



CITY OF LANSING
Council Chambers
800 1st Terrace
Lansing, KS 66043

COUNCIL AGENDA
Regular Meeting
Thursday, June 6, 2019
7:00 P.M.

WELCOME TO YOUR CITY COUNCIL MEETING

Regular meetings are held on the first and third Thursday of each month at 7 pm and are televised on Cable Television Channel 2 on Monday 7 pm, Tuesday 10 am & 7 pm, Friday 5 pm, Saturday 1 pm and Sunday 7 pm.

Any person wishing to address the City Council, simply proceed to the microphone in front of the dais after the agenda item has been introduced and wait to be recognized by the Mayor. When called upon, please begin by stating your name and address. A time designated "Audience Participation" is listed on the agenda for any matter that does not appear on this agenda. The Mayor will call for audience participation. Please be aware that the city council and staff may not have had advance notice of your topic and that the city council may not be able to provide a decision at the meeting. If you require any special assistance, please notify the City Clerk prior to the meeting.

Call To Order

Pledge of Allegiance

Roll Call

OLD BUSINESS:

1. Approval of Minutes

NEW BUSINESS:

Audience Participation

Presentations:

2. DeSoto Road Construction Update

Council Consideration of Agenda Items:

3. Temporary Special Event Permit – Library Sponsored Film Viewing Event
4. Conditional Use Permit Renewal Request – 1221 & 1223 E. Gilman Road
5. Final Development Plan – 1205 N. Main Street
6. Executive Session – Economic Development

Reports:




Department Heads: City Attorney; City Engineer; City Administrator; Councilmembers

Proclamations

Other Items of Interest

Adjournment

AGENDA ITEM

TO: Tim Vandall, City Administrator 
THRU: Sarah Bodensteiner, City Clerk 
FROM: Shantel Scrogin, Assistant City Clerk 
DATE: May 17, 2019
SUBJECT: Approval of Minutes

The Regular Meeting Minutes for May 16, 2019 are enclosed for your review.

Action: Staff recommends a motion to approve the Regular Meeting Minutes for May 16, 2019 as presented.

AGENDA ITEM #

Call To Order:

The regular meeting of the Lansing City Council was called to order by Mayor Mike Smith at 7:00 p.m.

Roll Call:

Mayor Mike Smith called the roll and indicated which Councilmembers were in attendance.

Councilmembers Present:

Ward 1: Gene Kirby and Dave Trinkle
Ward 2: Andi Pawlowski
Ward 3: Jesse Garvey and Kerry Brungardt
Ward 4: Gregg Buehler and Tony McNeill

Councilmembers Absent: Don Studnicka

OLD BUSINESS:

Approval of Minutes: Councilmember Kirby moved to approve the regular meeting minutes of May 2, 2019, as presented. Councilmember Pawlowski seconded the motion. The motion was approved with Councilmember Brungardt and Councilmember Buehler abstaining from the vote.

Audience Participation: Mayor Smith called for audience participation and there was none.

Presentations

COUNCIL CONSIDERATION OF AGENDA ITEMS:

Library Advisory Board Appointment: Councilmember Kirby moved to appoint Ellen Hannon to the Lansing Community Library Advisory Board for a four-year term that will expire on April 30, 2023. Councilmember Pawlowski seconded the motion. The motion was unanimously approved.

- Mayor Smith stated Ellen thanks for signing up again. We appreciate your help.
 - Ellen Hannon responded you're welcome.

Ordinance No. 1022 – Condemnation of Property for NW Relief Sewer Project 18-02:

Councilmember Buehler moved to adopt Ordinance No. 1022. Councilmember Pawlowski seconded the motion.

- Councilmember Pawlowski asked is there any hope.
 - Wastewater Utility Director Tony Zell replied fingers crossed.
 - Councilmember Kirby responded that means he doesn't know.
 - Wastewater Utility Director Tony Zell replied we're working really hard.
 - Councilmember Pawlowski asked are they receptive at all.
 - Wastewater Utility Director Tony responded we haven't heard back.
 - Councilmember Kirby stated so much for hope.
 - Mayor Smith asked ok anything else for Tony.

The motion was unanimously approved.

Executive Session – Economic Development: Councilmember Buehler moved to recess into executive session to review economic development activities pursuant to the discussion of confidential data relating to financial affairs or trade secrets of corporations, partnerships, trusts, and individual proprietorships, exception K.S.A. 75-4319(b)(4) for 15 minutes, beginning at 7:04 p.m. and returning to the Council Chambers at 7:19 p.m. Councilmember Pawlowski seconded the motion. The motion was unanimously approved.

Councilmember Garvey moved to return to open session at 7:19 p.m. Councilmember Buehler seconded the motion. The motion was unanimously approved.

REPORTS:

Department Heads: Community & Economic Development Director Matthew Schmitz updated the Council on the demolition of properties throughout the City.

- Councilmember Trinkle asked about the house at 600 Beth.
 - City Attorney Greg Robinson stated the court determined the will could not go to probate. A determination of descent was established, and heirs have been identified. They need to give consent to enter the property to see if it is uninhabitable. If they don't, the process would go through the court.
 - Councilmember Trinkle asked if we're looking at another year.
 - City Attorney Greg Robinson said he doesn't think it'll take that long. There are eight individuals that need to be notified about this property so that could lead to a delay. There are some channels to go through like certified mail, regular mail and publications but he doesn't think it'll be a year.
 - Councilmember Pawlowski mentioned this has been going on close to five years with this property.
 - City Attorney Greg Robison clarified the property was left to one family member who died, it was then left to another family member who died, and it is now on its third iteration.
 - Councilmember Pawlowski asked if anyone was living there.
 - City Attorney Greg Robinson responded no.
 - Mayor Smith asked for an action plan every few months on this property so the Council can keep track of what is going on.
 - Councilmember Trinkle stated he isn't sure what to say when City residents ask about it but now, he has an idea thanks to the report.
 - Councilmember Pawlowski asked about a house on 139th St that caught fire. The report states the owners are rebuilding.
 - City Inspector clarified they would tear down what is there and then rebuild.
 - Councilmember Garvey asked if the chimney had been taken down on the home on Brookwood.
 - City Inspector Becky Savidge said no, they are going to build back around the chimney. They had an engineer check out the basement and chimney.
 - Community & Economic Development Director Matthew Schmitz let the Council know the Brookwood house has been fenced in so people can't get into it. There were concerns someone could fall into it.

City Attorney: City Attorney had nothing to report.

City Engineer: City Engineer Matt Harding had nothing to report.

City Administrator: City Administrator Tim Vandall reminded everyone of the Coffee with the City Administrator is Saturday, May 18th at 8am in the Council Chambers.

- Councilmember Garvey asked if it would be broadcasted live on Facebook.
 - City Administrator Tim Vandall stated it felt like it was abused the last time, so it won't be broadcasted.

Governing Body: Councilmember Buehler apologized for missing Lansing DAZE but heard the band was amazing. Councilmember Buehler also provided a fun fact, on this day in 1866, Charles Elmer Hires invented root beer.

Councilmember McNeill thanked Ellen Hannon for coming back again and volunteering.

Councilmember Trinkle thanked staff for the demolition report.

Councilmember Kirby thanked Ellen and then thanked Matt for the demolition packet.

- Community and Economic Development Director Matthew Schmitz clarified that City Inspector Becky Savidge put together the packet.

Councilmember Brungardt then thanked Becky.

Councilmember Pawlowski and Councilmember Garvey echoed the sentiments of what the other Councilmembers said.

ADJOURNMENT:

Councilmember Garvey moved to adjourn. Councilmember Pawlowski seconded the motion. The motion was unanimously approved. The meeting was adjourned at 7:28 p.m.

ATTEST:

Michael W. Smith, Mayor

Sarah Bodensteiner, City Clerk

AGENDA ITEM

TO: Tim Vandall, City Administrator and Governing Body Members *TV*
FROM: Sarah Bodensteiner, City Clerk *SB*
DATE: May 30, 2019
SUBJECT: DeSoto Road Construction Update

A representative from Linaweaver Construction will update the Governing Body on the progress of the DeSoto Road Project.

Policy Consideration: N/A



Financial Consideration: N/A

Action: None

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AGENDA ITEM

TO: Tim Vandall, City Administrator 
FROM: Sarah Bodensteiner, City Clerk 
DATE: May 31, 2019
SUBJECT: Temporary Special Event Permit – Library Sponsored Film Viewing Event

Lansing Community Library is hosting and sponsoring an event on the evening of June 26, 2019. There will be a special viewing of one of the award-winning films from the First City Film Festival. The film makers will be sharing their insights with the attendees. We are requesting a Temporary Special Event Permit in order to serve beer and wine to attendees who are eligible to receive one drink ticket. The First City Film Festival Foundation will be handling the beer and wine and will file the necessary State paperwork for the alcohol permit if the Council approves the event permit.

The necessary information and paperwork has been submitted to the City Clerk and the last step is to have the Governing Body approve the Temporary Special Event. The City Clerk has also reviewed the State paperwork to be filed by the First City Film Festival Foundation, and finds it complete.

Policy Consideration: Sec. 3-104E4 of the City Code states that cereal malt beverages, beer and wine, as those terms are defined in this article may be sold, served, dispensed and consumed at any City-sponsored event as appointed by the Governing Body.

Financial Consideration: N/A

Action: To approve the Temporary Special Event permit for June 26, 2019 for the Film Viewing Event at the Lansing Community Library by the First City Film Festival Foundation.



CITY OF LANSING

TEMPORARY SPECIAL EVENT LICENSE APPLICATION

Individual's Name Applying for License: Tisha Swart-Entwistle Date: 2019-05-21
 Address: 297 Ash Lane Lansing KS 66043
Street Address City State Zip Code

Daytime Phone Number: 913-683-9274 Evening Phone Number: _____

Business Name (if applicable): First City Film Festival Foundation

I hereby apply for a license in the City of Lansing. This application is for the following type of temporary special event license:

- Type 1:** Fundraising or non-commercial events for nonprofit religious, educational or community service organizations; including any structures in conjunction with the event.
- Type 2:** Promotional activities or devices intended to attract attention to a specific place, business, organization, event or district, such as outdoor entertainment or display booths.
- Type 3:** Outdoor commercial activities intended to sell, lease, rent or promote specific merchandise or services (such as a tent sale, farmers market or product demonstration) or indoor seasonal events which will draw additional visitors to a property (such as haunted houses), and including licensed transient merchants requiring use of a tent or structure.
- Type 4:** Christmas Tree Sales
- Type 5:** Public events intended primarily for entertainment or amusement, such as concerts or festivals.
- Other:** Any special event not meeting the criteria of the Code of the City of Lansing, Chapter 5: Business Regulations, Sections 5-403 or 5-404

Event Location: 730 1st Terrace Suite 1 Lansing KS 66043
Street Address City State Zip Code

Name and address of owner(s) of the event location:
Lansing Community Library 730 1st Terrace Lansing KS 66043
Name Street Address City State Zip Code

Description of Event: First City Film Festival special film viewing
and meet & greet with the film makers. We will
be serving beer or wine to those participants with a drink ticket.

Date(s) of Operation: June 26, 2019 Hours of Operation: 5³⁰ pm - 8 pm

Anticipated Attendance: 30 State Tax Numbers: _____ Federal Tax Numbers: 82-3112194

Description of any structures to be used in conjunction with event: this will be held in the
library.

An application shall be accompanied by the following items as applicable:

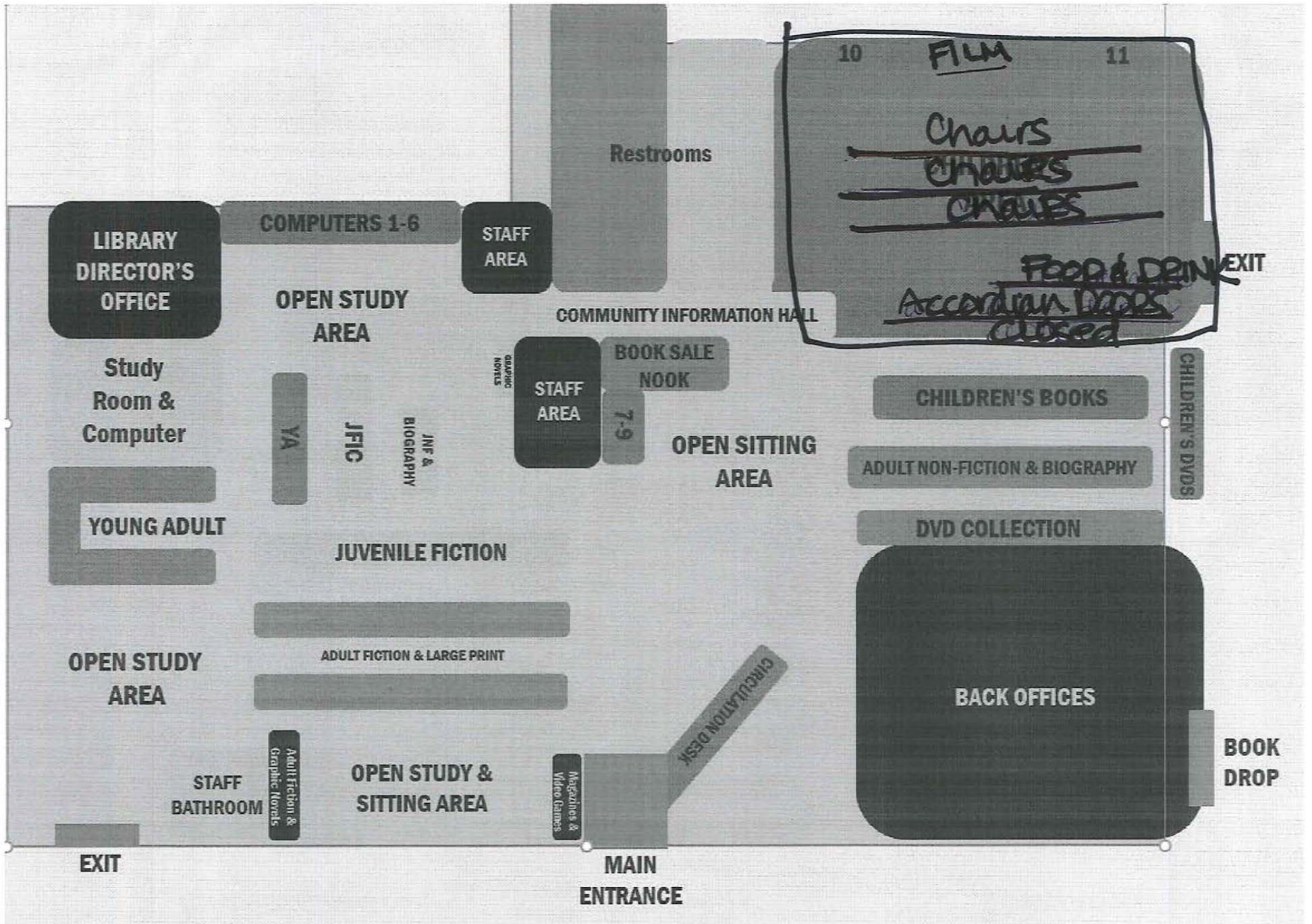
1. A sketch plan showing to scale the location of the proposed activities and structures in relation to existing buildings, parking areas, streets and property lines as shown on the approved site plan. In no event shall structures or display areas be located any closer than 25 feet to public right-of-ways adjacent to the property.
2. A letter from the property owner or manager, if different from the applicant, providing permission for the special event to occur on the property.
3. A separate application will need to be made to the Community Development Division for any signs to be displayed in conjunction with the special event. In no event shall signs be displayed on the public right-of-way. Signs for commercial activities shall only be displayed during hours of operation.

No city license shall be issued until the premise complies with all codes and ordinances of the City of Lansing. The Community Development Department must be contacted to schedule an inspection prior to license approval.

Signature of Applicant: [Signature] Date: 2019-05-21

The following departments have reviewed this application and recommend approval.

Police Department Signature: [Signature] Date: 05/31/2019
 Community Development Signature: [Signature] Date: 5-20-2019
 City Clerk's Office Signature: [Signature] Date: 5-30-2019



AGENDA ITEM

TO: Tim Vandall, City Administrator *TV*
FROM: Matthew R. Schmitz, Director, Community & Economic Development *MRS*
DATE: June 6, 2019
SUBJECT: Conditional Use Permit Renewal for 1221 and 1223 East Gilman Road, Lansing, Kansas

Explanation: Dale Morrison, acting as the agent for Lansing Business Center LLC, owner of the property at 1221 and 1223 East Gilman Road, has applied for a conditional use permit renewal to continue operation of the horse boarding and horseback riding lessons located there. Under the Unified Development Ordinance (UDO), riding stables are conditionally allowed in A-1.

There is no change to the previous conditional use permit.

The business is operating within the guidelines of the code of the city of Lansing, and an inspection performed by Rebecca Savidge, City Inspector, found no issues. A copy of the Inspector's e-mail is included for review. There have been no complaints or issues received regarding this business during the current five-year timeframe of the permit.

The Planning Commission voted to recommend approval of this Conditional Use Permit at its May 15, 2019 meeting with a 6-0 vote. The minutes from that meeting and the Conditional Use Permit checklist are included for your review.

Policy Considerations: The Future Land Use Map within the Comprehensive Plan shows this area as Business Park / Light Industrial. According to the UDO, Riding Stables are conditionally allowed in A1 zoning. Since the current zoning is A1, this conditional use is acceptable per the UDO.

Action: Approve, approve with conditions, remand back to Planning Commission, or deny with a super majority vote of the governing body. Staff recommends a motion to approve the request for the Conditional Use Permit for 1221 and 1223 East Gilman Road for a period not to exceed five years.

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Matthew R. Schmitz

From: Rebecca Savidge
Sent: Friday, May 10, 2019 1:11 PM
To: Matthew R. Schmitz
Subject: Inspection at 1221 and 1223 East Gilman Road

This Conditional Use Permit request is to renew an existing permit for horse boarding and horseback riding lessons. The land is still zoned A-1, Agricultural, and is currently operating within the guidelines set forth in the permit and Unified Development Ordinance. This property is well maintained and has had no compliance issues during the current permit period that was renewed in 2014.

A site inspection was completed on May 10, 2019 by the City Inspector and the property is in compliance.

Rebecca Savidge
City of Lansing
City Inspector
913-727-2400
savidge@lansing.ks.us

CONDITIONAL USE CHECKLIST

Checklist Completed by: Matthew R. Schmitz *MRS*
Conditional Use Case No. 2019-3
Date Filed: April 12, 2019
Date Advertised: April 23, 2019
Date Notices Sent: April 23, 2019
Public Hearing Date: May 15, 2019

I. Applicant's Name: Dale Morrison/Lansing Business Center LLC

Applicant's Authorized Agent: Dale Morrison

II. Information in Application Correct? Yes No

If no, explain: _____

III. Adjacent Zoning and Land Use:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Vacant Land	A-1
South	Vacant Land	A-1
East	Vacant Land	A-1
West	Vacant Land	A-1

IV. Present Use of Property: Residential with horse boarding and riding facilities

V. Conditional Use Requested: Residential with horse boarding and riding facilities for public

Excerpt from Lansing Zoning Ordinance, Article 9, Section 3:

VI. The proposed conditional use does or does not meet the standards:

A. The proposed conditional use complies with all applicable provisions of these regulations, including intensity of use regulations, yard regulations, and use limitations, unless specifically exempted by the provisions of these regulations. _____

Yes No

B. The proposed conditional use at the specified location will contribute to and promote the welfare or convenience of the public. _____

Yes No

C. The proposed conditional use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located.

Yes No

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

the conditional use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the conditional use will so dominate the immediate neighborhood, consideration shall be given to the location, nature, and height of buildings, structures, walls, and fences on the site; and the nature and extent of landscaping and screening on the site. _____

Yes No

E. Off-street parking and loading areas will be provided in accordance with the standards set forth in these regulations, and such areas shall be screened from adjoining residential uses and located so as to protect such residential uses from any injurious effect. _____

Yes No

F. Adequate utility, drainage, and other such necessary facilities have been or will be provided. _____

Yes No

G. Adequate access roads or entrance and exit drives will be provided and shall be so designed to prevent traffic hazards and to minimize traffic congestion in public streets and alleys. _____

Yes No

Lansing Planning Commission
Regular Meeting
May 15, 2019

Call to Order – The monthly meeting of the Lansing Planning Commission was called to order by Vice-Chairman Kirsten Moreland at 7:00 p.m. Also in attendance were Commissioners Mike Suozzo, Marcus Bean, Nancy McDougal, Jerry Gies, and Jake Kowalewski. Chairman Ron Barry was unable to attend. Vice-Chairman Moreland noted there was a quorum present.

