



City of Bonner Springs

KANSAS

Tuesday, May 20, 2025

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

PLANNING COMMISSION MEETING - 6:30 p.m.

The meeting is open to the public.

PLANNING COMMISSION MEETING - 6:30 PM

CALL TO ORDER - ROLL CALL

CONSENT AGENDA

1. Approval of the minutes from the April 15, 2025 meeting.

Action Make a motion to Approve, Amend or Deny the minutes as presented.

Recommendation Staff recommends approval of the minutes as written.

Documents:

1. 4.15.25 PC Minutes Draft

OLD BUSINESS

NEW BUSINESS

1. PUBLIC HEARING – Rezoning – BSRZ-01-25 – 13905 Archer Road (Greg Woolard)

Action Make a motion to Approve, Amend or Deny the requested rezoning with staff's stipulations.

Recommendation Staff recommends the Planning Commission approve the requested zoning change for 13905 Archer Road from LA, Loring Agricultural District to LR, Loring Residential District with staff stipulations.

Staff would further recommend the following if the request is approved by the Commission.

1. A building permit shall be applied for and issued for any improvements or construction projects for which they are required.
2. In addition to the recommendations/stipulations listed within this staff report, the property owner agrees to abide by the Unified Development Ordinance of the City of Bonner Springs when applicable.
3. The applicable plat shall be reviewed and approved by City Staff, Unified Government Staff and any other pertinent review parties.
4. Once reviewed and approved the plat shall be filed with the Wyandotte County Register of Deeds with one copy being returned to City Hall for filing.

Documents:

1. Complete Staff Report - BSRZ-01-25 - Rezoning - 13905 Archer Rd

2. FP-01-25 – Consider a Final Plat for 13905 Archer Road

Action Approve or Deny the Final Plat as presented.

Recommendation Staff recommends that the Planning Commission approve the plat for Archer Meadows with staff stipulations.

1. All comments made by the Wyandotte County Surveyor and UG Review Staff, the Bonner Springs City Engineer, City Staff and Utility providers shall be addressed prior to the release of the Replat for filing.
2. All necessary building permits and fees shall be paid prior to building permits being issued.
3. The plat shall be filed with the Wyandotte County Register of Deeds by the applicant, with one copy being returned to the City for recording.
4. 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

Documents:

1. Complete Staff Report - Final Plat - FP-01-25 - Archer Meadows
2. Archer Meadows-5.15.25

OPEN AGENDA

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

ADJOURNMENT



City of Bonner Springs

KANSAS

Planning Commission Minutes - Regular Meeting - April 15, 2025

PLANNING COMMISSION MEETING - 6:30 PM -

CALL TO ORDER - ROLL CALL - Greg Gebauer called the meeting to order at 6:32 pm. Paul Zepps and Larissa Phillips were absent. Chris Brake sat in for Larissa Phillips.

CONSENT AGENDA The City Council will consider Consent Agenda items by one motion with no discussion unless the City Council, Staff or the audience requests removal of an item from the Consent Agenda. The City Council will consider an item removed from the Consent Agenda as the next item after their action on the Consent Agenda. -

Approval of the minutes of the February 18, 2025 meeting. - Sherri Neff corrections: Chamber "H" is missing. Approved as amended.

OLD BUSINESS -

NEW BUSINESS -

Public Hearing - SUP-02-25 – Country Stampede -The applicant is requesting approval of a Special Use Permit to allow for overnight camping as allowed on private property as allowed by the Municipal Code of Bonner Springs, Chapter XII; Article 3 – Camping Permits. The overnight camping is associated with the Country Stampede music festival and is to occur on property owned by the Unified Government of Wyandotte County (Azura Amphitheater – 633 N. 130th Street) and the Agricultural Hall of Fame (630 Hall of Fame Drive). - Chair Greg Gebauer called for the staff report: Mark Lee provided the staff report. Increased length of SUP to 3 years

Lloyd Messmer moved to open the public hearing at 6:37 p.m.

Dave Hurrellbrink, 4015 N 111th St Kansas City KS, Chairman of the Board of Governors of the Agricultural Hall of Fame and they are in favor.

Lloyd Mesmer spoke in favor as a long-term volunteer of the Agricultural Hall of Fame. The Ag Hall draws no money from the government and operates on volunteer labor. Country Stampede may be established as a meeting place. Would benefit the AG Hall financially.

Larry Clark moved to close the Public Hearing at 6:40 pm.
Larry Clark moved, Lloyd Mesmer seconded to grant the SUP-02-25 country Stampede

The motion passed 7-0

City Council meeting on May 12th for final action

PUBLIC HEARING- Special Use Permit – SUP-01-25 – 1800 S. 121st Street and 800 S. 118th Street – APAC – Kansas, Inc. - Bonner Springs Quarry – Consider a request for renewal of a Special Use Permit – the applicant is requesting renewal of SUP-103 as required by the Unified Development Ordinance, This Special Use Permit will allow for the continuance of the APAC Quarry and the 'Extraction of Energy Resources' as listed within the UDO and the HI, Heavy Industrial Zoning District. - Chair Greg Gebauer called for the staff report. Mark Lee presented. It was approved in January by the Planning Commission and proceeded to the City Council. City Council approved for 1 year and sent it back to the Planning Commission due to a protest petition. The new staff report lists current stipulations after the public info meeting. The individual representing several homeowners will be allowed to speak. Set a time limit of 5 minutes for other individuals.

Chair Greg Gebauer asked about changes in the stipulations. Mark Lee - underlined and asterisked indicate changes
Larry Clark asked for clarification on what the Planning Commission is doing. The Community Development Director explained the SUP was approved by City Council for one year. Sherry Neff verified needs approved needs to be reevaluated for 10-year approval.

The Community Development Director read all 23 stipulations, bringing attention to the new and amended stipulations that

came from public feedback.

Larry Clark moved to open the public hearing at 6:55 p.m.

Chair Greg Gebauer called for those in favor to speak.

Paul Barrett, 309 Oak St, UBT, Chamber, gave the commissioners a letter signed by supporters. APAC has been a good chamber member, supportive of several activities and organizations in the City. Was approved unanimously at the last Planning Commission meeting, APAC heard the comments from neighbors and was willing to make accommodations. Big capital expense for APAC. APAC intends to purchase the property with a deed restriction prohibiting a future landfill. Their intended use after they are done quarrying is to convert it into a suburb, which would bring in businesses. Paul Zep arrived at 6:58 p.m.

Rob Richardson, Richardson Brothers Development, presented printed copies to the commissioners. Residents stood who wanted additional stipulations. Richardson is representing them.

The Mayor at the last council meeting stated this is significant and asked staff to identify a 1000 ft buffer zone. Richardson read the initial stipulations of SUP. IN the past 25 years, quarry has expanded significantly. The movement coincides with recent reported damage to homes. At the neighborhood meeting last week, neighbors are concerned about what is being said, a large tract of property close to the quarry that is for sale. Finding no 2. Applicants block streets in case rock comes out of trucks. They don't believe conditions 4 and 7 have been met. Condition 6 for more water on site hasn't been met. Read recommendations in Pit & Quarry magazine. Presented a list of alternate stipulations.

1. Damage to existing homes. Survey all structures by December 31, 2025
2. Blasting charge limits (same as Olathe) are less than what they have been blasting.
3. Hours of operation agreed
4. Agree with 1000' setback

Discussed truck traffic to reduce trucks on non-truck routes, Landfill - appreciating the offer of a deed restriction, asked that it be extended to existing neighbors.

Plans should be submitted and reviewed in a public forum.

Weather and wind - no blasting during temperature inversion or windy.

Dust control, storm water quality - agree with

Applicants maintain seismographs on property. Maintain lower parts per second.

Process for neighbors to be able to submit claims, concerns or violations to the City

Discontinue helicopter training once they own the property.

5-year term requested but will agree to 10-year.

Neighbors understand the importance of the business, and the stipulations are more costly. Trying to work together as a community.

Nick Perica asked if people were aware of the quarry when they bought their property. Answer - Some cases, not told; some cases, the quarry wasn't as close as it is now. When the quarry started moving north, issues arose. Nick Perica wondered what obligation sellers hold for not disclosing.

Ricky Ledgerwood, 704 S 122nd st. expressed appreciation to the Planning Commission for allowing residents to speak. Support of a neighborhood group. Recognize and respect the value the quarry brings to the community. However, the impact of operations changes. With growth comes the responsibility to balance industrial activity with the quality of life of residents. Dust particles can become a health risk. Ongoing noise and blasting are constant, not occasional. Concerned about potential decreased property values. Greater setbacks can make a significant difference. Not asking for shutdown, asking for measured consideration.

Julia Parker, 12520 Kansas Ave., purchased our home in 2018. No necessity of disclosure at that time. It was not a nuisance. In 2019, blasting moved closer to our home. Complained to quarry. Former owners contacted her to state the blasting was more significant. Described shifting to her home. The legal team contacted the quarry within Bureau of Mines regulations, but have home damage that wasn't there previously. Spoke with rep, spoke with insurance. Said they weren't responsible, said the first insurance company was responsible. APAC sent a cease and desist letter. Stipulations requested aren't unreasonable. Successfully won an appraisal report for reduction in taxes due to damage to property.

Kevin Stratham 12420 Kansas Ave. purchased the property in the fall of 2020, not disclosed. Was told they were about done. Concerned about depth after \$30-40,000 worth of damage to the basement. Appreciate the 1000' setback. No blast limit in restrictions. Previously agreed to blast restrictions. Quarry states only blast to 1/3 their blasting limit.

Megan Moore, 541 S 118th St., currently lives in the home she was raised in her father and uncle built 30 years ago. Long-term health, safety and livability of our community. Blasting, dust and semi-truck traffic for 10 more years will impact public health. Dust piles up, loose gravel, road closures. Damage to our home. Renewal should be short term with strict oversight.

James Dominique Davis, 12700 Kansas Ave., third generation owner of this land. Grandfather, Mickie Altieri, owned, passed it to his mom, who passed it to him, Old Dominion on one side, dumping all their water into a spring-fed pond. Old Dominion has agreed to improve their wastewater management. Walmart trash blows out of their parking lot into his pond and trees. Third, quarry blasting, APAC placed a seismograph and told mother blasting was not causing problems.

Chad Chadwick, 642 MacGrantwood. The family owns three houses on MacGrantwood, 40 acres. In 1993, he was on a committee to challenge Lonestar's blasting, repeated issues with each quarry owner. Shorter SUP is a win, but we need to consider other stipulations.

Chair Greg Gabauer asked for any questions from staff.

