



## **TONGANOXIE PLANNING COMMISSION**

**Agenda**

**January 3, 2018**

**7:00 p.m.**

**City Council Chambers**

**321 S. Delaware St.**

\*Note – This meeting may be transmitted via Facebook Live on the City of Tonganoxie page

### **CALL TO ORDER – Planning Commission Meeting**

1. **APPROVAL OF PC MINUTES** – December 6, 2018
2. **OPEN AGENDA** – In order to speak during open agenda, you must sign in **before the meeting**. Please give your name and address to the City Clerk or designee. Comments will be limited to 3 minutes. Please wait to be recognized by the Chair and before speaking **state your name and address** for the record.
3. **NEW BUSINESS**
  - a) Public Hearing – Special Use Permit – Sign Permit – 500 West St – Submitted by Casey's
4. **OLD BUSINESS**
  - a) Reconsideration of Text Amendments to Zoning Regulations Section 16 & Appendix A-Use Groups by Category to allow for a use described as “Early Education Center” – with recommendations from City Council
5. **GENERAL INFORMATION**
6. **ADJOURN**

## PLANNING COMMISSION MEETING MINUTES

December 6, 2018

7:00 p.m. Regular Meeting



### CALL TO ORDER

- Vice-Chairman Gee opened the meeting at 7:00 p.m.
- Roll Call: Planning Commissioners present were Monica Gee, Jacob Dale, Patti Gabel, Zach Stoltenberg and Kevin Harris. Crystal Henson and John Morgan were absent. City Manager George Brajkovic, Assistant City Manager Dan Porter, City Administrative Assistant Melanie Tweedy, Planning Consultant Abby Kinney with Gould Evans and City Attorney Shannon Marcano were also in attendance.

### 1. APPROVAL OF PC MINUTES – NOVEMBER 1, 2018

- Mr. Dale made a motion to approve the minutes from the November 1, 2018 Planning Commission meeting.
- Mr. Stoltenberg seconded.
- Vote of 5 ayes, motion carried.

### 2. OPEN AGENDA

- No members of the public signed up for public comment.
- Vice-Chairman Gee closed the open agenda portion of the agenda.

### 3. NEW BUSINESS

#### a) PUBLIC HEARING – SPECIAL USE PERMIT – PYLON SIGN – 500 WEST STREET– SUBMITTED BY INFINITY SIGN SYSTEMS AND CASEY’S RETAIL COMPANY

VICE-CHAIRMAN GEE OPENED THE PUBLIC HEARING.

- Ms. Kinney reviewed the planning staff report Case # 2018-1012SUP dated November 30, 2018.
- Ms. Kinney reviewed that the proposed pylon sign meets the standards in 25-017.I. and the proposed location meets all applicable setbacks. She noted that the proposed sign also meets all the size requirements for a pylon sign and the required support system of two poles. Finally, she stated that the electronic message portion of the sign meets the criteria in Section 25-017.E.
  - Ms. Kinney presented staff recommendations, which included the following criteria for granting approval for special use permits:
    - General Considerations: (Section 22-010.a)
      - The use will not seriously injure the appropriate use or safety of neighboring property;
      - The use conforms to the general intent and purpose of this ordinance;
      - The use complies with the height and area regulations of district.
    - Additional Considerations: (Section 22-010.b)
      - Location and size of use in relation to site and adjacent sites and uses;
      - Accessibility of municipal services; adequacy of ingress and egress; and parking
      - Availability and capacity of utilities;

