

***CITY OF OSAGE CITY  
PLANNING AND ZONING***

**Regular Meeting**

**May 21, 2025**

**7:00 PM**

**City Council Room – 221 S. 5<sup>th</sup> – Osage City, Kansas**

***TEAMS Meeting Information:***

**Please join my meeting from your computer, tablet or smartphone.**

<https://tinyurl.com/55mtj3nf>

Meeting ID: 285 746 172 852

Passcode: wz2oL2kH

**You can also dial in using your phone.** (If using a landline there may be long distance charges)

United States: 1 872-215-6905

**Phone Conference ID:** 866 003 226#



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**I. Call To Order:**

**Casey Mussatto \_\_\_\_\_ Loren DeBaun \_\_\_\_\_ Teresa Nell \_\_\_\_\_**

**Gail Lohmeyer \_\_\_\_\_ Maurice Koch \_\_\_\_\_ Colton Jenkins \_\_\_\_\_**

**II. Consent Agenda**

1. Approval of March 19, 2025 Regular Meeting Minutes

**III. Regular Business**

1. Public Hearing for the Conditional Use Permit Application for 802 N. 12<sup>th</sup> Street (Legal Description: North ½ of the Southeast ¼ of the Northeast of the Southwest ¼ of Section 24, Township 16 South, Range 14 East of the 6<sup>th</sup> P.M., except the East 264 feet thereof, in Osage County, Kansas, and except coal and mineral reserves) to allow metal siding on a new home build-Scott Martin, Property Owner
2. Motion to approve or deny the Conditional Use Permit Application for 802 N. 12<sup>th</sup> Street

3. Review of the expression of interest form submitted by Colton Williams and consider a recommendation to the City Council for appointment to the Planning and Zoning Committee
4. Review of Article 15 Industrial Districts

#### **IV. Adjournment**

**PLANNING AND ZONING COMMISSION  
OSAGE CITY, KANSAS  
MINUTES  
April 16, 2025**

**ROLL CALL:** Now on this 16<sup>th</sup> day of April 2025 the Planning and Zoning Commission met at 7:00 p.m. at the City Council Chambers in said City, the following members being present and participating to wit, Commissioners: Casey Mussatto, Loren DeBaun, Teresa Nell, Gail Lohmeyer, Maurice Koch, and Colton Jenkins. Officials present: City Manager Katie Hodge, City Treasurer Sadie Boos, City Clerk Amy Woodward, and Planning and Zoning Clerk Lindsay Bandy. Excused: Utilities Director Dale Schwieger. Others present: Bruce Schoepflin and Scott Martin.

**APPROVAL OF THE CONSENT AGENDA:**

**1. Approval of March 19, 2025, Regular Meeting Minutes**

*Motion by DeBaun, second by Lohmeyer to approve the consent agenda. The motion was declared carried.*

**REGULAR BUSINESS:**

**1. Public Hearing for Conditional Use Permit Application for 1401 N. 15th Street (Legal Description: S24, T16, R14E, Acres 4.34, E ½, NE ¼ NW) - Bruce & Dawn Schoepflin, Property Owners**

Chairman Mussatto called the public hearing to order at 7:01pm. Committee member Colton Jenkins stepped down due to possible conflict of interest. Letters were sent to 6 property owners, and no replies were received. Mussatto asked for additional comments from the city staff and the audience; no additional replies or comments received. Mussatto asked for comments from the committee members; committee member Koch asked property owner Bruce Schoepflin what type of flooring he would have and Schoepflin responded with regular concrete flooring. Mussatto closed the public hearing at 7:04pm. Colton Jenkins returned to the stand.

**2. Motion to approve or deny the Conditional Use Permit Application for 1401 N. 15<sup>th</sup> Street**

Following a 14-Day protest period required by State Law, the recommendation will be presented to the City Council in the month of May, for the decision on the Planning and Zoning Committee recommendation.

*Motion by Nell, second by DeBaun to recommend to the City Council to approve the conditional use permit application for property owners Bruce & Dawn Schoepflin at 1401 N 15<sup>th</sup> Street. The motion was declared carried.*

- 3. Review of the Conditional Use Permit Application set a public hearing for 802 N. 12<sup>th</sup> Street (Legal Description: S24, T16, R14E, Acres 2.82, TR BEG 300' N & 264' W NW COR Brant St. & 13<sup>th</sup>) to allow metal siding on the home he plans to build-Scott Martin, Property Owner**

The Planning and Zoning Committee reviewed the conditional use permit for 802 N 12<sup>th</sup> Street. Property owner Scott Martin was present to provide a brief overview of the specifications of the request and to answer any questions.