Paul Zeps recused himself from discussion and voting because he owns adjacent property at 532 MacGrantwood. Filed flight safety violation on the helicopter.

Mark Lee asked Paul Zeps to leave the room.

Larry Clark asked if Mark Lee had a response to the stipulations received earlier. Mark Lee responded that some of them made it into the staff report.

Chair Greg Gabauer asked if there were any questions for the applicant.

Sherri Neff asked to learn more about blasting charge size.

Dan Jones, APAC, introduced Doug Redenco, Vibrotech Engineers, John Wilson, Buckley Powder contracted blaster for APAC. Blasting charge size is dependent on ledge depth. Multiple rock ledges within the quarry range from 5' to 21'. We fill a percentage of the hole with explosives. Not a way to limit the blast charge, dictated by geology. Larry Clark asked Wilson for a response to the proposed stipulations: 3/10 inches per second peak particle velocity at the property line. .3 inches per second measures the ground vibration. Detonation has two effects: one travels through the ground, one travels through the air. About 1/2 states use those regulations. NFP495 code fire marshals regulation, Larry Clark asked if you can effectively control the extent of the vibrations. Yes, the function of distance and charge weight. To limit the charge weight, you can reduce hole depth and reduce the diameter of the hole. Larry Clark asked about using multiple smaller charges instead of one larger one.

Lloyd Mesmer explained that the caps are numbered and go off in sequence, a series of smaller blasts.

Chair Greg Gebauer asked if there were any other questions for the applicant.

Vincent Bombardier asked what the average distance between blast holes. Wilson stated it depends on ledge depth.

Chair Greg Gebauer called for a motion to close the public hearing.

Lloyd Mesmer made a motion, then retracted to allow another speaker,

Our goal is to stay in the lower charge range. Different conditions will cause the vibrations to be larger. Setting a cap, allows no room for variation. We are sticking with the federal and state limits.

HAMM quarry permit, 2 yr special permit where blast limits were reduced because of railroad excavations. Currently, a 7 year permit with no restrictions.

Lloyd Messmer moved to close the Public Hearing at 7:56 pm

Lloyd Messmer motioned Sherri Neff seconded the motion to approve SUP 01-25.

Lloyd Messmer spent 42.5 years in the construction industry. Application for a sand plant SW of city. Everybody here loves to drive on good roads. Sooner or later, you will buy a new home. You can't produce concrete without crushed stone. I'm sometimes called a hard-nosed person. Not in favor of shutting the quarry down. Meeting a few nights ago, most people came to the conclusion that most people didn't want to shut the quarry down.

Larry Clark. This commission makes a recommendation. The final judgment will be made by the City Council. Council bowed to desires for reconsideration. A tough issue trying to balance the interests of the community as a whole and supporting commerce and against the individual interests of property owners. Spent over 40 years in the appraisal industry. If I were God, I would suggest the quarry buy out the homeowners or the homeowners buy out the quarry. Neither will happen. The only thing I have the authority to do is to vote for or against the quarry SUP. The quarry can't control everything underground. I will vote against it.

The motion passed 5-2 with Larry Clark and Nick Perica voting against.

Will proceed to City Council May 12th for final action.

OPEN AGENDA -

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT - May - Rezoning for Archer road to go from agricultural to residential.

June - work session, comprehensive plan updates, short-term rentals. Chair Greg Gebauer asked about previously discussed regulations on short-term rentals. Suggest restricting numbers per block/area. Also consider downtown residential rentals. Mark Lee's biggest concerns are safety and inspections.

Chair Greg Gebauer asked if a move toward including short-term rental regulations in the Unified Development Ordinance. Prairie Village has banned short-term rental completely. Some cities don't regulate at all.

ADJOURNMENT - Adjourn the Planning Commission meeting at 8:08 p.m.

Memorandum

Date: May 20, 2025
To: Mayor and City Council
From: Mark Lee

Subject: PUBLIC HEARING – Rezoning – BSRZ-01-25 – 13905 Archer Road (Greg Woolard)

Recommendation: Staff recommends the Planning Commission approve the requested zoning change for 13905 Archer Road from LA, Loring Agricultural District to LR, Loring Residential District with staff stipulations.

Staff would further recommend the following if the request is approved by the Commission.

1. A building permit shall be applied for and issued for any improvements or construction projects for which they are required.
2. In addition to the recommendations/stipulations listed within this staff report, the property owner agrees to abide by the Unified Development Ordinance of the City of Bonner Springs when applicable.
3. The applicable plat shall be reviewed and approved by City Staff, Unified Government Staff and any other pertinent review parties.
4. Once reviewed and approved the plat shall be filed with the Wyandotte County Register of Deeds with one copy being returned to City Hall for filing.

Action: Make a motion to Approve, Amend or Deny the requested rezoning with staff's stipulations.

Background: The applicant previously conducted a lot split in July of 2021 and divided a parcel of twenty (20) acres out of a larger 140 +/- acre parcel for their personal use. The applicant now wishes to divide that parcel into two – ten (10) acre tracts. This division is being done as a plat (Archer Meadows) and requires an associated rezoning of the property in order to satisfy the requirements of the Unified Development Ordinance.

The current zoning of LA, Loring Agricultural District does not allow for parcels under twenty (20) acres to be created. Therefore, the request would be to rezone the property to a classification of LR, Loring Residential District. This same zoning district exists on the north side of Archer Road and was used for the Archer Estates development.

Discussion: Staff's report is included.

Financial Impact: NA

City of Bonner Springs Agenda Item Cover Sheet

Agenda Item No. 4

BSRZ-01-25
REZONING

Topic: PUBLIC HEARING - Rezoning – BSRZ-01-25 – Greg Woolard – 13905 Archer Road -
Consider a request for rezoning – the applicant is requesting a change in zoning for 13905 Archer Road. The requested change is from LA (Loring Agricultural District) to LR (Loring Residential District). The request will allow for the division of the property into 2 individual parcels in accordance with the Unified Development Ordinance.

Narrative:

The applicant previously conducted a lot split in July of 2021 and divided a parcel of twenty (20) acres out of a larger 140 +/- acre parcel for their personal use. The applicant now wishes to divide that parcel into two – ten (10) acre tracts. This division is being done as a plat (Archer Meadows) and requires an associated rezoning of the property in order to satisfy the requirements of the Unified Development Ordinance.

The current zoning of LA, Loring Agricultural District does not allow for parcels under twenty (20) acres to be created. Therefore, the request would be to rezone the property to a classification of LR, Loring Residential District. This same zoning district exists on the north side of Archer Road and was used for the Archer Estates development.

Presented by: Mark Lee - Community Development Director

Staff Recommendation:

Staff recommends the Planning Commission approve the requested zoning change for 13905 Archer Road from LA, Loring Agricultural District to LR, Loring Residential District with staff stipulations.

Attachments:

Staff Report (4pgs)
Current zoning areas (included within staff's report)
Copy of the Proposed Plat (1pg)

REQUEST FOR APPROVAL OF A ZONING CHANGE FROM LA (LORING AGRICULTURAL DISTRICT) TO THE ZONING CATEGORY OF LR (LORING-RESIDENTIAL DISTRICT) FOR 13905 ARCHER ROAD.

MEETING DATE: May 20, 2025
REPORT WRITTEN: May 6, 2025
APPLICATION #: BSRZ-01-25

APPLICANT:
Greg Woolard
13905 Archer Rd
Bonner Springs, KS 66012

ENGINEER/SURVEYOR
Larry Hahn (Hahn Surveying)
PO Box 186
Basehor KS 6007

REQUEST:
The applicant is requesting approval to rezone 13905 Archer Road from LA; Loring Agricultural to LR; Loring-Residential.

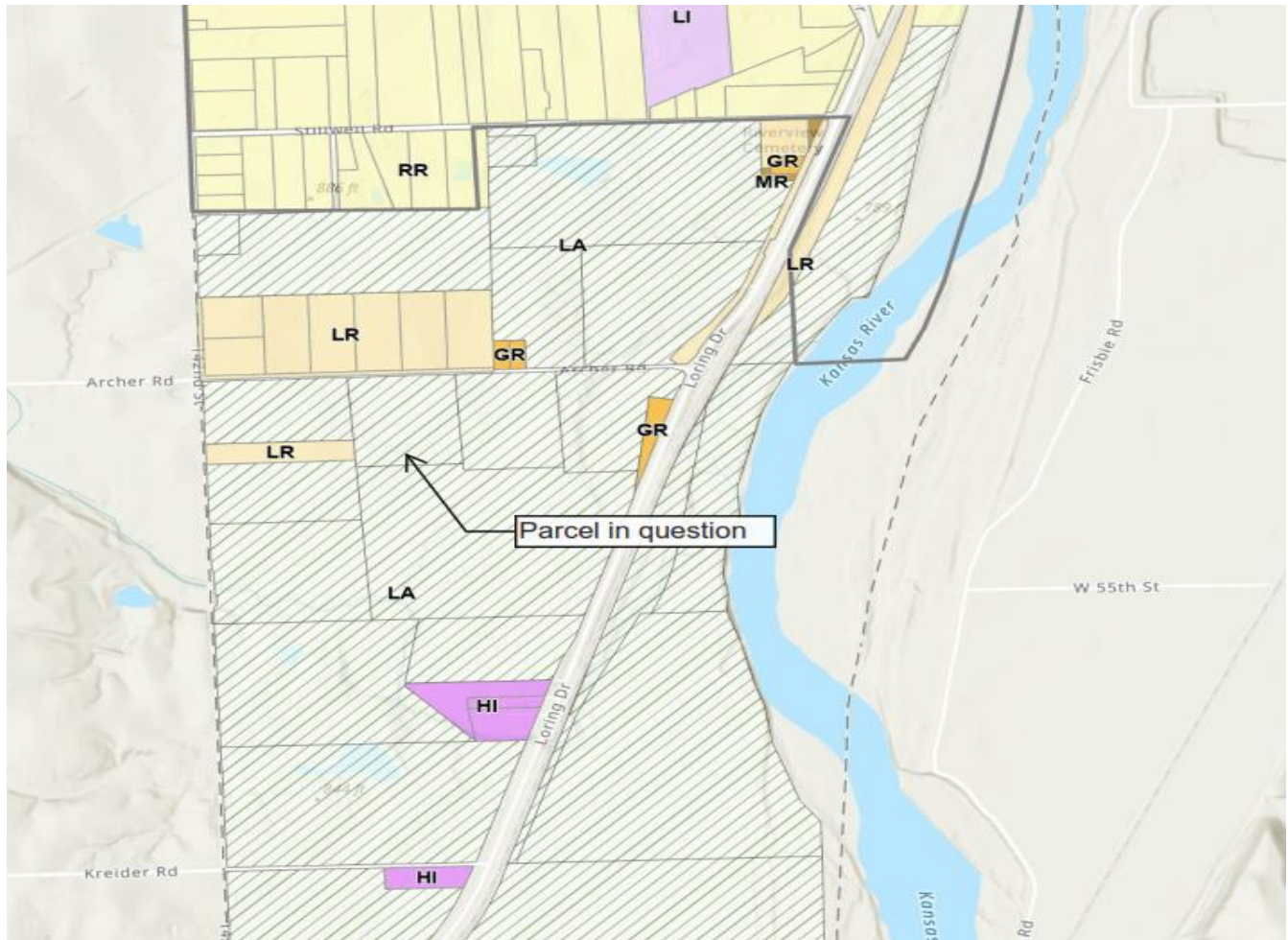
COMPREHENSIVE PLAN/FUTURE LAND USE MAP:
The Future Land Use Map currently designates this property as Agricultural Large Lot