- Location, nature and height of structures; buffering or screening;
  - Adequacy of yards and open space; signs;
  - General compatibility with adjacent properties and neighborhood.
- Mr. Stoltenberg requested clarification as to the height of the sign as the planning packet contained two renderings.
  - Ms. Kinney provided clarification and confirmed the height of the sign with the most up to date sign plan.
  - Mr. Stoltenberg questioned if the sign would face the highway or if it would be perpendicular to the highway.
  - Ms. Kinney and applicant explained that the sign would be placed perpendicular in relation to the highway.
  - Mr. Stoltenberg and Mr. Dale discussed the desired appearance of the sign and both agreed a masonry or faux masonry base would be better suited for the area.
  - Mr. Stoltenberg questioned if the base square footage should be included in the total square footage.
  - Ms. Kinney and Mr. Porter stated that the sign ordinance states that the base should NOT be included in the total square footage.
  - Mr. Brajkovic relayed thoughts and concerns from Chairman Morgan who was not able to attend and they echoed the concerns presented by the commission, such as the concerns of the messaging, imaging, etc, uses of sign, as well as if the appearance of the sign would be consistent with that of the 24/40 corridor.

There were no additional questions from the commissioners or the public.

- Ms. Gee closed the public forum.
  - **Mr. Stoltenberg made a motion to make a recommendation to the City Council to approve the special use permit subject to staff recommendations and the recommendation that the applicant consider using a masonry or masonry type base that is more representative of the primary building material of the building.**
  - **Gabel seconded the motion.**
  - **Roll Call Vote – 5 ayes, motion carried.**

The City Council will plan to consider this item on January 7<sup>th</sup>, 2019 at 7:00pm, in the City Council Chambers at 321 S. Delaware St., Tonganoxie KS.

**b) PUBLIC HEARING – PRELIMINARY PLAT – STONE CREEK ADDITION #8– SUBMITTED BY STONE CREEK DEVELOPMENT LLC**

VICE VICE-CHAIRMAN GEE OPENED THE PUBLIC HEARING.

- Ms. Kinney reviewed the planning staff report Case # 2018-011P dated November 29, 2018.
- Ms. Kinney discussed and stated the preliminary plat has not had a significant change since it was first approved in August of 2015 and still meets all of the necessary requirements. She also presented the staff recommendation, which included recommendation of re-approval of the preliminary plat of Stone Creek for another 1-year period, with a 1-year extension.
- The applicant, Chris Donnelly of 648 Shady Bend Dr, asked to speak on behalf of approval for the plat. He addressed the issues with the turn-arounds and informed that they will work with the engineers to make any necessary adjustments. He also stated that they would provide the requested space between two of the lots for the sewer easement.

- Mr. Donnelly also addressed the engineer’s request to relocate the sewer line and informed they will work with their office to ensure concerns are addressed.
- Vice-Chairman Gee closed the public forum.
  - **Mr. Dale made a motion to make a recommendation to the City Council to approve the preliminary plat for Stone Creek #8 subject to staff recommendations and the engineer’s recommendations, with the consideration that the applicant will work with the engineer’s to address concerns.**
  - **Ms. Gabel seconded the motion.**
  - **Roll Call Vote – 5 ayes, motion carried.**

The City Council will plan to consider this item on January 7th at 7:00pm, in the City Council Chambers at 321 S. Delaware St., Tonganoxie KS.

**c) REVIEW – FINAL PLAT – STONE CREEK ADDITION #8– SUBMITTED BY STONE CREEK DEVELOPMENT LLC**

- Ms. Kinney presented staff recommendations, which included:

Staff recommendation of approval of the final plat for Addition No. 8, subject to the following conditions:

1. Compliance with any recommendations of the City Engineer review.
2. An address plat must be submitted meeting the Tonganoxie Street Naming and Addressing Policy be submitted to the City prior to recording of the final plat.
3. All proposed improvements shall include a performance bond or irrevocable letter of credit from the applicant, approved by the City Attorney, prior to installation.
4. The Planning Commission’s recommendation shall be forward to the City Council, and the City Council approve and accept all public improvements prior to recording the final plat.
5. No building permits shall be issued and no lots shall be sold until the Final Plat is recorded with the Register of Deeds of Leavenworth County.
6. No occupancy permits shall be issued prior to acceptance of public improvements by the City.

