



TONGANOXIE PLANNING COMMISSION

Agenda

April 6, 2017

7:00 p.m.

City Council Chambers

321 S. Delaware St.

- 1. CALL TO ORDER**
- 2. APPROVAL OF PC MINUTES** – March 2, 2017
- 3. NEW BUSINESS**
 - a.) Welcome new Planning Commissioner - Zach Stoltenberg
 - b.) Review Final Plat – Timber Hills Subdivision – Phase B
- 4. OLD BUSINESS**
 - a) Work Session – Review & Discuss Comprehensive Plan & Strategic Plan Updates
Graham Smith-Gould Evans Planning Consultant
- 5. OPEN AGENDA**
- 6. GENERAL INFORMATION**
 - a.) February Home Builders Association Permit Statistics
 - b.) February Market Share Report
- 7. ADJOURN**

TONGANOXIE
PLANNING COMMISSION
MEETING MINUTES
MARCH 2, 2017

Call to Order – The Planning Commission met on March 2, 2017. John Morgan called the meeting to order at 7:00 pm. Members present were Commissioners Steve Gumm, Jacob Dale, John Morgan, Monica Gee and Patti Gabel. Steve Ashley was absent. A quorum was met. Also present were George Brajkovic, City Manager, Jamie Shockley, Assistant City Manager, Graham Smith, Gould Evans Planning Consultant, and Patty Hagg, Recording Secretary.

Approval of Planning Commission Minutes–Monica Gee moved to approve the Planning Commission minutes from February 2, 2017. Patti Gabel seconded the motion. All Ayes. Motion carried (5-0).

New Business

City Manager Introduction

- George Brajkovic was present and introduced himself to the Planning Commissioners.

Planning Commission Application Review

- The City received eight (8) applications to fill the city planning commission position vacated by Grant Watson's resignation in February. The four (4) applications submitted to the Mayor were from Cynthia Grant, Zach Stoltenberg, Eric Wylie and Steve Christensen. The Mayor will review the applications and appoint a new planning commissioner.

Old Business – Comprehensive Plan Work Session

Mr. Graham Smith, Gould Evans, presented an outline of the work session held on January 12, 2017. He provided a workshop summary and meeting outcomes. He provided maps of a Public Realm Plan, Streets and Connectivity and a Neighborhood Plan. Mr. Graham stated they will continue to work with the Planning Commissioners to develop amendments to add to the Comprehensive Plan for updates.

Open Agenda –

The Planning Commissioners discussed the existence of bylaws and asked if they needed to be reviewed and updated. Staff will review the bylaws and add this to the May agenda.

With no further business to discuss Monica Gee moved to adjourn. Seconded by Jacob Dale. All ayes. Meeting adjourned at 7:48 p.m.

Minutes Approved: _____

Submitted by: Patty Hagg



BG Consultants, Inc.

1405 Wakarusa Drive Lawrence, KS 66049

P: 785 749 4474 F: 785 749 7340

TO: George Brajkovic, City Manager
CC: Kent Heskett, City Superintendent
Chris Brewster, City Planner
FROM: Brian Kingsley, City Engineer, BG Consultants, Inc.
DATE: March 22, 2017
RE: Timber Hills #4 Phase B Development Review
Construction Plans and Final Plat Review
17-1001L

The following are the City Engineer and staff review comments:

Construction Plans:

We recommend approval of the Construction Plans submitted and electronically dated February 17, 2017 after the following revisions are made to the plans:

- 1) The proposed Sanitary Sewer Cleanout B2 should be revised to a standard sanitary sewer manhole.

Final Plat Recommendation for Approval:

We recommend approval of the Final Plat submitted on February 17, 2017 contingent upon the City receiving a copy of the agreement with the electric service provider showing locations of light poles to be installed for the subdivision.