- SURROUNDING FUTURE LAND USE DESIGNATIONS:**
- North Low Density and Agricultural Large Lot Residential
 - South Agricultural Large Lot Residential
 - East Agricultural Large Lot Residential
 - West Agricultural Large Lot Residential

BACKGROUND:
The applicant previously conducted a lot split in July of 2021 and divided a parcel of twenty (20) acres out of a larger 140 +/- acre parcel for their personal use. The applicant now wishes to divide that parcel into two – ten (10) acre tracts. This division is being done as a plat (Archer Meadows) and requires an associated rezoning of the property in order to satisfy the requirements of the Unified Development Ordinance.

The current zoning of LA, Loring Agricultural District does not allow for parcels under twenty (20) acres to be created. Therefore, the request would be to rezone the property to a classification of LR, Loring Residential District. This same zoning district exists on the north side of Archer Road and was used for the Archer Estates development.

THE CURRENT ZONING CONFIGURATION:



SURROUNDING ZONING –

- North LR and GR; Loring-Residential and General Residential Districts
- South LA; Loring Agricultural District
- East LA; Loring Agricultural District
- West LR and LA; Loring- Residential Loring Agricultural District

REZONING:

Section 2.03.A.2.b of the Bonner Springs Zoning Regulations and the *Golden* case, the factors to be used in determining approval or denial of an application for rezoning are as follows:

- The compatibility of the existing and proposed zoning conditions to the Comprehensive Plan;
- The character of the neighborhood or built environment surrounding the affected property;
- The compatibility of the zoning and allowed uses of surrounding properties;
- The suitability of the affected property to its existing and proposed zoning conditions;
- The extent to which removal or Alteration of the existing zoning designation will negatively impact nearby property;
- The impact on the general health, safety, and welfare of the public caused by the existing and proposed zoning conditions;
- The professional recommendations of the City’s staff and Development Review Team;
- The availability and adequacy of required public improvements to serve the existing and proposed zoning conditions.
- The impacts the proposed zoning condition will have on the built and natural environment, including but not limited to storm water runoff, water, air, and noise pollution, lighting, or other adverse impacts; and
- The ability of the affected Parcel to satisfy the subdivision regulations and Development Standards of these regulations under the proposed zoning conditions.

CHARACTER OF THE IMMEDIATE AREA –

The area surrounding the subject property is a mix of three zoning districts; all of the zoning districts allow for residential construction and living, they do vary by the restricted lot size though.. While a large portion of zoning surrounding this particular property is Loring Agricultural, there are also lots zoned as GR, General Residential and LR, Loring Residential; the vast majority of the area is residential in nature.

Existing lot sizes range in from 20 acres to 1 acre and correspond with the associated zoning.



THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED –

The property, currently contains no residential structures upon them. The Future Land Use Map reflects this area as large lot residential; ten (10) acre tracts would coincide with this land use. The rezoning of this property would adhere to that designation and surrounding zoning districts as well as current uses.

THE EXTENT TO WHICH REMOVAL OF THE PRESENT ZONING WILL DETRIMENTALLY AFFECT NEARBY PROPERTY –

The zoning classification of which is being requested will remain residential in nature and will mirror those properties in close proximity.

THE LENGTH OF TIME THE PROPERTY HAS REMAINED VACANT AS ZONED –

The property is vacant and was initially part of a large 140+/- acre tract. One stipulation of the previous lot split was any further land divisions be done via plat.

THE RELATIVE GAIN TO THE PUBLIC HEALTH, SAFETY, AND WELFARE BY THE DESTRUCTION OF THE VALUE OF THE PETITIONER’S PROPERTY AS COMPARED TO THE HARDSHIP IMPOSED UPON THE INDIVIDUAL

This rezoning would allow for the applicant to divide his property, in turn providing two ten acre tracts; allowing for one - ten (10) acre parcel for private sale.

RECOMMENDATION OF PROFESSIONAL STAFF-

Staff would recommend approval of the requested rezoning from LA, Loring Agricultural District to LR, Loring-Residential District.

THE CONFORMANCE OF THE REQUESTED REZONING TO THE DULY ADOPTED COMPREHENSIVE PLAN –

The Comprehensive Plan's Future Land Use Map currently identifies the subject property as Agricultural and/or Long-Term Non-residential, this use is longer valid in our Comprehensive Plan and needs addressed. The Future Land Uses would designate this property as Agricultural Large Lot Residential which would coincide with the zoning district better.

The Comprehensive Plan states:

Agricultural

Locations within the city limits; or within the Future Growth Area; that are not easily serviced by current or future gravity sanitary sewer mains, should be viewed as remaining an agricultural land use. This category consists of land principally in use for agricultural production and may be used for farming, crops, pasture, agribusiness ventures such as growing and marketing of products, and a limited number of rural residences. This zone may include woodland, agricultural lands, and grasslands. Such areas are intended to remain undeveloped until logical expansion of the urban area occurs. This category serves as a holding zone to preserve land from premature development that would negatively affect the area while preserving the agricultural uses in the immediate area. While single family residential living is allowed within these use categories, they should anticipate using on-site private sewage disposal systems to support those residences located within these use areas.

Agricultural land is a valuable asset to a community, much of the Loring Service Area; that is under the Planning Authority of Bonner Springs, is currently utilized in this manner. While all areas within the city limits are located within specific watersheds, the Loring area’s watershed does not border the city limits and in fact, falls away from the City proper, this makes sanitary sewer serviceability difficult and expensive, as all sanitary sewer within that area would need to be pumped to other areas of the City via lift station or multiple lift stations.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission approve the requested zoning change for 13905 Archer Road from LA, Loring Agricultural District to LR, Loring Residential District with staff stipulations.

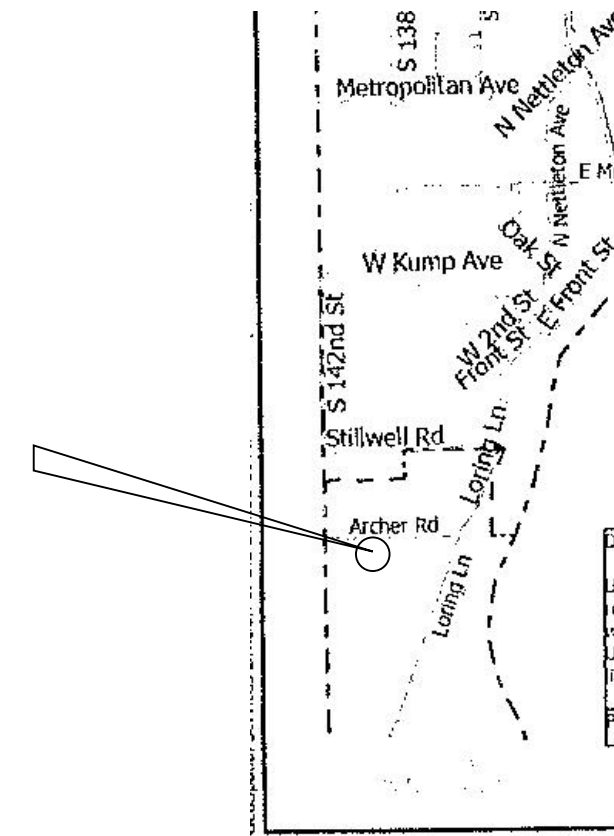
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1. A building permit shall be applied for and issued for any improvements or construction projects for which they are required.
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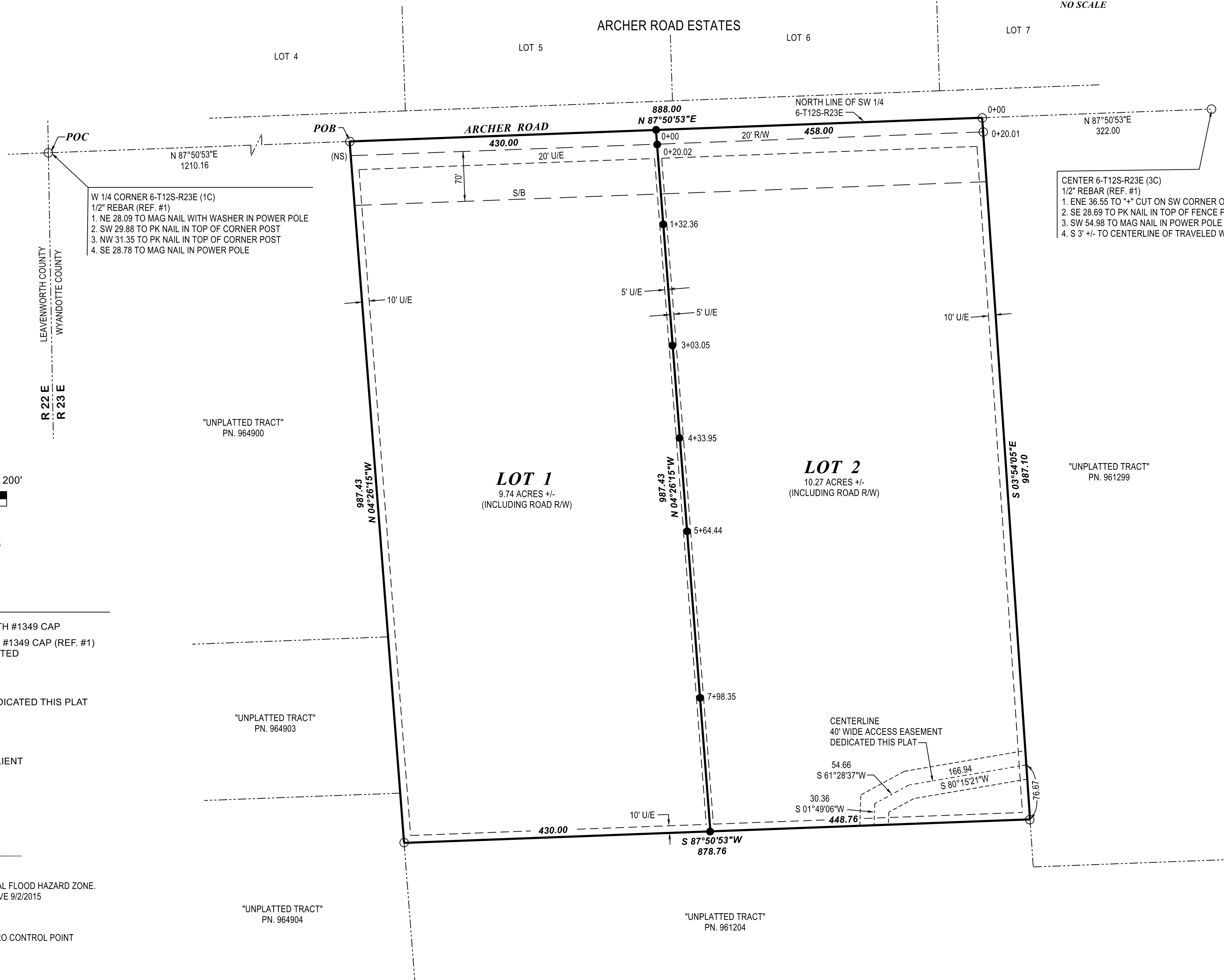
If approved, this item will move to the Governing Body. The request will be presented at the June 9, 2025 regular meeting for final action.