There were no additional questions from the commissioners or members of the public.

- **Mr. Stoltenberg made a motion to make a recommendation to the City Council to approve the final plat for Stone Creek #8 subject to staff recommendations and the Engineer’s recommendations, and with the consideration that the applicant will work with the City Engineer to address concerns.**
- **Mr. Dale seconded the motion.**
- **Roll Call Vote – 5 ayes, motion carried.**

The City Council will plan to consider this item on January 7, 2018 at 7:00pm, in the City Council Chambers at 321 S. Delaware St., Tonganoxie KS.

**4. OLD BUSINESS**

- No items.

**5. GENERAL INFORMATION**

- No items.

**6. ADJOURN**

- **Mr. Dale made a motion to adjourn the meeting.**
- **Mr. Harris seconded the motion.**
- **Vote of 5 ayes, motion carried.**
- **Meeting adjourned at 8:16 p.m.**

Respectfully submitted,

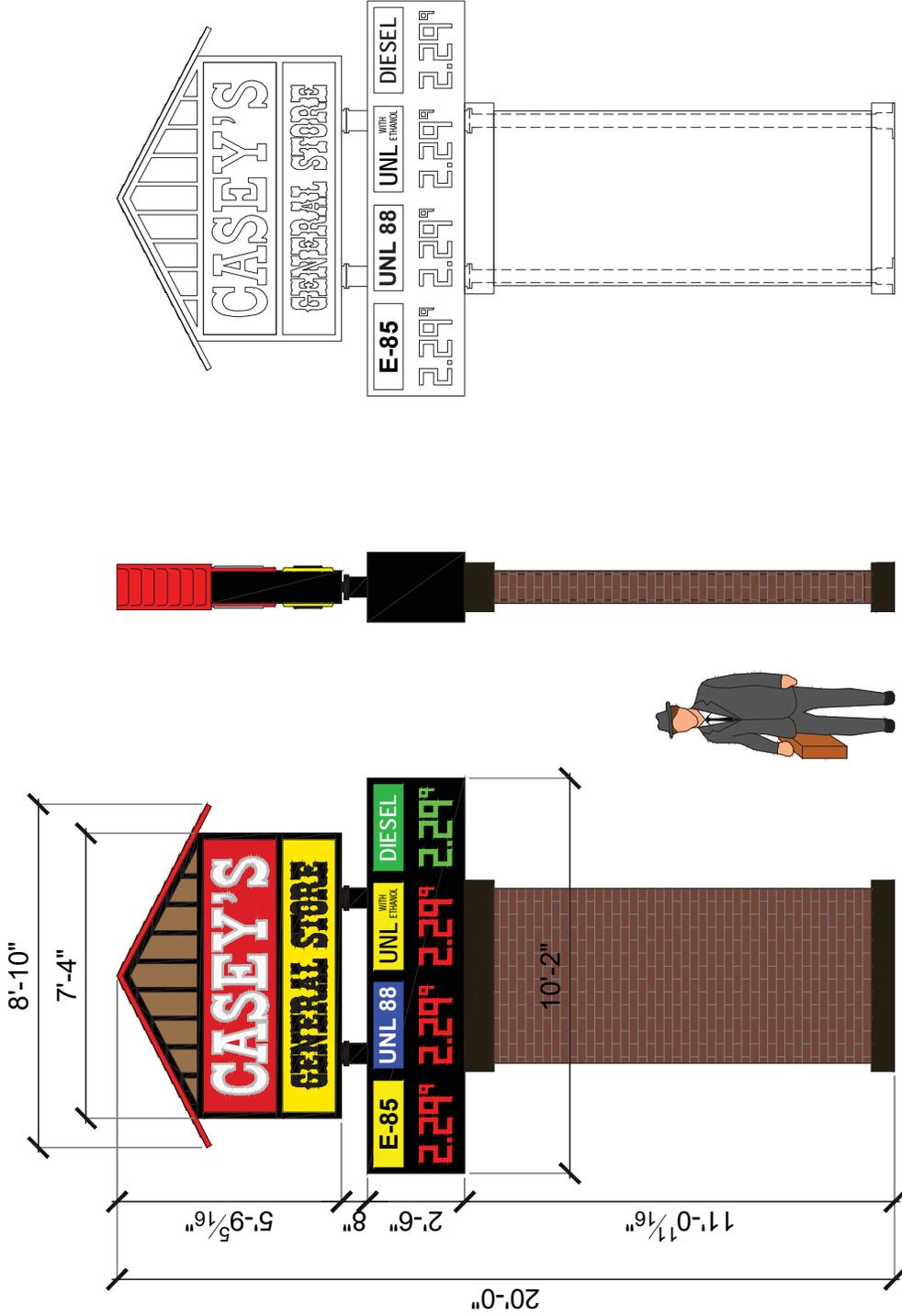
Melanie Tweedy  
Administrative Assistant

