

REGULAR MEETING NOTICE ROSE HILL CITY PLANNING COMMISSION AGENDA

Eric Bollig—Chairperson, Presiding
Matt Gouldsmith – Vice Chairperson
Mike Sullivan — Member
James Keller — Member
Marion Futhey -- Member

TIME: 6:00 P.M.

DATE: TUESDAY, June 10, 2025

PLACE: CITY HALL COUNCIL CHAMBERS
125 W. Rosewood

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes — March 11, 2025 Minutes
4. Committee and Staff Reports – none
5. Communications — none
6. Other Business.

CLOSE REGULAR MEETING AND OPEN BOARD OF ZONING APPEALS

7. Public Hearing – Conduct a Public Hearing on Case No. Z-202502, Proposed variance to allow up to 10' front yard setback on the north side of the property from the generally required 30' setback and a variance with an agreement for parking use from an adjoining property in a R-1 zoning district.
8. Consider Case No. Z-2025-02, Proposed variance to allow up to 10' front yard setback on the north side of the property from the generally required 30' setback and a variance with an agreement for parking use from an adjoining property in a R-1 zoning district.

CLOSE BZA MEETING

9. Adjournment.

**MINUTES OF
THE REGULAR MEETING OF THE ROSE HILL PLANNING
COMMISSION
TUESDAY, MARCH 11, 2025**

Call To Order

The Regular Meeting of the Rose Hill Planning Commission was called to order at 6:00 p.m. by Chair Eric Bollig and held in City Hall Council Chambers. Members present Mike Sullivan and Matt Gouldsmith. Absent were Marion Futhey and James Keller with notice. Staff present: Warren Porter-City Administrator/Planning Commission Secretary.

Approval of Agenda

With copies of the March 11, 2025, agenda previously distributed and before each member.

Motion by Commission Member Gouldsmith to approve the agenda. Second by Commission Member Sullivan with motion passing 3-0.

Approval of Minutes

With copies of the February 11, 2025, Regular Planning Commission meeting minutes previously distributed and before each member.

Motion by Commission Member Sullivan to approve copies of the February 11, 2025, Regular Planning Commission minutes. Second by Commission Member Gouldsmith with motion passing 3-0.

Close Regular Meeting and Open Board of Zoning Appeals Meeting

Remove from the table Case No. Z-2025-01 From meeting of February 11, 2025

Motion by Commission Member Gouldsmith to remove Case No. Z-2025-01 from the table. Second by Commission Member Sullivan with motion passing 3-0.

Consider Case No. Z-2025-01, Proposed variance to allow a 0' side yard setback and a 4' rear yard setback in a B-1 Local Business Zoning District, General Location at 1015 N. Rose Hil, Road, Rose Hill, KS.

Applicant Davy Chan presented a revised power point presentation and discussed his need for a 0' side yard setback on the north property line. Planning Commission reviewed a letter from the Fire Chief and had questions about service and construction access of the construction without getting on the adjoining property or limiting future development of the property to the north. Mr. and Ms. Ladd, owners of the property to the north and they discussed their future plans for their property, including building a new office building on the site. Mr. Chan made some additional comments about access to his proposed facility and limitations on the adjacent property.

Chair Bollig expressed his concerns about access to the facility, fire protection and limitations that the development would have on the adjacent property and how the Ladd's might be negatively impacted by the allowance of the variance. General concurrence by the Planning Commission members.

Motion by Commission Member Gouldsmith to deny the request for setback variances as requested by the applicant in Case No. Z-2025-01 primarily due to the undue hardship it might create on

the adjoining property and limiting development of the adjoining property. Second by Commission Member Sullivan with motion passing 3-0.

Adjournment

Member Sullivan made a motion to adjourn at 6:19 p.m. Second by Commission Member Gouldsmith, with motion passing 3-0.

Respectfully submitted,

Warren Porter, Planning Commission Secretary

To: Rose Hill Planning Commission

From: Warren Porter, Planning Commission Secretary

Subject: Staff Report

326 E. School Street – Rose Hill Victory Fellowship Church

Proposed Variance for Front Yard Setback-Case # Z2025-02 and use of a joint parking agreement with USD #394.

Request for a variance for 10' Front Yard setback to the north and continued use of joint parking agreement with USD #394 to meet parking requirements.

Golden Rules Report

Date: June 2, 2025

Case No.: Z-2025-02

Applicant: Rose Hill Victory Fellowship Church, Joe Cowell, pastor

326 E. School Street

Rose Hill, KS 67133

Proposed Variance: For R-1 Zoning, a Front Yard setback states:

Thirty (30) feet

Applicant requests: 10' on the north

For Civic, Religious & Organizational meeting places:

1 per 3 seats in assembly rooms

Applicant has an agreement with USD #394 for parking and a variance should be granted from additional parking spaces required for building Addition.

Location:

Background: The applicant has requested two variances for a proposed addition to the church building.

The church building is in such that the building has two (2) front yard setbacks, one on E. Brownie Street and the other on E. School Street. From a practical standpoint, the church uses an E. School Street address. The applicant desires to add on the building to the north and would be approximately 10' from the property line. On a corner lot, one of the front yards can be reduced from the 30' front yard setback to a 15' front setback. This really doesn't fit in with this situation. In an R-1 zone, the rear setback is 5' or the back of easement, whichever is greater or 20' if there is an alley entrance. Neither of these appear to be applicable.

