

Dan Warner

From: Austin Turney [aturney@usd497.org]
Sent: Thursday, August 27, 2009 10:24 AM
To: Dan Warner
Subject: Northeast sector plan

Dear Mr. Warner,
My essential concern is to preserve prime agricultural land for that use.
I will be traveling at the time of the first meeting but I will follow this development closely.

Austin Turney
aturney@usd497.org
(785) 749-2243
1501 Pennsylvania St.
Lawrence, KS 66044-3753

Kenneth R. Holladay, M.D.

101 WEST 10TH STREET

EUDORA, KANSAS 66025

TELEPHONE (913) 542-2345

P.O. BOX G

RECEIVED

SEP 15 2009

City County Planning Office
Lawrence, Kansas

Dan Warner,

Dear Sir,

I attempted to send you an e-mail, but it was rejected. I own land in the Northeast Sector Land. I spent much of my childhood there & inherited it when my uncle died.

It presently (37+ acres) is rented to Pine Family farms & will continue to be so rented for the near future. As to the use beyond that it should be used for light industry & highway construction. I have seen a map at KDOT showing Hwy 59 going by

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(2)

the barn & an interchange just south of my property. Obviously it will be much more valuable as the years go by unless its use is restricted to agricultural usage.

I may or may not need the income myself, but I know that my four children will have a greater need for the income from its sale.

I cannot come to the first meeting on Sept 17th. Jack Franks may come as he rents the house on the property. However he does not represent me or my views.

Thank

K. R. Holladay

Email

KR Holladay
MD @ aol.
com

Dan Warner

From: Rich Bireta [rbireta@us.ibm.com]
Sent: Wednesday, September 09, 2009 7:07 AM
To: Dan Warner
Cc: Rich Bireta
Subject: Northeast Area Plan Boundaries

Dan,

I wanted to make you aware of a concern that I and others have expressed regarding the plan. When you look at the township map overlaid with the boundaries of the area plan, I have to question why the plan does not include the entire township. The plan area includes almost half of the township when measured by area; the entire township is currently included in the UGA, so why exclude an area so close? When measured on a basis of assessed value, the current plan boundaries include (I estimate) over 90% of the assessed value in the township. (This would include the ICL plant and the commercial development from teepee junction to Midland junction.) The area excluded is mainly agricultural and low-density rural housing and with the current Sand Pit proposal for Midland Junction, it makes sense to include the entire township in the area plan.

Please consider this note a formal request from the Grant Township government to include all of Grant Township in the boundary for the Northeast Area Plan

~Rich

Rich Bireta, IBM
Systems Architect
913-907-1124

Dan Warner

From: Michael Almon [paradigm@ixks.com]
Sent: Friday, September 18, 2009 11:06 AM
To: Dan Warner
Cc: Scott McCullough; Clark, Barbara; Bireta, Rich & Jane; Jost, Jerry; Seibold, Ron
Subject: N.E. Sector boundaries

Hi again Dan:

Please consider this additional clarification on my comments regarding extending the boundaries of the N.E. Sector Plan farther to the west and to the east.

If, as you or Scott mentioned, the trigger for when a sector plan is justified is development pressure, there now are two clear and present examples of development pressure.

- * The first example is the "sand strip mine CUP application" which indicates the Sector Plan boundary should be extended to the west.
- * And the second example is the new KTA interchange at Leavenworth Co. #1, a mere 5 minutes to the east, which will accelerate existing Leavenworth County development advances towards Grant Township; this indicates the Sector Plan boundary should be extended to the east.

Please add these clarifications of my comments during the introductory "scope and purpose" discussion at the meeting.

thanks again,
Michael Almon
Sustainability Action Network
832-1300

Dan Warner

From: Barbara Clark, Maggie's Farm [maggiesfarm@sbcglobal.net]
Sent: Friday, September 18, 2009 2:00 PM
To: Dan Warner
Cc: Sheila Stogsdill; Scott McCullough
Subject: A thank-you!

Dan, Sheila and Scott,

Thanks for facilitating the Northeast Sector Plan meeting last night...very much appreciated!

Dan, I wanted to let you know of two additions I would like to have you make to the comments received last night. I thought of this at about 2 AM while reviewing the meeting in my head.

