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**CITY OF PITTSBURG, KANSAS**  
**PLANNING COMMISSION/BOARD OF ZONING APPEALS AGENDA**  
**Monday, June 28, 2021**  
**5:30 PM**

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**CALL TO ORDER:**

- a. Flag Salute Led by the Chairman

**CONSIDER THE FOLLOWING:**

- a. APPROVAL OF MINUTES - Consider approval of the May 24, 2021, Planning Commission/Board of Zoning Appeals meeting minutes.
  - 1. Motion, Second and Vote

**PUBLIC HEARINGS:**

- a. CASE NO. 21-08 - COMMUNITY HEALTH CENTER OF SOUTHEAST KANSAS - CHANGE OF ZONING - The City of Pittsburg advertised for a Public Hearing to be held on June 28, 2021, at the Planning Commission/Board of Zoning Appeals Meeting, commencing at 5:30 p.m. in the Municipal Court Room, located in the Law Enforcement Center, 201 North Pine, to consider a request submitted by the Community Health Center of Southeast Kansas, to change the zoning of the two vacant parcels located directly west of 605 East 29th Street from R-1C, Single Family Residential District and RP-3 Planned Medium Density District, to CP-0, Planned Commercial Office District.
  - 1. Public Hearing
    - a. Open Public Hearing
    - b. Hear persons in favor of the request
    - c. Hear persons opposed to the request
    - d. Allow for rebuttal
    - e. Close Public Hearing
  - 2. Discussion and Deliberation
  - 3. Motion, Second, and Vote

**CITY OF PITTSBURG, KANSAS**  
**PLANNING COMMISSION/BOARD OF ZONING APPEALS AGENDA**  
**Monday, June 28, 2021**  
**5:30 PM**

---

- b. CASE NO. 21-09 – COUNTRYSIDE SELF STORAGE, LLC – VACATION - The City of Pittsburg advertised for a Public Hearing to be held on June 28, 2021, at the Planning Commission/Board of Zoning Appeals Meeting, commencing at 5:30 p.m. in the Municipal Court Room, located in the Law Enforcement Center, 201 North Pine, to consider a petition submitted by Countryside Self Storage, LLC, to vacate the east portion of the alley located between the 200 Blocks of East Rose and East 1st Street.
  - 1. Public Hearing
    - a. Open Public Hearing
    - b. Hear persons in favor of the request
    - c. Hear persons opposed to the request
    - d. Allow for rebuttal
    - e. Close Public Hearing
  - 2. Discussion and Deliberation
  - 3. Motion, Second, and Vote

**NON-AGENDA REPORTS & REQUESTS:**

**ADJOURNMENT**

OFFICIAL MINUTES  
OF THE MEETING OF THE  
PLANNING COMMISSION/BOARD OF ZONING APPEALS  
CITY OF PITTSBURG, KANSAS  
May 24, 2021

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A Regular Session of The Planning Commission/Board of Zoning Appeals was called to order at 5:32 p.m. on Monday, May 24, 2021, in the Pittsburg Law Enforcement Center, 201 North Pine, with the following members present: Chairperson Mike Creel, Vice-Chairperson Kyle Michael, Martin Dickinson, Leah Posterick, and Mike Wilber. Laura Klusener and Derek Heikes were not present. Mike Creel led the flag salute.

APPROVAL OF MINUTES – On motion of Posterick, seconded by Dickinson, The Planning Commission/Board of Zoning Appeals approved the minutes of the March 22, 2021, meeting. Motion carried. Absent: Klusener and Heikes.

APPROVAL OF MINUTES – On motion of Posterick, seconded by Wilber, The Planning Commission/Board of Zoning Appeals approved the minutes of the February 25, 2021, Special Meeting. Motion carried. Absent: Klusener and Heikes.