The applicant has requested to have a 10' front yard setback instead of a 30' front yard setback as there is no rear yard on the property. Without some form of variance, no additional structure could be built to the north or south, thus creating the hardship to the property owner.

Additionally, each addition would potentially create more parking stalls. Since 2000, the church has had an agreement with USD #394 to allow use of their parking lot. We should consider a variance to

recognize the great number of spaces available at the school for use of the church, far exceeding any spaces required of the church.

The Chair will need to open a public hearing on this issue. Generally, the applicant makes a presentation and then comments are heard from the floor. When the public hearing items are closed, this item will be considered under the items for consideration for potential action.

Since this is a Board of Zoning Appeals (BZA) matter, the BZA has final authority on the request. It does not go to the City Council. District Court would be the appeal process for the matter.

Golden Rules: In 1978, the Supreme Court of Kansas handed down a decision in the *Golden vs. City of Overland Park* case that established the basis for considering and reaching a decision on zoning changes. The decision should be made based on the evidence submitted and the factors considered. The eight Gold Factors emerged from this case and have become institutionalized in the consideration of zoning/variance changes in Kansas.

The factors must be considered by the Planning Commission and Governing Body to determine whether granting or denying a zoning change or variance was reasonable. It is not necessary that findings on all the factors be favorable to approve or be unfavorable to deny the zoning change or Variance. Also, not all the factors carry the same weight, and the weight may vary from case to case.

- 1. The Character of the Neighborhood:** Factual description of the application area and surrounding property as to land uses, density, intensity, general condition, age of structure, etc.

The property adjoins multi-family property to the west, Rose Hill USD #394 campus to the south and single-family residential property to the north and east. The applicant operates a church with regular use for church activities. The property is adjacent to school property, with relatively high peak traffic for school and school related activities on E. School Street. Brownie Street to the north is a chip sealed asphalt street with open ditch drainage. The street condition and ditches are substandard and currently does not lend itself to further enhanced development requiring streets or good drainage on the north. The City has put in a grant application to the Kansas Department of Transportation (KDOT) for an improved street and drainage with a sidewalk, but it is a highly competitive statewide grant program.

- 2. The zoning and uses of property nearby:** Factual listing of zoning surrounds the property.

Adjoining properties are R-1 on both E. School Street and E. Brownie. I am unsure of the original zoning for the duplexes to the west, but they are allowed within an R-1 zone with a conditional use.

- 3. The suitability of the property for the uses to which it has been restricted under its existing zoning:** How is the property currently zoned and what uses are allowed on the property? Are these uses suitable given surrounding zoning and site criteria? Are the current allowed uses the only uses which might be appropriate for this property?

The duplexes, church and school are all allowed under R-1 zoning, sometimes requiring a Conditional Use permit. The restriction of use for the church is not so much the zone but

the use of the property by requiring 30' front yard setback on both the north and the south property. This is more onerous than in most areas but it is highly unusual to have a total of 60' setback with a property depth of 116.3'. More than 50% of the property is limited with the two, 30' setbacks. The property is 284'-285' in width, but expansion to the east would consume the parking lot which cannot be shifted to the east as there is a drainage easement diagonally thru the property just east of the parking lot.

- 4. Extent to which removal of the restrictions will detrimentally affect nearby property:** Can uses allowed in the requested district be good neighbors to existing development? This is a subjective question. The focus should be on facts, not fears, and should be based on issues that zoning can address (e.g., allowed uses, minimum lot sizes, height, setbacks, traffic, etc.)

According to tax records, the building was constructed in 1994 and is approximately 5,720 sf in size. The property is 31,820 sf in size. The property is exempt from property taxes.

The three duplexes to the west are owned by the same property owners and they are rental units. According to county records, the units were built in 1995, 1996 and 1997. The tax value for each lot is approximately \$110,000-\$157,000.

North of E. Brownie are four single family homes. They were built in 1979 (tax value \$214,630); 1980 (\$204,950); 1978 (\$192,200); and 1978 (\$149,730) which is also owned by the owner of the duplexes as rental property. The closest house on S. Sunflower was built in 1992 (\$208,540) and property on S. Warren was built in 1988 (\$205,500).

Two of the adjacent owners called for additional information and expressed no concern after the discussion. The biggest concern is that the existing drainage not be altered unless a better system could be installed.

- 5. Length of time of any vacancy of the property:** Factual information, but its importance can be somewhat subjective. A property might be vacant because the current zoning is unsuitable, but there may be other reasons not related to zoning. Some examples might be a glut of available property of the same zoning district, financing problems, speculation, lack of available services or other development problems.

The property is occupied and not vacant. It is being used for the proposed use, just not updated to proposed facility.

- 6. Relative gain to the public health, safety and welfare by destruction of value of the applicant's property as compared to the hardship on other individual landowners:** The protection of the public health, safety and welfare is the basis for zoning. The relationship between the property owner's right to use and obtain value from their property and the City's responsibility to its citizens should be weighed.

The closest building to the proposed addition requiring a variance would be approximately 100' to the north. The side yard setback to the west would be maintained so there would not be a hardship to the adjoining property to the west. No change to the property to the east nor to the school. As long as the existing drainage is maintained the additional runoff of the proposed structure will be minimal compared to the drainage district.