ARCHER MEADOWS

A SUBDIVISION IN THE SOUTHWEST QUARTER
 FRACTIONAL SECTION 6-T12S-R23E OF TH 6TH P.M.,
 WYANDOTTE COUNTY, KANSAS
 MINOR PLAT

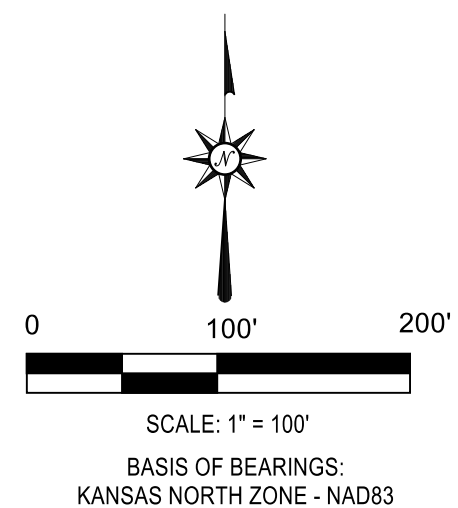


LOCATION MAP
NO SCALE



W 1/4 CORNER 6-T12S-R23E (1C)
 1/2" REBAR (REF. #1)
 1. NE 28.09 TO MAG NAIL WITH WASHER IN POWER POLE
 2. SW 29.88 TO PK NAIL IN TOP OF CORNER POST
 3. NW 31.35 TO PK NAIL IN TOP OF CORNER POST
 4. SE 28.78 TO MAG NAIL IN POWER POLE

CENTER 6-T12S-R23E (3C)
 1/2" REBAR (REF. #1)
 1. ENE 36.55 TO "X" CUT ON SW CORNER OF HEADWALL
 2. SE 28.69 TO PK NAIL IN TOP OF FENCE POST
 3. SW 54.98 TO MAG NAIL IN POWER POLE
 4. S 3'-1" TO CENTERLINE OF TRAVELED WAY



- LEGEND**
- 1/2" x 24" REBAR SET WITH #1349 CAP
 - FOUND 1/2" REBAR WITH #1349 CAP (REF. #1) UNLESS OTHERWISE NOTED
 - POC POINT OF COMMENCING
 - POB POINT OF BEGINNING
 - U/E UTILITY EASEMENT - DEDICATED THIS PLAT
 - R/W ROAD RIGHT OF WAY
 - S/B BUILDING SETBACK
 - (NS) NO MONUMENT SET BY AGREEMENT WITH CLIENT

REFERENCE:
 1. TRACT SPLIT BY L. T. HAHN
 TRACT #1 (THIS TRACT) 2021
 DOC. # _____

NOTE:
 1. THIS PLAT IS NOT WITHIN A SPECIAL FLOOD HAZARD ZONE.
 FEMA FIRM 20209C0117E, EFFECTIVE 9/2/2015

BENCHMARK:
 WYANDOTTE COUNTY SURVEY METRO CONTROL POINT
 PROJECT MONUMENT WY 51, 1988
 EL. 787.70 NAVD88

(TRAVERSE SUMMARY)
 RELATIVE: 1.842.080
 NORTHING: 0.004 FEET
 EASTING: -0.004 FEET

DEED DESCRIPTION DOC. #2021R-21366
 A TRACT OF LAND IN THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 6-T12S-R23E OF THE 6TH P.M., WYANDOTTE COUNTY, KANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 6; THENCE, N 87°50'53"E, 1210.66 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING OF THIS TRACT;
 THENCE, N 87°50'53"E, 888.00 FEET ALONG SAID NORTH LINE;
 THENCE, S 03°54'05"E, 987.10 FEET;
 THENCE, S 87°50'53"W, 878.76 FEET;
 THENCE, N 04°26'15"W, 987.43 FEET TO THE POINT OF BEGINNING.
 CONTAINS 20.01 ACRES, MORE OR LESS, INCLUDING ROAD RIGHT OF WAY.

THE UNDERSIGNED PROPRIETORS STATES THAT ALL TAXES ON THE ABOVE DESCRIBED TRACT OF LAND HAVE BEEN PAID AND THAT THEY HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT WHICH SHALL BE KNOWN AS "ARCHER MEADOWS".

CERTIFICATE AND DEDICATION
 THIS SUBDIVISION SHALL BE KNOWN AS "ARCHER MEADOWS".
 ALL STREETS ON THE ACCOMPANYING PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

EASEMENT DEDICATION
 AN EASEMENT OR LICENSE TO ENTER UPON, LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION OR MAINTAINANCE AND USE OF CONDUITS, WATER, GAS, SEWER PIPE, POLES, WIRES, DRAINAGE FACILITIES DUCTS, 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 GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES AS MAY BE AUTHORIZED BY STATE LAW TO USE SUCH EASEMENT FOR SAID PURPOSES.

IN TESTIMONY WHEREOF
 WE, THE UNDERSIGNED OWNERS OF "ARCHER MEADOWS" HAVE SET OUR HAND THIS _____ DAY OF _____, 2025.

 GREGORY FRITZ WOOLARD

 SAVANNAH SKYE CRAVEN WOOLARD

STATE OF KANSAS / COUNTY OF WYANDOTTE
 ON THIS _____ DAY OF _____, 2025, BEFORE ME APPEARED GREGORY FRITZ WOOLARD AND SAVANNAH SKYE CRAVEN WOOLARD, KNOWN TO ME TO BE THE SAME PERSONS DESCRIBED HEREIN AND WHO EXECUTED THE SAME AS THEIR FREE ACT AND DEED. IN WITNESS THEREOF, I HAVE SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

 NOTARY PUBLIC

 MY COMMISSION EXPIRES

APPROVAL
 THIS PLAT OF "ARCHER MEADOWS" HAS BEEN SUBMITTED TO AND APPROVED BY THE BONNER SPRINGS PLANNING COMMISSION THIS _____ DAY OF _____, 2025.

 CHAIRMAN / GREG GEBAUER

 SECRETARY / LARISSA PHILLIPS

THESE EASEMENTS AND RIGHT OF WAY ACCEPTED BY THE GOVERNING BODY OF BONNER SPRINGS, KANSAS, THIS _____ DAY OF _____, 2025.

 MAYOR / THOMAS A. STEPHENS

 CITY CLERK / CHRISTINA BRAKE (ATTEST)

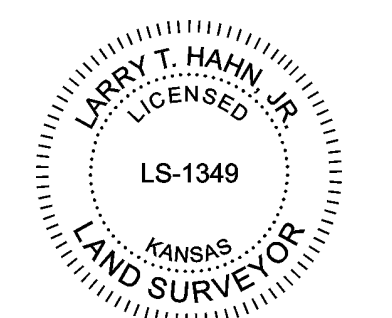
COUNTY SURVEYOR APPROVAL
 THIS SURVEY HAS BEEN REVIEWED FOR FILING, PURSUANT TO K.S.A. 58-2003, 58-2005 AND 58-2011, FOR CONTENT ONLY AND IS IN COMPLIANCE WITH THOSE PROVISIONS. NO OTHER WARRANTIES ARE EXTENDED OR IMPLIED.

REVIEWED BY: _____ DATE: _____
 BRENT E. THOMPSON, KS P.L.S. 1277

STATE OF KANSAS / COUNTY OF WYANDOTTE
 THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THIS _____ DAY OF _____, 2025 AT _____ O'CLOCK _____ AND IS DULY RECORDED.

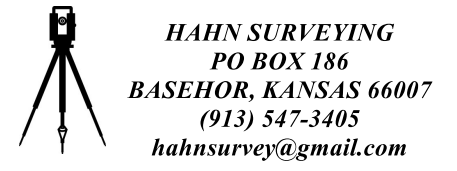
 NANCY BURNS
 REGISTER OF DEEDS

 SUSIE NELSON
 DEPUTY



LARRY T. HAHN, PS #1349

THIS IS TO CERTIFY THAT IN THE MONTH OF APRIL, 2025, THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.



Memorandum

Date: May 20, 2025
To: Mayor and City Council
From: Mark Lee

Subject: FP-01-25 – Consider a Final Plat for 13905 Archer Road

Recommendation: Staff recommends that the Planning Commission approve the plat for Archer Meadows with staff stipulations.

1. All comments made by the Wyandotte County Surveyor and UG Review Staff, the Bonner Springs City Engineer, City Staff and Utility providers shall be addressed prior to the release of the Replat for filing.
2. All necessary building permits and fees shall be paid prior to building permits being issued.
3. The plat shall be filed with the Wyandotte County Register of Deeds by the applicant, with one copy being returned to the City for recording.
4. 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

Action: Approve or Deny the Final Plat as presented.

Background: At the time of preparation of this report, the property is zoned LA (Loring Agricultural District). The applicant requested a zoning change through the previous agenda item (#4). If approved, the following shall apply.