PUBLIC HEARING – CASE NO. 21-07 – E&J INVESTMENTS – APPROVAL OF A FINAL PLAT – Following Public Hearing, on motion of Dickinson, seconded by Michael, The Planning Commission/Board of Zoning Appeals approved the Final Plat submitted by E&J Investments of Pittsburg, Kansas, under the provisions of Article 2 of the Pittsburg Subdivision Regulations, for the property located on the north side of the 1900 Block of East Centennial. Motion carried. Absent: Klusener and Heikes.

No one spoke during the Public Hearing.

Creel asked about the potential of the property being limited due to the zoning. Creel asked if the zoning of RP-3 would limit nicer homes being built.

Dexter Neisler, Zoning Administrator, responded to Creel's question, stating the RP-3 zoning would not limit the possibility of building nicer single-family homes.

Neisler reviewed the Final Plat checklist, and reviewed Phase 1 of the development. Neisler stated that this has already been reviewed during the hearing for the Preliminary Plat and the Final Plat is for Phase 1 of the development. Neisler discussed the street names and showed a radius map of the area.

Creel asked if this is standard for all subdivisions in the City of Pittsburg, and stated that he feels the process has changed and become more involved from what it was in the past.

Neisler responded to Creel's questions and stated that changes have been made over the years that he feels have been beneficial.

Neisler discussed the coming election for the Secretary of the Board that will be on the agenda for the June meeting.

OFFICIAL MINUTES  
OF THE MEETING OF THE  
PLANNING COMMISSION/BOARD OF ZONING APPEALS  
CITY OF PITTSBURG, KANSAS  
May 24, 2021

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ADJOURNMENT – On motion of Posterick, seconded by Michael, the Planning Commission/Board of Zoning Appeals adjourned the meeting at 5:49 p.m. Motion carried. Absent: Klusener and Heikes.

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Mike Creel, Chairperson

ATTEST:

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Jess Frasher, Secretary



# Community Health Center of Southeast Kansas

3015 N. MICHIGAN, P.O. BOX 1832, PITTSBURG, KS 66762  
PHONE: 620.240.5076

JWESCO@CHCSEK.ORG  
FAX: 620.235.0869

April 23, 2021

City of Pittsburg  
Attn.: Planning Commission/Board of Zoning Appeals  
201 West 4<sup>th</sup> Street  
Pittsburg, KS 66762

Re: Rezoning of Lots  
601 E. 29<sup>th</sup> Street, Pittsburg, Kansas 66762  
& adjoining vacant lot

Dear Planning Commission/Board of Zoning Appeals:

Community Health Center of Southeast Kansas, Inc. (CHC/SEK) wishes to rezone two lots on 29<sup>th</sup> Street that are immediately adjacent to a 2.5 acre tract that CHC/SEK owns and on which we are beginning construction of the John Parolo Education Center (see attached photo).

As CHC/SEK has grown (CHC/SEK now employs more than 600 system-wide and 250 in Pittsburg), we have consistently sought ways to maximize patient care by moving non-patient facing services to nearby facilities. In our clinic at 3011 N. Michigan, CHC/SEK is planning for the expansion of our Wellness Center (which currently includes physical therapy, medical fitness, chiropractic and a dietician) and Medical Imaging. This expansion will bring additional workout space for staff and patients, and will include additions of 3-D mammography, CT scanner, bone density and enhanced ultrasound. All services will be provided regardless of ability to pay.

CHC/SEK is applying to have the above mention lots rezoned to better accommodate administrative functions (e.g. office space) and associated functions (e.g. physical location of our vehicles) which are currently in or behind our 3011 N. Michigan clinic (see attached renderings). The new facility will be approximately 16,000 square feet and will complement in color and style the existing buildings on CHC/SEK's Michigan Street Campus while improving the functionality of all buildings CHC/SEK owns and operates on our Michigan Street Campus. Access to the new facility will be via 30<sup>th</sup> Street and proper shielding/landscaping will be planted. Ideally, facility construction would begin in spring of 2022.