Having the agreement with the school district for parking is probably in all concerned best interest. No additional cost nor absorption ground is necessary to be disturbed with a shared parking arrangement. The prime time use for each entity offsets, so there is less empty lot time. The City has an agreement with the Christian Church for sharing of a parking lot and expenses for the RH Public Library.

Recommendation of professional staff: Should be based on the evidence presented, the factors, adopted plans and policies, and other technical reports (e.g., Capital Improvement Programs, facility master plans, etc.) which speak to the topic and staff's best professional judgment.

Staff encourage the use of the shared parking agreement between USD #394 and the applicant as a wise use of resources and avoidance of construction of additional parking. The variance for meeting parking requirements on site is subject to ongoing agreement between the parties and if it should cease, the applicant will be responsible for meeting parking requirements on site.

The requirement of two front yard setbacks is unusual, but understandable of how it got here. From a practical standpoint, you wouldn't want the front closer to school street due to traffic and noise conditions, especially if this was not a church that met primarily during non-school hours. You can see at 322 E. Brownie and 309 S. Warren how they are located on a corner lot and how they split the difference between one front having a full setback and one front having a lesser setback. The front setbacks requiring over 50% lot setbacks limit the use of the property, as does the city drainage easement. You can also see the western duplex at 302 E. School Street appears not to meet either the front setback requirement, probably due to the shape of the lot and the bend in the street. The property at 302 E. Brownie is also a corner lot with a full and lesser setback.

Staff see no compelling reason to positively consider the request for a 10' front yard setback on E. Brownie due to the extensive setback requirements on the lot and similar issues associated with neighboring properties.

7. **Conformance with the Comprehensive Plan:** Does the request agree with the adopted plan recommendations? If not, is the plan out-of-date or are there mitigating circumstances which speak to the nonconformity?

The future use land plan adopted in 2001 called for this land to be low density residential property.

8. **Public Input or sentiment regarding the proposed use as voiced in the public hearing or other communications.:** This is just one of the factors to be considered and by itself is not sufficient reason to approve or deny a request.

To date, we have received 2 calls/emails concerning the property from an owner within 200' of the property. There has been no stated opposition or support, just questions of what is being proposed.

Case No. 2025-02

**City of Rose Hill, Kansas
General Zoning Application**



This application is required for all requests and approvals governed by the City of Rose Hill Zoning Regulations. The form and instructions are available online or at Rose Hill City Hall.

Incomplete applications *WILL NOT* be accepted. To be deemed complete, an application *MUST INCLUDE* all required signatures, all necessary information and the filing fee paid in full. Signatures and handwritten applications *MUST BE* written in ink. Separate application forms and filing fees are required for each request. Applications received after a filing deadline will be accepted for the following application period.

Section 1- Type of Application

Planning Commission

Case to be heard at the PC meeting scheduled for

☐ Change in Zoning District: *Current Zoning* _____ *Requested Zoning* _____

☐ Conditional Use: *To allow* _____ *in the* _____ *zoning district.*

☐ Planned Development Overly (PDO): *Current Zoning* _____

Will the current zoning be the base zoning district? ☐ Yes ☐ No

If no, what base zoning district is being requested by separate application? _____

☐ Temporary Use: *To allow* _____ *in the* _____ *zoning district.*

Is this an emergency request requiring expedited review? ☐ Yes ☐ No

If yes, please describe the nature of the emergency in Section 3.

☐ Sign Permit: *Current Zoning* _____ ☐ Permanent Sign ☐ Temporary Sign

☐ Development Site Plan: *Current Zoning* _____

☐ Text Amendment to: ☐ Zoning Regulations ☐ Comprehensive Plan

Article or chapter and section: _____

*Attach a marked-up version of the original language to be amended **AND** a clean copy of the exact required language, word for word.*

Board of Zoning Appeals

Case to be heard at the BZA meeting scheduled for 6/10/2025

☒ Variance: *To allow* Bldg Addition *in the* R-1 *zoning district.*

☐ Appeal of Zoning Administrator Interpretation or Determination: *Please see described in Section 3.*

Case No. _____

City of Rose Hill, Kansas General Zoning Application



Zoning Administrator

Target date of completed request _____

- ☐ Interpretation of Zoning Regulation: *Article and section:* _____
- ☐ Land Use Determination: *Please describe in Section 3*
- ☐ Zoning Compliance Certificate: *Current Zoning* _____ *Land Use* _____
- ☐ Legal Nonconforming Use Certificate: *Current Zoning* _____ *Land Use* _____
-

Section 2- Property Information

This section is not required for text amendments to the Zoning Regulations or Comprehensive Plan and Zoning Administrator interpretations of regulations that are not applicable to a specific property or appeals of such interpretations.

- ❖ Street address of application area: 326 E. School
- ❖ The application area is general located E (N, S, E, W) of the intersection of the following streets: Rose Hill Road and School Street
- ❖ The application area contains 31,820sf acres (round to the nearest hundredth of an acre)
< 1
- ❖ Is the application area subdivided (platted)? ☒ Yes ☐ No

Legal description of subdivided application area:

Lot(s) 4, 5, 6 less 50' Block(s) 6 of Showalter's Addition.
If the application area is not subdivided, please attach the metes and bounds description.