--End



CITY OF TONGANOXIE, KANSAS

APPLICATION FOR PRELIMINARY PLAT AND FINAL PLAN APPROVAL

Requested Action	Fee Paid	Date Rec'd	Date Published	Hearing Date
<input type="checkbox"/> Preliminary Plat	_____	_____	_____	_____
<input type="checkbox"/> Street & Storm Sewer Plan	_____	_____	_____	_____
<input type="checkbox"/> Sanitary Sewer Plan	_____	_____	_____	_____
<input type="checkbox"/> Waterline Plan	_____	_____	_____	_____
<input checked="" type="checkbox"/> Final Plat	210 ⁰⁰	2/17/17	_____	_____
<input type="checkbox"/> Site Plan	_____	_____	_____	_____
<input type="checkbox"/> Landscaping Plan	_____	_____	_____	_____

Name of Development Timber Hill Farm

General Location Smiley Rd & Cedar

Applicant:

Name: Wood Investments Co Contact: Greg Ward

Address: 2257D Haskell

Phone/Fax: 785-766-1739

E-mail address g104@g104woodmail.com

Owner Developer:

Name: Same Contact: _____

Address: _____

Phone/Fax: _____

E-mail Address _____

Engineer:

Name: Grab Engineering Contact: Ben Grab

Address: _____

Phone/Fax: 785-856-1900

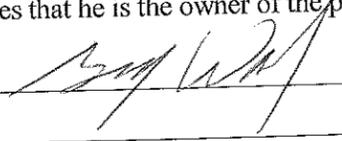
E-Mail Address ben@grabengineering.com

SUBDIVISION INFORMATION:

- Gross acreage of plat: 3
- Total number of lots: 8
 - Residential Business _____ Industrial _____ Other _____
- Existing zoning _____ Proposed zoning _____

THE owner herein agrees to comply with the subdivision regulations for Tonganoxie, as amended, and all other pertinent ordinances or resolutions of Tonganoxie, and statutes of the State of Kansas. The undersigned further states that he is the owner of the proposed for platting.