The first comment would fall under the "**Threat**" category:

The two "snowflakes" on the Chapter 7 Map titled "Future Industrial" that identify Midland Junction and the area southwest of the Lawrence Municipal Airport.

The second comment would fall under the "**Opportunity**" category"

Within the process of drafting future land use for the Northeast Sector Plan, removal of the Midland Junction and southwest of the Lawrence Municipal Airport "snowflakes" on the Chapter 7 Map titled "Future Industrial" and consolidating them as one "snowflake" that sits on the Lawrence Municipal Airport proper.

Thanks again to you all!

Best,
Barbara Clark
Maggie's Farm
www.maggiesfarm-ks.com
"wear more wool"

Dan Warner

From: Kettle, Dean [kettle@ku.edu]
Sent: Tuesday, September 29, 2009 3:34 PM
To: Dan Warner
Subject: NE sector plan - land use corrections
Attachments: KUFS north aerial w bndry.JPG

Hello Dan,

I attended the kick-off meeting at Prairie Moon School for the Northeast sector plan. The "Existing Land Use" map that you provided as a part of handout materials has some errors that you will want to correct.

The University of Kansas Field Station has approximately 780 acres of land just north of the airport in Douglas County. This land is owned by KU Endowment and used for research and teaching. You have a 110-acre tract classified as "Parks/Rec/Open Space", which seems appropriate. However, the remaining 670 acres (80-acre McColl Nature Reserve and 590-acre Fitch Natural History Reservation) are not in this category and probably should be. In the case of the Fitch Reservation it is certainly not a "Single Family Residential" as it appears on the map. I'm attaching a map showing the locations of KU Field Station lands.

Please let me know if you need more information or if you have any questions. I thought you would make as soon as possible. By the way, I thought you and the City staff did a good job of handling the first meeting.

Thanks,

Dean

W. Dean Kettle, Ph.D.
Associate Director, University of Kansas Field Station
Kansas Biological Survey
2101 Constant Avenue
Lawrence, KS 66047-3759

Office phone: 785-864-1540
FAX: 785-1534
www.ksr.ku.edu

Dan Warner

From: Gary Black [gary@bcrstorage.com]
Sent: Wednesday, October 07, 2009 2:47 PM
To: Dan Warner
Subject: Northeast sector plan

Dan,

My name is Gary Black and I wanted to pass along my feelings about the NE plan if I might take a moment of your time. I grew up in north Lawrence and while I don't currently reside there my brother and I still own my parents property there. I also have a long standing business that resides in north Lawrence (BC&R Storage Co. Inc.) This business started in N Law and is this year celebrating its 45th year. My partner and I are both second generation in this business. The property that I mentioned earlier is at 1733 E. 1500 Rd. which lays just to the east behind the juvenile detention center and the city recycling center on industrial lane. We are currently getting ready to market this property approx 17.21 acres and are having a hard time trying to figure out what might be the best land use. It sits across the street east from a small housing developement, it is currently being farmed and it has county zoning of I-1 and I-2. It is some of the highest ground in N Law. according to flood plain map. I think N Law and this sector play a big part in the future of Law overall. From a business point of view I feel like we need more industrial ground over here and if we can grow our industrial base we will create jobs and need more housing for people seeking these jobs, so I think a good plan for both Industrial and single family will help not only N law but the entire community. Last I will leave you with this thought that with this developement plan you will need emergency services, already people in N law feel like we have been slighted for projects in S Law and I can't say that I would argue with that but to show the people of N Law that the city of Law really cares what happens here would be to aquire property now for the safety of the people and business's and send them a message unlike the waterline project going to the airport for a couple of business. Thanks Gary

Dan Warner

From: tlgolden@juno.com
Sent: Wednesday, October 07, 2009 12:48 PM
To: Dan Warner
Subject: Northeast Section Plan

Dear Mr. Warner. I am currently in Montana and unable to attend the next meeting. I live at 1465 N 2100 Rd Lawrence, Ks. Please be advised I do not want my property included in the Northeast Section Plan. Even though I have lived in Grant Township 32 years, I receive very little benefit except the right to pay taxes to Grant. Grant Township does not maintain my road, it is maintained by Jefferson County. My electricity is supplied by Leavenworth-Jefferson Electric. I do receive fire protection from the City of Lawrence, but if I was covered by the Saracoixe fire dept in Jefferson County my insurance rates would be cheaper because it is closer. I have chiggers. I don't want your rules and regulations. I do not want my property included in the Northeast Section Plan.