○ Butler County Parcel ID Number(s) of lot(s) in the application area:

- Property #1 PIN 008-423-050-2025-01000-0 Property #5 PIN _____
- Property #2 PIN _____ Property #6 PIN _____
- Property #3 PIN _____ Property #7 PIN _____
- Property #4 PIN _____ Property #8 PIN _____

Case No. _____

**City of Rose Hill, Kansas
General Zoning Application**



Section 3- Request Information

☒ Application area zoning: Current Zoning R-1 Requested Zoning (if applicable) _____

☒ Application area land use: Enter land use by the name and definition in Article 5 of the Zoning Regulations.

Existing land use Church

Proposed land use (if applicable) Church

☒ In the space below, please describe the nature of the request and reason for filing:

Variance request of 10' from Front Yard setback
Property has two front sides so there is extra front setback
making it difficult to use property due to extensive setbacks
for expansion of church - making it a hardship to support
a growing church.

Section 4- Applicant Information

Contact information must be provided for applicants representing ALL property parcels in the application area, including authorized agents and other parties who wish to be notified of the proceedings, such as contract purchaser or lessees. Please attach additional copies of this sheet as necessary.

Name: Rose Hill Victory Church - Joe Cowell, pastor

Address: 326 E. School Street

Phone: 316 747 0027

Email: pastorjoe77@gmail.com

Role: ☐ Owner ☒ Agent ☐ Other

of property # 1 listed in Section 2, Item 5

Name: _____

Address: _____

Phone: _____

Email: _____

Role: ☐ Owner ☐ Agent ☐ Other

of property # _____ listed in Section 2, Item 5

Case No. _____

**City of Rose Hill, Kansas
General Zoning Application**



Name: _____

Address: _____

Phone: _____ Email: _____

Role: ☐ Owner ☐ Agent ☐ Other of property # _____ listed in Section 2, Item 5

Name: _____

Address: _____

Phone: _____ Email: _____

Role: ☐ Owner ☐ Agent ☐ Other of property # _____ listed in Section 2, Item 5

Name: _____

Address: _____

Phone: _____ Email: _____

Role: ☐ Owner ☐ Agent ☐ Other of property # _____ listed in Section 2, Item 5

Section 5- Attachment Checklist

The following items are attached to this application

- ☐ No Attachments
- ☐ Certified Property Ownership List *(all property owners of record within the official notification area)*
- ☐ Metes and Bounds Legal Description *(if required, but not entered in Section 2)*
- ☐ Zoning Site Plan *(for zoning changes, conditional uses, PDOs, temporary uses, sign permits, variances)*
- ☐ Development Site Plan *(required only for Development Site Plan applications)*
- ☐ Proposed Text Amendments *(marked up original language and exact proposed language)*
- ☐ Additional Property Owner Information & Signature Sheets *(if provided space is sufficient)*
- ☐ Sign Permit Attachments: ☐ Plans/drawings ☐ Specifications ☐ Insurance Certificate
- ☐ Supplemental Information *(optional drawings or documents attached to support the application)*

Case No. _____

**City of Rose Hill, Kansas
General Zoning Application**



Section 6- Signatures & Acknowledgements

By signature below: I (we) acknowledge that I (we) understand that the application will not be processed until it is completed in full, all required information is provided and the filing fee is paid. I (we) certify that the information provided herein and attached hereto is true and correct to the best of my (our) knowledge. I (we) acknowledge that the Planning Commission, Board of Zoning Appeals and Governing Body each has the authority to impose conditions on the approval of this application as deemed necessary to serve the public interest and community welfare. I (we) hereby authorize unannounced inspections of the subject property by City staff and/or its agents for the purpose of collecting information necessary to review and analyze this request.

1. Signature: _____

☐ Owner ☒ Authorized Agent of property # _____ listed in Section 2, Item 5

2. Signature: _____

☐ Owner ☐ Authorized Agent of property # _____ listed in Section 2, Item 5

3. Signature: _____

☐ Owner ☐ Authorized Agent of property # _____ listed in Section 2, Item 5

4. Signature: _____

☐ Owner ☐ Authorized Agent of property # _____ listed in Section 2, Item 5

5. Signature: _____

☐ Owner ☐ Authorized Agent of property # _____ listed in Section 2, Item 5

FOR OFFICE USE ONLY

Date Filed: _____ Filing Fee Paid: \$ _____ Received By: _____

Application is: ☐ Complete ☐ Incomplete

Subject property is in _____ township.

Name of homeworner/property owner associated (if applicable) _____.

AGREEMENT

THIS AGREEMENT made and entered into this 27th day of September, 2000, by and between UNIFIED SCHOOL DISTRICT 394, Rose Hill, Kansas, hereinafter "District" and Rose Hill Victory Fellowship Church, hereinafter "Church".

WHEREAS, District is the owner of a certain parking lot located at 211 E. School Street, Rose Hill, Kansas and whereas Church for One Dollar and other valuable consideration wishes to use the parking lot in connection with the services at the following times and days of the week:

Each Sunday from 8:00 a.m. to 12:00 p.m. and 6:00 p.m. to 9:00 p.m.

Each Wednesday from 7:00 p.m. to 9:00 p.m.

Additional Church special events that will not conflict with District activities or use of the parking lot.