DRAFT

### Pylon Sign (Custom 4 Product)

Sign #	Sign	Type	Location	Illumination	Dimensions			Area Ft <sup>2</sup>
					Bottom	Top	Width	
6	House Logo	Freestanding	Street	Internal	16' 9"	22' 6-5/16"	7' 4"	35.59
7	Price Sign	Freestanding	Street	Internal	13' 7"	16' 1"	10' 2"	25.42
<b>Total</b>								<b>61.01</b>

NOT TO EXCEED 20' OAH @ 85 FT<sup>2</sup>



- PRICER NOTES:**
- 10" RED AND GREEN LED
  - STATIC LABELS, NON-INTERCHANGEABLE
  - CABINET IS BLACK IN COLOR
  - 300' WIRELESS KEYPAD RANGE



**TONGANOXIE, KS**  
**500 WEST STREET**

**DRAWN BY:**  
**J. CLARK**

**DATE:**  
**12-10-18**



## City of Tonganoxie, Kansas

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### PLANNING STAFF REPORT

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**Case:** 2018-012SUP, Special Use Permit for Pylon Sign

**Date of Report:** November 30th, 2018

**Subject Property Address:** Highway 24/40 (West Side) between 5<sup>th</sup> Street & 6<sup>th</sup> Street

**Legal Description:** CASEY'S SUBDIVISION; LOT 1, JOHN EVANS SUBDIVISION NO. 1, CITY OF TONGANOXIE, LEAVENWORTH COUNTY, KANSAS AND A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 11 SOUTH, RANGE 21 EAST OF THE 6<sup>TH</sup> P.M., IN SAID LEAVENWORTH COUNTY, KANSAS.

**Application:**

*Zoning District:* GBD (General Business District)

*Type of Approval Desired:* Approval of pylon sign.

*Date of Application:* September 7, 2018

*Date of Meeting:* December 6<sup>th</sup>, 2018

**Surrounding Property Zoning and Use:**

*West:* RR-2.5 (unincorporated Leavenworth County); rural homes on large lots and undeveloped parcels (2 to 40 acres)

*North:* LBD (Limited Business District); Auto-shop and single-family house

*East:* LBD (Limited Business District); Undeveloped parcels

*South:* RR-2.5 (unincorporated Leavenworth County); Large lot single family homes fronting on Hatchell Road (1.1 to 1.16 acres)

**Recommendation:** Approval subject to conditions

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### I. PROJECT DESCRIPTION

- A. Subject Property. The property is planned to be a new Casey's General Store on the west side of Highway 24/40 between the current alignment of 5<sup>th</sup> and 6<sup>th</sup> street. The property was recently annexed and rezoned by the city to facilitate the proposed development project for which the preliminary and final plats and site plan were approved with conditions in March. The existing site is currently undeveloped land.
- B. Proposal. The Casey's General Store is proposing a sign for their business as follows:
- A pylon structure that is approximately 20' high x 10'-2" wide x 2.5' deep containing the following:
    - A 11' base consisting of a material that is consistent with some of the primary building materials and canopy.