Approval of Minutes, April 17, 2019, Regular Meeting – Commissioner Bean made a motion to approve the minutes of the April 17, 2019, meeting, seconded by Commissioner McDougal. The motion was unanimously approved. Vice-Chairman Moreland also welcomed new Commission member Jake Kowalewski.

Old Business - 1. Preliminary Plat – Homestead Acres – Sycamore Ridge Drive and Mt. Calvary Road, Lansing, Kansas. Vice-Chairman Moreland stated that an application was submitted by Joe Herring, acting as the agent for Elizabeth Heslop and Ray F. Jones, property owners, for a preliminary plat for Homestead Acres, generally located at Sycamore Ridge Drive and Mt. Calvary Road, Lansing, Kansas. She noted the property is zoned R-1, Suburban Residential, and stated that this application was tabled at the April 17 meeting for more information.

Vice-Chairman Moreland asked Community and Economic Development Director Matthew Schmitz if all the needed information had been received. Mr. Schmitz stated everything that needed to be corrected was corrected. He also stated that at the time he wrote the memo there was still some question about the grading and drainage plan, but he received an updated memo from City Engineer Matt Harding today that the plan was now good, also.

Vice-Chairman Moreland then asked for a motion to approve the checklist as a finding of fact for the preliminary plat for Homestead Acres. Commissioner Suozzo made a motion to approve the checklist, seconded by Commissioner McDougal and the motion passed unanimously.

Commissioner Bean asked, since the drainage and grading plan was now good, should the checklist be amended to reflect that, but Mr. Schmitz stated that since at the time the checklist was done he hadn't received that information yet, it wouldn't need to be modified, but when the final plat is done, it will reflect that the drainage has been addressed.

Vice-Chairman Moreland then entertained a motion to approve, approve with conditions, or disapprove the preliminary plat for Homestead Acres. Commissioner McDougal made a motion to approve the preliminary plat. The motion was seconded by Commissioner Suozzo and passed, with Commissioner Gies voting "no".

New Business - 1. Public Hearing – Conditional Use Permit – 1221 and 1223 East Gilman Road, Lansing, Kansas. Vice-Chairman Moreland stated that an application was submitted by Dale Morrison, acting as the agent for Lansing Business Center LLC, owner of the property, requesting a renewal of a conditional use permit that would continue to allow horse boarding and horseback riding lessons on the property located at 1221 and 1223 East Gilman Road, Lansing, Kansas. She noted the property is zoned A-1, Agricultural.

Lansing Planning Commission
Regular Meeting
May 15, 2019

Vice-Chairman Moreland opened the public hearing at 7:07 p.m. Since there was no one who wished to speak regarding this application, she closed the public hearing at 7:08 p.m. and noted this begins the 14-day protest period.

Vice-Chairman Moreland then asked for a motion to approve the checklist as a finding of fact for the conditional use permit for 1221 and 1223 East Gilman Road. Commissioner Gies made a motion to approve, seconded by Commissioner Bean. The motion passed unanimously.

Commissioner Gies asked, since there are two parcels here, if the conditional use is for the parcel where the barn is, and Mr. Schmitz stated it's for both parcels. Commissioner Gies stated he assumes the applicant owns the one parcel and the applicant, Dale Morrison, stated that Lansing Business Center owns both parcels, but he is in the process of buying both parcels from them. Commissioner Gies asked about the parcel behind that and Mr. Morrison stated he is also buying part of that from them, but it is not included in this conditional use application.

Vice-Chairman Moreland then asked for a motion to recommend to the City Council approval, approval with conditions, or disapproval the conditional use permit for 1221 and 1223 East Gilman Road. Commissioner Gies made a motion to recommend approval, seconded by Commissioner McDougal. The motion was unanimously approved. Mr. Schmitz stated this will go before the Council at its June 6 meeting.

Vice-Chairman Moreland asked if he purchases the property, would he have to come back and redo the conditional use permit and Mr. Schmitz said he would not, as a conditional use is just a temporary zoning action so it runs with the land.

2. Main Street Overlay District Final Development Plan – 1205 North Main Street, Lansing, Kansas. Vice-Chairman Moreland said an application was submitted by Erik Eckhart, authorized agent for Leavenworth County Cooperative Association, property owner, for a final development plan in compliance with the Main Street Overlay District for 1205 North Main Street, Lansing, Kansas, and that the property is zoned I-1, Light Industrial.

Vice-Chairman Moreland asked for a motion to approve the checklist as a finding of fact for the final development plan for 1205 North Main Street. The motion to approve was made by Commissioner Gies and seconded by Commissioner Suozzo. It passed unanimously.

Vice-Chairman Moreland then asked for a motion to recommend approval, approval with conditions, or disapproval the Main Street Overlay District final development plan for 1205 North Main Street. Commissioner McDougal made a motion to recommend approval, seconded by Commissioner Suozzo. The motion was unanimously approved. Mr. Schmitz stated this will also go to the Council meeting on June 6.

Mr. Schmitz stated he wanted to point out to the Commission and will also point out to the Council that the plans we currently have in terms of the sidewalk along Eisenhower and where the entrance is off Eisenhower, it shows that sidewalk shifting out to align with the curb and that's not how it's going to be. He stated the plans have been changed and it has been moved back to the north to keep that sidewalk in line so that it doesn't shift. He also stated that right now at the corner of that intersection, it shows the sidewalk just going around that corner, but

staff is currently waiting on comments back from KDOT on what is wanted on that corner, but that can all be cleaned up when the construction documents for the building permit are reviewed. The representative from QuikTrip had revised plans and those were passed around for Commissioners to look over.

3. Election of Chairman for the Lansing Planning Commission – Vice-Chairman Moreland asked if there was a motion for a nomination for chairman and she then nominated Ron Barry. That motion was seconded by Commissioner Suozzo. Commissioner McDougal made a motion that nominations cease, seconded by Commissioner Gies. A vote was taken and Ron Barry was unanimously elected to continue to serve as chairman for the Lansing Planning Commission.

4. Election of Vice-Chairman for the Lansing Planning Commission – Vice-Chairman Moreland asked if there was a motion for a nomination for vice-chairman and Commissioner Bean nominated Kirsten Moreland. That motion was seconded by Commissioner McDougal. Commissioner Gies made a motion that nominations cease, seconded by Commissioner Bean. A vote was taken and Kirsten Moreland was elected to continue to serve as vice-chairman for the Lansing Planning Commission, with Vice-Chairman Moreland abstaining.

Notices and Communications – Vice-Chairman Moreland stated that Marcus Bean was reappointed and Jake Kowalewski was appointed to the Planning Commission for a three-year term expiring April 30, 2022. She also stated that Mike Suozzo and Tim Cahill were reappointed to the Board of Zoning Appeals for a three-year term also expiring April 30, 2022.

Reports – Commission and Staff Members - Mr. Schmitz made the following comments:

- In response to providing paper copies of plats and plans for members, he stated staff would have a paper copy out on the table for members to look at before the meeting.
- In response to the UDO not being mentioned in the latest version of *Lansing Connection*, he stated something would be put in the next issue with a link to find it online.
- In response to members having printed copies of the UDO, he stated if members want that, he will have copies made.
- He stated he has made a budget request for approximately \$15,000 to start looking at the Comprehensive Plan sometime after January. He stated that amount should get us a basic revision, which would last until it's completely reviewed in three or four years.
- He stated he is on the technical committee for the Leavenworth County Comprehensive Plan and that site can be accessed through lvcountyplan.com. He said members should let him know if they have any feedback.
- He and the City Clerk have been discussing purchasing an agenda software for the City Council agenda that he would also use for the Planning Commission agenda. He said instead of a one-drive link, there would be a website to go to that would require a log-in to view the agenda. He stated when items are submitted for an agenda, applicants would fill out text boxes on the website and the software automatically formulates and prepares the memos so they are all consistent.

Adjournment – Commissioner McDougal made a motion to adjourn, seconded by Commissioner Gies. The motion was approved by acclamation and the meeting adjourned at 7:40 p.m.

Lansing Planning Commission
Regular Meeting
May 15, 2019

Respectfully submitted,

Cynthia Tripp, secretary

Reviewed by,

MRS

Matthew R. Schmitz, Community and Economic Development Director

AGENDA ITEM

TO: Tim Vandall, City Administrator 
FROM: Matthew R. Schmitz, Community & Economic Development Director *MRS*
DATE: June 6, 2019
SUBJECT: Final Development Plan – 1205 North Main Street, Lansing, Kansas

Explanation: A final development plan has been submitted by QuikTrip Corporation (Erik Eckhart or Andrew Smith, agents), for Leavenworth County Cooperative Association, property owner, for property currently addressed as 1205 North Main Street, Lansing, Kansas.

This proposed final development plan will allow for the demolition of existing facilities on the site, and construction of a new 4,993 sq. ft. commercial building.

This project was begun under the old Main Street Overlay District (MSOD) and zoning regulations, so it is being continued under those guidelines. The Unified Development Ordinance does not apply to it. Staff has met with the developer and the engineer regarding this development and have found it to be in compliance with the MSOD and the city of Lansing zoning regulations. The property is currently zoned I-1 Light Industrial, and the proposed use of gasoline service stations - retail aligns with the current I-1 Light Industrial zoning for the property.

A Stormwater Drainage Report has been reviewed by the City Engineer. He found the report to be well done and agreed that the report shows there will be no net increase in the rate of runoff from the existing condition to the proposed condition. However, it is worth pointing out that when the surplus property is developed, that property will likely require detention in order to be developed. Additionally, when the surplus property is developed, it is staff's intention to compare the runoff from the existing site today with the fully developed runoff of the QuikTrip and any additional development. Based on that difference, detention would be required to keep runoff to a net-zero condition. The Drainage Report is attached, minus the Custom Soil Resource Report (18 pages), which is available upon request.

Staff has received feedback from city of Leavenworth staff. Their comments are included below, along with responses:

1. Leavenworth would like to see a sidewalk on Eisenhower.
 - a. This has been added to the plan.
2. Leavenworth noticed a lack of water quality and quantity BMPs.
 - a. Lansing's regulations only require that the development not create additional runoff. This project reduces the amount of runoff from this site, due mainly to the reduction in impervious pavement area, as shown in the attached Drainage Report. As a result, this project meets Lansing's requirements regarding stormwater runoff.
3. Leavenworth has concerns about the intersection and pedestrian ability to cross at this signal.
 - a. We are still waiting on KDOT's comments to address this item and will address it during the construction drawing review process.

AGENDA ITEM #

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4. Leavenworth noticed the sidewalk was on private property along this area. Recommended it be placed in a public pedestrian easement.
 - a. QuikTrip has placed a 10' proposed sidewalk easement around the sidewalk that is on private property.

Staff has not received, to date, comments from KDOT, but will incorporate those comments as necessary when they are received. Additionally, QuikTrip has completed a Traffic Impact Study (TIS), and pages 41 and 42 (the summary and recommendations) have been included for your review. The overall report (141 pages) is available upon request. Recommendations for the intersection and the project are listed on page 42 of the TIS, and include the following:

- Restripe the westbound approach at K-7 and Eisenhower Road to provide a dedicated left-turn lane and a shared through/right lane.
- Provide dual northbound left-turn lanes with protected only phasing at K-7 and Eisenhower Road.
- Provide the eastbound right-turn movement with an additional protected phase (overlapped with the northbound left-turn movement).
- Provide pedestrian accommodations crossing the west and north legs at K-7 and Eisenhower Road.
- Allocate right-of-way on the north side of Eisenhower Road in consideration of the possible widening to a 5-lane section.

Modifications to the intersection have been discussed in the past but were delayed due to the desire to complete this project first.

The City Engineer has reviewed and commented on the plan, and his comments are included in this packet for review.

The sidewalk on the northwest quadrant of the Eisenhower and Main intersection will need to be modified to comply with KDOT's requirements, as well as to provide pedestrian access at this location. This modification will take place during the construction drawing review process, or as soon as comments from KDOT are received by QuikTrip and/or Staff.

Regarding the City Engineer's comments about the sidewalk being shifted to the south at the drive entrance off of Eisenhower, QuikTrip has agreed with staff's request to keep the sidewalk straight at this location, and not shift it to the south. This will be reflected in the construction documents for the project.

Staff has not received any inquiries from the public about the final development plan submitted.

The Planning Commission voted to recommend approval at their May 15, 2019 meeting of this final development plan with a 6-0 vote. The minutes from that meeting, checklist, and the submitted final development plan are included for your review.

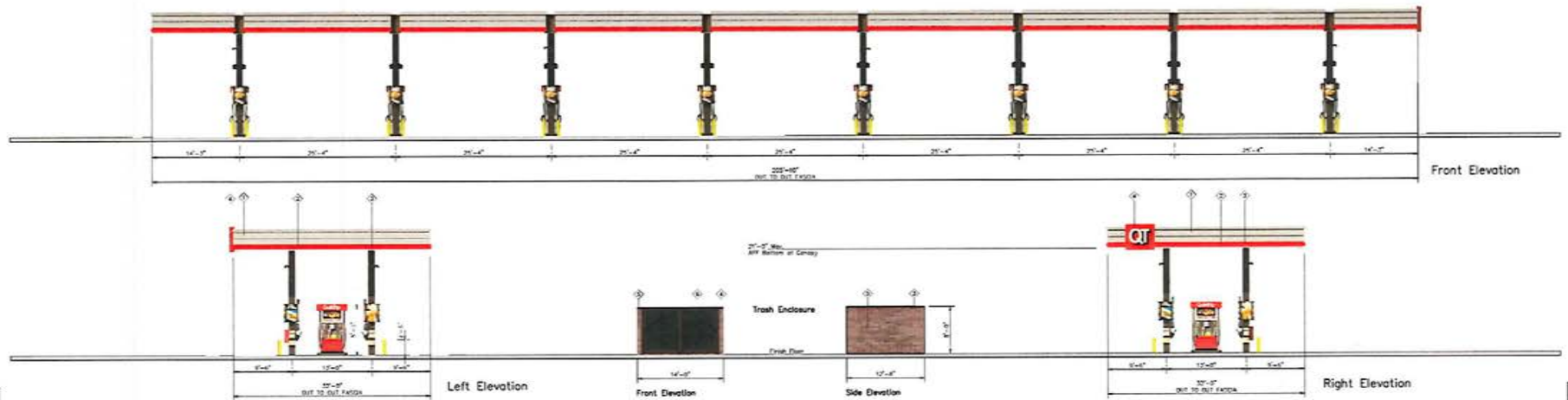
Policy Considerations: The Future Land Use Map in the Comprehensive Plan shows this area as Commercial, so this request aligns with the map for this area.

Action: Approve, approve with conditions, or remand back to Planning Commission, the final development plan for 1205 North Main Street.

AGENDA ITEM #



	QuikTrip. 4750 South 129th East Ave. Tulsa, OK 74134-7008 P.O. Box 3475 Tulsa, OK 74112-3475 (918) 810-7700	Store # 00088 Serial # 02-0188-G3SL	G3S-L Building Elevations Scale: 1/16"=1'-0" Issue Date: 08.13.18	Address: 1205 N. Main St. Drawn By: JK	City, State: Lansing, KS Rev/Notes:	COPYRIGHT © 2011 QUIKTRIP CORPORATION. DESIGN PATENTS QUIKTRIP PLANS ARE THE EXCLUSIVE PROPERTY OF QUIKTRIP CORPORATION, TULSA, OKLAHOMA. THESE PLANS ARE PROTECTED BY THEIR EXISTENCE BY DOMESTIC AND INTERNATIONAL COPYRIGHT AND PATENT STATUTES. ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.	<table border="1"> <thead> <tr> <th>Q</th> <th>FINISH</th> <th>MANUFACTURER</th> <th>SPECIFICATION</th> </tr> </thead> <tbody> <tr> <td></td> <td>BRICKWORK</td> <td>CHRYSLER BRICK</td> <td>1 1/2" x 3 1/2" x 8" BRICK</td> </tr> <tr> <td></td> <td>CONCRETE</td> <td>CONCRETE</td> <td>1 1/2" x 3 1/2" x 8" BRICK</td> </tr> <tr> <td></td> <td>GLASS</td> <td>GLASS</td> <td>1/2" x 3 1/2" x 8" BRICK</td> </tr> <tr> <td></td> <td>PAINT</td> <td>PAINT</td> <td>PAINT</td> </tr> <tr> <td></td> <td>ROOFING</td> <td>ROOFING</td> <td>ROOFING</td> </tr> <tr> <td></td> <td>STAINLESS STEEL</td> <td>STAINLESS STEEL</td> <td>STAINLESS STEEL</td> </tr> <tr> <td></td> <td>WOOD</td> <td>WOOD</td> <td>WOOD</td> </tr> <tr> <td></td> <td>ALUMINUM</td> <td>ALUMINUM</td> <td>ALUMINUM</td> </tr> <tr> <td></td> <td>STEEL</td> <td>STEEL</td> <td>STEEL</td> </tr> <tr> <td></td> <td>CONCRETE</td> <td>CONCRETE</td> <td>CONCRETE</td> </tr> <tr> <td></td> <td>GLASS</td> <td>GLASS</td> <td>GLASS</td> </tr> <tr> <td></td> <td>PAINT</td> <td>PAINT</td> <td>PAINT</td> </tr> <tr> <td></td> <td>ROOFING</td> <td>ROOFING</td> <td>ROOFING</td> </tr> <tr> <td></td> <td>STAINLESS STEEL</td> <td>STAINLESS STEEL</td> <td>STAINLESS STEEL</td> </tr> <tr> <td></td> <td>WOOD</td> <td>WOOD</td> <td>WOOD</td> </tr> <tr> <td></td> <td>ALUMINUM</td> <td>ALUMINUM</td> <td>ALUMINUM</td> </tr> <tr> <td></td> <td>STEEL</td> <td>STEEL</td> <td>STEEL</td> </tr> </tbody> </table>	Q	FINISH	MANUFACTURER	SPECIFICATION		BRICKWORK	CHRYSLER BRICK	1 1/2" x 3 1/2" x 8" BRICK		CONCRETE	CONCRETE	1 1/2" x 3 1/2" x 8" BRICK		GLASS	GLASS	1/2" x 3 1/2" x 8" BRICK		PAINT	PAINT	PAINT		ROOFING	ROOFING	ROOFING		STAINLESS STEEL	STAINLESS STEEL	STAINLESS STEEL		WOOD	WOOD	WOOD		ALUMINUM	ALUMINUM	ALUMINUM		STEEL	STEEL	STEEL		CONCRETE	CONCRETE	CONCRETE		GLASS	GLASS	GLASS		PAINT	PAINT	PAINT		ROOFING	ROOFING	ROOFING		STAINLESS STEEL	STAINLESS STEEL	STAINLESS STEEL		WOOD	WOOD	WOOD		ALUMINUM	ALUMINUM	ALUMINUM		STEEL	STEEL	STEEL
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QuikTrip.