*Motion by Koch, second by Jenkins to set a public hearing on May 21, 2025, at 7:00pm for the consideration of issuing a conditional use permit to Scott & Kara Martin. The motion was declared carried.*

**ADJOURN:** *Motion made by Nell, second by Lohmeyer to adjourn. The motion was declared carried.*

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Casey Mussatto, Chairman Amy Woodward, City Clerk

**This 21<sup>st</sup> day of May 2025**

(SEAL)

# CITY OF OSAGE CITY

## REQUEST FOR CITY PLANNING & ZONING ACTION

DATE  
5/21/2025

TIME  
7:00 P.M.

AGENDA SECTION NO: III	ORIGINATING DEPARTMENT:  Administration	APPROVED FOR AGENDA:
ITEM NO. 1	BY: Katie Hodge, City Manager	BY: KH

**ITEM:**

802 N.12th Street

**BACKGROUND:**

Scott Martin is building a new home off of 12<sup>th</sup> & Brant with a plan for the exterior to be metal siding. In the Martin application, it is noted that several buildings and homes are of the same character near the proposed home. A close neighbor to the southwest, adjacent to his proposed home location received a conditional use permit to use metal siding for their home.

**FISCAL NOTE:**

\$0

**PLANNING & ZONING ACTION:**

- 1) To recommend approval of the conditional use permit to the City Council
- 2) To reject the conditional use permit
- 3) Table the discussion until a later Planning and Zoning meeting

Date Received: 5/7/2025

Property Address: 802 N 12<sup>th</sup> Street

Members of the public are always encouraged to attend Public Hearings and make their opinions known. The basic purpose of this form is to make it easy for people who will not be able to attend the Public Hearing to express their opinions.

Please follow these instructions:

1. Mark the box which best expresses your opinion about this request.
2. Add comments that will explain your position. Attach additional pages or a letter if necessary.
3. Sign and date the form at the bottom.
4. Return by the date listed below. Mail back to: PO Box 250, Osage City, KS 66523, or Email to lbandy@osagecity.com.

IN FAVOR     OPPOSED     UNSURE

Reasons and/or Comments:

I believe this will cause more harm than good if not anonymous. I also am of the opinion there are already so many of these types of structures in the city, this form is redundant. That being said, I would hope the structure under consideration will be finished in a way to more resemble a residence than a shop & storage building.

\_\_\_\_\_  
 Signature of Owner or Authorized Representative      anonymous      May 4, 2025  
Date

In order to have your comments included in the meeting, please return this form to City Hall by:

**4:00 PM on May 14, 2025**

*If you have any questions, please contact the Osage City Planning & Zoning Clerk, Lindsay Bandy at 785-528-3714.*

Date Received: 4/21/25

Property Address: 802 N 12<sup>th</sup> Street

Members of the public are always encouraged to attend Public Hearings and make their opinions known. The basic purpose of this form is to make it easy for people who will not be able to attend the Public Hearing to express their opinions.

Please follow these instructions:

1. Mark the box which best expresses your opinion about this request.
2. Add comments that will explain your position. Attach additional pages or a letter if necessary.
3. Sign and date the form at the bottom.
4. Return by the date listed below. Mail back to: PO Box 250, Osage City, KS 66523, or Email to [lbandy@osagecity.com](mailto:lbandy@osagecity.com).

<input checked="" type="checkbox"/> IN FAVOR <input type="checkbox"/> OPPOSED <input type="checkbox"/> UNSURE
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Reasons and/or Comments:

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Lindsay Bandy  
 Signature of Owner or Authorized Representative

4/21/2025  
 Date

In order to have your comments included in the meeting, please return this form to City Hall by:

**4:00 PM on May 14, 2025**

*If you have any questions, please contact the Osage City Planning & Zoning Clerk, Lindsay Bandy at 785-528-3714.*

Date Received \_\_\_\_\_

Fee Received \_\_\_\_\_

Mailing Cost \_\_\_\_\_

Publication Cost \_\_\_\_\_

**CITY OF OSAGE CITY  
APPLICATION FOR CONDITIONAL USE PERMIT**

**PART I: BACKGROUND INFORMATION**

The property to which this application applies is located at:

Address \_\_\_\_\_

Legal Description S24, T16, R14E, Acres 2.82, TR BEG 300' N & 264' W  
NW COR Brandt St & 13<sup>th</sup> St, TH

**Property Owner Information**

Name Scott Martin

Address 1005 N 13<sup>th</sup> St Osage City KS 66523

Phone 801-675-2748

E-Mail sigmarc@sigmarc.com

**Applicant Information (If different from property owner)**

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

E-Mail \_\_\_\_\_

The property is currently being used for the following purposes:

None

If the conditional use permit is approved, the property will be used for the following purposes:

Residential (primary) residence

List all existing and proposed structures and their heights:

None

I do hereby certify that I am the legal owner of record of the land specified in this application or am authorized and empowered to act as an agent on behalf of the owner of record on all matters relating to this application. I hereby authorize the submission of this application and associated documents and declare that all the information contained therein is true and correct.