- A 2'-6" x 10'-2" (25.42 sq. ft) internally-luminated tri-color LED price sign.
- A 5'-9 5/16" x 7'-4" (35.59 sq. ft) aluminum internally-luminated house logo sign

C. Surrounding Area. The surrounding property is zoned / used as follows:

- South and west – RR 2.5 by the County of Leavenworth, Kansas to accommodate low-density residential development. Land is currently agricultural and undeveloped.
- North and east – Limited Business, enabling neighborhood-oriented retail shopping and services. Property further east is designated for Limited Business and RMF-2 (Multifamily 2), accommodating two to sixteen dwelling units per site.

## II. Analysis

The City of Tonganoxie Sign Ordinance was adopted in 2015. Two factors of the new sign ordinance require Planning Commission review for this application:

1. The ordinance requires pylon signs to be approved by a special use permit. (25-017.I)
2. The digital display of gas prices meets the definition of an electronic message board, which must be approved by a "special permit." (25-017.E)

The criteria for granting approval for all special use permits are the following:

- General Considerations: (Section 22-010.a)
  - The use will not seriously injure the appropriate use or safety of neighboring property;
  - The use conforms to the general intent and purpose of this ordinance;
  - The use complies with the height and area regulations of district.
- Additional Considerations: (Section 22-010.b)
  - Location and size of use in relation to site and adjacent sites and uses;
  - Accessibility of municipal services; adequacy of ingress and egress; and parking
  - Availability and capacity of utilities;
  - Location, nature and height of structures; buffering or screening;
  - Adequacy of yards and open space; signs;
  - General compatibility with adjacent properties and neighborhood.

The proposed pylon sign meets the standards in 25-017.I. The proposed location for the sign meets all applicable setbacks. At 20' high, it will be consistent with the allowed height of 20' for pylon signs. The overall proposed size for the sign is approximately 61.01 square feet, less than the allowed size limit for pylon signs (85 sq. ft) (Table 5 – Signs in Commercial Districts – Single Tenant).

The ordinance states that "pylon signs" be "supported by two structural supports located at the outermost extremities of the sign face." (25-017.I.5) It is unclear what this requirement would specifically achieve, and in this case, it would serve to increase the prominence of the overall sign structure without improving communication. The base of the sign meets the intent of the ordinance by eliminating a "pole" appearance in enclosing the supports in a structure. It uses primary and accent materials and colors used proposed for the primary building and gas canopy.

In addition, the electronic message portion of the sign meets the criteria in Section 25-017.E. Electronic message signs is that they are limited to one per lot no more than "50% of the permitted sign area" (20-017.E.1.b). This would effectively limit electronic message signs to 42.5

square feet, when associated with the largest allowed pylon sign. This electronic message center is proposed to be 25.42 square feet, which is well beneath the allowable size.

Section 25-017.E also includes performance and operational standards that the sign ordinance requires of all electronic message signs. These involve automatic dimming controls, and minimum display standards to protect adjacent property and the safety of traffic on the roadway.

**III. Recommendation**

Staff recommends that the sign permit / special use permit be approved subject to the following:

- a. The sign design be interpreted as a pylon sign, despite the base being a single support that is less than the outermost portions of the sign, and that the Planning Commission finds that it is otherwise a compatible material to the primary building and canopy.
- b. The applicant the electronic pricing portion of the sign shall be subject to all operational and performance criteria of Section 25-017.E of the sign ordinance, applicable to electronic message centers.

