit application. The Commission shall adopt recommendations that are forwarded to the City Council on each special use permit application request. In viewing requested special use permits the Commission shall consider compatibility and compliance with the Comprehensive Plan.

No specific language within the Comprehensive Plan address’s locations of special uses.

The Comprehensive Plan does indicate the area as being Industrial and states:

Industrial: This category accommodates land uses associated with industrial activities such as assembly, manufacturing, warehousing, and limited office/commercial activities as defined in the city’s zoning regulations. This district corresponds to the ‘LI’, and ‘HI’ districts of the city zoning regulations.



Requirements as enumerated in Section 2.03.B.2; Special Uses:

Special Uses produce unique and special impacts because of their location, design, life span, method of operation, traffic circulation, or other similar characteristics which may have an impact on available or provided public facilities so that each such use must be considered individually. A special use permit shall not be granted unless specific written findings of fact directly based upon the particular evidence presented support the following conclusions:

- 1. The proposed special use complies with all applicable provisions of these regulations, including intensity of use regulations, yard regulations and use limitations, unless specifically exempted by the provisions of these regulations;**

While the specific use of “Contractor Garages” is not a listed use within our land use table, there are several uses that align themselves accordingly. While some of the uses listed are not the intention(s) of the developer, some uses would be allowed via right.

Some are allowed uses and some are allowed via special use permit

- | | |
|--------------------------------|--|
| - Outdoor Storage or Display | - Brewery, Winery, or; |
| - Self-storage, indoor (SUP) | - Distillery (by SUP) |
| - Self-storage, outdoors (SUP) | - Manufacturing or Industrial Practices, Light |
| - General Appliance repair | - Vehicle Repair, Minor |
| - Trade School | |

The intent of the developer is to provide a reasonable space for individual office spaces while allowing for materials associated with said businesses to be stored inside the individual structures or spaces. No storage is proposed outside, if outdoor storage is utilized, the requirements of the UDO shall be met.

2. **The proposed special use at the specified location will contribute to and promote the welfare or convenience of the public;**
The proposed special use will contribute to and promote the welfare and/or convenience of the public. The proposed “Contractor Garages” will provide an economical solution for potential business owners that cannot or do not wish to construct their own facility. It will furthermore provide more opportunity for start-up or small businesses.
3. **The proposed special use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located;**
The property is currently vacant and zoned as industrial. The proposed use will not cause injury to the value of any land located nearby or within the Bonner Springs Industrial Park.
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. In determining whether the special use will so dominate the immediate neighborhood, consideration shall be given to:**
 - a) **The location, nature and height of buildings, structures walls and fences on the site,**
The location and size of the requested Special Use Permit lends itself to industrial zoning and uses, the proposed buildings are a comparable size to those located in the vicinity, fencing will be in compliance with the Unified Development Ordinance and the site will appear ‘Industrial’ in nature.
 - b) **The nature and extent of landscaping and screening on the site.**
The property is currently vacant and would be required to adhere to the landscaping and screening requirements of the Unified Development Ordinance as listed for industrial properties.
5. **Off-street parking and loading areas will be provided in accordance with the standards set forth in the Unified Development Ordinance, and such areas shall be screened from adjoining residential uses and located so as to protect such residential uses from any injurious effect;**
Parking and loading areas will be confined to the parcel and within the building sites and/or inside the buildings themselves. They shall be constructed and screened as required in the LI; Light Industrial zoning district.
6. **Adequate utility, drainage, and other such necessary facilities have been or will be provided; and**
All of the above will be or currently are provided and reviewed for conformance.
7. **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.**
Access is provided through to the parcel via West 43rd Street and the existing entrance to Coleman Equipment.

STAFF RECOMMENDATIONS:

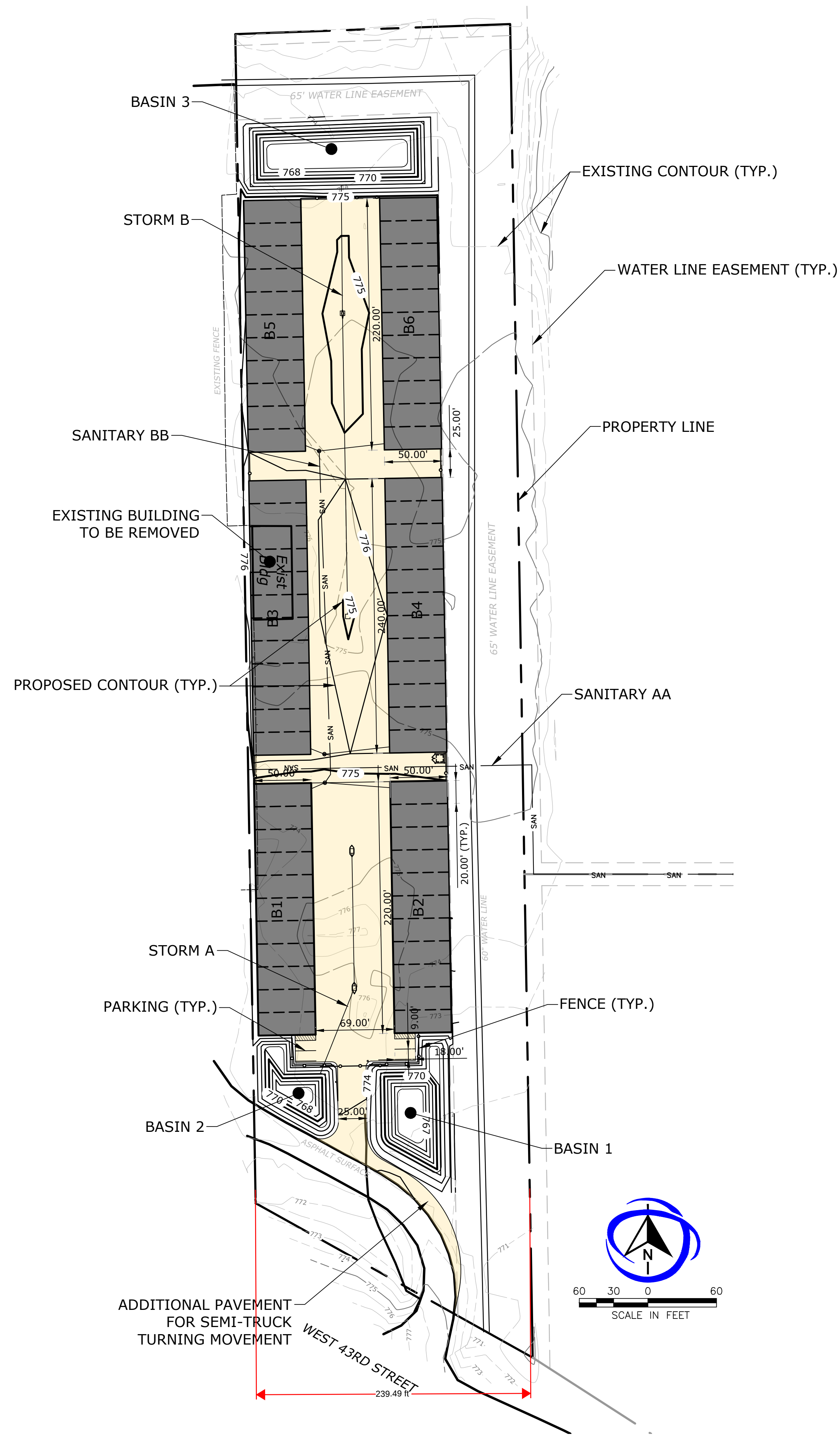
Staff recommends approval of the Special Use Permit; SUP-03-24 with the following conditions:

- 1) A storm water drainage report shall be prepared, reviewed and approved by the City Engineer
- 2) A site and Landscape Plan shall be submitted and reviewed for approval prior to building permits being issued.
- 3) Any area on the site used for outdoor storage shall adhere to the requirements in the Unified Development Ordinance as listed in the Use Table and stated in Section 2.06.
- 4) Infrastructure installation, including sanitary service, water service and other utilities shall be installed and maintained by the developer/owner of the property (privately).
- 5) The developer shall be responsible for all associated permit and review fees.
- 6) The Special Use Permit shall run in perpetuity with the parcel, unless revoked, amended or reapplied for by another user.
- 7) The Special Use Permit shall expire if the land on which the use is operated is sold, or if leased, upon termination of the lease; and
- 8) The Special Use Permit shall expire when the operation of the approved use is discontinued; and
- 9) The Special Use Permit shall not transfer to another person or to a different location; and
- 10) Special Use Permits may be revoked by the Governing Body for violation of and/or non-compliance with the Municipal Code of Ordinances of the City of Bonner Springs, Kansas.
- 11) The revocation of the Special Use Permit may occur for a violation of the Unified Development Ordinance as provided in Chapter 2; Section 2.03.B.3.d or a violation of any or all of the conditions set out in the Special Use Permit

COMMISSION OPTIONS

1. **Recommend approval to the City Council, with or without conditions.**
2. **Recommend denial to the City Council.**
3. **Continue the Public Hearing to another date, time and/or place.**

If approved this item will proceed to the October 14, 2024 City Council meeting for final action



LEGAL DESCRIPTION

A tract of land in the Southwest Quarter of the Northeast Quarter of Section 33, Township 11 South, Range 23 East, in the City of Bonner Springs, Johnson County, Kansas, described as follows:

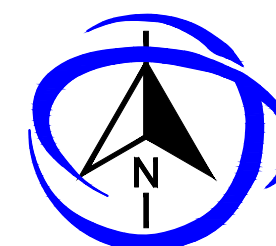
Commencing at the Southwest Corner of the Northeast Quarter of said Section 33; thence North 01 degrees 02 minutes 47 seconds East, along the West line of the Northeast Quarter of said Section 33, a distance of 300.00 feet to the point of beginning of land being described, said point being on the Northerly right-of-way line of 43rd Street, as now established; thence continuing North 01 degrees 02 minutes 47 seconds East, along the West line of said Northeast Quarter of said Section 33, a distance of 800.00 feet; thence South 89 degrees 56 minutes 27 seconds East, a distance of 240.04 feet to a point on the Westerly Plat Line of Coleman Industrial Park 1, a Platted Subdivision of Land in the City of Bonner Springs, Johnson County, Kansas; thence South 01 degrees 02 minutes 47 seconds West, along the Westerly Plat line of said Coleman Industrial Park 1, a distance of 943.75 feet to a point on the Northerly right-of-way line of said 43`rd Street; thence North 58 degrees 45 minutes 57 seconds West, along the Northerly right-of-way line of said 43rd Street, a distance of 277.65 feet to the point of beginning and containing 4.8037 acres, more or less.

SITE DATA TABLE

PROPERTY SIZE: 6.03 AC
TOTAL 20'X50' UNITS: 68 UNITS
IMPERVIOUS AREA INCREASE: 131,749 SF (3.02 AC)



VICINITY MAP
N.T.S.



TIMOTHY A. ELLIOTT, PE

BONNER SPRINGS CONTRACTOR GARAGES

SITE PLAN

23920 W 43RD ST
BONNER SPRINGS, KS 66226

[illegible]

PREPARED FOR:
GREG ERNZEN
529 PARK ST
SHAWNEE KS 66216
816.390.5772

PROJECT #: 24-192
ISSUE DATE: 08/14/2024

SITE PLAN

C-001