4705 South 120th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74111-3475
(918) 410-7700

Store # **0188 Custom 21ft Clear Canopy Elevations**

Address: **1205 N. Main St.**

City, State: **Lansing, KS**

Serial # **02-0188-GV08**

Scale: **1/8"=1'-0"**

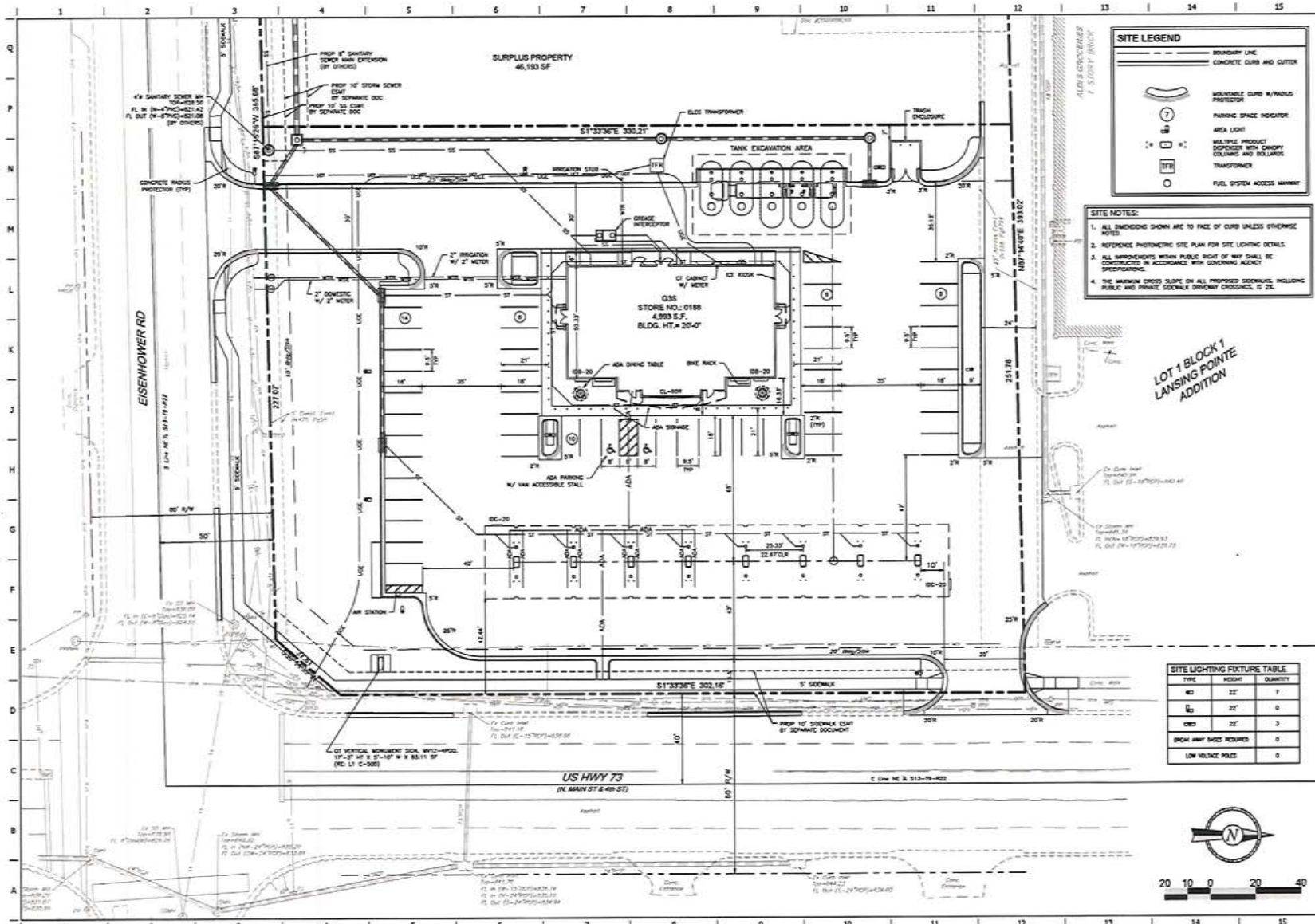
Issue Date: **02.13.19**

Drawn By: **JK**

Rev/Notes:

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Q	Finish	MANUFACTURER	SPECIFICATION
1	PAINT	PPG	PPG
2	PAINT	PPG	PPG
3	PAINT	PPG	PPG
4	PAINT	PPG	PPG
5	PAINT	PPG	PPG
6	PAINT	PPG	PPG
7	PAINT	PPG	PPG
8	PAINT	PPG	PPG
9	PAINT	PPG	PPG
10	PAINT	PPG	PPG



SITE LEGEND

- BOUNDARY LINE
- CONCRETE CURB AND CUTTER
- MOUNTABLE CURB W/ RADIUS PROTECTOR
- PARKING SPACE INDICATOR
- AREA LIGHT
- MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
- TRANSFORMER
- FUEL SYSTEM ACCESS MARKER

- SITE NOTES:**
1. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. REFERENCE PHOTOGRAPHIC SITE PLAN FOR SITE LIGHTING DETAILS.
 3. ALL IMPROVEMENTS WITHIN PUBLIC RIGHT OF WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH GOVERNING ADOPTED SPECIFICATIONS.
 4. THE MAXIMUM GROUND SLOPE ON ALL PROPOSED DRIVEWAYS INCLUDING PUBLIC AND PRIVATE DRIVEWAY CROSSINGS IS 2%.

**LOT 1 BLOCK 1
LANSING POINTE
ADDITION**

SITE LIGHTING FIXTURE TABLE

TYPE	HEIGHT	QUANTITY
HL	22'	1
HL	22'	0
HL	22'	3
SHOW WAY RACES REQUIRED		0
LOW VOLTAGE POLES		0



MOORE & MCGEE
 M. G. MCGEE
 M. G. MCGEE
 1205 N MAIN STREET
 LANSING, KANSAS 66043

QuikTrip No. 0188
 1205 N MAIN STREET
 LANSING, KANSAS 66043



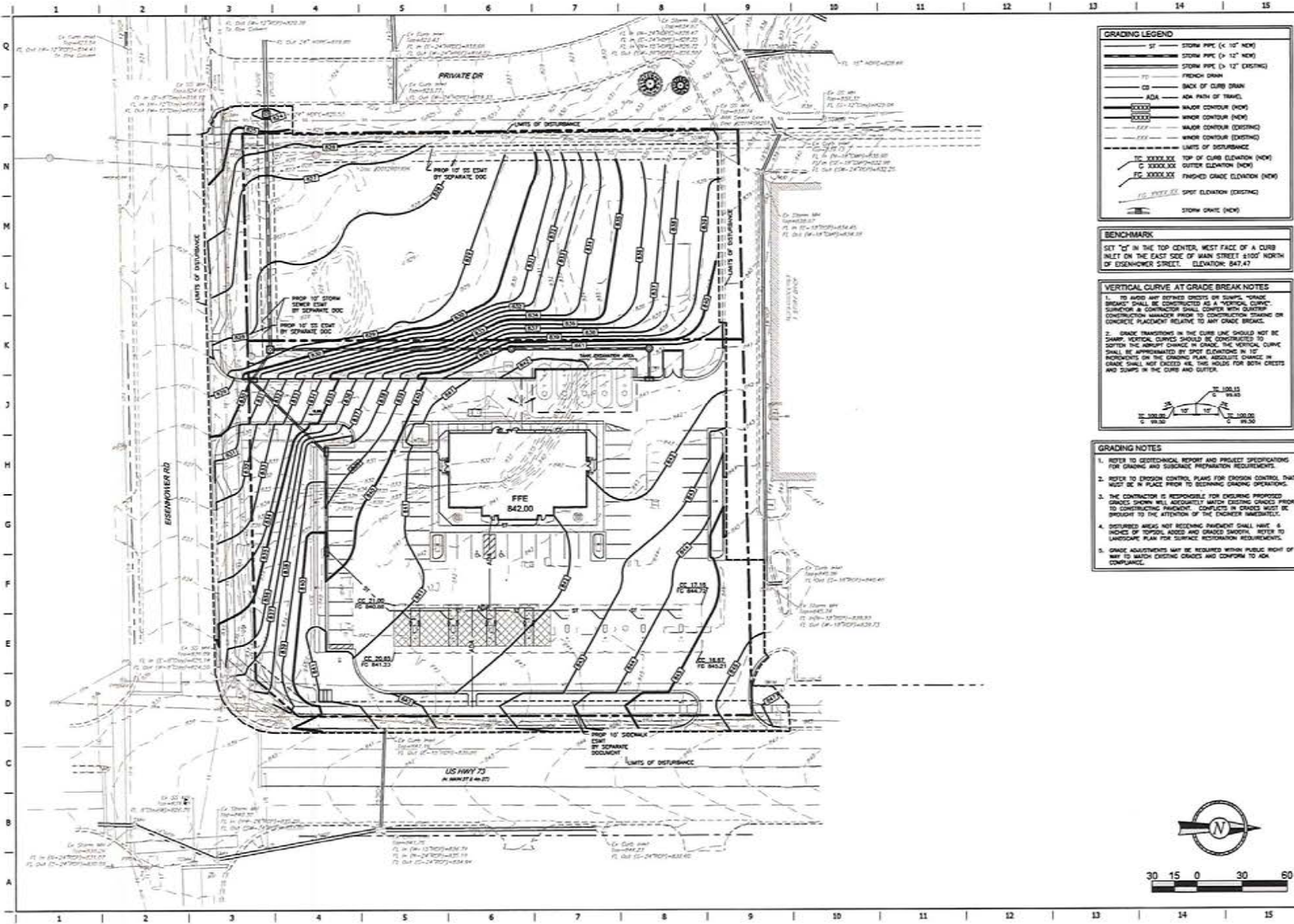
PROFESSOR: PAUL R. BUEHLER
 ENGINEER: M.G. MCGEE
 DESIGNED BY: M.G. MCGEE
 CHECKED BY: M.G. MCGEE
 REVIEWED BY: M.G. MCGEE

REVISIONS

NO.	DATE	DESCRIPTION

SHEET TITLE:
 SITE PLAN
 SHEET NUMBER:
C100

ORIGINAL ISSUE DATE: 04-02-2019



GRADING LEGEND	
1" = 10'	STORM PIPE (4" 10" NEW)
1" = 12'	STORM PIPE (4" 12" NEW)
1" = 12'	STORM PIPE (4" 12" EXISTING)
---	FRENCH DRAIN
---	BACK OF CURB DRAIN
---	ADA
---	ADA PATH OF TRAVEL
---	MAJOR CONTOUR (NEW)
---	MAJOR CONTOUR (EXISTING)
---	MINOR CONTOUR (EXISTING)
---	LIMITS OF DISTURBANCE
TC XXXX.XX	TOP OF CURB ELEVATION (NEW)
C XXXX.XX	OUTER ELEVATION (NEW)
TC XXXX.XX	FINISHED GRADE ELEVATION (NEW)
TC XXXX.XX	SPOT ELEVATION (EXISTING)
---	STORM DRAIN (NEW)

BENCHMARK
 SET 1' IN THE TOP CENTER, WEST FACE OF A CURB INLET ON THE EAST SIDE OF MAIN STREET 5100' NORTH OF EISENHOWER STREET. ELEVATION: 847.47

VERTICAL CURVE AT GRADE BREAK NOTES

1. TO AVOID ANY POTENTIAL CRACKS OR SINKS, "GRADE BREAKS" SHALL BE CONSTRUCTED AS A "VERTICAL CURVE". CURVES SHALL BE CONSTRUCTED WITH SUFFICIENT LENGTH PRIOR TO CONSTRUCTION TO AVOID CONCRETE PLACEMENT RELATIVE TO ANY GRADE BREAKS.
2. GRADE TRANSITIONS IN THE CURB LINE SHOULD NOT BE SHARP. VERTICAL CURVES SHOULD BE CONSTRUCTED TO SOFTEN THE SHARP CHANGE IN GRADE. THE VERTICAL CURVE SHALL BE APPROXIMATED BY SPOT ELEVATIONS IN 10' INTERVALS IN THE GRADING PLAN. ABSOLUTE CHANGE IN GRADE SHALL NOT EXCEED 4% THIS HOLD FOR BOTH CURBS AND SINKS IN THE CURB AND OUTER.

GRADING NOTES

1. REFER TO GEOTECHNICAL REPORT AND PROJECT SPECIFICATIONS FOR GRADING AND SURFACE PREPARATION REQUIREMENTS.
2. REFER TO EROSION CONTROL PLAN FOR EROSION CONTROL THAT MUST BE IN PLACE PRIOR TO BEGINNING GRADING OPERATIONS.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING PROPOSED GRADES. SINKS WILL AUTOMATICALLY MATCH EXISTING GRADES PRIOR TO CONSTRUCTION. CONFLICTS IN GRADES MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
4. DISTURBED AREAS NOT RECEIVING PAVEMENT SHALL HAVE 6" INCHES OF TOPSOIL ADDED AND GRADES SMOOTH. REFER TO LANDSCAPE PLAN FOR SURFACE RESTORATION REQUIREMENTS.
5. GRADE ADJUSTMENTS MAY BE REQUIRED WITHIN PUBLIC RIGHT OF WAY TO MATCH EXISTING GRADES AND CONFORM TO ADA COMPLIANCE.

MG
 Mechanical Engineering
 DARRYL A. BRUNY, P.E.
 1000 S. W. 10th St., Suite 100
 Topeka, KS 66604
 Phone: 781-341-1111
 Fax: 781-341-1112
 Email: dbruny@mg-engineers.com

QuikTrip No. 0188
 1205 N MAIN STREET
 LANSHING, KANSAS 66043

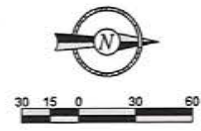
PROJECT: PART 020000
 DIVISION: 02
 DESIGNED BY: DMH
 DRAWN BY: DMH
 REVIEWED BY: AMG

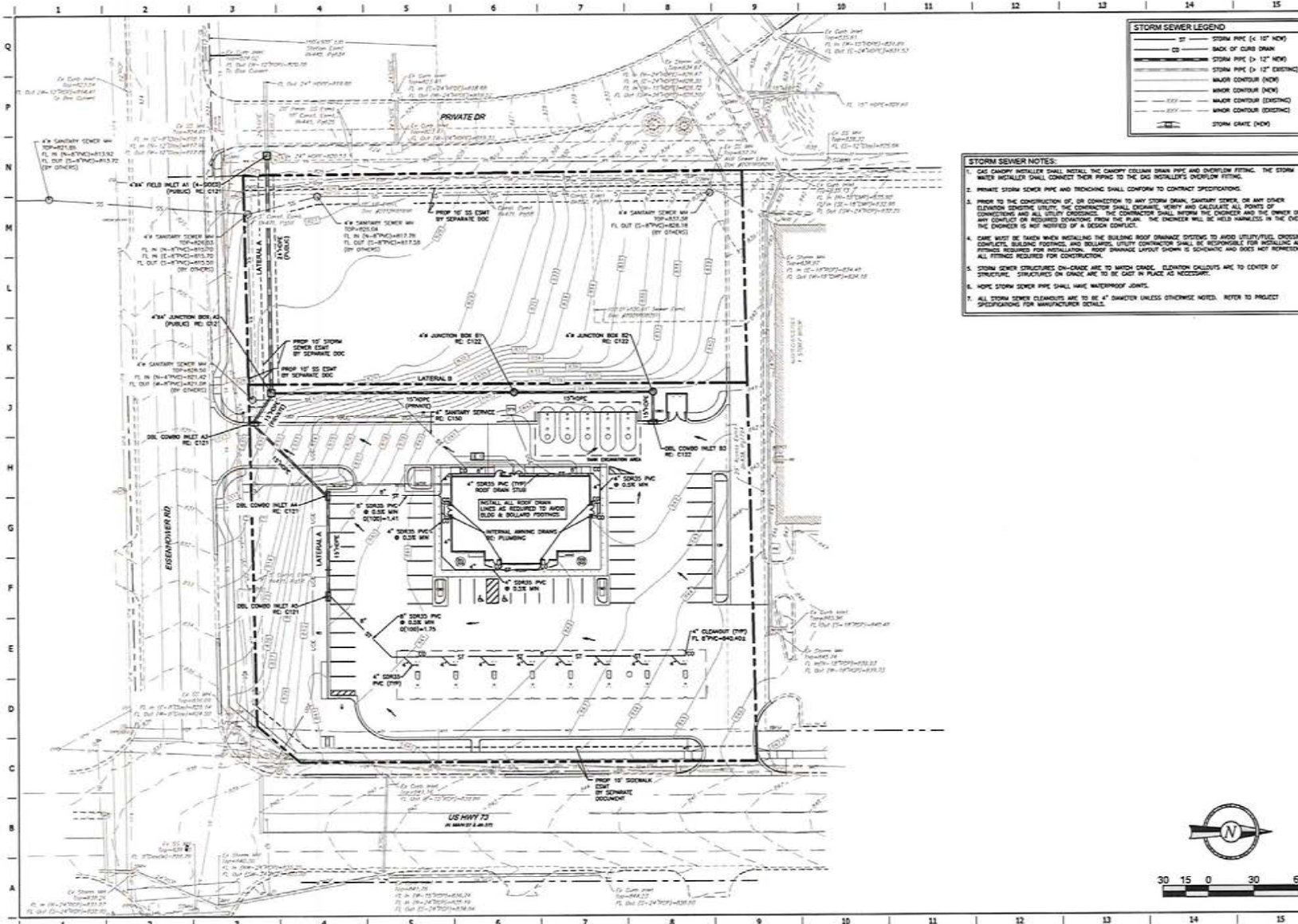
REV.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 04-30-2019

SHEET TITLE:
GRADING PLAN

SHEET NUMBER:
C110





STORM SEWER LEGEND	
— 15" —	STORM PIPE (< 10' NEW)
— 12" —	BACK OF CURB DRAIN
— 12" —	STORM PIPE (> 12' NEW)
— 12" —	STORM PIPE (> 12' EXISTING)
— 12" —	MAJOR CONTOUR (NEW)
— 12" —	MINOR CONTOUR (NEW)
— 12" —	MAJOR CONTOUR (EXISTING)
— 12" —	MINOR CONTOUR (EXISTING)
— 12" —	STORM GRADE (NEW)

- STORM SEWER NOTES:**
1. GAS CANOPY INSTALLER SHALL INSTALL THE CANOPY COLUMN DRAIN PIPE AND OVERFLOW FITTING. THE STORM WATER INSTALLER SHALL CONNECT THEIR PIPING TO THE GAS INSTALLER'S OVERFLOW FITTING.
 2. EXISTING STORM SEWER PIPE AND TRUCKING SHALL CONFORM TO CONTRACT SPECIFICATIONS.
 3. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, OR ANY OTHER ELEVATION SENSITIVE UTILITY, THE CONTRACTOR SHALL OBTAIN, VERIFY AND CALCULATE ALL POINTS OF CONFLICTS AND ALL UTILITY CROSSINGS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE OWNER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER IS NOT ADVISED OF A DESIGN CONFLICT.
 4. CARE MUST BE TAKEN WHEN INSTALLING THE BUILDING ROOF DRAINAGE SYSTEM TO AVOID UTILITY/FUEL CROSSING CONFLICTS, BUILDING FOOTINGS, AND BOLLARDS. UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL FITTINGS REQUIRED FOR INSTALLATION. ROOF DRAINAGE LAYOUT SHOULD BE SCHEDULED AND SIZED NOT RETROFIT. ALL FITTINGS REQUIRED FOR CONSTRUCTION.
 5. STORM SEWER STRUCTURES ON-GRADE ARE TO MATCH GRADE. ELEVATION CALLOUTS ARE TO CENTER OF STRUCTURE. STRUCTURES ON GRADE ARE TO BE CAST IN PLACE AS NECESSARY.
 6. HOPE STORM SEWER PIPE SHALL HAVE WATERPROOF JOINTS.
 7. ALL STORM SEWER CLEANOUTS ARE TO BE 4" DIAMETER UNLESS OTHERWISE NOTED. REFER TO PROJECT SPECIFICATIONS FOR MANUFACTURER DETAILS.