Respectfully Submitted

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Abby Newsham Kinney  
Contract City Planner

**City of Tonganoxie**  
Application for Sign Permit  
Zoning & Subdivision Regulations Section 25

City Hall  
321 S. Delaware  
Tonganoxie, Kansas 66086  
(913) 845-2620  
www.tonganoxie.org  
Open 8:00 AM to 4:30 PM

Application #  Date September 07, 2018

Section 1

**Applicant and Contractor Information**

Owner <u>Casey's Retail Company (Contract Purchaser)</u>	Contractor (if applicable) <u>Infinity Sign</u>		
Mailing Address <u>1 SE Convenience Blvd</u>	Mailing Address <u>4900 Lister Ave</u>		
City <u>Ankeny</u>	State <u>IA</u>	City <u>Kansas City</u>	State <u>MO</u>
Zip <u>50021</u>	Phone <u>Jacob Clark Direct 515-963-3831</u>	Zip <u>64130</u>	Phone <u>816-252-3337</u>
E-Mail <u>jacob.clark@caseys.com</u>	E-Mail <u>permits@infsign.com</u>		

Section 2

**Location & Graphical Representation of Sign**

Sign Permits shall be accompanied by two (2) sets of plans drawn to scale indicating sign size, location, method of illumination, colors, materials of the sign and structure, and method of attachment. In addition, the applicant shall submit other information relating to the placement, construction, design, etc., of the sign as may be required.

Section 3

~~Monument~~ **Pylon**  
Detached, Monument

**Sign Type and Specifics**

Attached Wall Sign

Sign Height

24'-8"

Total Square Feet

104.07 Sq Ft

Sign Width

11' 4-1/8"

Sign Value

\$15,000

Does Sign Require Electrical Connection?

Yes

Circle One

No

Sign Permit Fee →

The undersigned hereby certifies that the information given herein is correct and that the undersigned will comply with all zoning regulations for the City of Tonganoxie, KS.

Date \_\_\_\_\_

Applicant Signature \_\_\_\_\_

Best Phone Number \_\_\_\_\_

Approved / Denied

Building Official \_\_\_\_\_

Date \_\_\_\_\_





Office of the City Manager  
**AGENDA STATEMENT**

**DATE:** December 28, 2018  
**To:** Planning Commissioners  
**FROM:** Melanie Tweedy, Administrative Assistant  
**SUBJECT:** Reconsideration of Ordinance 1445: Amending the Light Industrial District Zoning Ordinance to allow Daycare: Child Care Center (or) Preschool

**DISCUSSION:**

ON December 3, 2018 the City Council considered Ordinance 1445, which would implement changes to the permitted uses within the Light Industrial Zoning District previously recommended for approval by the Planning Commission several months earlier. These changes would have amended the Zoning Ordinance to allow Daycare (child care centers or preschools) as a permitted use within the Light Industrial Zoning District.

As seen in the attached excerpt of the approved meeting minutes, the City Council took the action of directing the Planning Commission to reconsider this item and consider adding a requirement for a Special Use Permit. City staff will also provide more information at the meeting on the different options available at this point in the process of consideration of the item.

**ACTION NEEDED:**

Staff will provide more information on possible actions following consideration of the item and the City Council's feedback by the Planning Commission.

**ATTACHMENTS:**

Excerpt from City Council approved minutes  
Staff Report  
Draft Ordinance 1445

**cc:** Shannon Marcano, City Attorney  
George Brajkovic, City Manager  
Dan Porter, Assistant City Manager  
Patricia C. Hagg, City Clerk

Excerpt from December 3, 2018 City Council Approved Meeting Minutes with recommendations for the Planning Commission's consideration:

- c) Ordinance 1445: Amending the Light Industrial District Zoning Ordinance to allow Daycare: Child Care Center (or) Preschool
  - Mr. Brajkovic made a presentation on the subject and reiterated the history of the recent consideration of this item by the Planning Commission and City Council.
  - Mr. Himpel noted his continued concerns with the prospect of allowing this use in the light industrial district.
  - Mr. Bennett expressed concerns with the use in this district.
  - Ms. Stevens commented that she was in favor of passing the ordinance in line with Planning staff recommendations.
  - **Mr. Oroke made a motion to reconsider the item at the January 2019 Planning Commission meeting and added direction from the City Council to consider adding a requirement for acquiring a Special Use Permit for the use to be permitted in the light industrial district.**
  - **Ms. Patterson seconded.**
  - **Vote of 4 ayes and 1 nay (Stevens), motion carried.**