Thank you for your consideration. Please let us know if you have any questions regarding the rezoning request.

Best regards,

A handwritten signature in blue ink, appearing to read 'Jason Wesco', is written over the 'Best regards,' text.

Jason Wesco  
Executive Vice President

<p><b>APPLICATION FOR ZONING CHANGE</b></p> <p><b>PLANNING AND ZONING COMMISSION</b></p>	<p><b>FOR OFFICIAL USE ONLY</b></p> <p>1. Case No. _____</p> <p>2. Date Filed <u>4-23-21</u></p> <p>3. Date Fee Paid <u>4-23-21</u></p> <p>4. Date of Hearing _____</p> <p>5. Date Published _____</p>
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**(TO BE COMPLETED BY THE APPLICANT)**

1. Applicant's Name Community Health Center of Southeast Kansas, Inc.
2. Applicant's Address 3015 N. Michigan, Pittsburg, KS 66762 Phone (620)240-5015
3. Address of Property Proposed for Rezoning 601 E. 29th St., and adjacent, non-platted lot.
4. Present Owner's Name Community Health Center of Southeast Kansas, Inc.
5. Present Zoning District R-1C, RP-3 Proposed Zoning District CP-0
6. Legal Description of Property Proposed for Rezoning See attached legal description.

7. Present Use of Property (Check One of the Following):

- |                       |                      |
|-----------------------|----------------------|
| (a) Vacant <u>xx</u>  | (c) Commercial _____ |
| (b) Residential _____ | (d) Industrial _____ |

8. Desired Use of Property Extension of Medical Education Facility Property (Zoned CP-0)

9. Use and Zoning of Adjacent Property:

DIRECTION	USE	ZONING
North	Medical Office Building	CP-0
South	Residential	R-1C
East	Residential	R-1C
West	Residential	R-1C

10. List of Reasons for the Request Rezone to match attached lot for Medical Education Center (which was approved for rezoning at the City Commission meeting on August 11, 2020) and health center campus.

04/23/2021  
(Date)

  
 (Signature of Applicant)  
Daniel S. Greitz, Vice President, General Counsel

**(DO NOT WRITE IN THIS SPACE)**

**PLANNING AND ZONING COMMISSION**

1. Action by the Planning and Zoning Commission. (Approve, Disapprove)
2. Facts Found: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

1. The following are the names and home addresses of all persons owning property within 200 feet of the outside boundary of the property for which the request is being made:

839 W. 4th St., Joplin, MO 64801

1055 S. 210th St., Pittsburg, KS 66762

9450 SW Gemini Dr.,

Beaverton, OR 97008

605 E. 29th St., Pittsburg, KS 66762

604 E. 29th St., Pittsburg, KS 66762

3011 N. Michigan, Pittsburg, KS 66762

**Applicant**

**(THIS FORM MUST BE FILLED OUT TO ACCOMPANY ALL ARIANCE APPLICATIONS MADE TO THE BOARD OF ZONING APPEALS AND ALL REZONING AND CONDITIONAL USE APPLICATIONS MADE TO THE PLANNING AND ZONING COMISSION and ALL CITYS)**

**Prepared for: Community Health Center of Southeast Kansas, Inc**

**The following are the names and addresses of all persons owning property within 200 feet of the outside boundary of the property for which the request is being made:**

Tract I: Lot Number Six (6) in G. Snyder's Subdivision of a part of the Southeast of the Northwest Quarter of Section Seventeen (17) in Township Thirty (30), Range Twenty Five (25) East in Crawford County, Kansas, according to the recorded Plat thereof.