S. Martin  
Signatures of Property Owners

Kara L. Martin

**PART II: CONDITIONAL USE PERMIT STATEMENT**

Applicants for conditional use permits are encouraged to submit a statement. This statement will become part of the application. This is an opportunity to justify approval of a conditional use permit. The information requested pertains to factors the Planning Commission and City Council consider in reaching a decision on applications.

If the space provided on this form is not adequate, the applicant may attach additional pages. The applicant is also encouraged to submit any other pertinent information, such as photographs, drawings, maps, statistics, legal documents, and letters of support.

A. The proposed development will be in keeping with the character of the neighborhood because:

Several homes/buildings in the immediate area have the same material.

B. The proposed use will be consistent with the zoning and uses on nearby parcels because:

At least three parcels that border our property have homes/buildings that are using the same material, and will be consistent within the neighborhood.

C. The parcel is suitable for the proposed use because:

The area of use is very large compared to the proposed structure

D. The proposed use will have the following detrimental effects on nearby parcels:

The owner of the parcel to the southwest (David Fobb) will see an increase in construction vehicles due to the 12<sup>th</sup> street expansion and driveway construction, and may be a temporary inconvenience.

E. Prior to submitting this application, the property has been vacant for:

There has never been a live-in structure on this property that we are aware of.

F. If the application is denied, the property owner(s) will face the following hardships:

*We would change the roof & siding material.*

G. The proposed development implements the Comprehensive Plan in the following ways:

*The lot will take direct access from a city street, the land is not subject to excessive soil movement/erosion, the proposed structure will conform to all approved city-adopted building and housing codes, city-adopted fire and life safety codes, and any other applicable state or local regulations.*

H. Public facilities and utilities are adequate to serve the proposed use as follows:

*There are no utilities currently on the property. We would like to bury all utilities, with no overhead power or communication lines.*

I. Specific aspects of the proposed use which will help minimize the impact on the neighborhood; nearby properties; public health, safety and welfare; and public facilities and utilities (Examples may include landscaping, exterior building materials, sidewalks, hours of operation, buffering, and screening).

*The proposed structure and future structures will be close to centered on the property with minimal visibility from the surrounding parcels. The pecan orchard will be left overwhelmingly intact with removal of vegetation only absolutely necessary for construction.*

### PART III: ASSOCIATED DOCUMENT CHECKLIST

This application cannot be processed until each of the following items has been submitted.

- Written and signed certifications from the Osage County Treasurer's office that all property taxes for the parcel have been paid.
- Copy of deed (available from the Osage County Register of Deeds).
- Names and mailing addresses of the owners of record of real property within 200 feet of the boundaries of the parcel and the legal descriptions of each property within 200 feet of the boundaries of the parcel. (If the parcel is adjacent to the city limits, the above lists must also include all the properties outside the city but within 1,000 feet of the city limits.) Please present this information in print-out form from the Osage County Appraiser.
- A site plan drawn to scale showing the location and exterior dimensions of all existing and proposed structures, landscaping, driveways, off-street parking areas, signs, sidewalks, drainage facilities, and lighting fixtures in relation to parcel boundaries and adjacent rights-of-way.

Entered in Transfer Record in my  
Office this 14 day of Aug  
A.D. 2024  
Michelle Morris  
County Clerk  
Jim DeHart  
By Deputy County Clerk



STATE OF KANSAS, OSAGE COUNTY, SS  
LINDA L MASSEY, REGISTER OF DEEDS

Book: N66 Page: 29

Receipt #: 82817  
Pages Recorded: 2

Recording Fee: \$30.00  
Heritage Trust Fund: \$2.00  
Clerk Tech Fund: \$1.00  
Technology Fund2: \$4.00  
Treasurer Tech Fund: \$1.00

Date Recorded: 8/1/2024 2:05:00 PM  
*Linda L Massey*

C. ORIGINAL COMPARED WITH RECORD

ATL

## GENERAL WARRANTY DEED

AdVanced Title, LLC - File No. 202407046  
621 Topeka Ave  
Lyndon, KS 66451

THIS INDENTURE, made this 29th day of July, 2024, by and between **Beverly Covey, a single person**, as **GRANTOR**, and **Scott Anthony Martin and Kara Lynn Martin**, as Joint Tenants with the right of survivorship, as **GRANTEE**.