## City of Tonganoxie, Kansas

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### PLANNING STAFF REPORT

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**Case#:** 2018-008A

**Date of Report:** September 14, 2018

**Applicant Name:** George Brajkovic

**Property Owner Name:** NA

**Subject Property Address:** NA

**Application:**

*Zoning District:* I-LT – Light Industrial District

*Type of Approval Desired:* Amendment to the ILT district to allow Day Care

*Date of Application:* June 8, 2018

*Date of Meeting:* July 5, 2018

**Surrounding Property – Zoning and Use:**

*Not applicable* – the amendment would pertain to all I-LT zoned property within the community.

**Staff Recommendation:**

Recommend approval of the proposed language additions and Use Groups table edits.

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**SUMMARY:**

The Planning Commission considered an amendment to the Zoning District Use Table at its July meeting. The amendment would allow Day Care Centers as a principle use in the I-LT Light Industrial District. After a staff presentation and discussion, the Commission recommended approval of a proposed amendment to update. The City Council discussed this recommendation, had concerns over this use and asked for more information from planning staff.

**BACKGROUND:**

The City recently received a request for an existing Child Care Center to relocate to a building located in the I-LT district. Staff determined that it was likely not appropriate to rezone that particular property for this one request, but rather reconsidered whether Child Care Centers should be located in the I-LT district throughout the City. This was brought to the Planning Commission as a discussion item in June 2018, and the Planning Commission directed staff to proceed with a zoning text amendment to add Child Care Centers to the allowed uses in I-LT.

Based on the structure of the Tonganoxie Zoning Ordinance uses and districts, and based on an analysis of all of the existing contexts around the I-LT zoning districts, staff recommended approval of the amendment. This was specifically based on the following:

- The City has three tiers of industrial districts, and the I-LT is the least intensive in both intent, allowed uses, and development standards.
- The I-LT district allows many other commercial and institutional uses that would have the same level of public interaction and access as a Day Care Center.
- A day care center could be a complimentary use to some of the employment-oriented uses allowed in the I-LT district.
- Any potential impacts from other uses that could be allowed in the I-LT district are required by the district standards to not be evident or have any impacts beyond the property boundaries.
- The specific context of the original inquiry would be appropriate for the proposed use.
- Other instances of I-LT zoning do not present any conditions, adjacencies or other situations that present planning or land use concerns any different than other allowed uses.
- The health and safety issues associated with day care uses are addressed through the City's building code and permitting process, and requirements for licensing through the Kansas Department of Health and Environment (KDHE).

In surveying other City's zoning ordinances and comparable zoning districts resulted in the following:

- Gardner, KS – allowed use
- North Kansas City, MO – allowed only as an accessory use to a business.
- Basehor, KS – allowed only through planned district
- Leavenworth, KS – not allowed
- Lansing, KS – not allowed
- Kansas City Kansas – allowed use
- Parkville, MO – allowed use
- Lawrence, KS – allowed use
- Shawnee, KS – allowed as planned district or through special use permit
- Bonner Springs, KS – not allowed

An inquiry to KDHE regarding any concerns on licensing a facility in this zoning districts would be property specific in looking at potential hazards based on the state fire marshals review. Typical concerns that may arise include very close proximity to hazardous and combustible materials, and other site-specific concerns with respect to outside play areas that are typically checked with specific licenses.