MG
 Midwest Design Services
 BARBARA L. BRIEN, P.E.
 Professional Engineer
 No. 13652
 State of Kansas

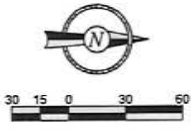
QuikTrip No. 0188
 1205 N MAIN STREET
 LAWRENCE, KANSAS 66043

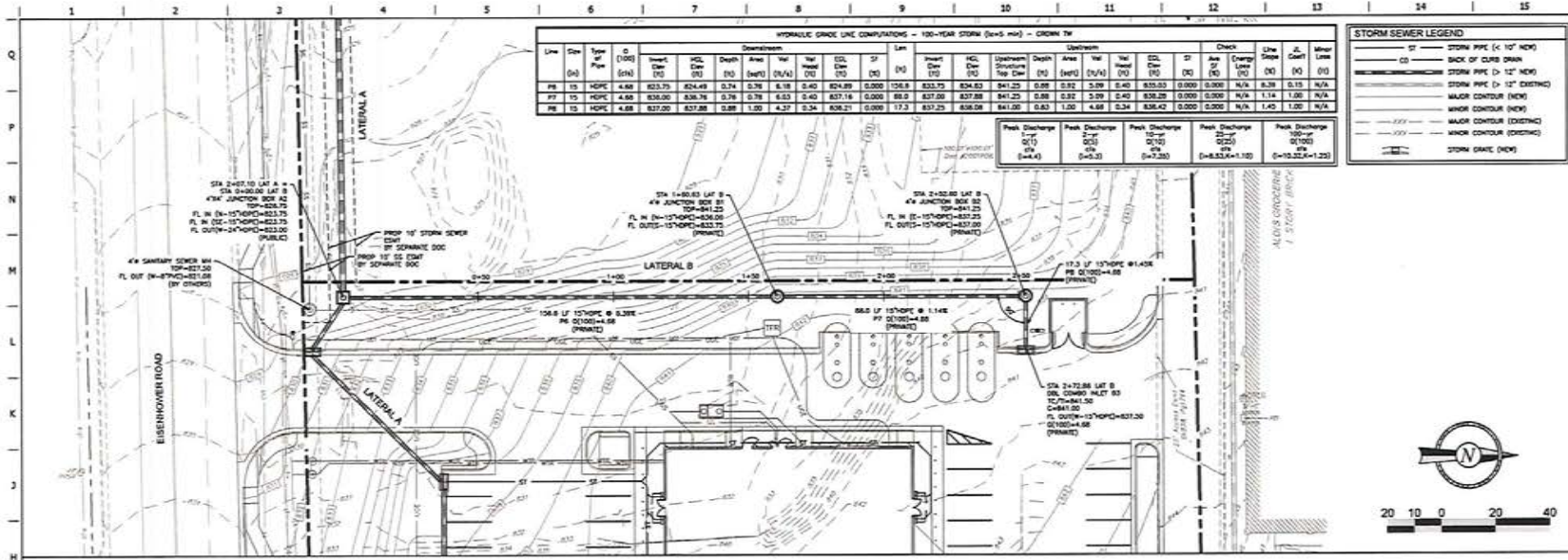


PROPOSED: AARON EDWARDS
 DESIGN: JIM
 CHECKED BY: JIM
 REVIEWED BY: JIM

REV	DATE	DESCRIPTION

SHEET TITLE:
 PRELIMINARY
 STORM SEWER PLAN
 SHEET NUMBER:
C120





HYDRAULIC GRADE LINE COMPUTATIONS - 100-YEAR STORM (2-in-5 min) - CROWN TM

Line	Sta	Type	C (100)	Downstream				Lm	D (1)	Upstream				Check	Line	L. Start	L. End									
				Head (100)	Depth	Area	Vel			Head (1)	Depth	Area	Vel													
PE	15	HDPE	4.68	833.75	824.49	0.74	0.78	8.19	0.40	824.89	0.000	058.8	833.75	824.83	841.25	0.92	0.92	5.09	0.40	830.00	0.000	0.000	N/A	6.38	0.19	N/A
PF	15	HDPE	4.68	836.00	836.76	0.76	0.78	6.53	0.40	837.18	0.000	66.0	837.00	837.68	841.25	0.88	0.92	5.09	0.40	838.28	0.000	0.000	N/A	1.14	1.06	N/A
PE	15	HDPE	4.68	837.00	837.88	0.88	1.00	4.37	0.34	838.21	0.000	17.3	837.25	838.08	841.00	0.83	1.00	4.66	0.34	838.42	0.000	0.000	N/A	1.42	1.00	N/A

STORM SEWER LEGEND

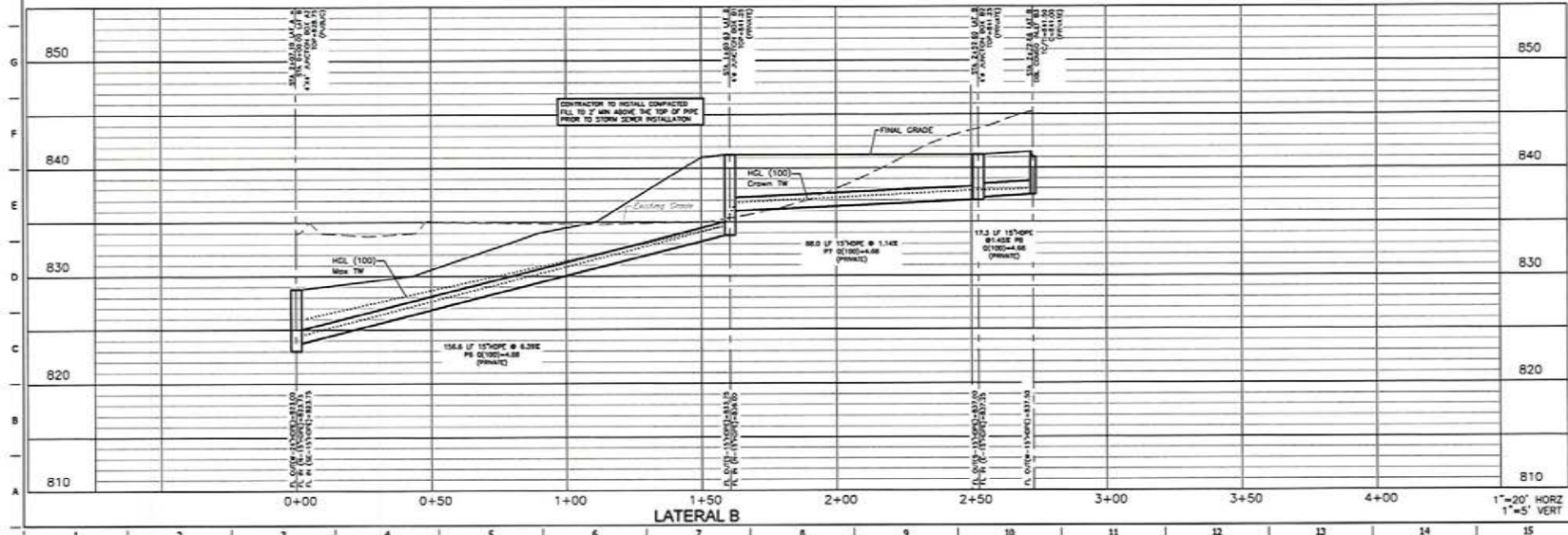
- ST - STORM PIPE (< 10' NOD)
- CD - BACK OF CURB DRAIN
- SD - STORM PIPE (> 12' NOD)
- SD - STORM PIPE (> 12' EXISTING)
- MAJOR CONTOUR (NEW)
- MINOR CONTOUR (NEW)
- MAJOR CONTOUR (EXISTING)
- MINOR CONTOUR (EXISTING)
- STORM DRAIN (NEW)

PROJECT NO. 0188

MG

Mildred S. Brumley, P.E.
Doreen S. Brumley, P.E.
Diana L. Brumley, P.E.

QuikTrip No. 0188
1205 H MAIN STREET
LAISING, OKLAHOMA 74003



PROFESSIONAL ENGINEER

VERSION: 003

DESIGNED BY: DSK

DRAWN BY: DSK

REVIEWED BY: AMO

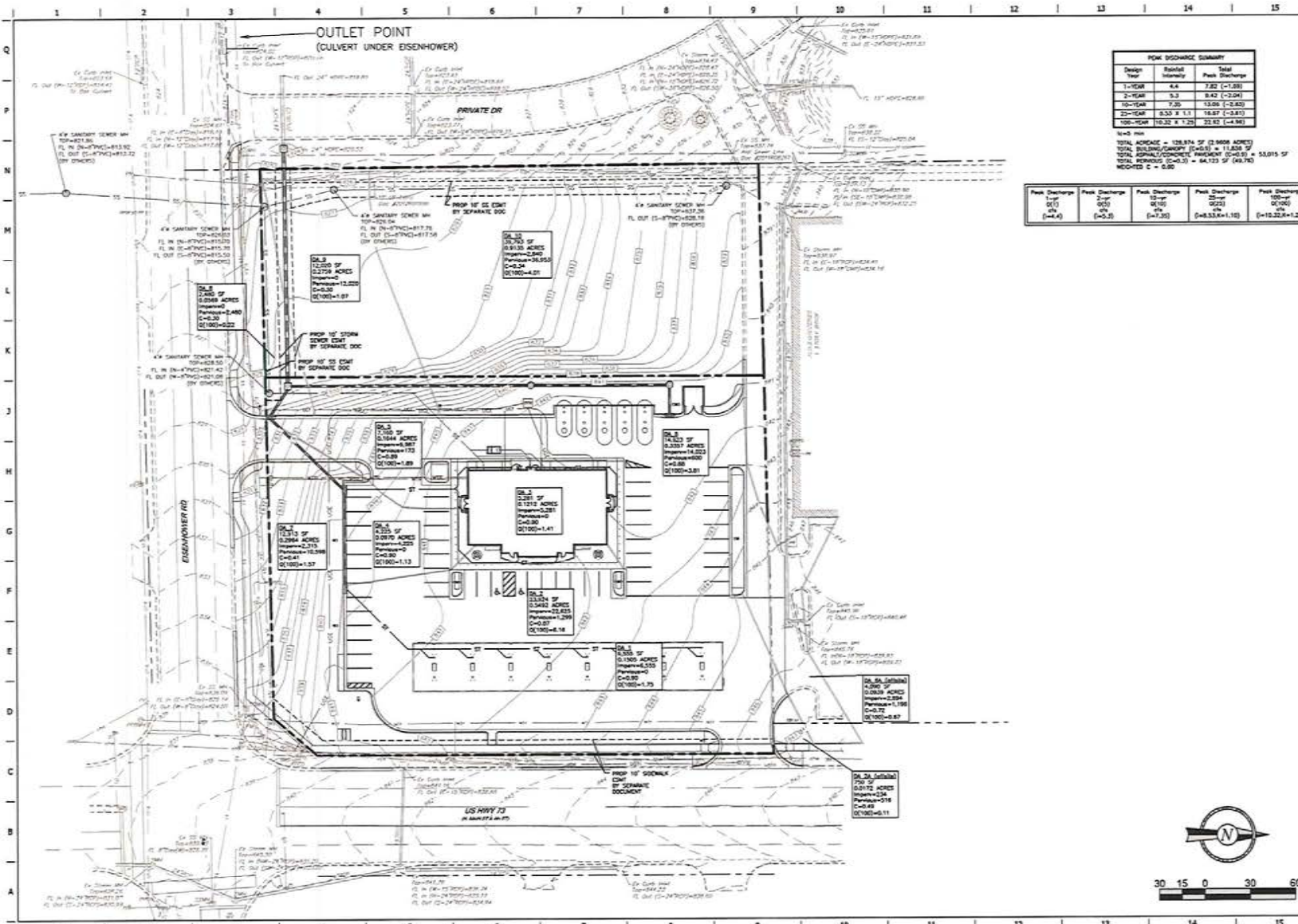
REVISIONS

DATE: 04/30/2019

ORIGINAL ISSUE DATE: 04/30/2019

SHEET TITLE:
STORM SEWER
LATERAL B
PLAN & PROFILE

SHEET NUMBER:
C122



OUTLET POINT
(CULVERT UNDER EISENHOWER)

Design Year	Basin Intensity	Total Peak Discharge
1-YEAR	4.4	7.82 (-1.58)
2-YEAR	5.3	8.42 (-2.04)
10-YEAR	7.30	13.06 (-2.62)
25-YEAR	8.53 x 1.1	16.67 (-3.81)
100-YEAR	10.22 x 1.25	22.82 (-4.96)

Peak Discharge	Peak Discharge	Peak Discharge	Peak Discharge	Peak Discharge
10' (1)	2' (2)	10' (10)	25' (25)	100' (100)
(=4.4)	(=5.3)	(=7.30)	(=8.53x1.1)	(=10.22x1.25)

10=5 min
 TOTAL AREA = 128,974 SF (2,969 ACRES)
 TOTAL IMPERVIOUS AREA (IA) = 11,858 SF
 TOTAL ASPHALT/CONCRETE PAVEMENT (CA) = 53,015 SF
 TOTAL PERMEABLE (PA) = 84,123 SF (60.90)
 WEIGHTED C = 0.30



PROJECT NO. 0188
MO
 Midwestern Design Group
 BARBARA K. ROWAN, PE
 414 S. Main Street
 Lansing, Kansas 66043
 Phone: 781-447-1111
 Fax: 781-447-1112
 www.mdgeng.com

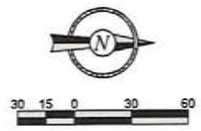
QuitTrip No. 0188
 1205 N MAIN STREET
 LANSING, KANSAS 66043



REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 15652
 EXPIRES 12/31/2018
 DESIGNER: DMR
 CHECKER: DMR
 REVIEWED BY: HRC

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 04-30-2019
 SHEET TITLE:
 POST-DEVELOPED
 DRAINAGE MAP
 SHEET NUMBER:
C124



CHECKLIST FOR COMPLETENESS
OF
APPLICATION FOR PLANNING COMMISSION
REVIEW AND APPROVAL
OF
MSOD
FINAL DEVELOPMENT PLAN
FOR

QUIKTRIP STORE NO. 188

COMPLETED BY: Matthew R. Schmitz *MRS*

DATE: 5-9-19

COMPLETION OF THIS CHECKLIST IN NO WAY CONSTITUTES AN EVALUATION OF THE MERITS OR ACCURACY OF THE PLANS, DESIGN OR ENGINEERING OF THE FINAL DEVELOPMENT PLAN. THIS STEP IS INTENDED ONLY AS AN ADMINISTRATIVE REVIEW OF THE COMPLETENESS OF THE APPLICATION FOR APPROVAL.

Final Development Plan: The Final Development Plan shall be prepared in the same manner and include the same type of information as the Preliminary Development Plan (updated to show final sizes, dimensions and arrangement) with the following additions:
FINAL DEVELOPMENT PLAN CHECKLIST

Final Development Plan: The Final Development Plan shall be prepared in accordance with the requirements outlined in Article 5.13.j of the Zoning Ordinance except as follows:

	<u>YES</u>	<u>NO</u>
1. Contour lines shall show finished grading only	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. The landscaping plan shows the size and type of each tree, shrub and ground cover. The Final Development Plan shall indicate existing and proposed landscaping as follows:		
a. Provide location, type and sizes of all proposed landscape and screening materials.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Provide a planting schedule including size, quantity, botanical name, common name and any additional comments necessary to describe intent of landscape plan. Original is on mylar, tracing cloth or similar material and has ten (10) copies with it.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Drawings showing the size, appearance and method of illumination for each sign. Building Permits: On final approval of the Final Development Plan by the Governing Body, the applicant shall provide three (3) copies of the approved Final Development Plan to the City.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Architectural elevations shall include more detailed descriptions of materials, colors, opening dimensions, signage, as required by the Community & Economic Development Director or the Planning Commission	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Final Plan is drawn at scale of at least 1" = 200'	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Size of sheet on which final plat is prepared is at least 36 inches by 24 inches. If more than one sheet required, all are same size and index map is provided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Material is submitted at least seven (7) days prior to Planning Commission meeting at which it is desired to be considered.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Lansing Planning Commission
Regular Meeting
May 15, 2019

Call to Order – The monthly meeting of the Lansing Planning Commission was called to order by Vice-Chairman Kirsten Moreland at 7:00 p.m. Also in attendance were Commissioners Mike Suozzo, Marcus Bean, Nancy McDougal, Jerry Gies, and Jake Kowalewski. Chairman Ron Barry was unable to attend. Vice-Chairman Moreland noted there was a quorum present.

Approval of Minutes, April 17, 2019, Regular Meeting – Commissioner Bean made a motion to approve the minutes of the April 17, 2019, meeting, seconded by Commissioner McDougal. The motion was unanimously approved. Vice-Chairman Moreland also welcomed new Commission member Jake Kowalewski.

Old Business - 1. Preliminary Plat – Homestead Acres – Sycamore Ridge Drive and Mt. Calvary Road, Lansing, Kansas. Vice-Chairman Moreland stated that an application was submitted by Joe Herring, acting as the agent for Elizabeth Heslop and Ray F. Jones, property owners, for a preliminary plat for Homestead Acres, generally located at Sycamore Ridge Drive and Mt. Calvary Road, Lansing, Kansas. She noted the property is zoned R-1, Suburban Residential, and stated that this application was tabled at the April 17 meeting for more information.

Vice-Chairman Moreland asked Community and Economic Development Director Matthew Schmitz if all the needed information had been received. Mr. Schmitz stated everything that needed to be corrected was corrected. He also stated that at the time he wrote the memo there was still some question about the grading and drainage plan, but he received an updated memo from City Engineer Matt Harding today that the plan was now good, also.

Vice-Chairman Moreland then asked for a motion to approve the checklist as a finding of fact for the preliminary plat for Homestead Acres. Commissioner Suozzo made a motion to approve the checklist, seconded by Commissioner McDougal and the motion passed unanimously.

Commissioner Bean asked, since the drainage and grading plan was now good, should the checklist be amended to reflect that, but Mr. Schmitz stated that since at the time the checklist was done he hadn't received that information yet, it wouldn't need to be modified, but when the final plat is done, it will reflect that the drainage has been addressed.

Vice-Chairman Moreland then entertained a motion to approve, approve with conditions, or disapprove the preliminary plat for Homestead Acres. Commissioner McDougal made a motion to approve the preliminary plat. The motion was seconded by Commissioner Suozzo and passed, with Commissioner Gies voting "no".

New Business - 1. Public Hearing – Conditional Use Permit – 1221 and 1223 East Gilman Road, Lansing, Kansas. Vice-Chairman Moreland stated that an application was submitted by Dale Morrison, acting as the agent for Lansing Business Center LLC, owner of the property, requesting a renewal of a conditional use permit that would continue to allow horse boarding and horseback riding lessons on the property located at 1221 and 1223 East Gilman Road, Lansing, Kansas. She noted the property is zoned A-1, Agricultural.

Lansing Planning Commission
Regular Meeting
May 15, 2019

Vice-Chairman Moreland opened the public hearing at 7:07 p.m. Since there was no one who wished to speak regarding this application, she closed the public hearing at 7:08 p.m. and noted this begins the 14-day protest period.

Vice-Chairman Moreland then asked for a motion to approve the checklist as a finding of fact for the conditional use permit for 1221 and 1223 East Gilman Road. Commissioner Gies made a motion to approve, seconded by Commissioner Bean. The motion passed unanimously.

Commissioner Gies asked, since there are two parcels here, if the conditional use is for the parcel where the barn is, and Mr. Schmitz stated it's for both parcels. Commissioner Gies stated he assumes the applicant owns the one parcel and the applicant, Dale Morrison, stated that Lansing Business Center owns both parcels, but he is in the process of buying both parcels from them. Commissioner Gies asked about the parcel behind that and Mr. Morrison stated he is also buying part of that from them, but it is not included in this conditional use application.

Vice-Chairman Moreland then asked for a motion to recommend to the City Council approval, approval with conditions, or disapproval the conditional use permit for 1221 and 1223 East Gilman Road. Commissioner Gies made a motion to recommend approval, seconded by Commissioner McDougal. The motion was unanimously approved. Mr. Schmitz stated this will go before the Council at its June 6 meeting.