WITNESSETH: THAT SAID GRANTOR, in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency which is hereby acknowledged by GRANTOR, does hereby **grant, bargain and sell, convey and confirm**, unto the said GRANTEE, and unto Grantee's heirs and assigns forever, the following described real property situated in the County of Osage, State of Kansas to-wit:

The North ½ of the Southeast ¼ of the Northeast ¼ of the Southwest ¼ of Section 24, Township 16 South, Range 14 East of the 6<sup>th</sup> P.M., except the East 264 feet thereof, in Osage County, Kansas, and except coal and mineral reserves.

Subject to all easements, restrictions and reservations, if any, now of record, and all the taxes and assessments that may be levied, imposed or become payable hereafter.

TO HAVE AND TO HOLD, the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining, unto the said GRANTEE and unto Grantee's heirs and assigns forever, the said GRANTOR hereby covenanting that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by it or those under whom it claims; except as stated above and except for all taxes and assessments, general and special, not now due and payable; and that it will warrant and defend the title of the said premises unto the said GRANTEE, and unto Grantee's heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.

If two or more persons constitute either GRANTOR or GRANTEE, the words GRANTOR and GRANTEE shall be construed to read GRANTORS or GRANTEES, whenever the sense of this Deed requires.

IN WITNESS WHEREOF, The said GRANTOR has executed this instrument the day and year first above written.

Beverly Covey  
Beverly Covey

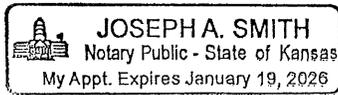
State of Kansas

County of Franklin

Signed and sworn to before me the 29 day of July, 2024, by Beverly Covey, a single person.

Joseph A. Smith  
Notary Public

Affix stamp/seal:



1234507

TOTAL TAXES ON PARCEL

TAXLT031

Date - Time:

3/14/2025 - 2:58:16PM

Parcel Description

Tax Unit: 6 Parcel #: 01254.1 CAMA #: 146.24.0.30.01.011.01.0.01 Tax Year From: 1997 Tax Year To: 2024  
 Address: 0 N 13TH ST - Osage City, KS 66523 Summary of Taxes Due as of 3/14/2025  
 Statement #: 4078

NameID	Name 1	Name 2	Name Type
MART00232	MARTIN, SCOTT ANTHONY & KARA LYN		Owner

Summary of Taxes Due									
	1st Half Taxes	2nd Half Taxes	Total Taxes Due	Penalty 1st Half	Penalty 2nd Half	Fees	Total Specials Due	Total Amount Due	
Tax Amount:	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Tax Year	Statement #	1st Half Taxes	2nd Half Taxes	Total Taxes Due	Penalty 1st Half	Penalty 2nd Half	Fees	Total Amount Due	
 <p><i>Notes for parcel #01254.1 are paid up to date.                  Joanna A. Hankins                  3/14/25</i></p>									



**TAXPAYER TAXES PAYOFF**

TAXLT036

**Date-Time**

3/14/2025- 2:55:48PM

Name ID: MART00232

Name: MARTIN, SCOTT ANTHONY & KARA LYNN

Override Bankruptcy: No

Penalty Calc. Date: 3/14/2025

Tax Year	Statement #	Line #	1st Half	2nd Half	Total Taxes	Penalty 1st Half	Penalty 2nd Half	Fees	Total Amount Due
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**Summary of Taxes Due**

1st Half Taxes:

Penalty 1st Half:

Total Taxes Due:

2nd Half Taxes:

Penalty 2nd Half:

Penalties:

Ad Valorem Due:

Fees:

Total Specials Due:

Grand Total Amount Due:

# Property Details for PID: 0701462403001013000

QuickRef ID : R8192  
Owner Name : ORENDER, ERIC & KELLI  
Location: 821 N 13TH ST, Osage City, KS 66523  
Abbreviated Boundary Description: S24, T16, R14E, ACRES 3.93, S1/2 NE1/4 NE1/4 SW1/4 EX E210 OF N155; LESS ROW