The applicant requested a change to a zoning classification of LR (Loring Residential District). This request is in an effort to divide the applicant's current 20+/- acre parcel into two – 10+/- acre parcels, allowing for the potential private sale of the remaining portion.

The zoning classification of LA (Loring Agricultural District) requires a minimum lot area of 20 acres and a minimum road frontage of 660 feet. The applicant obtained this parcel through a Lot Split done in July of 2021.

The applicant is requesting to divide the parcel into two 10-acre tracts. The zoning classification of LR (Loring Residential District) allows for a minimum lot area of 5 acres and a minimum road frontage of 330 feet. This zoning classification coincides with zoning directly north in the Archer Estates Subdivision.

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

Discussion: Staff's report is attached.

Financial Impact: NA

City of Bonner Springs

Agenda Item Cover Sheet

Agenda Item No. 5

CASE #: FP-01-25

Topic: Consider a Final Plat for 13905 Archer Road – Consider a Final Plat for Archer Meadows, this action coincides with BSRZ-01-25. The request will take the current 20+/- acre tract and divide it into two – 10+/- acre tracts.

Narrative: At the time of preparation of this report the property is zoned LA (Loring Agricultural District). The applicant requested a zoning change through the previous agenda item (#4). If approved the following shall apply.

The applicant requested a change to a zoning classification of LR (Loring Residential District), this request is in an effort to divide the applicants current 20+/- acre parcel into two – 10+/- acre parcels allowing for the potential private sale of the remaining portion.

The zoning classification of LA (Loring Agricultural District) requires a minimum lot area of 20 acres and a minimum road frontage of 660 feet, the applicant obtained this parcel through a Lot Split done in July of 2021.

The applicant is requesting to divide the parcel in two -10-acre tracts, the zoning classification of LR (Loring Residential District) allows for a minimum lot area of 5 acres and a minimum road frontage of 330 feet. This zoning classification coincides with zoning directly north in the Archer Estates Subdivision.

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

Presented by: Mark Lee – Community Development Director

Staff Recommendation: Staff recommends that the Planning Commission approve the plat for Archer Meadows with staff stipulations.

Attachments:

Staff Report (3pgs)

Aerial Image (1pg)

Copy of 2021 Lot Split (2pgs)

Copy of Final Plat (1pg)

A FINAL PLAT OF ARCHER MEADOWS, 13905 ARCHER ROAD – REQUEST FOR APPROVAL OF THE FINAL PLAT.

MEETING DATE: May 20, 2025
REPORT WRITTEN: May 12, 2025
CASE #: FP-01-25

APPLICANT:

- Greg Woolard
13905 Archer Road
Bonner Springs, KS 66012

SURVEYOR/ENGINEER:

- Hahn Surveying
PO Box 186
Basehor, KS 66007

REQUEST:

Consider a Final Plat for Archer Meadows, this action coincides with BSRZ-01-25. The request will take the current 20+/- acre tract and divide it into two – 10+/- acre tracts.

ZONING:

- The property is currently zoned “LA” Loring Agricultural District

SURROUNDING ZONING:

- North LR (Loring Residential District)
- South LA (Loring Agricultural District)
- East LA (Loring Agricultural District)
- West LR (Loring Residential District) and LA (Loring Agricultural District)

BACKGROUND:

At the time of preparation of this report the property is zoned LA (Loring Agricultural District). The applicant requested a zoning change through the previous agenda item (#4). If approved the following shall apply.

The applicant requested a change to a zoning classification of LR (Loring Residential District), this request is in an effort to divide the applicants current 20+/- acre parcel into two – 10+/- acre parcels allowing for the potential private sale of the remaining portion.

The zoning classification of LA (Loring Agricultural District) requires a minimum lot area of 20 acres and a minimum road frontage of 660 feet, the applicant obtained this parcel through a Lot Split done in July of 2021.

The applicant is requesting to divide the parcel in two -10-acre tracts, the zoning classification of LR (Loring Residential District) allows for a minimum lot area of 5 acres and a minimum road frontage of 330 feet. This zoning classification coincides with zoning directly north in the Archer Estates Subdivision.

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



The typical plat procedure is being utilized for this application. The purpose of a Final Plat is to:

- a. Confirm the dimensions, Access, and orientation of Lots established by a proposed subdivision are compliant with all standards of this Chapter 3. Subdivision Regulations and Chapter 2 Zoning Regulations above;
- b. Ensure required Improvements, including Right-of-Ways and public utilities such as water, wastewater, and stormwater facilities, are adequately located and installed to serve the proposed Lots;
- c. Provide the City with a means of accepting all required Right-of-Ways, Easements, and dedication of property as may be required by these regulations; and
- d. Provide a document to record the approved subdivision of property with the County.

Traffic Impact/Transportation Excise Tax

Little to no additional traffic will be created that amounts to a significant increase in services needed.

Stormwater Management

Stormwater management will not be needed for these parcels.

Utilities

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

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

Subdivision Regulations Requirements

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

STAFF RECOMMENDATION:

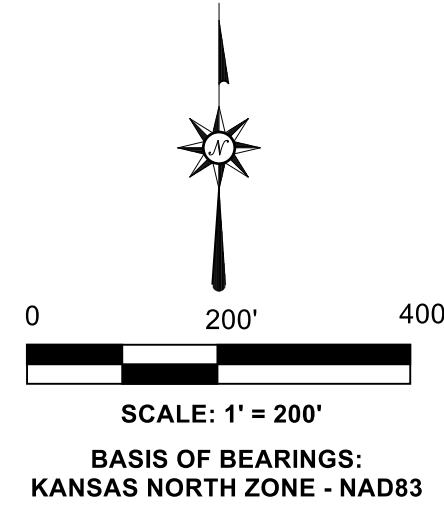
Staff recommends that the Planning Commission approve the plat for Archer Meadows with staff stipulations

STAFF STIPULATIONS:

1. All comments made by the Wyandotte County Surveyor and UG Review Staff, the Bonner Springs City Engineer, City Staff and Utility providers shall be addressed prior to the release of the Replat for filing.
2. All necessary building permits and fees shall be paid prior to building permits being issued.
3. The plat shall be filed with the Wyandotte County Register of Deeds by the applicant, with one copy being returned to the City of recording.
4. 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

TRACT SPLIT

PREPARED FOR: SHARON SPENCER
TRACTS IN THE SOUTH HALF
SECTION 6-T12S-R23E
COUNTY OF WYANDOTTE
STATE OF KANSAS
DATE: JANUARY 27, 2023

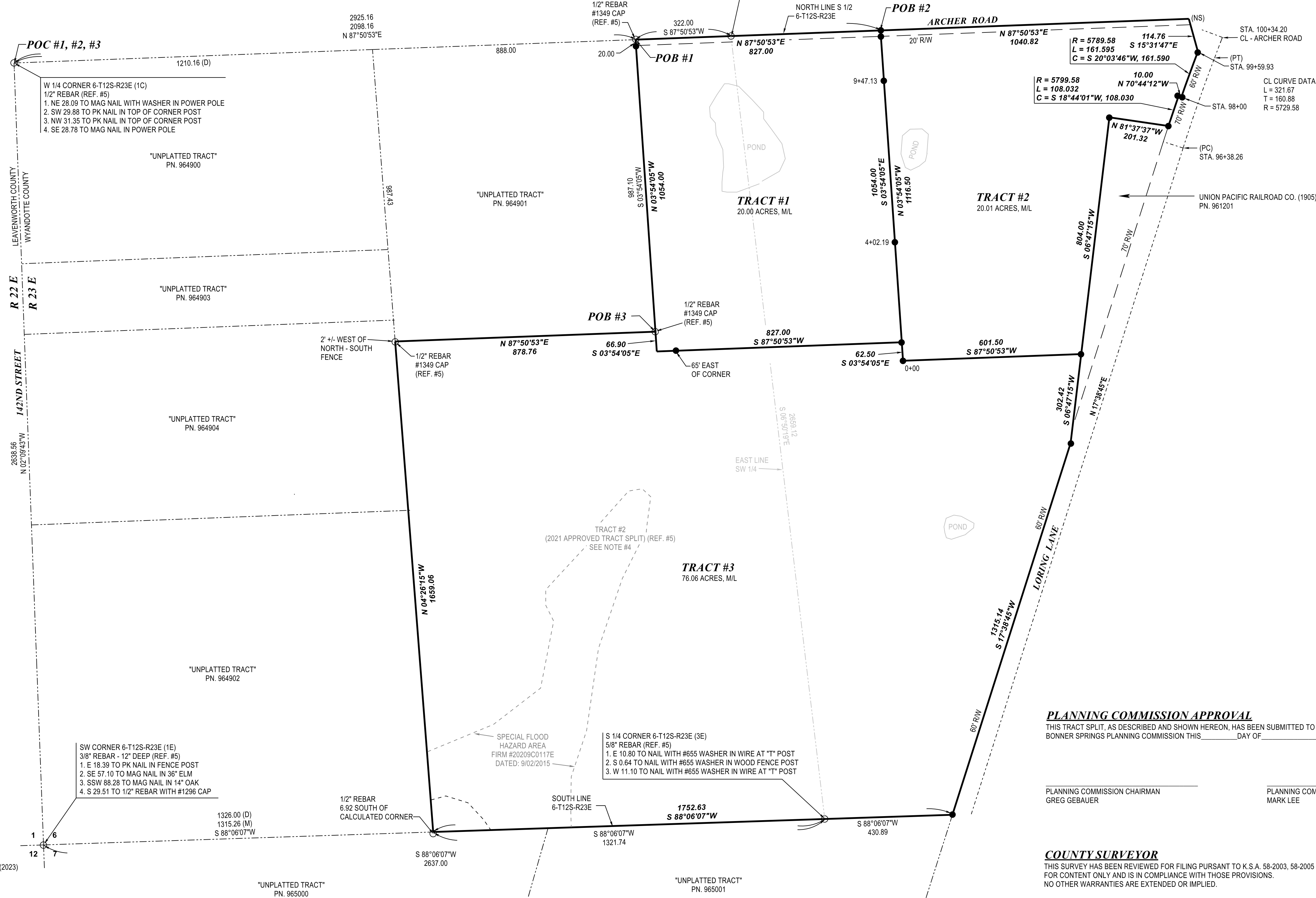


LEGEND

- 1/2" x 24" REBAR SET WITH #1349 CAP
- SURVEY MONUMENT FOUND (AS NOTED)
ORIGIN UNKNOWN, UNLESS REFERENCED
- (D) DEEDED
- (M) MEASURED
- POC POINT OF COMMENCING
- POB POINT OF BEGINNING
- (NS) NO MONUMENT SET BY
AGREEMENT WITH CLIENT