Tract II: Lot Number Seven (7) in G. Snyder's Subdivision of a part of the Southeast of the Northwest Quarter of Section Seventeen (17) in Township Thirty (30), Range Twenty Five (25) East in Crawford County, Kansas, according to the recorded Plat thereof

Meadowlark Townhouse LLC C/O John F. Daczewitz	9450 SW Gemini Dr. Beaverton, OR 97008
Community Health Center of Southeast 4 Kansas, Inc	3011 N. Michigan St. Pittsburg, KS 66762
Eric Rhett Young	605 E. 29 <sup>th</sup> St. Pittsburg, KS 66762
Cody Cowan	1055 S. 210 <sup>th</sup> St. Pittsburg, KS 66762
Gus Properties, LLC	839 W. 4 <sup>th</sup> St. Joplin, MO 64801
Sandra Gaston	604 E. 29 <sup>th</sup> St. Pittsburg, KS 66762

Done at Girard, Kansas this 5<sup>th</sup> day of April, 2021.

THE CRAWFORD COUNTY ABSTRACT COMPANY, INC.

By



David J. Saia, President

Entered in transfer record in my office  
this 18<sup>th</sup> day of Feb, 2021

  
County Clerk



WARRANTY DEED

**0646-0664**  
**SANDY CASEY**  
**CRAWFORD COUNTY REGISTER**  
**GIRARD, KS**  
**RECORDED ON: 02/18/2021 11:52:56 AM**  
**INDEBT: 0.00**  
**RECORDING FEE 30.00**  
**TECHNOLOGY FEE 6.00**  
**HERITAGE TRUST FEE 2.00**  
**TOTAL: 38.00**  
**PAGES: 2**

This Indenture, made this 15<sup>th</sup> day of February, 2021, between FAMILIES AND CHILDREN TOGETHER, INC., a Kansas not-for-profit corporation, of the first part, and COMMUNITY HEALTH CENTER OF SOUTHEAST KANSAS, INC., a Kansas not-for-profit corporation, of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does by these presents, grant, bargain, sell, and convey unto said parties of the second part, their heirs, successors, and assigns, all the following described real estate situated in Crawford County and the State of Kansas, to wit:

Lot Number Six (6) in G. Snyder's Subdivision of a part of the Southeast Quarter of the Northwest Quarter of Section Seventeen (17) in Township Thirty (30), Range Twenty-Five (25) East in Crawford County, Kansas, according to the recorded Plat thereof; and

Lot Number Seven (7) in G. Snyder's Subdivision of a part of the Southeast Quarter of the Northwest Quarter of Section Seventeen (17) in Township Thirty (30), Range Twenty-Five (25) East in Crawford County, Kansas, according to the recorded Plat thereof.

Except and subject to easements, restrictions, covenants, and rights-of-ways of record, if any.

(Remainder of document intentionally left blank. Signature and notarization are on the following page.)



IN WITNESS WHEREOF, the said party of the first part has caused this Warranty Deed to be executed and delivered by its duly authorized representatives the day and year first above written.

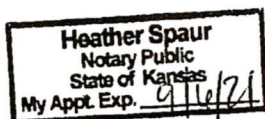
FAMILIES AND CHILDREN TOGETHER, INC.

By   
Michael Ehling, Executive Administrator

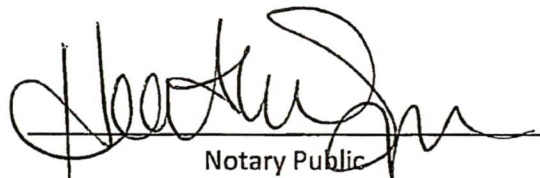
STATE OF KANSAS                    )  
  ) ss:  
COUNTY OF CRAWFORD        )

BE IT REMEMBERED THAT on this 15<sup>th</sup> day of February, 2021, before me, the undersigned, a Notary Public in and for the County and the State aforesaid, came Michael Ehling, Executive Administrator for Families and Children Together, Inc., who is personally known to me as such Administrator, and who is personally known to me to be the same person who executed, as such Administrator, the within instrument of writing on behalf of Families and Children Together, Inc., and such person duly acknowledged the execution of the same to be the act and deed of Families and Children Together, Inc.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the date and year last above written.