## Owner Information:

Owner ORENDER, ERIC & KELLI  
Mailing Address 821 N 13TH ST OSAGE CITY, KS 66523

## Property Information:

Type Residential  
Status Active  
Taxing Unit 006  
Neighborhood Code 200.3

**No Secondary Address Details found**

## Market Land Details:

Actual Width:	0
Eff. Width	0
Eff. Depth	0
Acres	4

# Property Details for PID: 0701462403001012000

QuickRef ID : R8191  
Owner Name : ADKINS, CLARENCE & JOLENE  
Location: 811 N 13TH ST, Osage City, KS 66523  
Abbreviated Boundary Description: S24 , T16 , R14E , PT SW1/4 BEG 465'N OF NW COR BRANDT ST & 13TH ST; TH W234' (S); N165'; E234'(S); S165' TO POB

### Owner Information:

Owner ADKINS, CLARENCE & JOLENE  
ADKINS, CLARENCE & JOLENE  
Mailing Address 811 N 13TH ST OSAGE CITY, KS 66523

### Property Information:

Type Residential  
Status Active  
Taxing Unit 006  
Neighborhood Code 200.3

**No Secondary Address Details found**

### Market Land Details:

Actual Width: 0  
Eff. Width 0  
Eff. Depth 0

# Property Details for PID: 0701462403001011000

QuickRef ID : R8189

Owner Name : BEAUCLAIR, CODY & NATASHA

Location: 805 N 13TH ST, Osage City, KS 66523

Abbreviated Boundary Description: S24 , T16 , R14E , PT SW1/4 BEG 300'N NW COR BRANDT ST & 13TH ST; TH W234' (S); N165'(S); E234'(S);S165'; TO POB

## Owner Information:

Owner BEAUCLAIR, CODY & NATASHA

Mailing Address 803 ELLINWOOD ST OSAGE CITY, KS 66523

## Property Information:

Type Residential

Status Active

Taxing Unit 006

Neighborhood Code 200.3

**No Secondary Address Details found**

## Market Land Details:

Actual Width: 0

Eff. Width 0

Eff. Depth 0

# Property Details for PID: 0701462403001010000

QuickRef ID : R8188  
Owner Name : CARR, THEODORE  
Location: 721 N 13TH ST, Osage City, KS 66523  
Abbreviated Boundary Description: OSAGE/CARB CO 2ND ADDN , N75' LT 1 & N75' OF E1/2 LT 2 BLK 36

## Owner Information:

Owner CARR, THEODORE  
Mailing Address 1051 ROAD 280 EMPORIA, KS 66801

## Property Information:

Type Residential  
Status Active  
Taxing Unit 006  
Neighborhood Code 200.3

**No Secondary Address Details found**

## Market Land Details:

Actual Width:	0
Eff. Width	0
Eff. Depth	0
Acres	0

# Property Details for PID: 0701462403001009000

QuickRef ID : R8187  
Owner Name : DAVIDSON, KENNETH  
Location: 1248 BRANT ST, Osage City, KS 66523  
Abbreviated Boundary Description: OSAGE/CARB CO 2ND ADDN , S225' LT 1 & S225' OF E1/2 LT 2 BLK 36

## Owner Information:

Owner DAVIDSON, KENNETH  
CROCKER, JEFFREY W. & BELINDA A.  
Mailing Address 1013 BRANT OSAGE CITY, KS 66523

## Property Information:

Type Commercial & Industrial  
Status Active  
Taxing Unit 006  
Neighborhood Code 200.0

**No Secondary Address Details found**

## Market Land Details:

Actual Width: 0  
Eff. Width 0  
Eff. Depth 0

# Property Details for PID: 0701462403001008000

QuickRef ID : R8186  
Owner Name : MERRIFIELD, VICTOR & COURTNEY  
Location: 1228 BRANT ST, Osage City, KS 66523  
Abbreviated Boundary Description: OSAGE/CARB CO 2ND ADDN, BLOCK 36, Lot 3, W1/2 2, ACRES 1.27

## Owner Information:

Owner MERRIFIELD, VICTOR & COURTNEY  
Mailing Address %MERRIFIELD, RUTH 1228 BRANT ST OSAGE CITY, KS 66523

## Property Information:

Type Residential  
Status Active  
Taxing Unit 006  
Neighborhood Code 200.3

**No Secondary Address Details found**

## Market Land Details:

Actual Width: 0  
Eff. Width 0  
Eff. Depth 0

# Property Details for PID: 0701462403001007000

QuickRef ID : R8185  
Owner Name : BANDY, LINDSAY  
Location: 1216 BRANT ST, Osage City, KS 66523  
Abbreviated Boundary Description: OSAGE/CARB CO 2ND ADDN , BLOCK 36 , Lot Block Info 4 & E 6.8 LT5