OWNER'S SIGNATURE

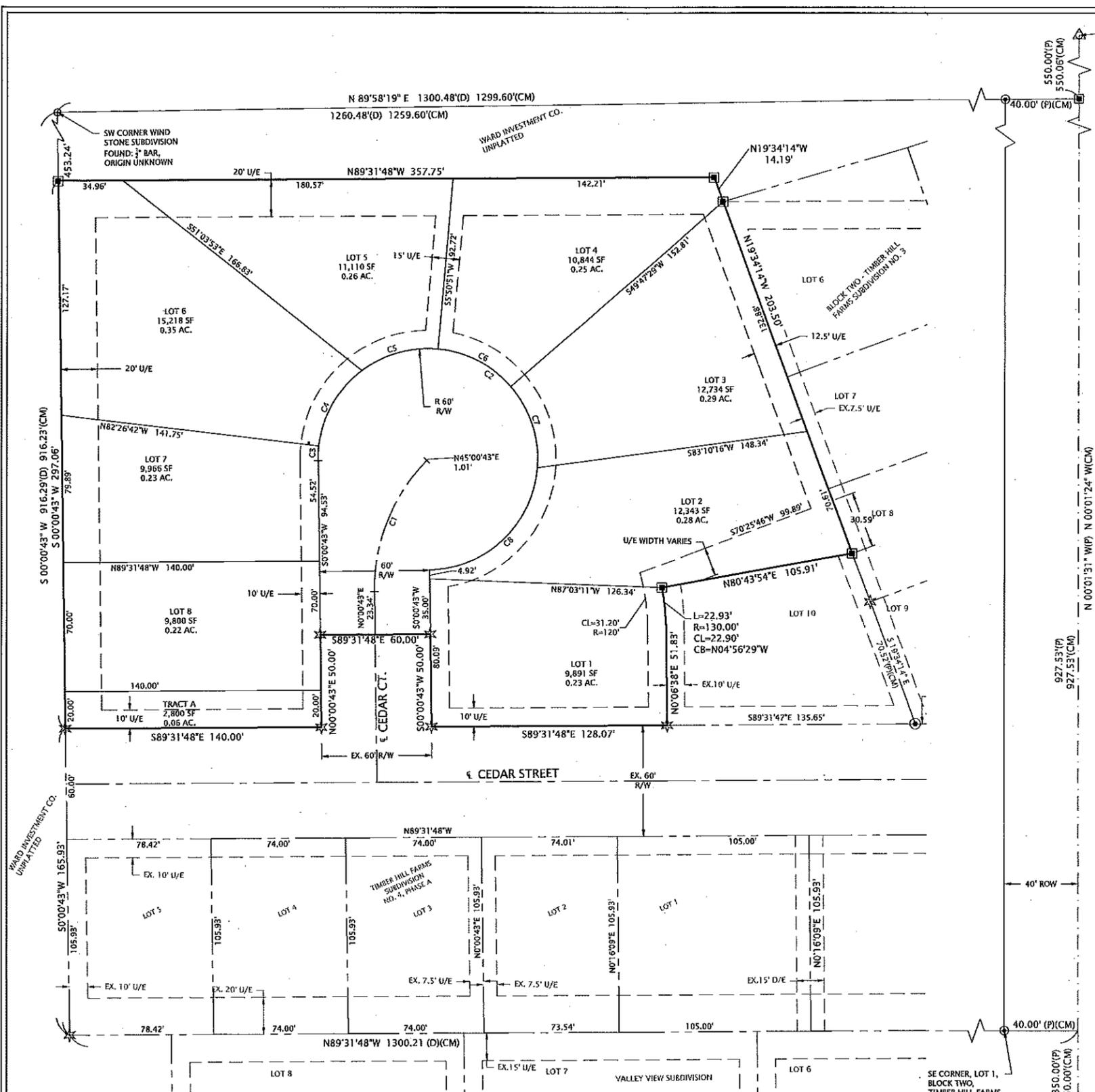


OFFICE USE:

RECEIVED BY

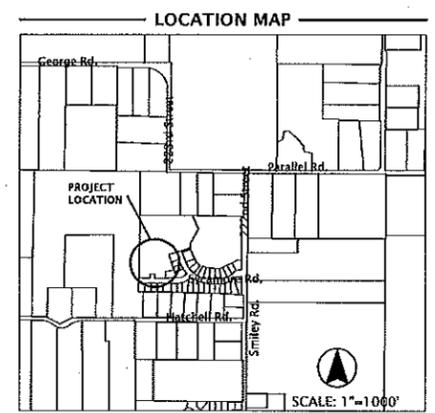


Date 2/17/17 Fee Submitted \$240⁰⁰ check



NE CORNER NE QUARTER SECTION 5-T11S-R21E FOUND: 3 1/4" ALUMINUM CAP (ORIGIN UNKNOWN) SECTION TIES
 1. NAIL IN SOUTHWEST FACE CUY POLE - 45.8' NE
 2. 600 NAIL IN NORTHEAST FACE POWER POLE - 64.7' SE
 3. TOP CENTER OF TELEPHONE PEDESTAL - 57.4' SW
 4. 600 NAIL IN NORTHWEST FACE CORNER FENCE POST - 46.0' SE

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD	BEARING
C1	78.54	100	76.54	S20°40'53"W
C2	282.74	60	84.85	N46°49'07"W
C3	7.90	60	7.89	S01°57'10"W
C4	48.67	60	47.35	S28°57'49"W
C5	43.79	60	42.82	S73°06'35"W
C6	46.02	60	44.90	N64°00'41"W
C7	47.57	60	46.34	N19°19'29"W
C8	88.79	60	80.91	N45°47'09"E



GENERAL NOTES
 1. BASIS OF BEARING FOR THIS FINAL PLAT IS THE SOUTH LINE OF THE FINAL PLAT OF TIMBER HILL FARMS SUBDIVISION (N89°31'48"W). PROPERTY WITHIN THIS PLAT WILL BECOME PART OF THE EXISTING HOMEOWNERS ASSOCIATION WITH PROTECTIVE COVENANTS AND RESTRICTIONS.
 2. PER TIMBER HILL FARMS COMMUNITY DEVELOPMENT PLAN, BUILDING SETBACKS HAVE BEEN MODIFIED. FRONT LOAD GARAGE - 24' FRONT, 20' REAR, 7' SIDES. SIDE OR REAR LOAD GARAGE - 20' FRONT, 20' REAR, 7' SIDES.
VERTICAL BENCH MARKS (DATUM NAVD 1988):
 1. MAG NAIL SET AT INTERSECTION OF CENTERLINES OF SYCAMORE AND CEDAR STREETS. ELEV=905.18
 2. SET CHISELED SQUARE ON TOP CENTER FRONT FACE CURB INLET NORTH CURB CEDAR STREET AT HOUSE #22350. ELEV=913.71

PLATTED SUBDIVISIONS
 I hereby certify this plat meets the requirements of K.S.A. 58-2005. The face of this plat was reviewed based on Kansas minimum standards for boundary surveys. No field verification is implied. This review is for survey information only.