Vice-Chairman Moreland asked if he purchases the property, would he have to come back and redo the conditional use permit and Mr. Schmitz said he would not, as a conditional use is just a temporary zoning action so it runs with the land.

2. Main Street Overlay District Final Development Plan – 1205 North Main Street, Lansing, Kansas. Vice-Chairman Moreland said an application was submitted by Erik Eckhart, authorized agent for Leavenworth County Cooperative Association, property owner, for a final development plan in compliance with the Main Street Overlay District for 1205 North Main Street, Lansing, Kansas, and that the property is zoned I-1, Light Industrial.

Vice-Chairman Moreland asked for a motion to approve the checklist as a finding of fact for the final development plan for 1205 North Main Street. The motion to approve was made by Commissioner Gies and seconded by Commissioner Suozzo. It passed unanimously.

Vice-Chairman Moreland then asked for a motion to recommend approval, approval with conditions, or disapproval the Main Street Overlay District final development plan for 1205 North Main Street. Commissioner McDougal made a motion to recommend approval, seconded by Commissioner Suozzo. The motion was unanimously approved. Mr. Schmitz stated this will also go to the Council meeting on June 6.

Mr. Schmitz stated he wanted to point out to the Commission and will also point out to the Council that the plans we currently have in terms of the sidewalk along Eisenhower and where the entrance is off Eisenhower, it shows that sidewalk shifting out to align with the curb and that's not how it's going to be. He stated the plans have been changed and it has been moved back to the north to keep that sidewalk in line so that it doesn't shift. He also stated that right now at the corner of that intersection, it shows the sidewalk just going around that corner, but

staff is currently waiting on comments back from KDOT on what is wanted on that corner, but that can all be cleaned up when the construction documents for the building permit are reviewed. The representative from QuikTrip had revised plans and those were passed around for Commissioners to look over.

3. Election of Chairman for the Lansing Planning Commission – Vice-Chairman Moreland asked if there was a motion for a nomination for chairman and she then nominated Ron Barry. That motion was seconded by Commissioner Suozzo. Commissioner McDougal made a motion that nominations cease, seconded by Commissioner Gies. A vote was taken and Ron Barry was unanimously elected to continue to serve as chairman for the Lansing Planning Commission.

4. Election of Vice-Chairman for the Lansing Planning Commission – Vice-Chairman Moreland asked if there was a motion for a nomination for vice-chairman and Commissioner Bean nominated Kirsten Moreland. That motion was seconded by Commissioner McDougal. Commissioner Gies made a motion that nominations cease, seconded by Commissioner Bean. A vote was taken and Kirsten Moreland was elected to continue to serve as vice-chairman for the Lansing Planning Commission, with Vice-Chairman Moreland abstaining.

Notices and Communications – Vice-Chairman Moreland stated that Marcus Bean was reappointed and Jake Kowalewski was appointed to the Planning Commission for a three-year term expiring April 30, 2022. She also stated that Mike Suozzo and Tim Cahill were reappointed to the Board of Zoning Appeals for a three-year term also expiring April 30, 2022.

Reports – Commission and Staff Members - Mr. Schmitz made the following comments:

- In response to providing paper copies of plats and plans for members, he stated staff would have a paper copy out on the table for members to look at before the meeting.
- In response to the UDO not being mentioned in the latest version of *Lansing Connection*, he stated something would be put in the next issue with a link to find it online.
- In response to members having printed copies of the UDO, he stated if members want that, he will have copies made.
- He stated he has made a budget request for approximately \$15,000 to start looking at the Comprehensive Plan sometime after January. He stated that amount should get us a basic revision, which would last until it's completely reviewed in three or four years.
- He stated he is on the technical committee for the Leavenworth County Comprehensive Plan and that site can be accessed through lvcountyplan.com. He said members should let him know if they have any feedback.
- He and the City Clerk have been discussing purchasing an agenda software for the City Council agenda that he would also use for the Planning Commission agenda. He said instead of a one-drive link, there would be a website to go to that would require a log-in to view the agenda. He stated when items are submitted for an agenda, applicants would fill out text boxes on the website and the software automatically formulates and prepares the memos so they are all consistent.

Adjournment – Commissioner McDougal made a motion to adjourn, seconded by Commissioner Gies. The motion was approved by acclamation and the meeting adjourned at 7:40 p.m.

Lansing Planning Commission
Regular Meeting
May 15, 2019

Respectfully submitted,

Cynthia Tripp, secretary

Reviewed by,

MRS

Matthew R. Schmitz, Community and Economic Development Director

MEMORANDUM

To: Matthew Schmitz, Community and Economic Director
Jeff Rupp, Director of Public Works
From: Matthew Harding, P.E., City Engineer
Regarding: QuikTrip Final Development Plan
Date: May 6, 2019

After the review of the revised QuikTrip Final Development Plan, the following concerns have been noted:

1. Sheet C030, Has the City of Lansing received comments from the Kansas Department of Transportation (KDOT), or the City of Leavenworth regarding the disturbance planned in their R.O.W?
2. Sheet C100, The sidewalk along Main Street does not extend to the north curb along Eisenhower Road. I understand there is a concern by QuikTrip about providing a sidewalk crossing where the street crossing does not meet the American with Disabilities Act (ADA). Has the City of Leavenworth, who controls this portion of the intersection, been approached with options to make this intersection ADA compliant?
3. Sheet C100, The 5-foot sidewalk shown running along the north side of Eisenhower Road is atypical. It diverts from its typical alignment, some feet north of the Eisenhower curb, to a path directly adjacent to the north curb along Eisenhower Road. This diversion of the typical sidewalk alignment would bring pedestrians to a position more at risk. Is this planned diversion avoidable?

A drainage map, with drainage sub-basins, associated with the drainage calculations should be included with subsequent construction documents.

When the required environmental studies are complete, a copy should be provided to the city.

STORM WATER DRAINAGE REPORT

for

QuikTrip Store #0188

***1205 N Main Street
Lansing, Kansas 66043***

***Prepared For:
QuikTrip Corporation
5725 Foxridge Drive
Mission, Kansas 66202***

***Prepared By:
Midwest Design Group
P.O. Box 860015
Shawnee, Kansas 66286-0015
913.248.9385***

ENGINEER'S CERTIFICATION
Storm Water Drainage Report
QuikTrip Store #0188

1205 N Main Street
Lansing, Kansas 66043

I Hereby Certify that this Engineering Document was prepared by me and that I am a duly Registered Professional Engineer under the laws of the State of Kansas.



Darla K. Holman, P.E.
Principal
KS Registration No. 13652



April 11, 2019

Date

Seal

REPORT PURPOSE

This storm water drainage report has been prepared to detail the storm water drainage design proposed for the QuikTrip Store #0188 facility to be located at the northwest corner of N Main Street (US Hwy 73) and Eisenhower Road in Lansing, Leavenworth County, Kansas. The property is located in the northeast quarter of Section 13, Township 9, Range 22E.

PROJECT SUMMARY

QuikTrip Corporation is proposing to build a new convenience store with fuel offering at the northwest corner of N Maint Street (US Hwy 73) and Eisenhower Road. The store will be oriented to face N Main Street with a front fuel canopy located between the store and N Main Street. The new facility will feature a 4,977 square feet convenience store and an 8 multi-dispenser fuel canopy (single stack). The new QuikTrip facility will replace the Leavenworth County Co-op facility, Cenex Fuel Station, and Leavenworth County Humane Society. The property is bound on the north by the ALDI's grocery store. North Main Street is on the east side of the property; Eisenhower Road is on the south side of the property; and a private drive is on the west side of the property. The property contains 128,974 s.f. (2.96 acres).

WATERSHED

This property lies within the Missouri River watershed. Storm water runoff from the site discharges to a tributary of Sevenmile Creek before reaching the Missouri River. Refer to USGS maps in the Appendix.

FLOODPLAIN CERTIFICATE

According to the National Flood Insurance Program (NFIP) Flood Insurance Rate Map (FIRM) Panel No. 20103C0144G, effective July 16, 2015, as published by the Federal Emergency Management Agency, the subject property lies within Flood Zone "X", which are "Areas determined to be outside the 0.2% annual chance floodplain".

SITE SOIL CHARACTERISTICS

A majority of the property contains soil classified as Sharpsburg silty clay loam, 4 to 8 percent slopes, eroded (hydrologic soil group C). A small area at the southeast corner contains soil classified as Knox silt loam, 7 to 12 percent slopes (hydrologic soil group B). The entire soil survey can be found in the Appendix.

EXISTING DEVELOPMENT

As previously stated, the existing property is currently developed. All existing features will be demolished. The site currently has the following characteristics:

TOTAL ACREAGE = 128,974 SF (2.9608 ACRES)
TOTAL BUILDINGS/TANKS (C=0.9) = 17,246 SF
TOTAL ASPHALT/CONCRETE PAVEMENT (C=0.9) = 39,097 SF
TOTAL GRAVEL PAVEMENT (C=0.7) = 53,984 SF
TOTAL PERVIOUS (C=0.3) = 18,647 SF (14.46%)
WEIGHTED C = 0.73
100-YEAR PEAK STORM WATER DISCHARGE=27.88 CFS

There are three drainage areas on the existing site that all drain to a common outlet point: the existing storm culvert running under Eisenhower Road. (See C123 in Appendix). Drainage Area 1 drains overland to the curb and gutter system along Eisenhower Road and eventually to a city curb inlet in the low point of Eisenhower Road (near the Outlet Point). Drainage Area 2 drains overland to an existing 24" HDPE pipe culvert that runs under the private drive at the southwest corner of the site. Drainage Area 3 drains overland to the storm drainage system that is located at the low point along the west private drive (near the middle of the QT site). There are no on-site private storm drainage systems.

The following existing peak discharges were calculated for each existing drainage area:

Drainage Area	Outlet Point	100-Year Peak (cfs)
1	Eisenhower Rd Curb Inlet	8.56
2	Private Drive Pipe Culvert	10.03
3	Private Drive Curb Inlet	9.44

Refer to Pre-Developed Drainage Map (C123) in the Appendix.

PROPOSED DEVELOPMENT

The proposed QuikTrip development will have the following characteristics:

TOTAL ACREAGE = 128,974 SF (2.9608 ACRES)

TOTAL BUILDING/CANOPY (C=0.9) = 11,836 SF

TOTAL ASPHALT/CONCRETE PAVEMENT (C=0.9) = 53,015 SF

TOTAL PERVIOUS (C=0.3) = 64,123 SF (49.7%)

WEIGHTED C = 0.60

100-YEAR PEAK STORM WATER DISCHARGE=22.92 CFS (A reduction of 4.92 CFS)

A private storm water drainage system will be installed to channel a majority of the site's storm water discharge to the pipe culvert under the private drive (at the southwest corner). There will still be some storm water runoff that will still flow overland to the Eisenhower Road curb inlet, and to the curb inlet along the private drive.

The following proposed peak discharges were calculated for each proposed drainage area:

Drainage Area (s)	Outlet Point	100-Year Peak (cfs)
7,8	Eisenhower Rd Curb Inlet	1.79 (-6.77)
1-6, 9	Private Drive Pipe Culvert	17.22 (+7.19)
10	Private Drive Curb Inlet	4.01 (-5.43)

Refer to Post-Developed Drainage Map (C124) in the Appendix.

The proposed on-site private storm drainage system will channel a majority of the site's storm water runoff to the culvert under the private drive (at the SW corner). This proposed storm sewer system will significantly lessen the amount of storm water discharge flowing overland to the two street curb inlets (mentioned above), and thus improving the overall performance of the surrounding storm drainage systems.

STORM WATER PEAK RUNOFF CONTROL

Since the proposed QuikTrip development will decrease the amount of impervious surfaces (and thus the peak storm water discharge) a storm water detention facility should not be required.

DOWNSTREAM STORM DRAINAGE SYSTEM

According to the City of Lansing, there is no existing flooding concerns with the culvert under Eisenhower Road (Outlet Point). Since the QuikTrip development will decrease the amount of storm water runoff, adverse effects to the culvert are not expected.

DOWNSTREAM STORM DRAINAGE SYSTEM

The on-site private storm drainage system was designed to convey the peak runoff for the 100-year design storm. The existing pipe culvert under the private drive was included in the design analysis. The system was analyzed with a tailwater set at the outlet pipe's crown, and at an elevation equal to the Eisenhower Road low point (worst case scenario). The proposed storm sewer system will perform under both outlet controls.

DESIGN METHODOLOGY

The Rational Method was used to calculate the peak discharges for pre and post storm water discharges for the site and to design the on-site storm water drainage system. The on-site storm drainage system was designed to convey the 100-year design storm to the natural stream tributary. The Storm sewer drainage system was designed using "Hydraflow Storm Sewers". Note: The runoff coefficient for compacted gravel was taken from the *Handbook of Applied Hydrology*, McGraw Hill Inc. NY (as found on-line) since this value was not provided in APWA.

CONCLUSION

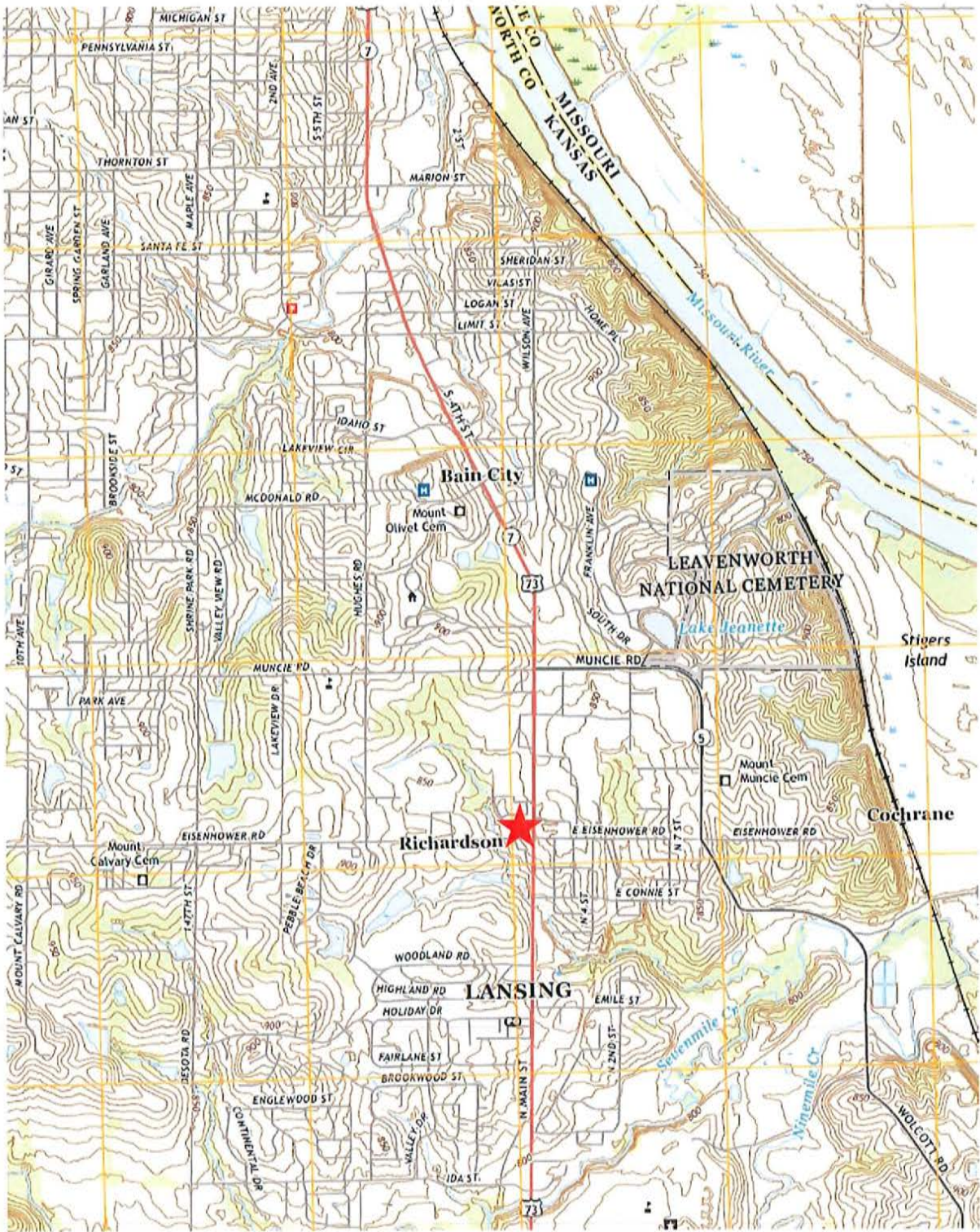
The proposed development will decrease the amount of impervious areas within the property boundary thus decreasing storm water runoff. An on-site storm water drainage system has been designed to convey the 100-year peak runoff to the adjacent tributary. The proposed storm water drainage system will reduce the peak storm water discharging to adjacent street curb inlets. No adverse effects are expected on adjacent property or downstream drainage systems after the proposed improvements are completed.

QuikTrip Store #0188

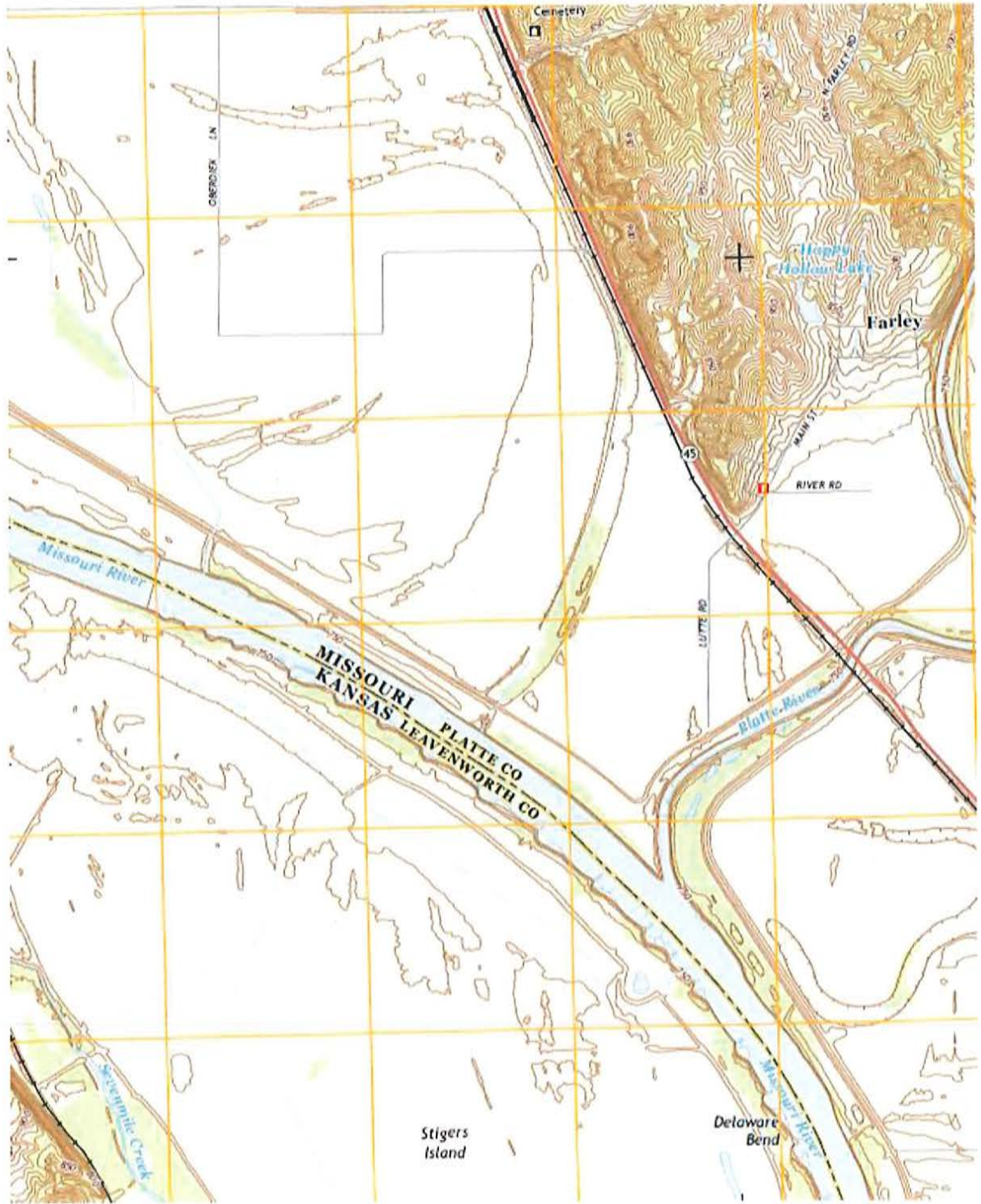
***1205 N Main Street
Lansing, Kansas 66043***