Respectfully,

Terry Golden
1465 N 2100 Rd
Lawrence, KS 6044
785 393 4635

Best Weight Loss Program - Click Here!

<http://thirdpartyoffers.juno.com/TGL2131/fc/BLSrjnsEGrHIkdz2VdYgNnZJDv5SnXBkZjixneakI7A3WzEoemBCC8BzscQ/>

Dan Warner

From: Gary Black [gary@bcrstorage.com]
Sent: Thursday, October 08, 2009 1:43 PM
To: Dan Warner
Subject: Re: Northeast sector plan

Dan,

Yes thank you I would like to be included in the e-mail's for the plan. Also I would like to add that I know there are some people who would like N Law to stay that perfect little place, however all of this was farm ground before we started building houses and industry and I think that we should move forward with controlled progress. We are competing with other cities for jobs.

Thanks Gary PS-Think about that property for Fire& emergency services

----- Original Message -----

From: [Dan Warner](#)
To: [Gary Black](#)
Sent: Thursday, October 08, 2009 11:16 AM
Subject: RE: Northeast sector plan

Gary,

Thanks for your comments.

Would you like me to add you to the email update list for this plan? If I sign you up then you will receive email updates about meetings and when new items get posted to the website.

Thanks.

Dan Warner, *Long-Range Planner, AICP*

From: Gary Black [mailto:gary@bcrstorage.com]
Sent: Wednesday, October 07, 2009 2:47 PM
To: Dan Warner
Subject: Northeast sector plan

Dan,

My name is Gary Black and I wanted to pass along my feelings about the NE plan if I might take a moment of your time. I grew up in north Lawrence and while I don't currently reside there my brother and I still own my parents property there. I also have a long standing business that resides in north Lawrence (BC&R Storage Co. Inc.) This business started in N Law and is this year celebrating its 45th year. My partner and I are both second generation in this business. The property that I mentioned earlier is at 1733 E. 1500 Rd. which lays just to the east behind the juvenile detention center and the city recycling center on industrial lane. We are currently getting ready to market this property approx 17.21 acres and are having a hard time trying to figure out what might be the best land use. It sits across the street east from a small housing developement, it is currently being farmed and it has county zoning of I-1 and I-2. It is some of the highest ground in N Law. according to flood plain map. I think N Law and this sector play a big part in the future of Law overall. From a business point of view I feel like we need more industrial ground over here and if we can grow our industrial base we will create jobs and need more housing for people seeking these jobs, so I think a good plan for both Industrial and single family will help not only N law but the entire community. Last I will leave you with this thought that with this developement plan you will need emergency services, already people in N law feel like we have been slighted

for projects in S Law and I can't say that I would argue with that but to show the people of N Law that the city of Law really cares what happens here would be to acquire property now for the safety of the people and business's and send them a message unlike the waterline project going to the airport for a couple of business. Thanks Gary

Dan Warner

From: Ann Kohler [akohler@magdalena.k12.nm.us]
Sent: Thursday, October 01, 2009 5:15 PM
To: Dan Warner
Cc: Judi McMillin
Subject: NE Sector Plan

Dan Warner,

Hello from New Mexico.

I have several different parcels of farm land in the proposed NE Sector area. I am a 5th generation owner of these parcels. As I understand it from a friend who attended your last meeting that one issue is possible a push to keep the at least some of the land for farming "forever". If there are indeed individual property rights such as this involved I would oppose such designation. Without more information it is difficult to tell from here just what it is you are doing with this "plan".

I strongly believe it would be a shame to develop what to me is some of the best farm soil in America. However, as owners and generations change I wish to retain the right to do with my land what I will, and want those same rights for my heirs. My family partners agree. Please do not make decisions for future generations that restrict what we do with our land. I would hope you have and enforce proper building and environmental codes, but if I wish to do something other than farm my land that should be up to me.

If there are folks who feel the land should be designated farm land "forever" they can purchase land and farm it. This should not be for anyone but the owners to say, and I suspect my fellow local farmers who love the land will agree.

I also suggest you post the letters and messages you receive so that all of your process is out in the open.

Thank you
Ann Kohler

Ann M Kohler, Manager
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