Wayne Malincof, P.L.S. - County Surveyor Date

SE CORNER NE QUARTER SECTION 5-T11S-R21E FOUND: 1 1/2" ALUMINUM CAP (ORIGIN UNKNOWN) SECTION TIES
 1. SOUTHEAST CORNER CONCRETE PAD FOR TELEPHONE CABINET - 52.4' NW
 2. NAIL IN NORTHWEST FACE POWER POLE - 35.0' NE
 3. TOP OF OPERATING NUT ON FIRE HYDRANT - 51.3' WSW
 4. MAG NAIL IN ASPHALT PAVEMENT - 16.6' NNE
 5. CENTERLINE 22ND STREET - 2 1/2' W
 6. CENTERLINE HATCHELL ROAD - 14 1/2' N

LEGAL DESCRIPTION
 A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 11 SOUTH, RANGE 21 EAST OF THE 6TH PRINCIPAL MERIDIAN, LEAVENWORTH COUNTY, KANSAS, NOW DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION, THENCE NORTH 00°01'24" WEST ALONG THE EAST LINE OF SAID QUARTER SECTION, 350.00 FEET; THENCE NORTH 89°31'48" WEST, ALONG THE SOUTH LINE OF TIMBER HILL FARMS SUBDIVISION NO. 2, TIMBER HILL FARMS SUBDIVISION NO. 3, AND TIMBER HILL FARMS SUBDIVISION NO. 4 PHASE A, 1300.21 FEET, TO THE SOUTHWEST CORNER OF LOT 5 TIMBER HILL FARMS SUBDIVISION NO. 4A; THENCE NORTH 00°00'43" EAST, 165.93 FEET, TO THE POINT OF BEGINNING; SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF CEDAR STREET; THENCE SOUTH 89°31'48" EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF CEDAR STREET, 140.00 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF CEDAR COURT; THENCE NORTH 00°00'43" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF CEDAR COURT, 50.00 FEET; THENCE SOUTH 89°31'48" EAST, 60.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF CEDAR COURT; THENCE SOUTH 00°00'43" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF CEDAR COURT, 50.00 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CEDAR STREET; THENCE SOUTH 89°31'48" EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF CEDAR STREET, 128.07 FEET, TO THE SOUTHWEST CORNER OF LOT 10, BLOCK TWO, TIMBER HILL FARMS SUBDIVISION NO. 3; THENCE NORTH 00°00'38" EAST, ALONG THE WEST LINE OF SAID LOT 10, 51.83 FEET; THENCE ON A 130.00 FOOT RADIUS CURVE TO THE LEFT WITH A 22.90 FOOT CHORD BEARING NORTH 04°50'29" WEST, AN ARC DISTANCE OF 22.93 FEET, TO THE NORTHWEST CORNER OF SAID LOT 10; THENCE NORTH 80°41'54" EAST ALONG THE NORTH LINE OF SAID LOT 10, 105.91 FEET TO THE NORTHEAST CORNER OF SAID LOT 10, SAID POINT ALSO BEING ON THE WEST LINE OF LOT 8, BLOCK TWO, TIMBER HILL FARMS SUBDIVISION NO. 3; THENCE NORTH 19°34'14" WEST, ALONG LOT 8, LOT 7, AND LOT 6, BLOCK TWO, TIMBER HILL FARMS SUBDIVISION NO. 3, 203.50 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE CONTINUING NORTH 19°34'14" WEST, 14.19 FEET; THENCE NORTH 89°31'48" WEST, 357.75 FEET, THENCE SOUTH 00°01'24" WEST, 297.96 FEET TO THE POINT OF BEGINNING.
 THE ABOVE CONTAINS 2.50 ACRES, MORE OR LESS.

FILING RECORD
 State of Kansas
 County of Leavenworth
 This is to certify that this instrument was filed for record in the office of the Leavenworth County Register of Deeds on this _____ day of _____, 2017, and is duly recorded at AM/PM, in plat book _____, page _____.

Register of Deeds
 Stacy R. Driscoll
ENDORSEMENTS
 Approved by
 City of Tonganoxie
 Planning Commission
 Leavenworth County, Kansas
 On this Date: _____
 John Morgan, Chairman
 Steve Gumm, Secretary
 Notary Public
 State of Kansas
 County of _____

Be it remembered that on the _____ day of _____, 2017, before me, a Notary Public in and for said County and State, came the above city officials known personally to be the same person who executed the foregoing instrument and acknowledge the same to be their voluntary act and deed.
 My Commission Expires: _____ Name: _____

Notary Signature
 Rights of Way and Easements Accepted by
 City of Tonganoxie
 Tonganoxie, KS
 On this Date: _____
 Attest:
 Jason K. Ward, Mayor
 Nathan D. McComson, City Clerk