APPENDIX

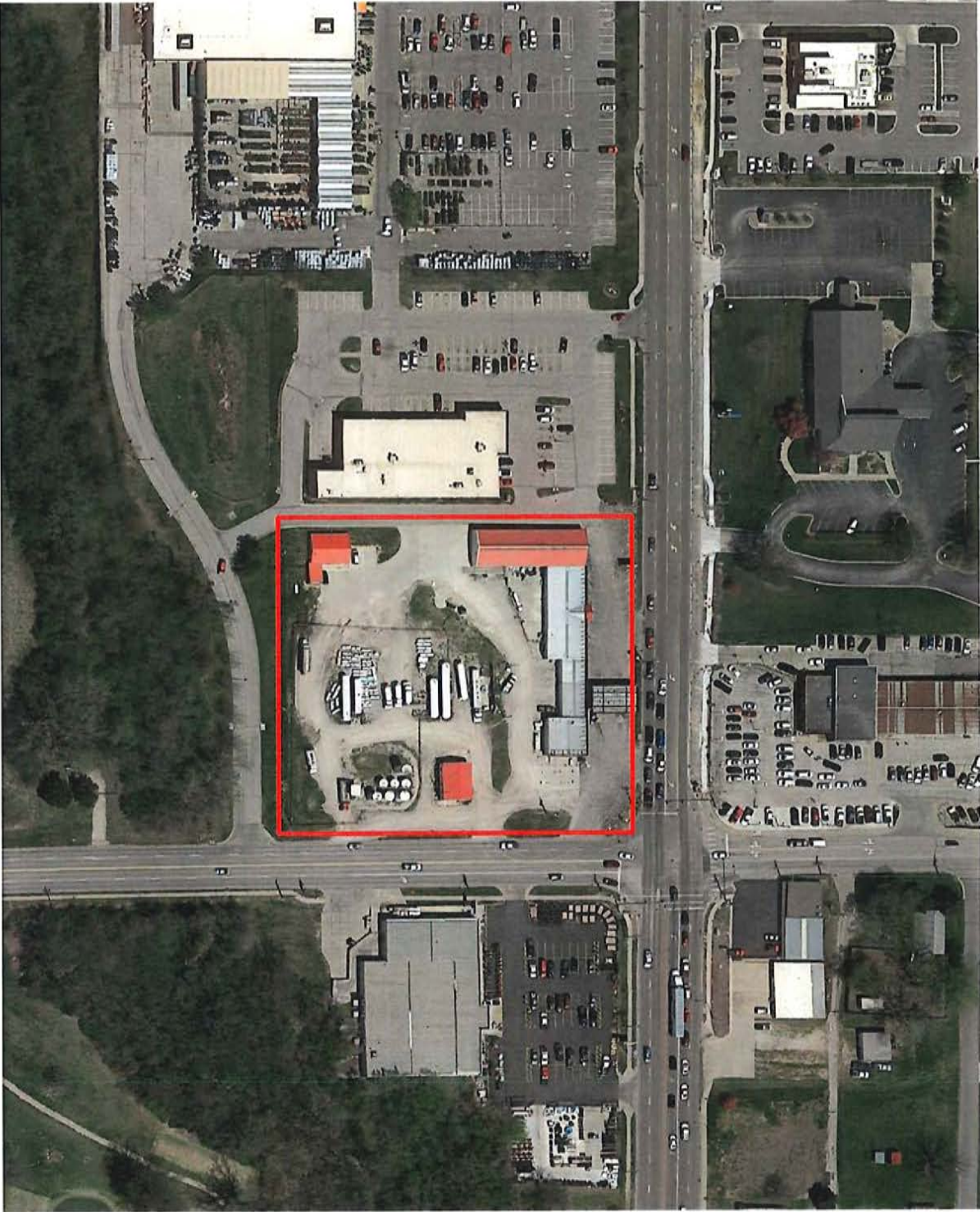
USGS Map – Leavenworth, Kansas



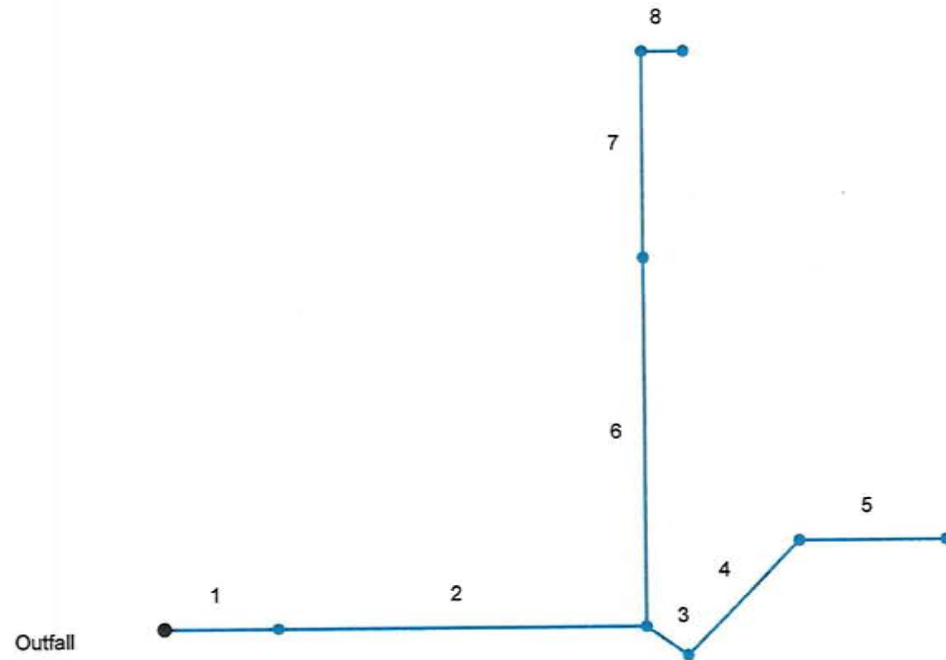
USGS Map – Platte City, Missouri



Aerial of QuikTrip #0188 Property (Existing Conditions)



Hydraflow Storm Sewers Extension for Autodesk® Civil 3D® Plan



Hydraulic Grade Line Computations

Line	Size (in)	Q (cfs)	Downstream								Len (ft)	Upstream								Check		JL coeff (K)	Minor loss (ft)
			Invert elev (ft)	HGL elev (ft)	Depth (ft)	Area (sqft)	Vel (ft/s)	Vel head (ft)	EGL elev (ft)	Sf (%)		Invert elev (ft)	HGL elev (ft)	Depth (ft)	Area (sqft)	Vel (ft/s)	Vel head (ft)	EGL elev (ft)	Sf (%)	Ave Sf (%)	Enrgy loss (ft)		
1	24	18.20	819.80	821.80	2.00	2.59	5.79	0.52	822.32	0.648	47.600	820.53	822.07 j	1.54**	2.59	7.03	0.77	822.83	0.739	0.693	n/a	0.50	n/a
2	24	17.13	820.75	822.07	1.32	2.19	7.82	0.72	822.79	0.000	154.000	823.00	824.49	1.49**	2.51	6.82	0.72	825.21	0.000	0.000	n/a	1.00	n/a
3	15	12.45	823.75	824.49	0.74	0.76	16.44	1.62	826.11	0.000	21.300	826.00	827.22	1.22**	1.22	10.21	1.62	828.84	0.000	0.000	n/a	1.49	2.41
4	15	10.56	826.25	827.22	0.97	1.02	10.33	1.19	828.41	0.000	67.500	832.00	833.20	1.20**	1.21	8.74	1.19	834.38	0.000	0.000	n/a	1.14	n/a
5	15	8.02	834.00	834.80	0.80*	0.83	9.70	0.75	835.55	0.000	61.500	835.75	836.87	1.12**	1.16	6.94	0.75	837.61	0.000	0.000	n/a	1.00	0.75
6	15	4.68	823.75	824.49	0.74	0.76	6.18	0.40	824.89	0.000	156.600	833.75	834.63	0.88**	0.92	5.09	0.40	835.03	0.000	0.000	n/a	0.15	n/a
7	15	4.68	836.00	836.76	0.76*	0.78	6.03	0.40	837.16	0.000	88.000	837.00	837.88	0.88**	0.92	5.09	0.40	838.28	0.000	0.000	n/a	1.00	n/a
8	18	4.68	837.00	837.88	0.88	1.00	4.37	0.34	838.21	0.000	17.300	837.25	838.08 j	0.83**	1.00	4.66	0.34	838.42	0.000	0.000	n/a	1.00	n/a

Project File: QT0188 Storm Design 100 Crown TW.stm

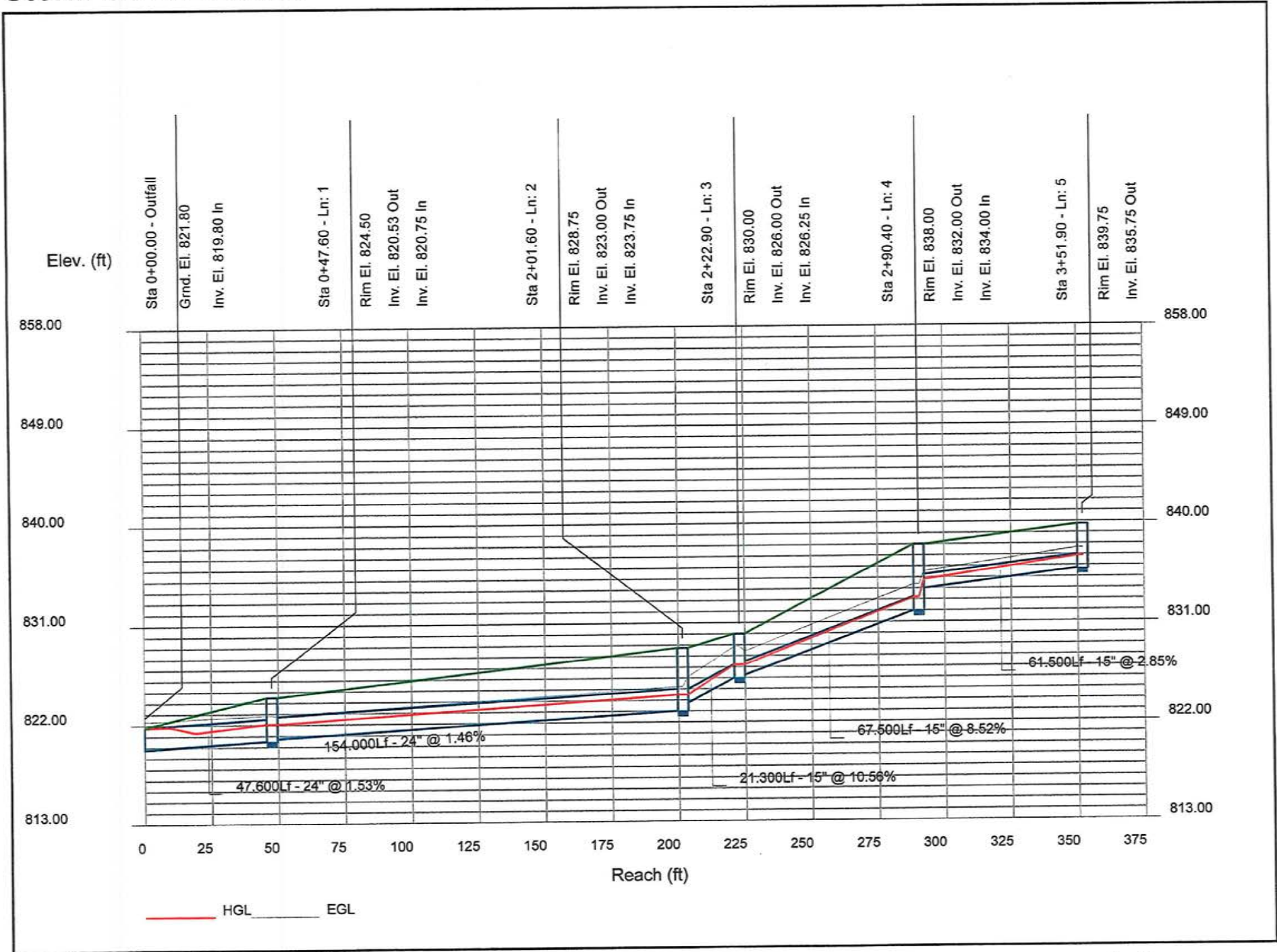
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Run Date: 4/10/2019

Notes: * Normal depth assumed; ** Critical depth.; j-Line contains hyd. jump ; c = cir e = ellip b = box

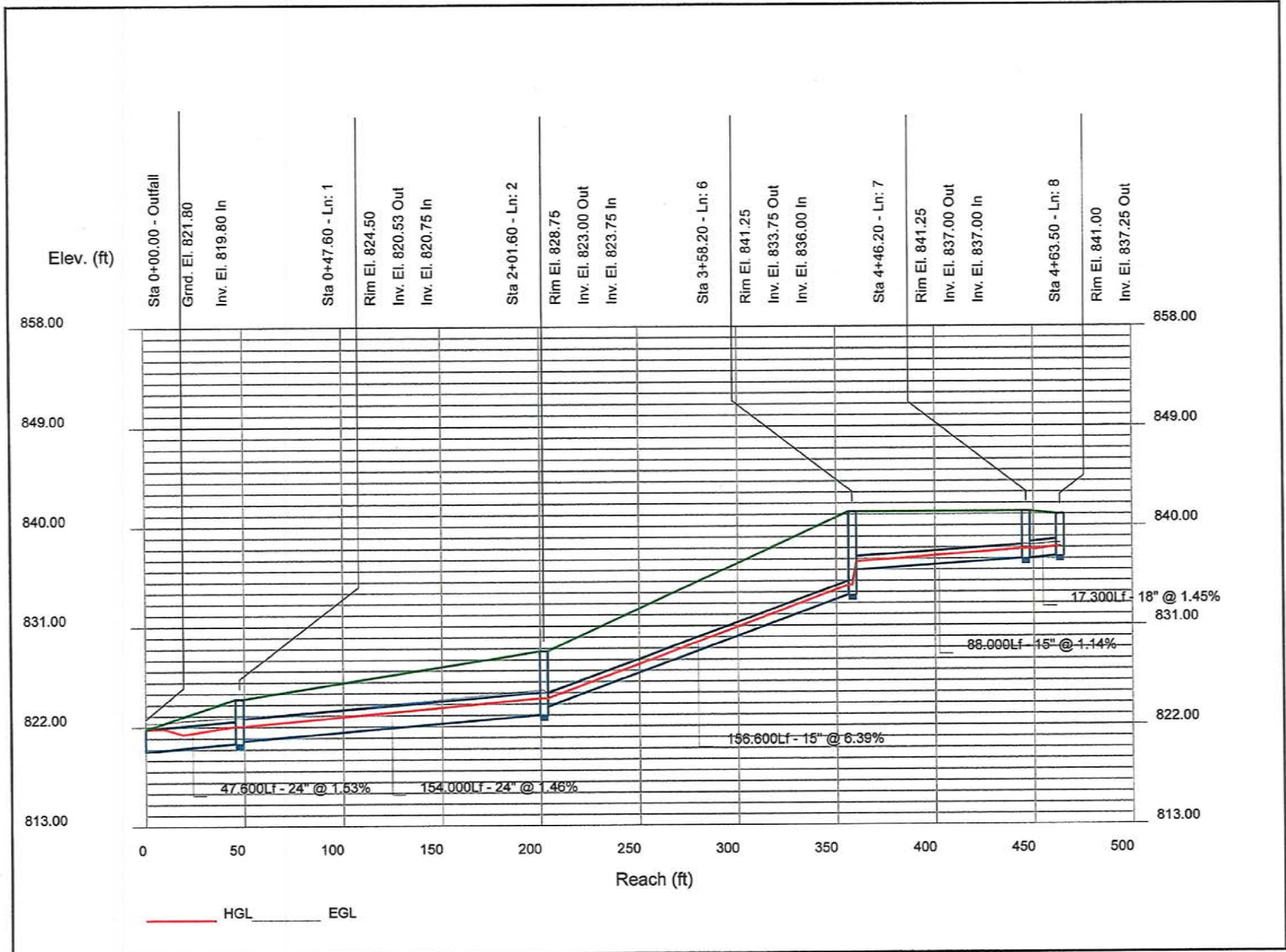
Storm Sewer Profile

Proj. file: QT0188 Storm Design 100 Crown TW.stm



Storm Sewer Profile

Proj. file: QT0188 Storm Design 100 Crown TW.stm



Hydraulic Grade Line Computations

Line	Size (in)	Q (cfs)	Downstream								Len (ft)	Upstream								Check		JL coeff (K)	Minor loss (ft)
			Invert elev (ft)	HGL elev (ft)	Depth (ft)	Area (sqft)	Vel (ft/s)	Vel head (ft)	EGL elev (ft)	Sf (%)		Invert elev (ft)	HGL elev (ft)	Depth (ft)	Area (sqft)	Vel (ft/s)	Vel head (ft)	EGL elev (ft)	Sf (%)	Ave Sf (%)	Enrgy loss (ft)		
1	24	18.20	819.80	824.05	2.00	3.14	5.79	0.52	824.57	0.648	47.600	820.53	824.36	2.00	3.14	5.79	0.52	824.88	0.648	0.648	0.308	0.50	0.26
2	24	17.13	820.75	824.62	2.00	3.14	5.45	0.46	825.08	0.574	154.000	823.00	825.50	2.00	3.14	5.45	0.46	825.97	0.574	0.574	0.884	1.00	0.46
3	15	12.45	823.75	825.97	1.25	1.22	10.15	1.60	827.57	3.719	21.300	826.00	827.22 j	1.22**	1.22	10.21	1.62	828.84	3.307	3.513	n/a	1.49	2.41
4	15	10.56	826.25	827.22	0.97	1.02	10.33	1.19	828.41	0.000	67.500	832.00	833.20	1.20**	1.21	8.74	1.19	834.38	0.000	0.000	n/a	1.14	n/a
5	15	8.02	834.00	834.80	0.80*	0.83	9.70	0.75	835.55	0.000	61.500	835.75	836.87	1.12**	1.16	6.94	0.75	837.61	0.000	0.000	n/a	1.00	0.75
6	15	4.68	823.75	825.97	1.25	0.92	3.81	0.23	826.19	0.525	156.600	833.75	834.63 j	0.88**	0.92	5.09	0.40	835.03	0.747	0.636	n/a	0.15	n/a
7	15	4.68	836.00	836.76	0.76*	0.78	6.03	0.40	837.16	0.000	88.000	837.00	837.88	0.88**	0.92	5.09	0.40	838.28	0.000	0.000	n/a	1.00	n/a
8	18	4.68	837.00	837.88	0.88	1.00	4.37	0.34	838.21	0.000	17.300	837.25	838.08 j	0.83**	1.00	4.66	0.34	838.42	0.000	0.000	n/a	1.00	n/a