- CENTER 6-T12S-R23E (3C)
1/2" REBAR (REF. #5)
1. ENE 36.55 TO "X" CUT ON SW CORNER OF HEADWALL
2. SE 28.69 TO PK NAIL IN TOP OF FENCE POST
3. SW 54.98 TO MAG NAIL IN POWER POLE
4. S 3.00 +/- TO CENTERLINE OF TRAVELED WAY OF ARCHER ROAD



TRACT #1

A TRACT OF LAND IN THE SOUTH HALF OF FRACTIONAL SECTION 6-T12S-R23E OF THE 6TH P.M., WYANDOTTE COUNTY, KANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 6; THENCE, N 87°50'53"E, 2098.16 FEET ALONG THE NORTH LINE OF SAID SOUTH HALF TO THE POINT OF BEGINNING OF THIS TRACT; THENCE, CONTINUING ALONG SAID NORTH LINE, N 87°50'53"E, 827.00 FEET; THENCE, S 03°54'05"E, 1054.00 FEET; THENCE, S 87°50'53"W, 827.00 FEET; THENCE, N 03°54'05"W, 1054.00 FEET TO THE POINT OF BEGINNING; CONTAINS 20.00 ACRES, MORE OR LESS, INCLUDING ROAD RIGHT OF WAY. AS SURVEYED BY LARRY T. HAHN, KS PS-1349, JANUARY, 2023. RELATIVE: 1:0 (CLOSED LOOP)

TRACT #2

A TRACT OF LAND IN THE SOUTH HALF OF FRACTIONAL SECTION 6-T12S-R23E OF THE 6TH P.M., WYANDOTTE COUNTY, KANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 6; THENCE, N 87°50'53"E, 2925.16 FEET ALONG THE NORTH LINE OF SAID SOUTH HALF TO THE POINT OF BEGINNING OF THIS TRACT; THENCE, CONTINUING ALONG SAID NORTH LINE, N 87°50'53"E, 1040.82 FEET; THENCE, S 15°31'47"E, 114.76 FEET TO THE WEST RIGHT OF WAY LINE OF LORING LANE; THENCE, ON A CURVE TO THE LEFT HAVING A RADIUS OF 5789.58 FEET AND AN ARC LENGTH OF 161.595 FEET ALONG SAID RIGHT OF WAY LINE, SAID CURVE HAVING A CHORD OF S 20°03'46"W, 161.590 FEET; THENCE, N 70°44'12"W, 10.00 FEET ALONG SAID RIGHT OF WAY LINE; THENCE, ON A CURVE TO THE LEFT HAVING A RADIUS OF 5799.58 FEET AND AN ARC LENGTH OF 108.032 FEET ALONG SAID RIGHT OF WAY LINE, SAID CURVE HAVING A CHORD OF S 18°44'01"W, 108.030 FEET; THENCE, N 81°37'37"W, 201.32 FEET; THENCE, S 06°47'15"W, 804.00 FEET; THENCE, S 87°50'53"W, 601.50 FEET; THENCE, N 03°54'05"W, 1116.50 FEET TO THE POINT OF BEGINNING; CONTAINS 20.01 ACRES, MORE OR LESS, INCLUDING ROAD RIGHT OF WAY. AS SURVEYED BY LARRY T. HAHN, KS PS-1349, JANUARY, 2023. RELATIVE: 1:932,239

TRACT #3

A TRACT OF LAND IN THE SOUTH HALF OF FRACTIONAL SECTION 6-T12S-R23E OF THE 6TH P.M., WYANDOTTE COUNTY, KANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 6; THENCE, N 87°50'53"E, 2098.16 FEET ALONG THE NORTH LINE OF SAID SOUTH HALF; THENCE, S 03°54'05"E, 887.10 FEET TO THE POINT OF BEGINNING OF THIS TRACT; THENCE, S 03°54'05"E, 66.90 FEET; THENCE, N 87°50'53"E, 827.00 FEET; THENCE, S 03°54'05"E, 62.50 FEET; THENCE, N 87°50'53"W, 601.50 FEET; THENCE, S 06°47'15"E, 302.42 FEET TO THE WEST RIGHT OF WAY LINE OF LORING ROAD; THENCE, S 17°38'45"W, 1315.14 FEET ALONG SAID RIGHT OF WAY LINE TO THE SOUTH LINE OF SAID SECTION 6; THENCE, S 88°06'07"W, 1752.63 FEET ALONG SAID SOUTH LINE; THENCE, N 04°26'15"W, 1659.06 FEET; THENCE, N 87°50'53"E, 878.76 FEET TO THE POINT OF BEGINNING. CONTAINS 76.06 ACRES, MORE OR LESS. AS SURVEYED BY LARRY T. HAHN, KS PS-1349, JANUARY, 2023. RELATIVE: 1:571,710

PLANNING COMMISSION APPROVAL

THIS TRACT SPLIT, AS DESCRIBED AND SHOWN HEREON, HAS BEEN SUBMITTED TO AND RATIFIED BY THE BONNER SPRINGS PLANNING COMMISSION THIS _____ DAY OF _____, 2023.

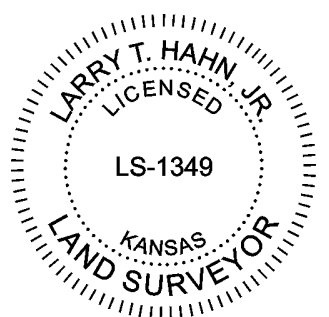
PLANNING COMMISSION CHAIRMAN
GREG GEBAUER

PLANNING COMMISSION SECRETARY
MARK LEE

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: _____ DATE: _____
BRENT E. THOMPSON, KS P.L.S. 1277



LARRY T. HAHN, KS PS-1349

THIS IS TO CERTIFY THAT IN THE MONTH OF JANUARY, 2023, THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE "KANSAS MINIMUM STANDARDS" FOR BOUNDARY SURVEYS.

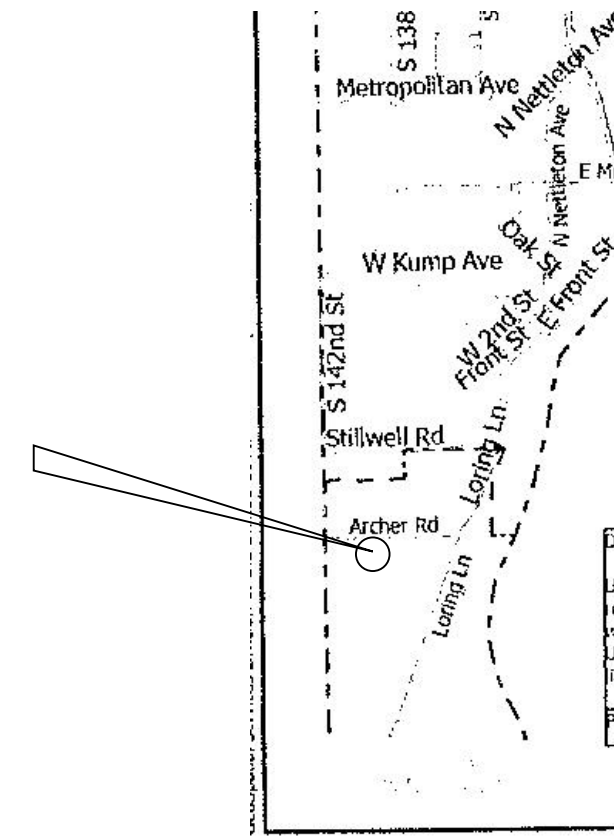


- REFERENCES:
1. 3397-0566
2. 2020R-14483
3. 2007R-01334
4. 2017R-0279
5. TRACT SPLIT - E 1/2 OF SW 1/4 6-T12S-R23E (2021)
6. CERTIFICATE OF SURVEY - THIS TRACT (2023)
7. LORING ROAD R/W PLANS PROJ. #105-RS-31 (1974)

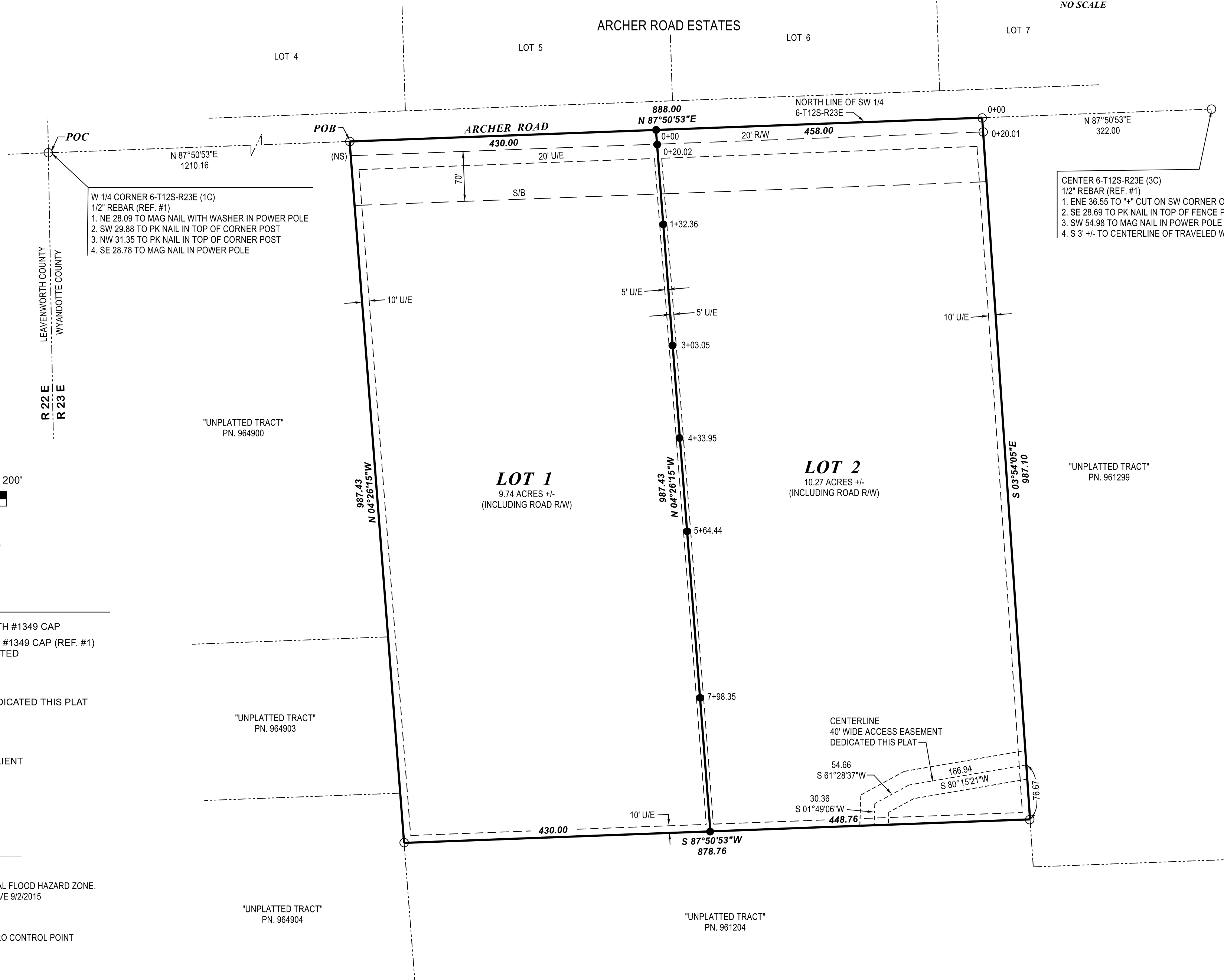
- NOTE:
1. THIS SURVEY DOES NOT SHOW ALL EASEMENTS OR OWNERSHIP.
2. NO TITLE INFORMATION WAS PROVIDED ON THIS SURVEY.
3. FENCE LINES DO NOT DENOTE PROPERTY LINES.
4. THIS TRACT SPLIT NULLIFIES TRACT #2 OF THE 2021 APPROVED SURVEY.