Brian Kingsley, City Engineer
OWNER
 Greg Ward, Member
 Ward Investment Company, LLC
 22528 Hatchell Road
 Tonganoxie, Kansas 66086

Notary Public
 State of Kansas
 County of _____
 Be it remembered that on the _____ day of _____, 2017, before me a Notary Public in and for said County and State, came Greg Ward, Member, Ward Investment Company, LLC known personally to be the same person who executed the foregoing instrument and acknowledge the same to be their voluntary act and deed.
 My Commission Expires: _____ Name: _____
 Notary Signature

LEGEND

R/W	RIGHT-OF-WAY	△	SECTION CORNER
CL	CENTERLINE	○	FOUND BAR W/ICAP *PLS 810" IN CONCRETE
D/E	DRAINAGE EASEMENT	■	SET 3" x 24" REBAR W/ICAP *APS 1391" SET IN CONCRETE
U/E	UTILITY EASEMENT	☆	FOUND 3" REBAR W/ICAP *APS 1391" IN CONCRETE
(D)	DEEDED	○	FOUND 3" BAR (ORIGIN UNKNOWN)
(P)	PLATTED	—	PLAT BOUNDARY
(M)	MEASURED	—	PROPERTY LINE
(CM)	CALCULATED FROM MEASUREMENTS	---	OFF-SITE PROPERTY LINE
		---	EASEMENT LINE
		---	SECTION LINE

SURVEYOR'S CERTIFICATION
 I hereby certify that the plat and area map shown hereon is the true and accurate result of a field survey performed under my direct supervision in February, 2017, and that the plat is a closed traverse. This survey conforms to the Kansas Minimum Standards for Boundary Surveys.
 Steven D. Williams, P.L.S. #1391
 P.O. Box 4444
 Lawrence, KS 66046
 (785)832-2121

ENGINEER'S CERTIFICATION
 I hereby certify that the information and area map shown hereon are true and accurate to the best of my knowledge. Plat prepared February, 2017.
 Brian Kingsley
 Professional Engineer #12769
 P.O. Box 502
 Lawrence, KS 66044
 (785)856-1900



a final plat of **TIMBER HILL FARMS SUBDIVISION NO. 4 PHASE B**
 A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 11 SOUTH, RANGE 21 EAST OF THE 6TH PRINCIPAL MERIDIAN, LEAVENWORTH COUNTY, KANSAS.
 Prepared February 17, 2017

FEBRUARY 2017

	Single Family Units ^A	Multi-Family Units [%]	Total Units	S-F Units YTD	M-F Units YTD	Total Units YTD
CASS COUNTY						
Archie	0	0	0	0	0	0
Belton	1	0	1	10	0	10
Cass County	0	0	0	0	0	0
Cleveland	0	0	0	1	0	1
Drexel	0	0	0	0	0	0
Garden City	0	0	0	0	0	0
Harrisonville	0	0	0	0	0	0
Lake Winnebago	3	0	3	4	0	4
Lee's Summit	3	0	3	4	0	4
Peculiar	1	0	1	3	0	3
Pleasant Hill	4	0	4	6	0	6
Raymore	32	0	32	38	0	38
Village of Loch Lloyd	2	0	2	4	0	4
	46	0	46	70	0	70
CLAY COUNTY						
Clay County	5	0	5	9	0	9
Excelsior Springs	0	0	0	1	0	1
Gladstone	1	0	1	1	0	1
Kansas City	62	0	62	114	0	114
Kearney	13	0	13	16	0	16
Lawson	0	0	0	0	0	0
Liberty	2	0	2	2	0	2
North Kansas City	0	0	0	0	0	0
Pleasant Valley	0	0	0	0	0	0
Smithville	6	0	6	17	0	17
	89	0	89	160	0	160
JACKSON COUNTY						
Blue Springs	7	0	7	27	0	27
Buckner	0	0	0	0	0	0
Grain Valley	7	0	7	22	0	22
Grandview	0	0	0	0	0	0
Greenwood	0	0	0	2	0	2
Independence	15	0	15	20	0	20
Jackson County	2	0	2	11	0	11
Kansas City	0	0	0	11	0	11
Lake Lotawana	0	0	0	0	0	0
Lee's Summit	49	89	138	98	89	187
Oak Grove	7	0	7	10	0	10
Raytown	0	0	0	0	0	0
Sugar Creek	0	0	0	0	0	0
	87	89	176	201	89	290
PLATTE COUNTY						
Edgerton	0	0	0	0	0	0
Kansas City	17	0	17	27	0	27
Parkville	2	0	2	8	0	8
Platte City	0	0	0	0	0	0
Platte County	22	0	22	44	0	44
Riverside	3	0	3	3	0	3
Weatherby Lake	2	0	2	5	0	5
Weston	0	0	0	0	0	0
	46	0	46	87	0	87
JOHNSON COUNTY						
De Soto	0	0	0	2	0	2
Edgerton	0	0	0	0	0	0
Fairway	1	0	1	2	0	2
Gardner	0	0	0	5	0	5
Johnson County	4	0	4	9	0	9
Leawood	2	0	2	5	0	5
Lenexa	22	0	22	35	0	35
Merriam	0	0	0	0	0	0
Mission Hills	1	0	1	1	0	1
Olathe	22	0	22	83	10	93
Overland Park	33	237	270	63	237	300
Prairie Village	3	0	3	6	0	6
Shawnee	10	0	10	21	0	21
Spring Hill	7	0	7	15	0	15
Westwood	0	0	0	0	0	0
	105	237	342	247	247	494