Project File: QT0188 Storm Design 100.stm

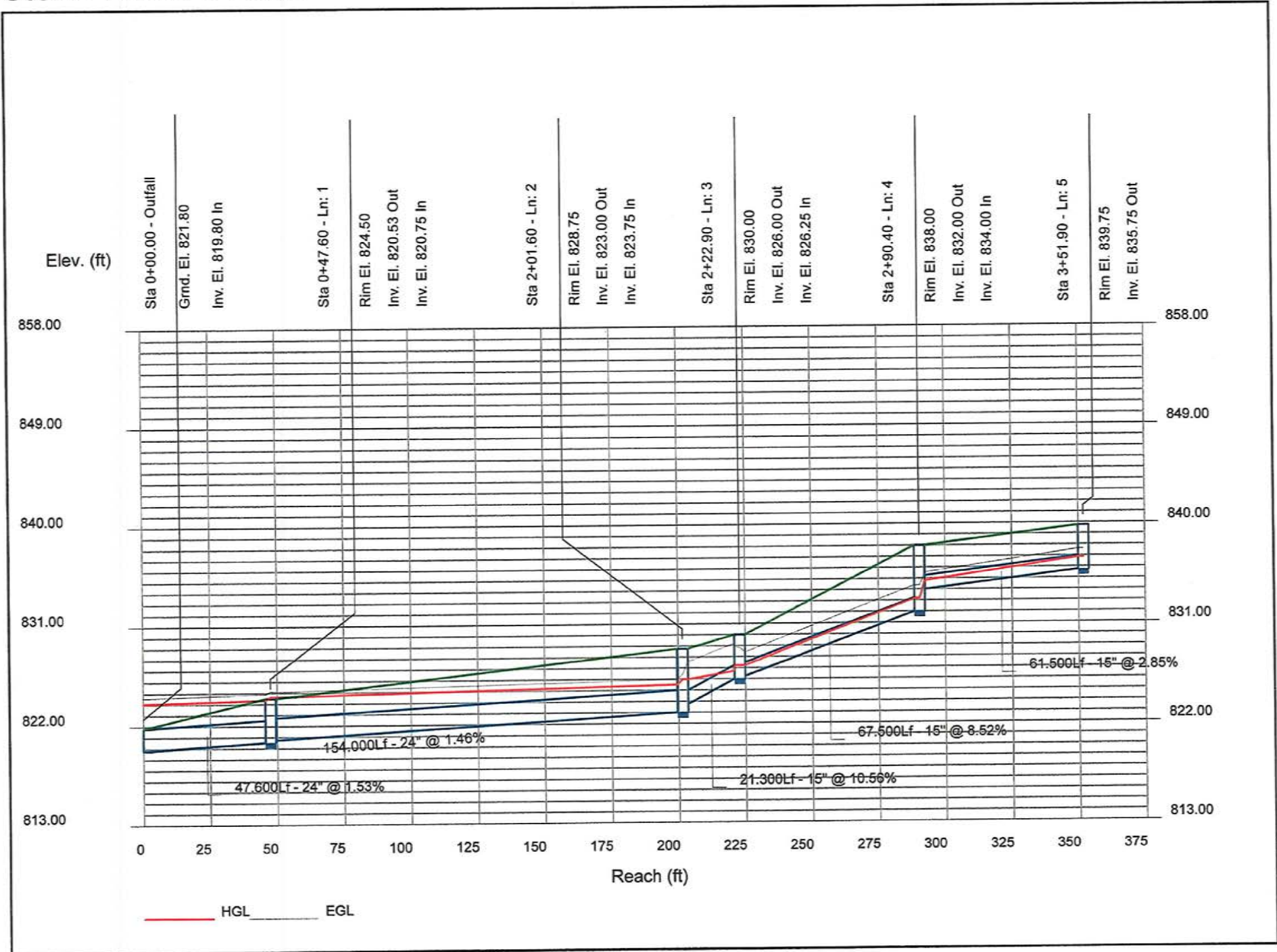
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Run Date: 4/10/2019

Notes: * Normal depth assumed; ** Critical depth.; j-Line contains hyd. jump ; c = cir e = ellip b = box

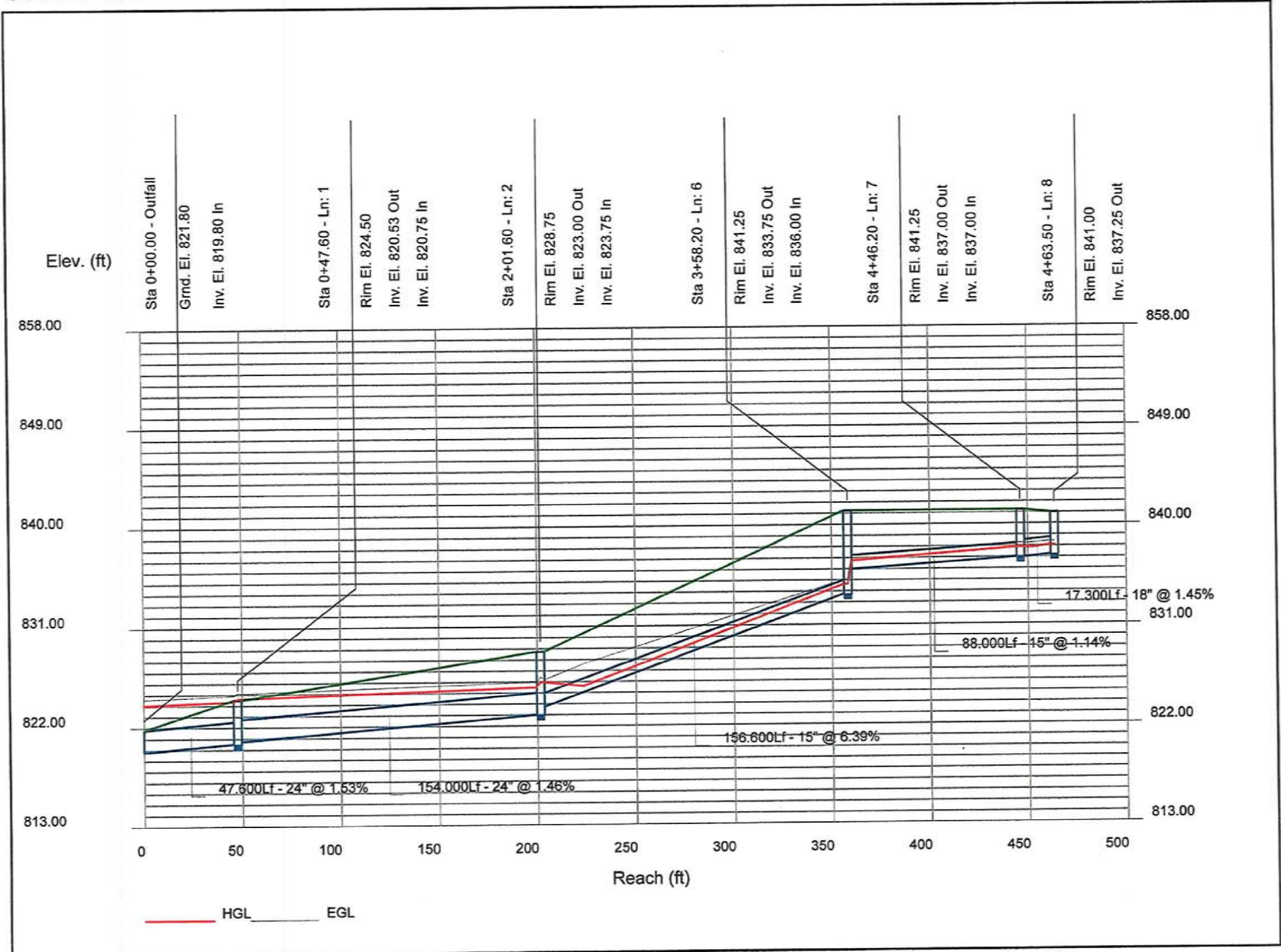
Storm Sewer Profile

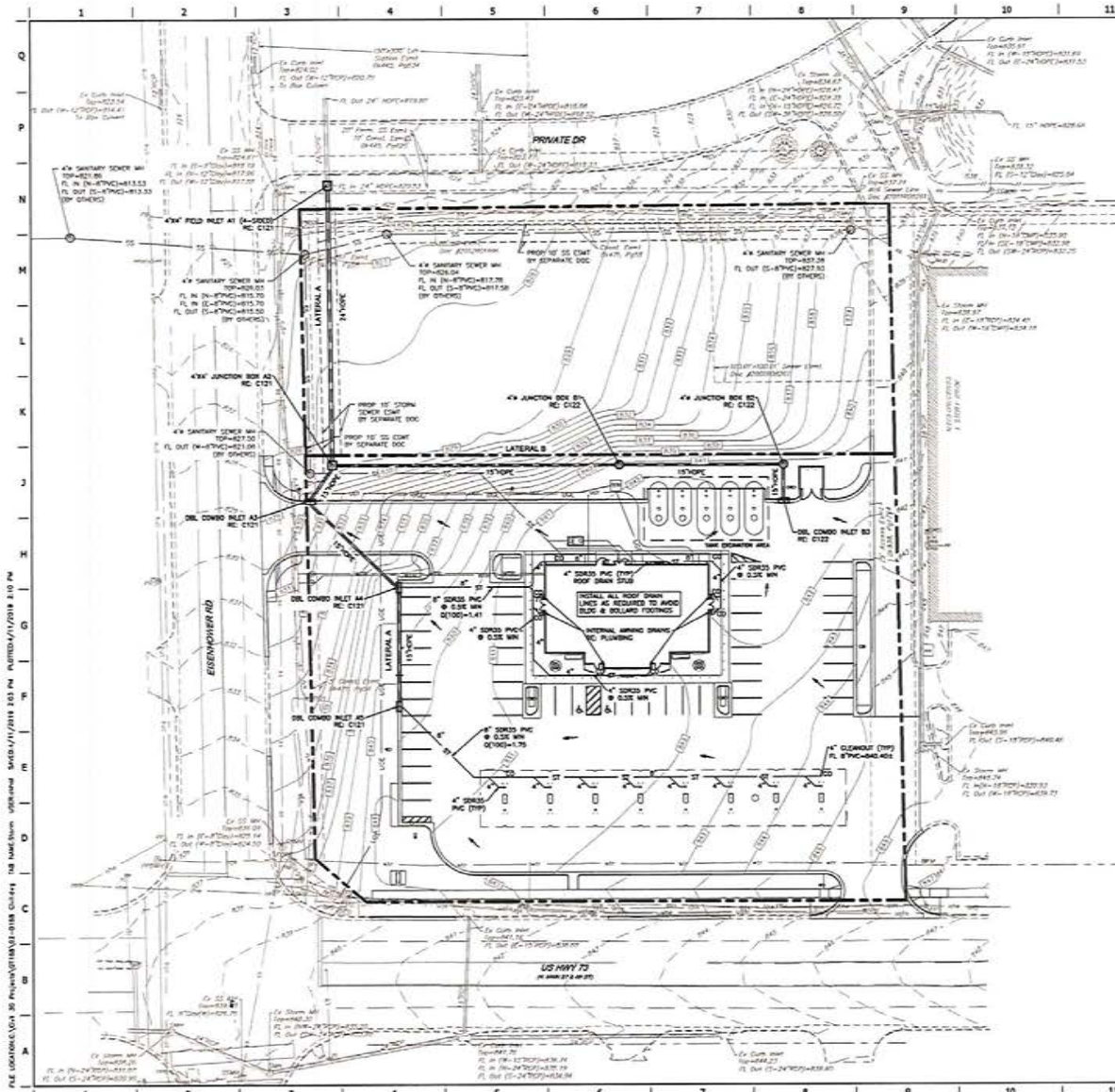
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Storm Sewer Profile

Proj. file: QT0188 Storm Design 100.stm





STORM SEWER LEGEND	
(Symbol: solid line)	12" STORM PIPE (4' 10" ROD)
(Symbol: dashed line)	BACK OF CURB DRAIN
(Symbol: dashed line with dots)	STORM PIPE (3' 10" ROD)
(Symbol: dashed line with dots)	STORM PIPE (2' 10" EXISTING)
(Symbol: dashed line with dots)	MAJOR CONTOUR (NEW)
(Symbol: dashed line with dots)	MAJOR CONTOUR (EXISTING)
(Symbol: dashed line with dots)	MINOR CONTOUR (EXISTING)
(Symbol: dashed line with dots)	STORM CREEK (NEW)

- STORM SEWER NOTES:**
- GAS CREEPY INSTALLER SHALL WELD THE CANOPY COLUMN DRAIN PIPE AND OVERFLOW FITTING. THE STORM WATER INSTALLER SHALL CONNECT THEIR PIPING TO THE GAS INSTALLER'S OVERFLOW FITTING.
 - PRIVATE STORM SEWER PIPE AND TRENCHING SHALL CONFORM TO CONTRACT SPECIFICATIONS.
 - PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, OR ANY OTHER ELEVATION SENSITIVE UTILITY, THE CONTRACTOR SHALL CHECK, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS. THE CONTRACTOR SHALL INFORM THE ENGINEER AND THE OWNER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER IS NOT NOTICED OF A SUCH CONFLICT.
 - CARE MUST BE TAKEN WHEN INSTALLING THE BUILDING ROOF DRAINAGE SYSTEM TO AVOID UTILITY/PIPE CROSSING COMPLETE BUILDING FOOTINGS AND BOLLARDS. UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL FITTINGS REQUIRED FOR INSTALLATION. ROOF DRAINAGE LAYOUT SHOULD BE DOCUMENTED AND DOES NOT REPRESENT ALL FITTINGS REQUIRED FOR CONSTRUCTION.
 - STORM SEWER STRUCTURES ON-GRADE ARE TO MATCH GRADE. ELEVATION CALLOUTS ARE TO CENTER OF STRUCTURE. STRUCTURES ON GRADE ARE TO BE CAST IN PLACE AS NECESSARY.
 - HOPE STORM SEWER PIPE SHALL HAVE WATERPROOF JOINTS.
 - ALL STORM SEWER CLEARANCES ARE TO BE 4" DIAMETER UNLESS OTHERWISE NOTED. REFER TO PROJECT SPECIFICATIONS FOR MANUFACTURER DETAILS.

MG
National Design Group
Barbara K. Bohanan, PE
Professional Engineer
No. 13652
State of Virginia

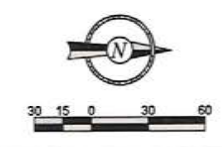
QuikTrip No. 0188
1205 N MAIN STREET
LANSING, MICHIGAN 48903

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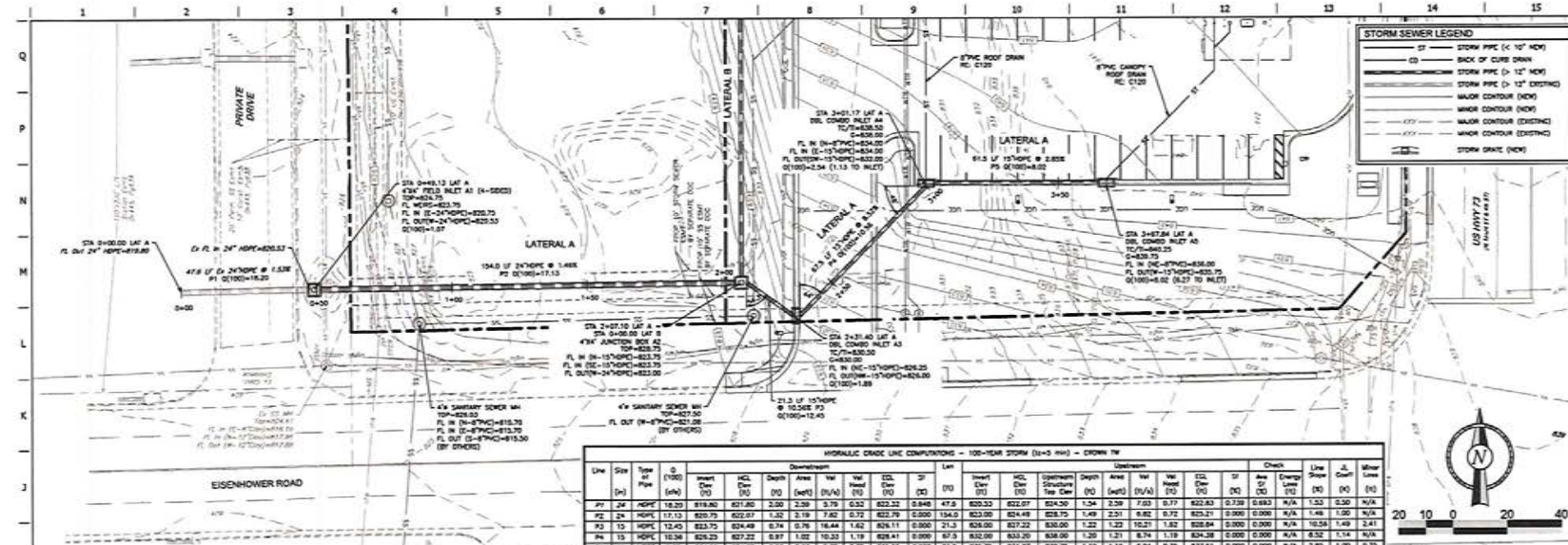
DESIGNED BY	MD
DESIGNED BY DATE	04-11-2019
CHECKED BY	MD
REVIEWED BY	MD

1:50 DATE RECEIVED: ORIGINAL ISSUE DATE: 04-11-2019

SHEET TITLE:	PRELIMINARY STORM SEWER PLAN
SHEET NUMBER:	C120

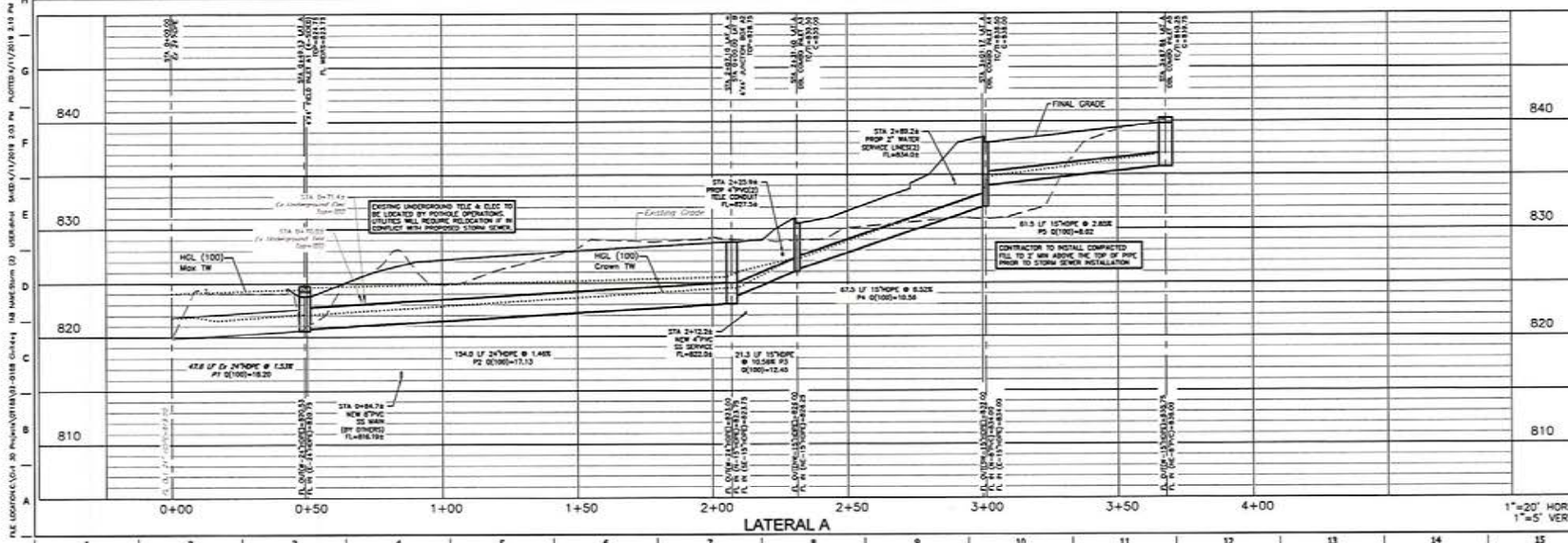


FILE LOCATION: C:\Projects\0188-0188-C120.dwg, 1205 N MAIN STREET, LANSING, MI 48903, 04-11-2019 10:10 PM