NOW, THEREFORE, it is agreed by and between the parties as follows:

1. That District grants permission to Church to use the parking lot described above at the times and days indicated in connection with church services or special events and for no other purpose. Church must verify with District that there will be no conflict in use, seven (7) days prior to any special event. Church understands that District may want to utilize the parking lot for other purposes and if so it has no right or legal authority to use of the premises and the patrons of the church will park elsewhere.
2. At all times Church will keep the parking area neat and clean and will not allow debris or trash as a result of its services or the use of the parking lot by its patrons.
3. The Church will maintain insurance in an amount sufficient to satisfy District that any claims or damages that may arise as a result of Church's use of the parking lot will be covered. Church will show District as an additional named insured and furnish proof of said insurance to District.
4. District specifically states that permission granted in this agreement is not permanent and can be terminated at anytime upon sixty (60) days written notice by District.

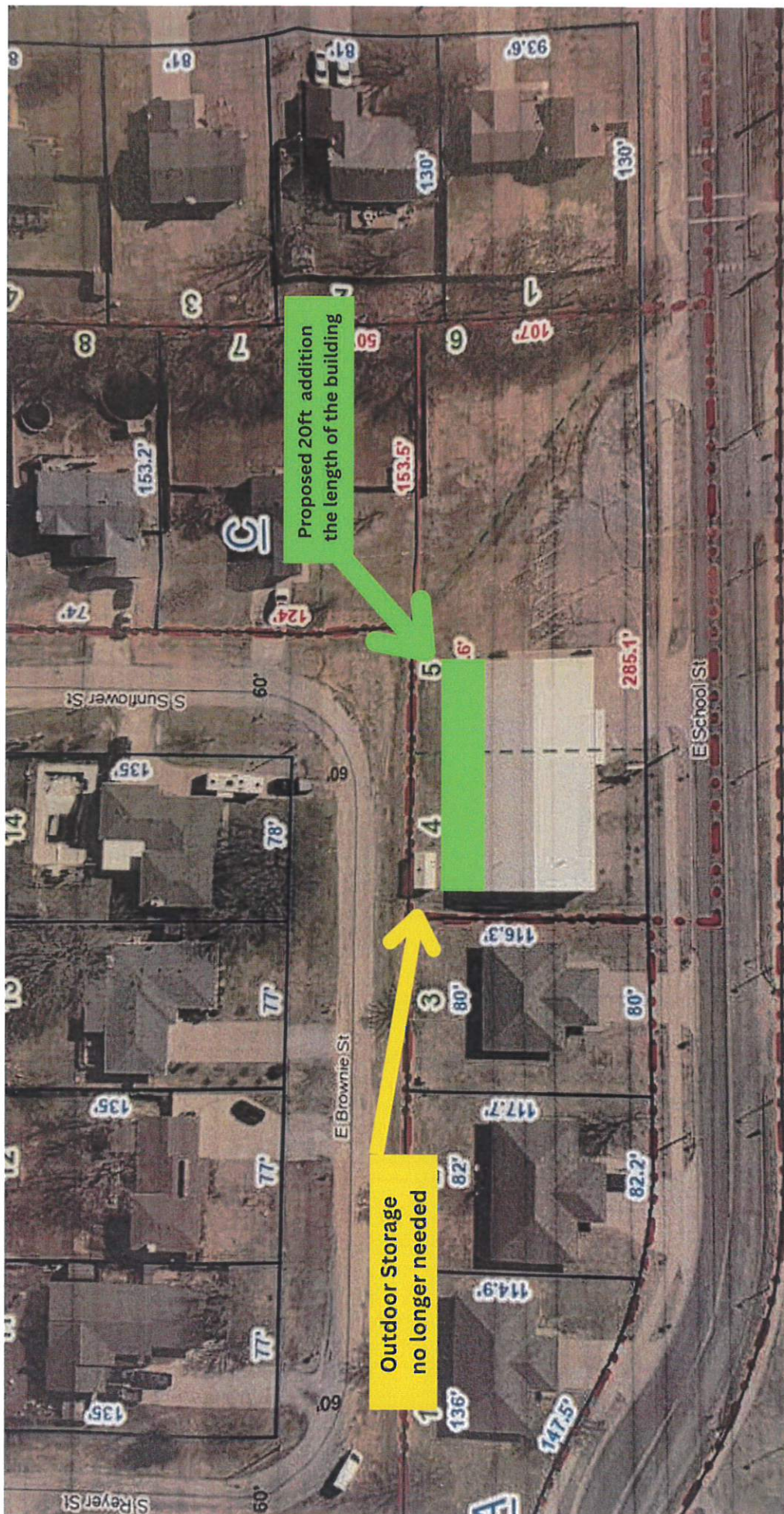
WITNESS OUR HANDS this day and year first above written

"District"
Unified School District 394

By J. B. Milner
Its Superintendent

"Church"

By [Signature]
Its Pastor



Proposed 20ft addition
the length of the building

Outdoor Storage
no longer needed

OFFICIAL NOTICE OF ZONING VARIANCE HEARING

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that on June 10, 2025, the Rose Hill Board of Zoning Appeals will consider the following variance application after 6:00 p.m. (after the conclusion of the Rose Hill Planning Commission meeting) in the Council Chambers at City Hall in Rose Hill, Kansas:

Case No. Z-2025-02. Proposed variance to allow up to 10' front yard setback on the north side of the property from the generally required 30' setback and a variance with an agreement for parking use from an adjoining property in a R-1 zoning district.