More detailed information on the extent of these reviews can be found in the KDHE forms:

[http://www.kdheks.gov/bcclr/application\\_packets\\_and\\_forms/child\\_care/Instructions\\_for\\_CCL\\_301.pdf](http://www.kdheks.gov/bcclr/application_packets_and_forms/child_care/Instructions_for_CCL_301.pdf)



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Chris Brewster  
Contract City Planner

**ORDINANCE NO. 1445**

**AN ORDINANCE AMENDING THE TONGANOXIE ZONING CODE TO ALLOW DAYCARE: CHILD CARE CENTER (OR) PRESCHOOL IN LIGHT INDUSTRIAL DISTRICT**

WHEREAS, City staff initiated an application to amend the Tonganoxie Zoning Code to allow daycare: child care center (or) preschool in light industrial district (“I-LT”); and

WHEREAS, a public hearing was held by the Tonganoxie Planning Commission on July 5, 2018, and notice of such public hearing was provided in accordance with Kansas state law and the Tonganoxie Zoning Ordinance; and

WHEREAS, on July 5, 2018 the Tonganoxie Planning Commission considered the application and recommended approval of the amendment to the allowed uses in the I-LT district to add daycare: child care center (or) preschool; and

WHEREAS, the Planning Commission’s recommendation was presented to the Governing Body at its regularly scheduled meeting on August 6, 2018, for consideration and was continued with a request for additional information from staff; and

WHEREAS, the Planning Commission’s recommendation & additional research from staff was presented to the Governing Body at its regularly scheduled meeting on November 19, 2018, for consideration; and

WHEREAS, the Planning Commission’s recommendation & additional research from staff was presented to the Governing Body at its regularly scheduled meeting on December 3, 2018, for consideration;

**NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF TONGANOXIE, KANSAS:**

Section 1: That Section 16 of the Tonganoxie Zoning Code, entitled “I-LT” LIGHT INDUSTRIAL DISTRICT be amended with the addition of language to Section 16-012 (A) as follows:

16-012 (A) Uses shall focus upon administrative facilities, research institutions, light manufacturing activities, warehousing and wholesaling of goods, tradesman’s workshops, and other service uses that support the employment and light manufacturing business in this district.

Section 2: That Appendix A to the Tonganoxie Zoning Code, entitled Use Groups By Category, be amended to reflect daycare: child care center (or) preschool in light industrial district as an allowable use in the I-LT district as follows:

CATEGORY	DEFINITION	USES	R-R	R-E	R-SF	R-I	R-MF1	R-MF2	R-MF3	MHP	PUD-R	HBD	LED	GBD	PUD-C	BP	ILT	MD	IH	Com. Plan
Aviation	Facilities for the landing and takeoff of flying vehicles, including loading and unloading areas	Airport; Airfield; Hangars; Flying School; Heliport; Helistop	X																	
Community or Social Services/Groups	Public, non-profit, or charitable uses, generally providing a local service to a specified group or the community at large	Lodge/Club/Fraternal Hall; Art Gallery; Museum; Library; Cultural Facility; Senior Citizens Center; Community Center; Social Services Center	X	X	X	X	X	X			X	X	X	X	X					X
Daycare: Child Care Center (or) Preschool	Care, protection, tutelage and/or supervision for children on a regular basis away from their primary residence for less than 24 hours per day	13 or more children for more than three hours and less than 24 hours. See Section 22-030 for additional requirements	X (S)		X (S)	X (S)	X (S)	X (S)	X (S)	X	X			X (S)						
Daycare: Home Based	Care, protection, tutelage and/or supervision for children on a regular basis away from their primary residence for less than 24 hours per day	Up to 2 children unrelated to the provider for not more than 20 hours a week	X	X	X	X	X	X	X	X	X									X

Section 3: That this ordinance shall take effect and be in force from and after its publication in the official newspaper of the City of Tonganoxie, Kansas as provided by law.

**PASSED** by the City Council this 3rd day of December, 2018.

**APPROVED** by the Mayor this 3rd day of December, 2018.

**SEAL**

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Jason K. Ward, Mayor

ATTEST:

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Patricia C. Hagg, City Clerk

APPROVED AS TO FORM:

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Shannon M. Marciano, City Attorney