ARCHER MEADOWS

A SUBDIVISION IN THE SOUTHWEST QUARTER
 FRACTIONAL SECTION 6-T12S-R23E OF TH 6TH P.M.,
 WYANDOTTE COUNTY, KANSAS
 MINOR PLAT

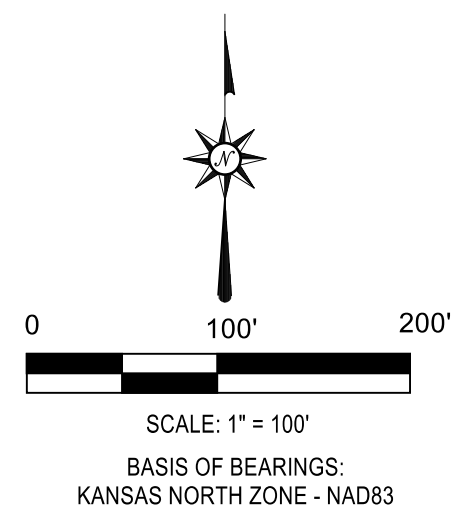


LOCATION MAP
NO SCALE



W 1/4 CORNER 6-T12S-R23E (1C)
 1/2" REBAR (REF. #1)
 1. NE 28.09 TO MAG NAIL WITH WASHER IN POWER POLE
 2. SW 29.88 TO PK NAIL IN TOP OF CORNER POST
 3. NW 31.35 TO PK NAIL IN TOP OF CORNER POST
 4. SE 28.78 TO MAG NAIL IN POWER POLE

CENTER 6-T12S-R23E (3C)
 1/2" REBAR (REF. #1)
 1. ENE 36.55 TO "X" CUT ON SW CORNER OF HEADWALL
 2. SE 28.69 TO PK NAIL IN TOP OF FENCE POST
 3. SW 54.98 TO MAG NAIL IN POWER POLE
 4. S 3'-1" TO CENTERLINE OF TRAVELED WAY



- LEGEND**
- 1/2" x 24" REBAR SET WITH #1349 CAP
 - FOUND 1/2" REBAR WITH #1349 CAP (REF. #1) UNLESS OTHERWISE NOTED
 - POC POINT OF COMMENCING
 - POB POINT OF BEGINNING
 - U/E UTILITY EASEMENT - DEDICATED THIS PLAT
 - R/W ROAD RIGHT OF WAY
 - S/B BUILDING SETBACK
 - (NS) NO MONUMENT SET BY AGREEMENT WITH CLIENT

REFERENCE:
 1. TRACT SPLIT BY L. T. HAHN
 TRACT #1 (THIS TRACT) 2021
 DOC. # _____

NOTE:
 1. THIS PLAT IS NOT WITHIN A SPECIAL FLOOD HAZARD ZONE.
 FEMA FIRM 20209C0117E, EFFECTIVE 9/2/2015

BENCHMARK:
 WYANDOTTE COUNTY SURVEY METRO CONTROL POINT
 PROJECT MONUMENT WY 51, 1988
 EL. 787.70 NAVD88

(TRAVERSE SUMMARY)
 RELATIVE: 1.842.080
 NORTHING: 0.004 FEET
 EASTING: -0.004 FEET

DEED DESCRIPTION DOC. #2021R-21366
 A TRACT OF LAND IN THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 6-T12S-R23E OF THE 6TH P.M., WYANDOTTE COUNTY, KANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 6; THENCE, N 87°50'53"E, 1210.66 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING OF THIS TRACT;
 THENCE, N 87°50'53"E, 888.00 FEET ALONG SAID NORTH LINE;
 THENCE, S 03°54'05"E, 987.10 FEET;
 THENCE, S 87°50'53"W, 878.76 FEET;
 THENCE, N 04°26'15"W, 987.43 FEET TO THE POINT OF BEGINNING.
 CONTAINS 20.01 ACRES, MORE OR LESS, INCLUDING ROAD RIGHT OF WAY.

THE UNDERSIGNED PROPRIETORS STATES THAT ALL TAXES ON THE ABOVE DESCRIBED TRACT OF LAND HAVE BEEN PAID AND THAT THEY HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT WHICH SHALL BE KNOWN AS "ARCHER MEADOWS".

CERTIFICATE AND DEDICATION
 THIS SUBDIVISION SHALL BE KNOWN AS "ARCHER MEADOWS".

ALL STREETS ON THE ACCOMPANYING PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

EASEMENT DEDICATION
 AN EASEMENT OR LICENSE TO ENTER UPON, LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION OR MAINTAINANCE AND USE OF CONDUITS, WATER, GAS, SEWER PIPE, POLES, WIRES, DRAINAGE FACILITIES DUCTS, 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 GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES AS MAY BE AUTHORIZED BY STATE LAW TO USE SUCH EASEMENT FOR SAID PURPOSES.

IN TESTIMONY WHEREOF
 WE, THE UNDERSIGNED OWNERS OF "ARCHER MEADOWS" HAVE SET OUR HAND THIS _____ DAY OF _____, 2025.

 GREGORY FRITZ WOOLARD

 SAVANNAH SKYE CRAVEN WOOLARD

STATE OF KANSAS / COUNTY OF WYANDOTTE
 ON THIS _____ DAY OF _____, 2025, BEFORE ME APPEARED GREGORY FRITZ WOOLARD AND SAVANNAH SKYE CRAVEN WOOLARD, KNOWN TO ME TO BE THE SAME PERSONS DESCRIBED HEREIN AND WHO EXECUTED THE SAME AS THEIR FREE ACT AND DEED. IN WITNESS THEREOF, I HAVE SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

 NOTARY PUBLIC

 MY COMMISSION EXPIRES

APPROVAL
 THIS PLAT OF "ARCHER MEADOWS" HAS BEEN SUBMITTED TO AND APPROVED BY THE BONNER SPRINGS PLANNING COMMISSION THIS _____ DAY OF _____, 2025.

 CHAIRMAN / GREG GEBAUER

 SECRETARY / LARISSA PHILLIPS

THESE EASEMENTS AND RIGHT OF WAY ACCEPTED BY THE GOVERNING BODY OF BONNER SPRINGS, KANSAS, THIS _____ DAY OF _____, 2025.

 MAYOR / THOMAS A. STEPHENS

 CITY CLERK / CHRISTINA BRAKE (ATTEST)

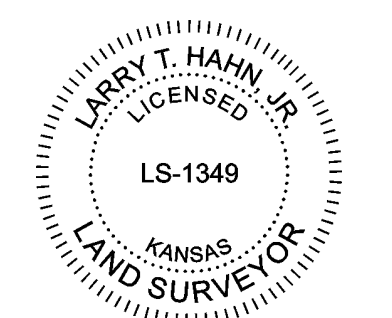
COUNTY SURVEYOR APPROVAL
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REVIEWED BY: _____ DATE: _____
 BRENT E. THOMPSON, KS P.L.S. 1277

STATE OF KANSAS / COUNTY OF WYANDOTTE
 THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THIS _____ DAY OF _____, 2025 AT _____ O'CLOCK _____ AND IS DULY RECORDED.