Legal description: (A complete legal description is available for public inspection which is on file with the Zoning Administrator at City Hall).

Lots 4, 5 & 6 Excluding the N 50' of Lot 6, Block C of Showalter's 2nd Addition, City of Rose Hill, KS; located in Section 05; Township 29, Range 03E, of the City of Rose Hill, Kansas.

General location: 326 E. School Street, Rose Hill, KS 67133

You may appear at this time either in person, by agent, or by attorney, if you so desire, and be heard on the matter. After hearing the views and wishes of all persons interested in the case, the Board of Zoning Appeals may close the hearing and consider a decision and if approved, would go into effect. The public hearing may be recessed and continued from time to time without further notice.

If you have any questions prior to the hearing, please call 316-776-2712 and refer to the above case number.

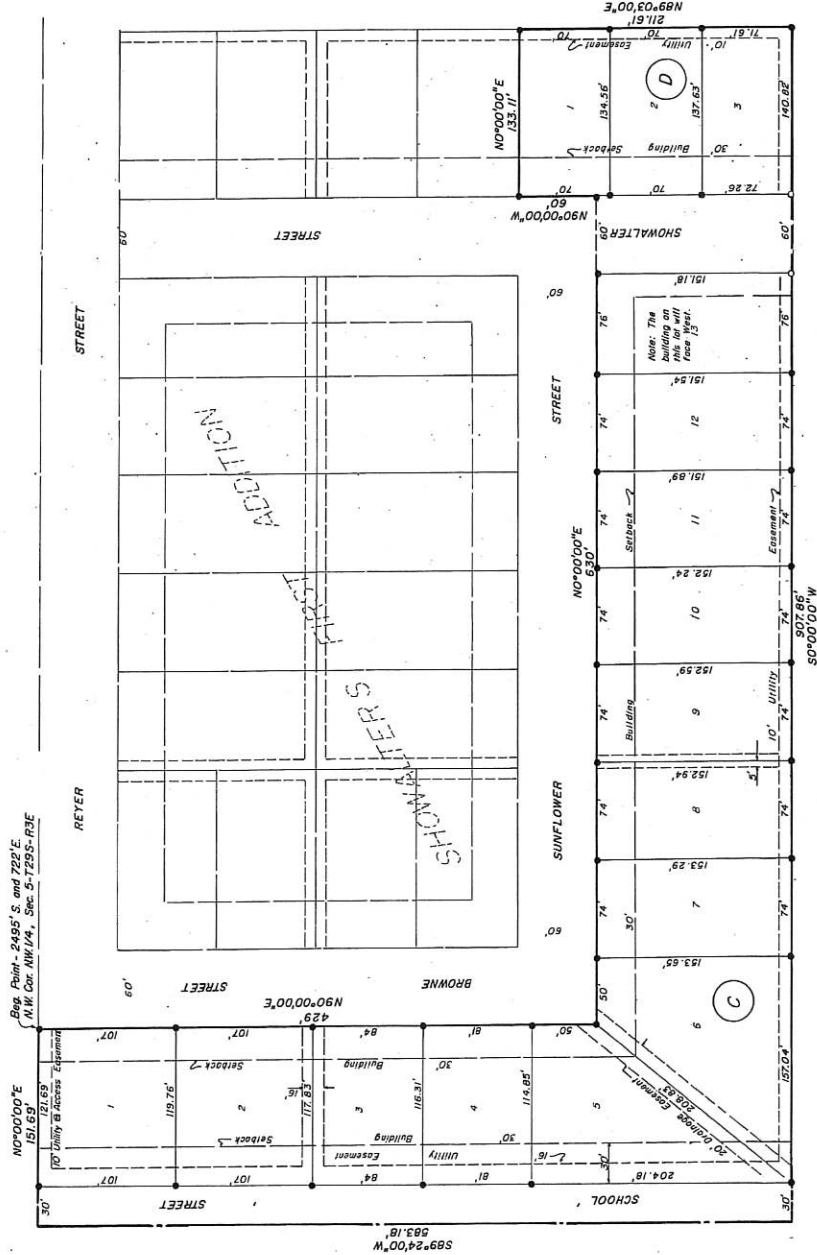
Warren Porter
Zoning Administrator

QuickRefID	Shape_Leng	Shape_Area	QuickRef_1	TaxUnit	Owner	Mail_Add1	Mail_Add2
R32004	0	1008765766	R32004	012	U S D #394	104 N ROSE HILL RD	
R32467	0	1008765766	R32467	012	NEWELL, KATIE	309 S WARREN AVE	
R32463	0	1008765766	R32463	012	FARBER, KELLY P & STACI L; REV TR	8801 E 63RD ST S	
R32462	0	1008765766	R32462	012	FARBER, KELLY P & STACI L; REV TR	8801 E 63RD ST S	
R32461	0	1008765766	R32461	012	FARBER, KELLY P & STACI L; REV TR	8801 E 63RD ST S	
R32460	0	1008765766	R32460	012	CHURCH, ROSE HILL VICTORY FELLOWSHIP	326 E SCHOOL ST	
R32494	0	1008765766	R32494	012	A & A CARE HOME LLC	4149 N JASMINE ST	
R32459	0	1008765766	R32459	012	ROBINSON, JOHN	226 S SUNFLOWER ST	
R32468	0	1008765766	R32468	012	BOESE, RAY A; II & ANGELA R	13414 W 23RD ST N	
R32493	0	1008765766	R32493	012	WILKINSON, SHANNON M	401 E BROWNIE ST	
R32443	0	1008765766	R32443	012	FARBER, KELLY P & STACI L; REV TR	8801 E 63RD ST S	
R32469	0	1008765766	R32469	012	MCREYNOLDS, RICHARD J & JANELLE I	301 S WARREN AVE	
R32445	0	1008765766	R32445	012	MCGEHEE, SANDRA LEA; TOD	310 E BROWNIE ST	
R32446	0	1008765766	R32446	012	BEEDLES, HAROLD D & CATHERINE J; TOD	314 E BROWNIE ST	
R32447	0	1008765766	R32447	012	YEAGER, CATHERINE A & WILLIAM D	322 E BROWNIE ST	
R32458	0	1008765766	R32458	012	MILCHESKY, ANTHONY & STEFANI JEAN	222 S SUNFLOWER ST	
R32470	0	1008765766	R32470	012	ALBERT, LAURA L	217 S WARREN AVE	
R32448	0	1008765766	R32448	012	ARMSTRONG, TIMOTHY J & KRISTEN R	217 S SUNFLOWER ST	
R32457	0	1008765766	R32457	012	BIRD, TALURE	218 S SUNFLOWER ST	

SHOWALTER'S SECOND ADDITION

TO THE

CITY OF ROSE HILL, KANSAS



SCALE 1" = 50'
• - STEEL BAR
o - 1" PIPE

CERTIFICATE of SURVEY