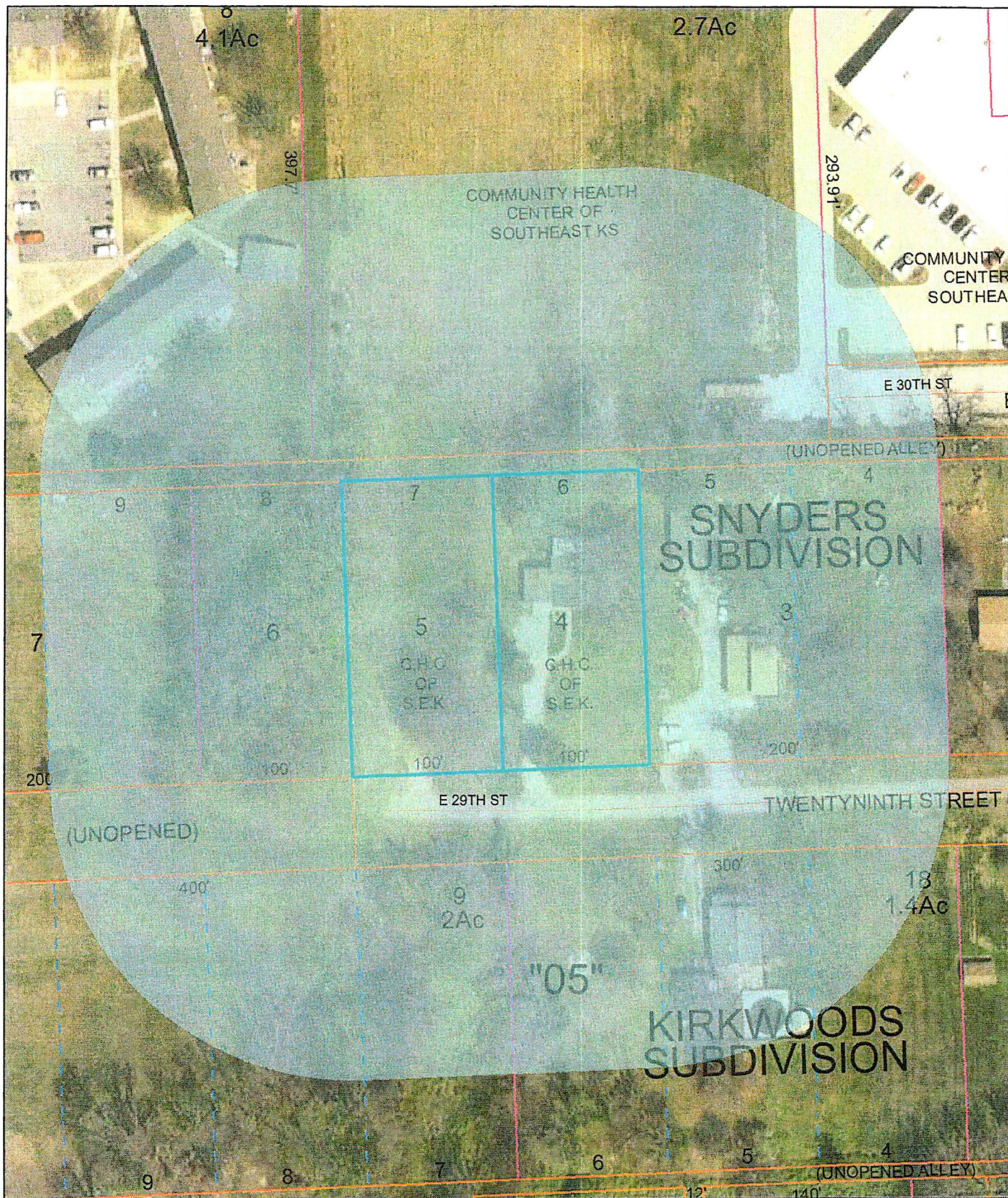


(SEAL)