	Single Family Units ^A	Multi-Family Units [%]	Total Units	S-F Units YTD	M-F Units YTD	Total Units YTD
LEAVENWORTH COUNTY						
Basehor	5	0	5	8	0	8
Lansing	5	0	5	5	0	5
Leav. County	9	0	9	13	0	13
Leavenworth	1	0	1	1	0	1
Tonganoxie	4	0	4	14	0	14
	24	0	24	41	0	41
WYANDOTTE COUNTY						
Bonner Springs	2	0	2	2	0	2
Edwardsville	0	0	0	0	0	0
KCK/Wyandotte Co	64	0	64	101	0	101
	66	0	66	103	0	103
MIAMI COUNTY						
Louisburg	5	0	5	6	0	6
Miami County	1	0	1	2	0	2
Osawatomie	0	0	0	0	0	0
Paola	0	0	0	0	0	0
Spring Hill	0	0	0	0	0	0
	6	0	6	8	0	8
Totals	469	326	795	917	336	1253

Comparison of Single Family Building Units for Greater Kansas City

(Cass, Clay, Jackson, Platte, Johnson, Leavenworth, Miami, Wyandotte Counties)

Month/Year	2010	2011	2012	2013	2014	2015	2016	2017
January	137	90	188	273	287	240	274	448
February	145	121	182	224	216	260	408	469
March	252	180	270	335	362	393	542	
April	228	210	277	444	439	437	523	
May	213	230	294	337	385	395	503	
June	239	262	268	333	364	438	578	
July	180	204	288	409	375	399	494	
August	243	205	260	354	352	425	530	
September	173	202	379	384	383	462	418	
October	279	205	331	369	468	459	462	
November	173	185	283	340	312	360	412	
December	209	207	279	288	328	432	345	
Annual Total	2,471	2,301	3,299	4,090	4,271	4,700	5,489	917

Comparison of Permits By Units Issued Year to Date

2010 - 2017

	S-F Units	M-F Units	Total Units
2010	282	0	282
2011	211	0	211
2012	370	32	402
2013	497	81	578
2014	503	544	1047
2015	500	316	816
2016	682	162	844
2017	917	336	1253