I, the undersigned, licensed professional engineer of the State of Kansas, do hereby certify that the following described tract of land was surveyed and platted on December 7, 1979, and that the accompanying final plat prepared on the monuments shown herein actually exist and their positions are correct to the best of my knowledge and belief. Beginning at a point 24.40 South and 722 feet East of the Northwest Corner of the Northwest Quarter, Section 5-129S-R3E in Butler County, Kansas; thence N90°00'00" E a distance of 429 feet, thence N0°00'00" E a distance of 630 feet, thence N89°03'00" E a distance of 211.61 feet, thence S0°00'00" W a distance of 589 feet, thence S89°24'00" W a distance of 583.18 feet to a point 722 feet West line of said NW 1/4, thence N0°00'00" E a distance of 191.69 feet of beginning.



Date Signed: December 8, 1979
STATE OF KANSAS) ss
COUNTY OF BUTLER)

This is to certify that the undersigned-sharers of the land described in the accompanying plat into lots, blocks, streets and other public ways and names of Showalter's Second Addition, that all highways, streets, alleys and public grounds as shown on the plat are hereby dedicated to and for the use of the public for the purpose of constructing, operating, maintaining and public improvements; and further that the land contained herein is held in conveyed subject to any restrictions, reservations and covenants on the file in the Office of the Register of Deeds of Butler County, Kansas.

Date Signed: 2-1-1980
Date Signed: 2-1-1980
Patrick L. Showalter, Owner
Paula J. Showalter, Owner

STATE OF KANSAS) ss
CITY OF ROSE HILL)

This plat was approved by the Rose Hill City Planning Commission on 1975, and was recommended for approval by the City Council of the City of Rose Hill, Kansas.

Date Signed: 2-1-1980
ATTEST: Gail Hoffman, Secretary

STATE OF KANSAS) ss
CITY OF ROSE HILL)

This plat is approved as an addition to the City of Rose Hill, Kansas to the provisions of K.S.A. 12-401.

Date Signed: 2-1-1980
James Harmons, City Clerk

STATE OF KANSAS) ss
CITY OF ROSE HILL)

This plat approved and all dedications shown herein, if any, are accepted by the City Council of the City of Rose Hill, Kansas, on 3/15/80.

ATTEST: Catherine Cole, City Clerk

STATE OF KANSAS) ss
COUNTY OF BUTLER)

The foregoing instrument was acknowledged before me this 1st day of February, 1980, by Patrick L. Showalter.

My commission expires: 3-25-80



PROTECTIVE COVENANTS

Protective Covenants & Restrictions recorded in N.H.S. Book 348 Page

STATE OF KANSAS) ss
COUNTY OF BUTLER)

This is to certify that this instrument was filed for record in the Register's Office on 3:30 P.M. on the 1st day of March, 1980, and is duly recorded. Book 0 Page 62-B

ATTEST: Maria McCoy, Deputy

STATE OF KANSAS) ss
COUNTY OF BUTLER)

The dedications shown on this plat are hereby accepted by the Board of County Commissioners, Butler County, Kansas, on 3-22-80, 1980.