## Owner Information:

Owner BANDY, LINDSAY  
Mailing Address 1216 BRANT ST OSAGE CITY, KS 66523

## Property Information:

Type Residential  
Status Active  
Taxing Unit 006  
Neighborhood Code 200.3

**No Secondary Address Details found**

## Market Land Details:

Actual Width:	0
Eff. Width	0
Eff. Depth	0
Acres	1

# Property Details for PID: 0701462403001005000

QuickRef ID : R8183  
Owner Name : ~~TINCHER, ERIC J~~ *David Robb*  
Location: 1148 BRANT ST, Osage City, KS 66523  
Abbreviated Boundary Description: S24 , T16 , R14E , E100' S/2 SW1/4 NE1/4 SW1/4; LESS ROW

### Owner Information:

Owner TINCHER, ERIC J  
Mailing Address 1148 BRANT ST OSAGE CITY, KS 66523

### Property Information:

Type Residential  
Status Active  
Taxing Unit 006  
Neighborhood Code 200.3

**No Secondary Address Details found**

### Market Land Details:

Actual Width: 0  
Eff. Width 0  
Eff. Depth 0  
Acres 0

# Property Details for PID: 0701462403001004000

QuickRef ID : R8182  
Owner Name : COWAN, WALTER D  
Location: 722 N 11TH ST, Osage City, KS 66523  
Abbreviated Boundary Description: S24 , T16 , R14E , S1/2 SW1/4 NE1/4 SW1/4 LESS E100'(S) & LESS ROW

## Owner Information:

Owner COWAN, WALTER D  
Mailing Address 722 N 11TH ST OSAGE CITY, KS 66523

## Property Information:

Type Residential  
Status Active  
Taxing Unit 006  
Neighborhood Code 200.3

**No Secondary Address Details found**

## Market Land Details:

Actual Width:	0
Eff. Width	0
Eff. Depth	0
Acres	4

## Property Details for PID: 0701462403001002000

QuickRef ID : R8180  
Owner Name : BRITSCHGE, GERALD & JOAN  
Location: 00000 E 11TH ST, Osage City, KS 66523  
Abbreviated Boundary Description: OSAGE/CARB CO 2ND ADDN, ACRES 2.68, VAC F ST & E 300 OF BLKS 34&35

### Owner Information:

Owner BRITSCHGE, GERALD & JOAN  
Mailing Address 3821 W 189TH ST BURLINGAME, KS 66413

### Property Information:

Type Agricultural Use  
Status Active  
Taxing Unit 006  
Neighborhood Code 200.3

**No Secondary Address Details found**

### Market Land Details:

Actual Width: 0  
Eff. Width 0  
Eff. Depth 0  
Acres 0

# Property Details for PID: 0701462403001001010

QuickRef ID : R8178

Owner Name : ROBINETT, ROBBY L & JANICE

Location: 1100 N 11TH ST, Osage City, KS 66523

Abbreviated Boundary Description: OSAGE/CARB CO 2ND ADDN, ACRES 4.76, S1/2 NW1/4 NE1/4 SW1/4 EXC S30' & S42.34' OF BLK 33 OS CARB CO 2ND ADD; LESS ROW SECTION 24 TOWNSHIP 16 RANGE 14E

## Owner Information:

Owner ROBINETT, ROBBY L & JANICE

Mailing Address 1100 N 11TH ST OSAGE CITY, KS 66523

## Property Information:

Type Residential

Status Active

Taxing Unit 006

Neighborhood Code 200.3

**No Secondary Address Details found**

## Market Land Details:

Actual Width: 0

Eff. Width 0



Number \_\_\_\_\_

OFFICIAL USE ONLY

Received \_\_\_\_\_

### CITIZEN BOARD AND COMMISSION EXPRESSION OF INTEREST FORM

Please Indicate with an (X) as many as meet your interests:

- |  |  |
|--|--|
| <input type="checkbox"/> CITY COUNCIL TERM VACANCY                   | <input type="checkbox"/> LIBRARY BOARD                       |
| <input checked="" type="checkbox"/> PLANNING AND ZONING COMMITTEE    | <input type="checkbox"/> OSAGE CITY TREE BOARD               |
| <input checked="" type="checkbox"/> INDUSTRIAL DEVELOPMENT COMMITTEE | <input type="checkbox"/> PARKS AND RECREATION ADVISORY BOARD |
| <input type="checkbox"/> COMMUNITY IMPROVEMENT COMMITTEE             | <input type="checkbox"/> PUBLIC BUILDING COMMISSION          |
| <input type="checkbox"/> OTHER                                       |  |

Specific Project: \_\_\_\_\_

Special Instructions:

- 1) Please print in black ink or type, if possible. Please do not write on the back of this form; use another sheet of paper if necessary.
- 2) Please return to: City of Osage City, City Clerk's Office, 201 S. 5<sup>th</sup> Street, P.O. Box 250, Osage City, Kansas 66523.