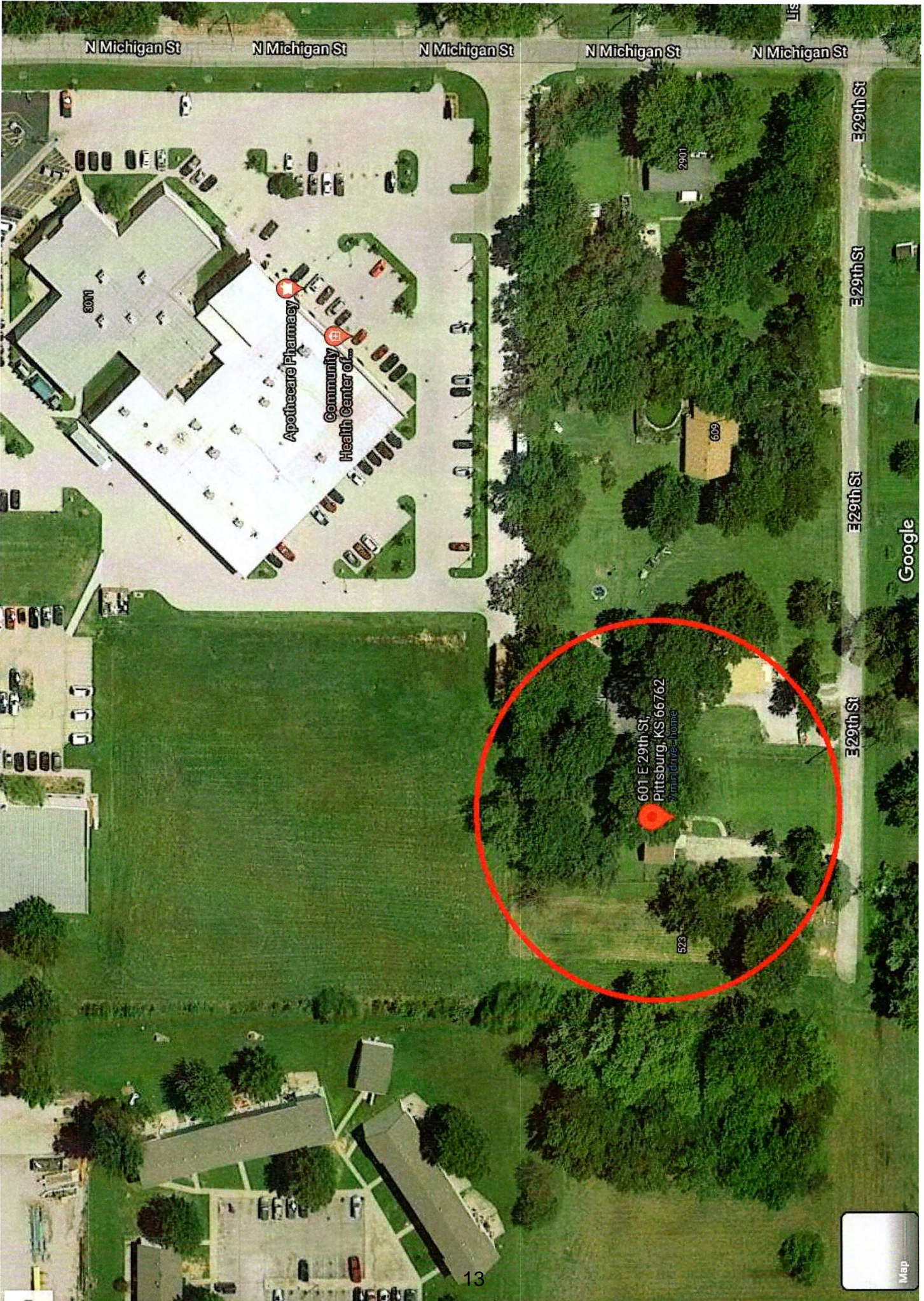
  
Notary Public

My Appointment Expires: 9/6/21

RTN  
to  
TAX  
Community Health Center of SEK  
PO Box 1832  
Pittsburg, KS 66762