ATTEST: Wm. D. Mauk, Commissioner



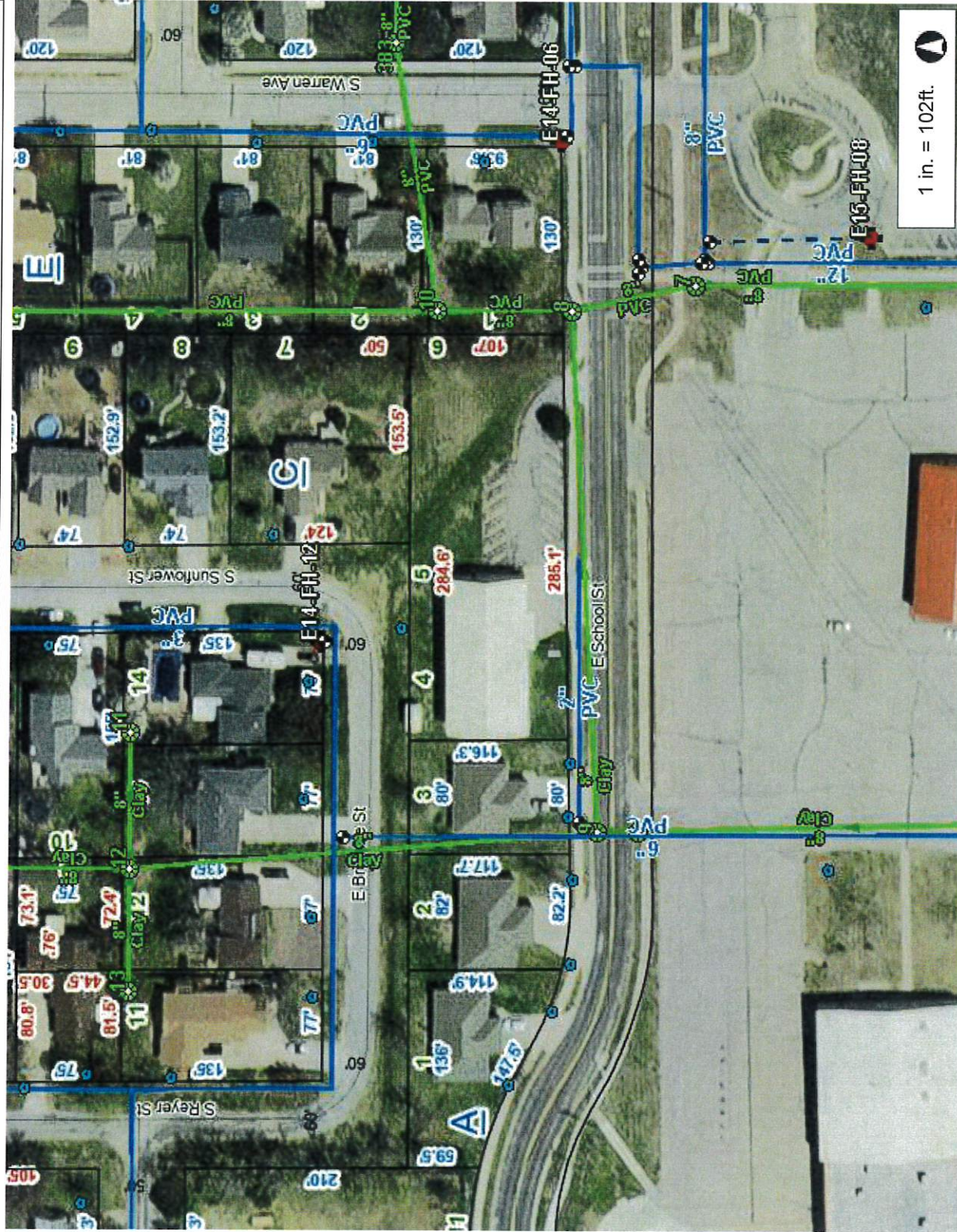
ATTEST: Wm. D. Mauk, Commissioner

STATE OF KANSAS) ss
COUNTY OF BUTLER)

The dedications shown on this plat are hereby accepted by the Board of County Commissioners, Butler County, Kansas, on 3-22-80, 1980.

ATTEST: Wm. D. Mauk, Commissioner

Rose Hill, KS



Legend

- Water Meter
- System Valve
- Control Valve
- Hydrant
- Network Structure
- Water Main
- Casing
- Lateral Line
- Inlet
- Storm Manhole
- Outfall
- Open Drainage
- Culvert
- Storm Line
- Manhole
- Lamphole
- Air Release Valve
- Lift Station
- Rat Rating
- Blocked (0)
- Poor (1-3)
- Fair (4-6)
- Good (7-10)
- Gravity Main
- Pressurized Main
- Lagoon

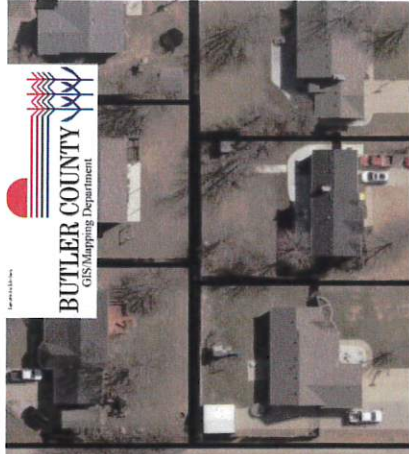
Notes

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

202.9 0 101.47 202.9 Feet

Source: Esri



S Warren Ave

S Sunflower St

E Brownie St

E School St

S Reyer St

R32493

R32494

R32470

R32469

R32468

R32467

R32457

R32458

R32459

R32460

R32448

R32447

R32446

R32445

R32443

R32461

R32462

R32463

R32004



This map is intended for informational purposes only. It should not be used in lieu of a survey to determine property boundaries.