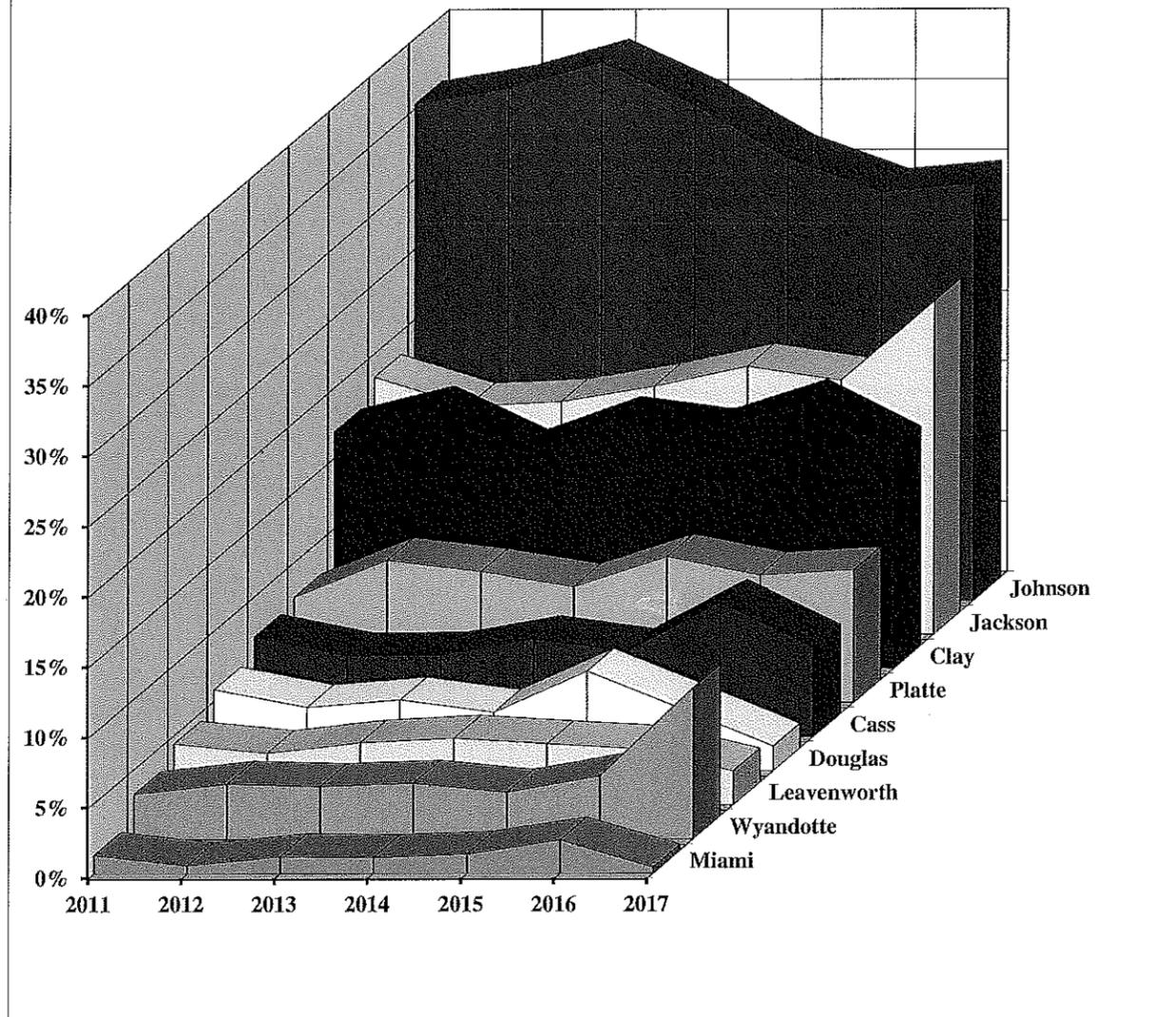
^AThe Single Family number is units and includes both attached and detached units.
[%]Multi-Family units are in buildings with 5 or more units.
 # Not available at time of report

Permit information reflects the most recent data at time of publication. In order to ensure accurate recording of residential building permit statistics, the HBA may revise monthly and year-to-date figures when updated data is made available. Copyright 2017 Home Builders Association of Greater Kansas City. All rights reserved.

Kansas City Metro, KS & MO (9 Counties)

Market Share by County

(Based on Building Permits Issued)



County	2011	2012	2013	2014	2015	2016	2017
Johnson	35.32%	36.43%	38.29%	35.23%	31.43%	29.04%	29.61%
Jackson	18.33%	16.28%	16.58%	17.66%	19.06%	18.06%	23.68%
Clay	16.88%	18.51%	15.40%	17.73%	16.84%	18.92%	15.57%
Platte	7.55%	10.15%	9.34%	8.27%	10.37%	9.05%	9.43%
Cass	7.15%	5.81%	5.85%	7.02%	6.09%	9.57%	6.36%
Douglas	5.81%	4.55%	5.07%	4.18%	7.10%	4.45%	1.75%
Leavenworth	4.40%	3.73%	4.46%	4.77%	4.38%	4.01%	2.41%
Wyandotte	3.23%	3.96%	3.77%	4.00%	3.35%	4.52%	10.75%
Miami	1.33%	0.59%	1.23%	1.14%	1.39%	2.38%	0.44%
	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%