Please Note: All information provided by you on this form is subject to Kansas Open Public Record Statutes. As public information, it may be requested by news media representatives or discussed in public meetings.

Title  Mr.  Mrs.  Miss  Ms.  Dr.

Name: Colton Williams

Home Address: 114 Lord St, Osage City, KS 66523

Number of Years Lived in Osage City: 19 yrs

Telephone (Cell) 785-219-1678 (Business) 785-528-8177 (Email) colton.williams@edwardjones.com

Occupation Financial Advisor Employer Edward Jones

Business Address 622 Market St, Osage City, KS 66523

Education (Highest School Year, degrees, etc.) BA, Professional Strategic Selling, Kansas State University

Prior Appointed or Elected Offices Held (if any) N/A

Present and Past Community Volunteer

Activities: Osage City Chamber of Commerce,  
Osage City Lions Club, KSU NSBI Advisory Board

Why would you like to serve? (Please discuss specific interest, experience and qualification which would make you an effective board member.)

As a young local business owner returning to my hometown, my focus and goal for new and into the future years to come is to be of service in the best ways I can to the Osage City community.

Date: 4/21/25 Signature: [Signature]

**ARTICLE 15**  
**INDUSTRIAL DISTRICTS (I-1 and I-2)**

**Sections:**

- 15-1 Intent**
- 15-2 Permitted and Conditional Uses**
- 15-3 Development Standards**
- 15-4 Height and Yard Regulations**
- 15-5 Sign Regulations**
- 15-6 Parking Regulations**
- 15-7 Loading and Unloading Regulations**
- 15-8 Screening Requirements**

**SECTION 15-1 INTENT**

**15-101.** It is the intent of the industrial districts to provide for areas of light and heavy industrial uses and for other compatible uses. Light Industrial (I-1) uses generate few effects felt off-site, such as smoke, noise or odor. Heavy Industrial (I-2) uses tend to be basic or primary industries which do often produce vibration, smoke, noise, odor, glare, dust and other effects that travel off-site.

**SECTION 15-2 PERMITTED AND CONDITIONAL USES**

**15-201.** In the industrial zoning districts the uses listed in Table 15-1 within the designated zoning districts are permitted uses or conditional uses as designated. Conditional uses require the issuance of a Conditional Use Permit in accordance with the provisions of Article 26. No building, land or premises shall be used and no building or structure shall be hereafter erected or altered unless otherwise provided for in these regulations, except as listed in Table 15-1.

**TABLE 15-1**  
**Industrial Zoned Districts**  
**Permitted and Conditional Uses**

**P = Indicates Permitted Uses**

**C = Indicates Conditional Uses**

	<b>USE</b>	<b>I-1</b>	<b>I-2</b>
1.	Agricultural.	<b>P</b>	<b>P</b>
2.	Airplane hangars.	<b>P</b>	<b>C</b>
3.	Animal hospitals, veterinarian clinics, and kennels.	<b>P</b>	<b>P</b>
4.	Automobile and truck wrecking or salvage yards, junk yards and scrap processing yards.		<b>C</b>
5.	Bottling works.	<b>P</b>	<b>P</b>
6.	Building material sales including lumber yards (except for ready-mix concrete and similar uses which emit dust, odor and smoke.)	<b>P</b>	
7.	Car and truck wash establishments	<b>P</b>	
8.	Carpenter, cabinet, plumbing or sheet metal shops.	<b>P</b>	<b>P</b>
9.	Contractor's office and equipment storage yard.	<b>P</b>	<b>P</b>
10.	Dry cleaning and/or laundry plants.	<b>P</b>	<b>P</b>
11.	Farm implement sales and services.	<b>P</b>	
12.	Feed and seed stores, grain elevators.	<b>C</b>	<b>P</b>
13.	Frozen food lockers.	<b>P</b>	<b>P</b>
14.	Greenhouses and nurseries, retail and wholesale.	<b>P</b>	<b>P</b>
15.	Light manufacturing, processing or fabrication operations, providing that such use is not noxious or offensive by reason of vibration or noise beyond the confines of the building or emission of dust, fumes, gas, odor, smoke or other particulate matter.	<b>P</b>	
16.	Machine shops, tool and die shops, and similar establishments	<b>P</b>	<b>P</b>
17.	Machinery sales and storage lots, including motor vehicles.	<b>P</b>	<b>C</b>
18.	Manufacturing, processing or fabrication establishments which are not noxious or offensive by reason of vibration, noise, dust fumes, gas, odor.		<b>P</b>
19.	Manufactured home production, storage and sales of units produced on-site.		<b>P</b>
20.	Motor vehicle repair or body shop.	<b>P</b>	<b>P</b>
21.	Offices and service yards for the Kansas Department of Transportation.	<b>P</b>	<b>P</b>
22.	Other uses which may be noxious or offensive by reason of the emission of odor, dust, smoke, gas, noise or vibration.		<b>C</b>