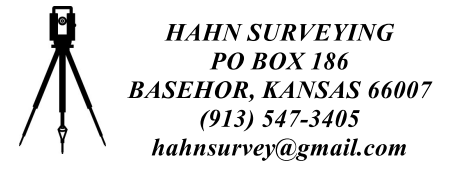
 NANCY BURNS
 REGISTER OF DEEDS

 SUSIE NELSON
 DEPUTY



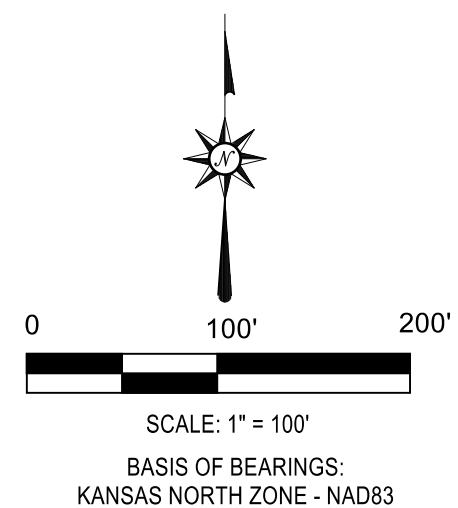
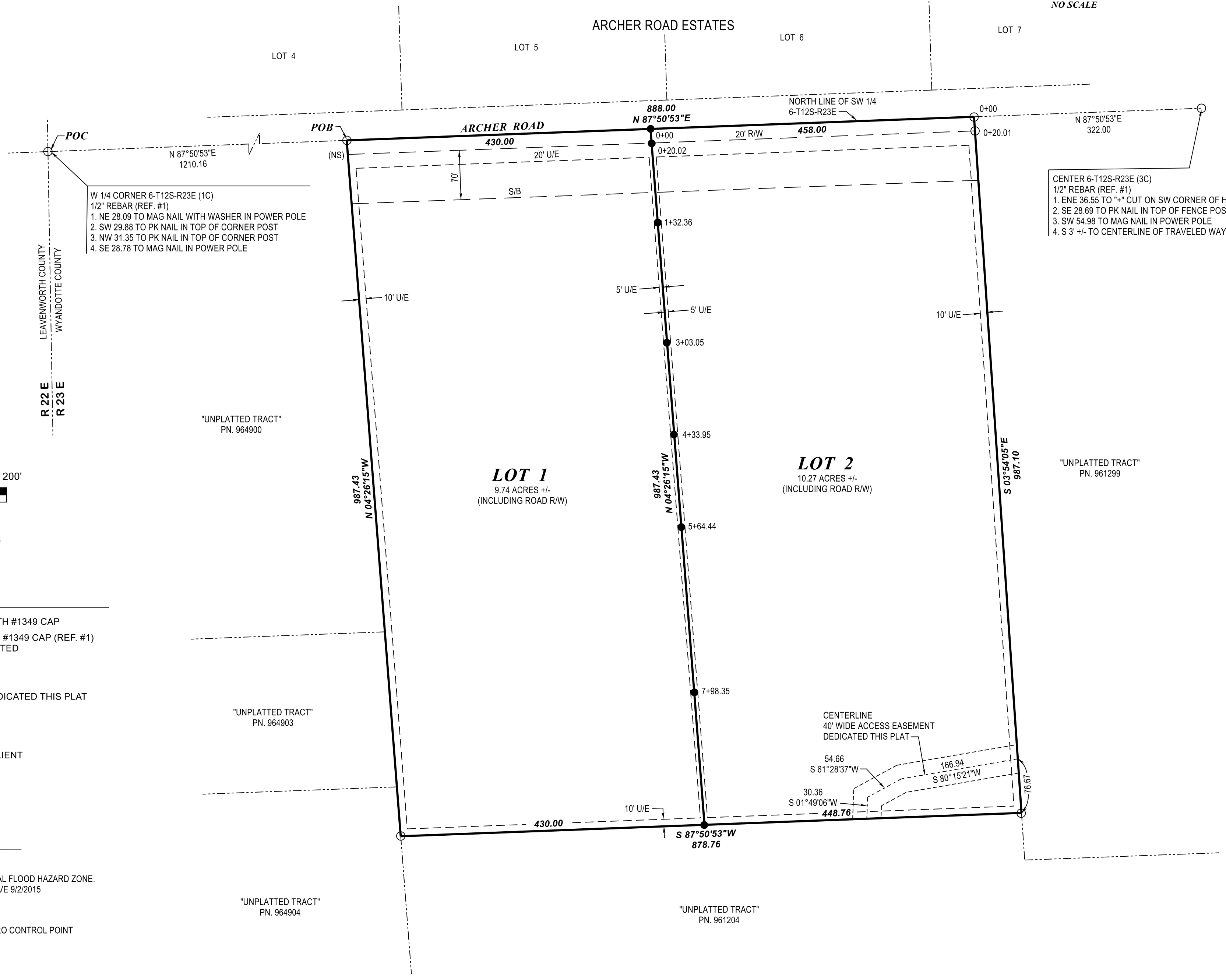
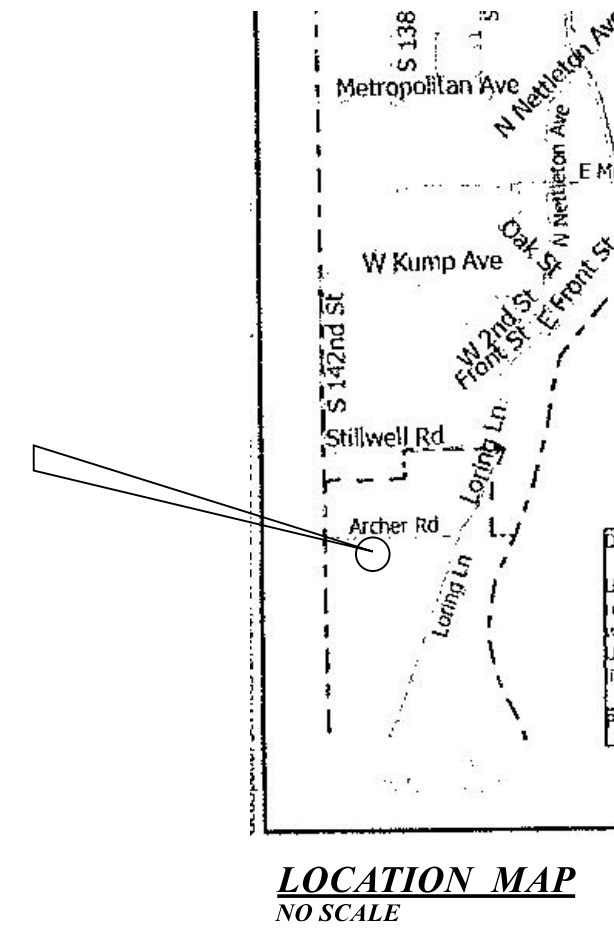
LARRY T. HAHN, PS #1349

THIS IS TO CERTIFY THAT IN THE MONTH OF APRIL, 2025, THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.



ARCHER MEADOWS

A SUBDIVISION IN THE SOUTHWEST QUARTER
 FRACTIONAL SECTION 6-T12S-R23E OF TH 6TH P.M.,
 WYANDOTTE COUNTY, KANSAS
 MINOR PLAT



- LEGEND**
- 1/2" x 24" REBAR SET WITH #1349 CAP
 - FOUND 1/2" REBAR WITH #1349 CAP (REF. #1) UNLESS OTHERWISE NOTED
 - POC POINT OF COMMENCING
 - POB POINT OF BEGINNING
 - U/E UTILITY EASEMENT - DEDICATED THIS PLAT
 - R/W ROAD RIGHT OF WAY
 - S/B BUILDING SETBACK
 - (NS) NO MONUMENT SET BY AGREEMENT WITH CLIENT

REFERENCE:
 1. TRACT SPLIT BY L. T. HAHN TRACT #1 (THIS TRACT) 2021 DOC. # _____

NOTE:
 1. THIS PLAT IS NOT WITHIN A SPECIAL FLOOD HAZARD ZONE. FEMA FIRM 20209C0117E, EFFECTIVE 9/2/2015

BENCHMARK:
 WYANDOTTE COUNTY SURVEY METRO CONTROL POINT PROJECT MONUMENT WY 51, 1988 EL. 787.70 NAVD88

(TRAVERSE SUMMARY)
 RELATIVE: 1.842.080
 NORTHING: 0.004 FEET
 EASTING: -0.004 FEET

DEED DESCRIPTION DOC. #2021R-21366
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 THENCE, N 87°50'53"E, 888.00 FEET ALONG SAID NORTH LINE;
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 CONTAINS 20.01 ACRES, MORE OR LESS, INCLUDING ROAD RIGHT OF WAY.

THE UNDERSIGNED PROPRIETORS STATES THAT ALL TAXES ON THE ABOVE DESCRIBED TRACT OF LAND HAVE BEEN PAID AND THAT THEY HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT WHICH SHALL BE KNOWN AS "ARCHER MEADOWS".

CERTIFICATE AND DEDICATION
 THIS SUBDIVISION SHALL BE KNOWN AS "ARCHER MEADOWS".
 ALL STREETS ON THE ACCOMPANYING PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

EASEMENT DEDICATION
 AN EASEMENT OR LICENSE TO ENTER UPON, LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION OR MAINTAINANCE AND USE OF CONDUITS, WATER, GAS, SEWER PIPE, POLES, WIRES, DRAINAGE FACILITIES DUCTS, 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 GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES AS MAY BE AUTHORIZED BY STATE LAW TO USE SUCH EASEMENT FOR SAID PURPOSES.

IN TESTIMONY WHEREOF
 WE, THE UNDERSIGNED OWNERS OF "ARCHER MEADOWS" HAVE SET OUR HAND THIS _____ DAY OF _____, 2025.

 GREGORY FRITZ WOOLARD

 SAVANNAH SKYE CRAVEN WOOLARD

STATE OF KANSAS / COUNTY OF WYANDOTTE
 ON THIS _____ DAY OF _____, 2025, BEFORE ME APPEARED GREGORY FRITZ WOOLARD AND SAVANNAH SKYE CRAVEN WOOLARD, KNOWN TO ME TO BE THE SAME PERSONS DESCRIBED HEREIN AND WHO EXECUTED THE SAME AS THEIR FREE ACT AND DEED. IN WITNESS THEREOF, I HAVE SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

 NOTARY PUBLIC

 MY COMMISSION EXPIRES

APPROVAL
 THIS PLAT OF "ARCHER MEADOWS" HAS BEEN SUBMITTED TO AND APPROVED BY THE BONNER SPRINGS PLANNING COMMISSION THIS _____ DAY OF _____, 2025.

 CHAIRMAN / GREG GEBAUER

 SECRETARY / LARISSA PHILLIPS

THESE EASEMENTS AND RIGHT OF WAY ACCEPTED BY THE GOVERNING BODY OF BONNER SPRINGS, KANSAS, THIS _____ DAY OF _____, 2025.

 MAYOR / THOMAS A. STEPHENS

 CITY CLERK / CHRISTINA BRAKE (ATTEST)

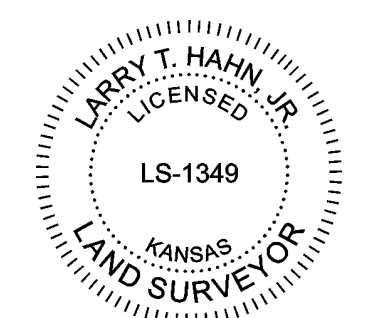
COUNTY SURVEYOR APPROVAL
 THIS SURVEY HAS BEEN REVIEWED FOR FILING, PURSUANT TO K.S.A. 58-2003, 58-2005 AND 58-2011, FOR CONTENT ONLY AND IS IN COMPLIANCE WITH THOSE PROVISIONS. NO OTHER WARRANTIES ARE EXTENDED OR IMPLIED.

REVIEWED BY: _____ DATE: _____
 BRENT E. THOMPSON, KS P.L.S. 1277

STATE OF KANSAS / COUNTY OF WYANDOTTE
 THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THIS _____ DAY OF _____, 2025 AT _____ O'CLOCK _____ AND IS DULY RECORDED.

 NANCY BURNS
 REGISTER OF DEEDS

 SUSIE NELSON
 DEPUTY



LARRY T. HAHN, PS #1349

THIS IS TO CERTIFY THAT IN THE MONTH OF APRIL, 2025, THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