HORIZONTAL GRADE LINE COMPUTATIONS - 100-YEAR STORM (24-H RAIN) - CROWN TW

Line	Sta	Type	Pipe	S (ft)	Description										Check	Line Slope (%)	J. Cap. (ft)	Min. Slope (%)								
					Invert (ft)	HGL (ft)	Depth (ft)	Area (sqft)	Vel (ft/s)	Vel Head (ft)	SW (ft)	SP (ft)	Lat (ft)	Invert (ft)					HGL (ft)	Storm Sewer Time (min)	Depth (ft)	Area (sqft)	Vel (ft/s)	Vel Head (ft)	SW (ft)	SP (ft)
PT	0+00	MPC	18.00	819.80	821.80	2.00	2.59	3.79	0.32	822.32	0.846	47.8	820.30	822.07	824.50	1.54	2.29	7.63	0.77	822.83	0.739	0.883	N/A	1.53	0.30	N/A
PT	2+00	MPC	18.00	820.70	822.51	1.81	2.19	3.82	0.72	822.79	0.890	154.0	822.00	824.49	826.70	1.49	2.21	6.82	0.72	823.21	0.900	0.900	N/A	1.48	1.00	N/A
PT	1+15	MPC	12.45	813.70	826.48	0.74	0.79	16.44	1.42	826.11	0.990	21.3	826.00	827.22	830.00	1.22	1.23	10.21	1.32	828.84	0.900	0.900	N/A	10.58	1.49	2.41
PT	1+15	MPC	10.36	826.23	827.22	0.97	1.02	10.23	1.19	828.41	0.890	67.3	832.00	833.20	836.00	1.20	1.21	8.74	1.19	834.28	0.900	0.900	N/A	8.52	1.74	N/A
PT	1+15	MPC	8.02	834.00	834.85	0.89	0.82	8.75	0.75	835.55	0.900	61.3	835.70	836.87	839.70	1.12	1.16	6.84	0.75	837.61	0.900	0.900	N/A	2.83	1.00	0.75



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 Email: info@mog.com

QuikTrip No. 0188
 1205 N MAIN STREET
 LANSING, KANSAS 66043

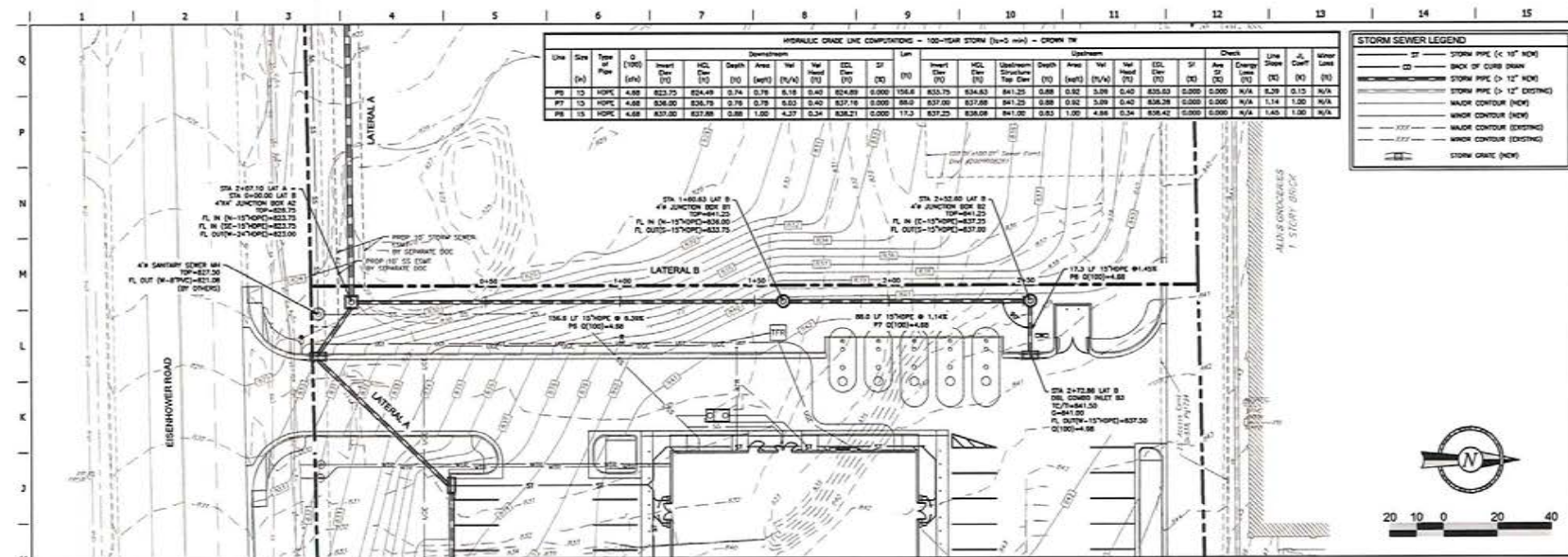


PROFESSOR: PAUL (REVIEW)
 DESIGNER: JG
 CHECKER: JG
 DESIGNED BY: TCK
 DRAWN BY: TCK
 REVIEWED BY: JG

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 04-11-2019
 SHEET TITLE:
 STORM SEWER
 LATERAL A
 PLAN & PROFILE
 SHEET NUMBER:
C121

FILE LOCATION: C:\Projects\0188\0188-0188-0188.dwg; USER: BARBARA; DATE: 04/11/2019 2:10 PM; PROJECT: 0188; SHEET: C121



HYDRAULIC GRADE LINE COMPUTATIONS - 100-YEAR STORM (3-in-5 min) - CROWN TW

Line	Size	Type	Pipe	Downstream										Upstream												
				Station	Depth	Vel	Flow	Head	Loss	Depth	Vel	Flow	Head	Loss	Depth	Vel	Flow	Head	Loss							
P6	15	HDPE	4.50	823.75	824.49	0.74	0.78	0.18	0.40	824.69	0.000	156.6	835.75	834.43	841.25	0.88	0.92	3.59	0.40	835.83	0.000	0.000	N/A	8.29	0.15	N/A
P7	15	HDPE	4.50	826.00	826.75	0.75	0.79	0.50	0.40	827.18	0.000	88.0	837.00	837.00	841.25	0.88	0.92	3.59	0.40	838.28	0.000	0.000	N/A	1.14	1.00	N/A
P8	15	HDPE	4.50	837.00	837.89	0.89	1.00	4.37	0.34	838.21	0.000	117.3	837.25	838.09	841.00	0.85	1.00	4.86	0.34	838.42	0.000	0.000	N/A	1.65	1.00	N/A

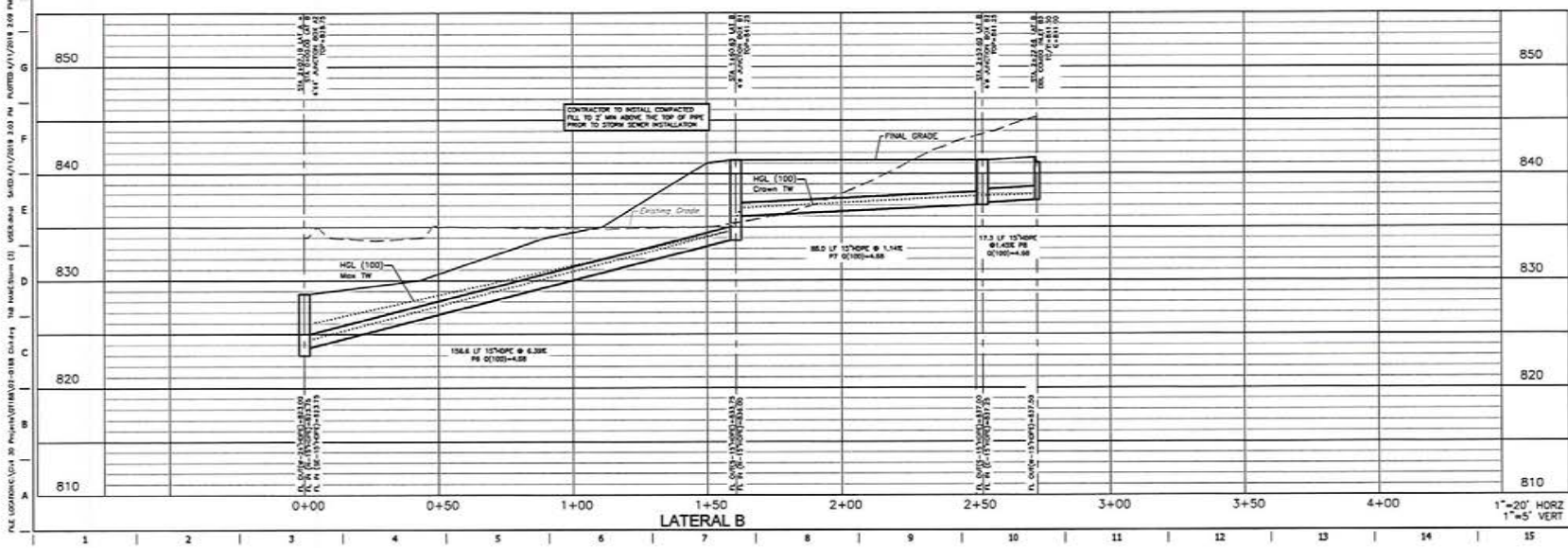
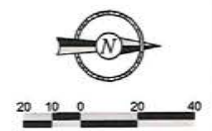
STORM SEWER LEGEND

- ST STORM PIPE (< 12" NOM)
- 12" STORM PIPE (> 12" NOM)
- STORM PIPE (> 12" EXISTING)
- MAJOR CONTOUR (MD)
- MINOR CONTOUR (MD)
- MAJOR CONTOUR (EXISTING)
- MINOR CONTOUR (EXISTING)
- STORM GRADE (MD)

PROJECT NO. 0188

MG
Maura K. Eberman, PE
Professional Engineer
No. 13852
State of Wisconsin

QuikTrip No. 0188
1205 N MAIN STREET
LAKEBISS, WISCONSIN 53043



PROFESSIONAL ENGINEER

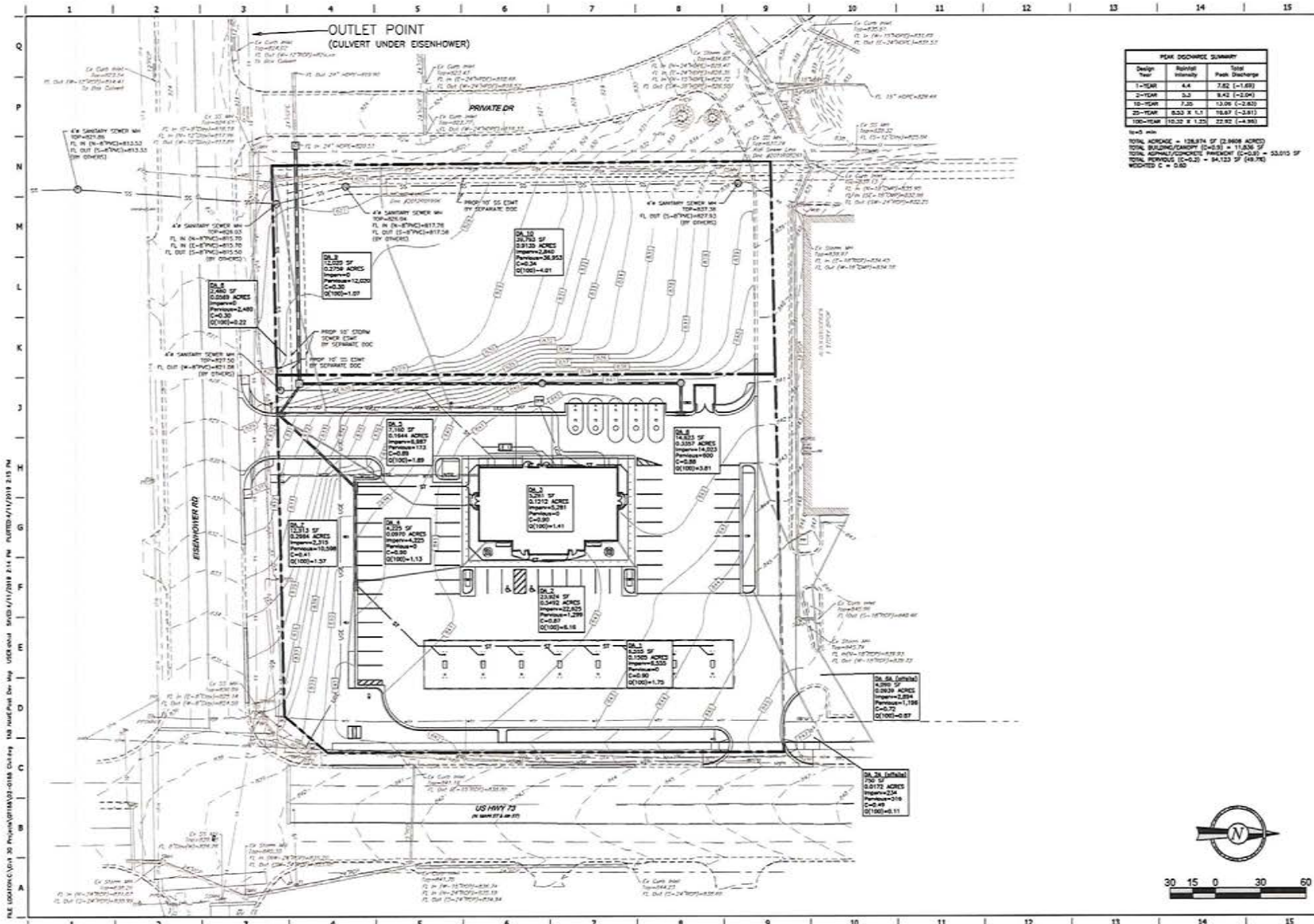
VERSION: 01
DESIGNED BY: DMH
CHECKED BY: DMH
REVIEWED BY: JMG

ORIGINAL ISSUE DATE: 04-11-2019

SHEET TITLE:
STORM SEWER
LATERAL B
PLAN & PROFILE

SHEET NUMBER:
C122

PLE: G:\WORKING\0188\0188\0188\0188.dwg 1:08:44 PM 04/11/2019 2:03 PM P:\0188\0188.dwg 04/11/2019 2:03 PM P:\0188\0188.dwg 04/11/2019 2:03 PM



PEAK DISCHARGE SUMMARY		
Design Year	Subst. Intensity	Total Peak Discharge
1-YEAR	4.4	7.62 (1-0.83)
2-YEAR	5.2	9.42 (1-0.91)
10-YEAR	7.25	13.06 (1-2.82)
100-YEAR	10.32	18.81 (3-2.81)
100-YEAR	10.32	22.92 (4-3.00)

TOTAL ACROAGE = 128.874 SF (2.868 ACRES)
 TOTAL BUILDING/COVERED (C=0.8) = 11,026 SF
 TOTAL ASPHALT/CONCRETE PAVEMENT (C=0.8) = 22,013 SF
 TOTAL PERVIOUS (C=0.2) = 84,133 SF (68.7%)
 WEIGHTED C = 0.50



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QuikTrip No. 0188
 1205 N MAIN STREET
 LANSHIRE, KANSAS 66043



PREPARED BY: JACOBSON
 CHECKED BY: JACOBSON
 DESIGNED BY: DSH
 DRAWN BY: DSH
 APPROVED BY: JACOBSON

REV	DATE	DESCRIPTION

SHEET TITLE:
 POST-DEVELOPED DRAINAGE MAP
 SHEET NUMBER:
C124



FILE LOCATION: C:\proj\0188\0188.dwg, C:\proj\0188\0188.dwg, USER: jacob, SHEET: 1/1, DATE: 04/11/2019 2:15 PM

6. SUMMARY

This report summarizes analysis conducted for a proposed QuikTrip store #0188 located in the northwest quadrant of the intersection of K-7 and Eisenhower Road in Lansing, Kansas.

6.1. Conclusions

The general findings to note for the traffic impact study include the following:

1. The study area includes a section that was reviewed in the *K-7 Corridor Management Plan* and recommends full access control according to the *KDOT Access Management Policy*, which typically restricts highway access via grade-separated interchanges. However, there are no proposed interchanges or right-of-way modifications at the study intersections according to the corridor plan.
2. Based on KDOT policy, the locations of Drive 1 and Drive 2 do not meet minimum access spacing guidelines. However, the proposed access modifications are a significant improvement from the existing condition by providing improved spacing from the intersection of K-7 and Eisenhower Road, aligning access across K-7, and eliminating or improving the spacing of offset drives.
3. The intersection of K-7 and Eisenhower Road was found to be above the statewide average rate for crashes at an urban non-interchange intersection. The most commonly observed crash patterns include the following behaviors:
 - a. Improper northbound left-turn failure to yield to southbound movement
 - b. Following too close/rear ends, which are not uncommon at signalized intersections
 - c. Driveway related crashes, particularly those associated with the COOP and Tractor Supply Company
 - d. Improper right-turn on red, particularly for the eastbound approach
4. Auxiliary right-turn lanes are warranted for both the northbound and southbound movements along K-7 in the PM peak hour, and taper lanes are warranted during the AM peak hour according to KDOT guidelines; these lanes/tapers are warranted under existing conditions and subsequent scenarios. A right-turn lane is not recommended at this time for either direction since it is only met for one peak hour period.
5. A southbound right-turn lane is warranted at K-7 and Drive 1 during the AM and PM peak hour periods after development according to KDOT guidelines. A right-turn lane at this location would be in conflict with existing infrastructure and/or commercial driveways and is not expected to provide a significant operational benefit at Drive 1. For these reasons, it is not recommended.
6. A previously completed RSA study along Eisenhower Road suggested that Eisenhower Road be widened to a 5-lane section with center left-turn lanes for a study area located

approximately ½ mile west of K-7. If this project were to occur, consideration should be given to extending the proposed widening to include the section extending to K-7.

7. A previously completed intersection study at K-7 and Eisenhower Road recommended restriping the westbound approach to a dedicated left-turn lane and shared through/right-turn lane. The study also suggested to monitor the intersection for the need for dual northbound left-turn lanes.

6.2. Recommendations

Based on review and analysis of the studied scenarios, the following improvements are recommended:

Existing Conditions

1. Restripe the westbound approach at K-7 and Eisenhower Road to provide a dedicated left-turn lane and a shared through/right lane.
 - o This lane configuration is consistent with a previous intersection study conducted at this location.
2. Provide dual northbound left-turn lanes with protected only phasing at K-7 and Eisenhower Road. This improvement is expected to provide some operational improvement but is also expected to provide a significant safety improvement since this was the most common contributing crash pattern at an intersection with a crash rate above the statewide average.
 - o This lane configuration is consistent with a previous intersection study conducted at this location.
3. Provide the eastbound right-turn movement with an additional protected phase (overlapped with the northbound left-turn movement).
4. Provide pedestrian accommodations crossing the west and north legs at K-7 and Eisenhower Road.

Existing Plus Development Conditions

5. Construct Drive 1 with the following characteristics:
 - o Two exiting lanes including a left-turn lane and shared through/right-turn lane.
 - o Provide a minimum curb return radius of 25 feet on both sides of the drive to meet KDOT guidelines.
6. Construct Drive 2 with a minimum curb return radius of 25 feet on both sides of the drive to meet KDOT guidelines.
7. Allocate right-of-way on the north side of Eisenhower Road in consideration of the possible widening to a 5-lane section.

AGENDA ITEM

TO: Tim Vandall, City Administrator
FROM: Sarah Bodensteiner, City Clerk *SB*
DATE: May 29, 2019
SUBJECT: Executive Session – Economic Development

Executive Session will be called for 15 minutes to provide an update on Economic Development activities in reference to confidential data relating to the financial affairs or trade secrets of corporations, partnerships, trusts, and individual proprietorship.

AGENDA ITEM #

6