	<b>USE</b>	<b>I-1</b>	<b>I-2</b>
23.	Public utility and public service uses including: municipal power plants; substations; lift stations; railroads; telephone exchanges, microwave towers, radio towers, television towers, telephone transmission buildings; electric power plants; and public utility storage yards.	<b>P</b>	<b>P</b>
24.	Self-storage (mini-storage).	<b>P</b>	
25.	Service stations.	<b>P</b>	<b>P</b>
26.	Stockyards and slaughterhouses.		<b>C</b>
27.	Storage of bulk oil, gas, explosives and similar materials.		<b>C</b>
28.	Storage yards providing the storage yard is completely enclosed with a six foot fence or wall.		<b>P</b>
29.	Telecommunication towers.	<b>C</b>	<b>C</b>
30.	Truck and rail terminals.	<b>P</b>	<b>P</b>
31.	Warehouses or storage houses.	<b>P</b>	<b>P</b>
32.	Welding shops.	<b>C</b>	<b>P</b>

## **SECTION 15-3 DEVELOPMENT STANDARDS**

### **15-301.**

- a. Except as otherwise provided in section 15-4, a building, structure or use, allowed in either or both the I-1 and I-2 Districts, may occupy all that portion of a lot except for the area required for off-street parking, off-street loading and unloading and their access roads and/or arterial or collector streets as otherwise required in this Article or Article 22.
- b. Except as otherwise provided in section 15-4, when the required off-street parking and/or required loading and unloading will be provided within the building or structure, the building or structure may cover the entire lot except as otherwise required for arterial and/or collector streets in Article 20.
- c. No retail sales or service shall be permitted except when incidental or accessory to a permitted use or except when specifically permitted pursuant to this Article. Further, the portion of the building or structure used for such retail sales or service shall not exceed 35% of the total square footage of the building or structure.
- d. No building shall be used for residential purposes, except a watchman may reside on the premises.
- e. Except where otherwise expressly prohibited by these regulations, outside storage may be maintained provided the view of non-retail storage areas is screened from

streets and residential areas by a solid or semi-solid fence, wall or vegetation at least six (6) feet in height and having a visual density of at least ninety percent (90%).

## **SECTION 15-4 HEIGHT AND YARD REGULATIONS**

### **15-401.**

#### **a. Height.**

1. When a building or structure is within one hundred fifty feet (150) of property within any zoning district which allows residential uses, said building or structure shall not exceed forty-five (45) feet in height.
2. When a building or structure is more than one hundred fifty (150) feet from a property within any zoning district which allows residential uses, said building or structure shall not exceed one hundred fifty (150) feet or the maximum height for any applicable airport approach zone, whichever is the lesser.

#### **b. Yard.**

1. *Front Yards.* There shall be a front yard having a depth of not less than twenty (20) feet. Lots fronting on arterial or collector streets shall comply with the front yard requirements provided in Article 20.
2. *Side Yards.* No side yard shall be required except where a use adjoins a residential district, in which case there shall be a required fifteen (15) feet of side yard on the side of the lot abutting the residential district.
3. *Rear Yards.* When the rear lot line adjoins an area which is not zoned for commercial or industrial use, there shall be a rear yard for buildings as follows:
  - (a) One and two-story buildings shall have a rear yard of twenty-five (25) feet or twenty (20) percent of the depth of the lot, whichever is the smaller.
  - (b) Three story or more buildings shall have a rear yard of not less than thirty (30) feet.

## **SECTION 15-5 SIGN REGULATIONS**

**15-501.** Sign regulations for the I-1 and I-2 Districts are set out in Article 27.

## **SECTION 15-6 PARKING REGULATIONS**

**15-601.** Parking regulations for the I-1 and I-2 Districts are set out in Article 22.

## **SECTION 15-7 LOADING AND UNLOADING REGULATIONS**

**15-701.** Loading and unloading regulations for the I-1 and I-2 Districts are set out in Article 22.

## **SECTION 15-8 SCREENING REQUIREMENTS**

**15-801.** Regulations for the screening of industrial uses from adjacent residential land are set out in section 20-5.