## 200' Search



Legals

(Published in The Morning Sun on June 4, 2021)

PLANNING COMMISSION/BOARD OF ZONING APPEALS  
NOTICE OF PUBLIC HEARING

NOTICE OF HEARING to amend the Zoning Ordinance, changing certain areas from R-1C, Single Family Residential District, and RP-3, Planned Medium Density District, to CP-0, Planned Commercial Office District.

PUBLIC NOTICE is hereby given that the PITTSBURG PLANNING COMMISSION/BOARD OF ZONING APPEALS has received a request for the changing of zoning for the property that is located west of 605 E. 29th Street from R-1C, Single Family Residential District, and RP-3, Planned Medium Density District, to CP-0, Planned Commercial Office District.

The property is described as:

Lot Number Six (6) in G. Snyder's Subdivision of a part of the Southeast Quarter of the Northwest Quarter of Section Seventeen (17) in Township Thirty (30), Range Twenty-Five (25) East in Crawford County, Kansas, according to the recorded Plat thereof; and

Lot Number Seven (7) in G. Snyder's Subdivision of a part of the Southeast Quarter of the Northwest Quarter of Section Seventeen (17) in Township Thirty (30), Range Twenty-Five (25) East in Crawford County, Kansas, according to the recorded Plat thereof.

NOW, THEREFORE, Notice is hereby given that said PLANNING COMMISSION/BOARD OF ZONING APPEALS of the City of Pittsburg, Crawford County, Kansas, on the 28th day of June, 2021, at the hour of 5:30 p.m., in the Municipal Court Room of the Beard-Shanks Law Enforcement Center, 201 North Pine, Pittsburg, Kansas, will hold a PUBLIC HEARING and grant a hearing to any and all persons interested in said proposed change and amendment.

Dated this 4th day of June, 2021.

PLANNING COMMISSION/BOARD OF ZONING APPEALS

ATTEST:

Dexter Neisler  
Zoning Administrator

Handicapped citizens needing accommodations in order to attend this Public Hearing should contact the City Zoning Administrator's Office at (620) 230-5517 no later than 48 hours prior to the scheduled Public Hearing.

(Published three times  
in The Morning Sun -  
May 21st, 28th, June 4th,  
2021)

IN THE DISTRICT COURT  
OF CRAWFORD COUNTY,  
KANSAS  
CIVIL DEPARTMENT

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for REO Trust 2017-RPL1 Plaintiff,

vs.

Francis B. Howell aka

Francis Barnum Howell (Deceased), Nancy A. Howell aka Nancy Ann Howell, Jane Doe, John Doe, Beneficial Financial Inc., as successor by merger to Beneficial Mortgage Co. of Kansas, Inc., and Springcastle Credit Funding Trust, through its Trustee Wilmington Trust, National Association, et al., Defendants

Case No. 21CV48  
Court No.  
Title to Real Estate  
Involved  
Pursuant to K.S.A. §60

NOTICE OF SUIT

STATE OF KANSAS to the above named Defendants and The Unknown Heirs, executors, devisees, trustees, creditors, and assigns of any deceased defendants; the unknown spouses of any defendants; the unknown officers, successors, trustees, creditors and assigns of any defendants that are existing, dissolved or dormant corporations; the unknown executors, administrators, devisees, trustees, creditors, successors and assigns of any defendants that are or were partners or in partnership; and the unknown guardians, conservators and trustees of any defendants that are minors or are under any legal disability and all other person who are or may be concerned:

You are hereby notified that a Petition has been filed in the District Court of Crawford County, Kansas by U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for REO Trust 2017-RPL1, praying to foreclose a mortgage on the following described real estate:

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION SIXTEEN (16), TOWNSHIP THIRTY (30) SOUTH, RANGE TWENTY-FIVE (25) EAST OF THE SIXTH PRINCIPAL MERIDIAN, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SAID SOUTHEAST QUARTER OF SECTION SIXTEEN (16), AND RUNNING THENCE NORTH ONE HUNDRED THIRTY (130) FEET; THENCE WEST ONE HUNDRED EIGHTY (180) FEET; THENCE SOUTH ONE HUNDRED THIRTY (130) FEET TO THE SOUTH LINE OF SAID SECTION SIXTEEN (16); THENCE EAST ONE HUNDRED EIGHTY (180) FEET TO THE POINT OF BEGINNING.

AND LOT THREE (3), BLOCK ONE (1), TIMBER HILLS SUBDIVISION, CRAWFORD COUNTY, KANSAS, ACCORDING TO THE RECORDED PLAT THEREOF. Parcel ID No. 0192051600001019000 and 0192051600001020000. Commonly known as 2217 E 20th St, Pittsburg, KS 66762 ("the Property") MS 193119

and all those defendants who have not otherwise been served are required to plead to the Petition on or before July 1, 2021 in the District Court of Crawford County, Kansas. If you fail to plead, judgment and decree will be entered in due course upon the request of plaintiff.



## Easement/Right-of-Way Vacation Request

APPLICANT INFORMATION			
Petitioner(s): Countryside Self Storage c/o Jason Berrend & Curt Frazier			
Address: 1813 W. 20th St.			
City: Joplin	State: Missouri	Zip: 64804	
Phone: 417.389.8195	Email: jason@yourstoragesolutions.com		
PETITION REQUEST			
I hereby petition the City of Pittsburg to vacate the following:			
<input type="checkbox"/> Street Right-of-Way	<input type="checkbox"/> Drainage and/or Utility Easement	<input checked="" type="checkbox"/> Alley	
<input type="checkbox"/> Other:			
Legal Description of Area Proposed to be Vacated: THE EAST WEST ALLEY LYING WEST OF EAST LINE OF ORDINANCE G-553 AND SOUTH OF LOT ONE-HUNDRED THIRTY (130) AND NORTH OF LOT ONE-HUNDRED THIRTY-ONE (131) IN BLOCK FORTY-SEVEN (47), IN THE "TOWN OF PITTSBURG", (NOW THE CITY OF PITTSBURG, KANSAS), ACCORDING TO THE RECORDED PLAT THEREOF.			
Does the area proposed to be vacated or any part thereof terminate at or abut a public water: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Reason for Petition to Vacate: Alley is unable to be opened to public access due to residential encroachments and multiple Trees residing within the platted alley. Adjacent Property Owner to the North and West are in need of additional room for their business access to the buildings and they are currently restricted at this time. Additionally, property owner(s) lying South of the Alley have constructed fences and a pool and deck into said Alley.			
SURVEYOR INFORMATION			
Company Name: Cornerstone Regional Surveying, LLC			
Mailing Address: 111A W. 4th Street			
City: Pittsburg	State:	Zip: 66764	
Contact Person: Rod Zinn	Office Phone: 620.235.1166		
Cell Phone: 785.691.7992	Email: r.zinn@cornerstone-rs.com		

## SUBMITTAL REQUIREMENTS

Check that your submittal includes the following items:

- ☒ List of names and addresses of all property owners having legal interest in property (Applicant)
- ☒ Written narrative describing request including reason for vacation
- ☒ Petition request must be signed by majority of property owners the land abutting the proposed vacation area
- ☒ Vacation fee
- ☒ Survey (no larger than 11" x 17") drawn to scale by a licensed surveyor showing of area to be vacated including property lines, existing easements and utility locations.

### Notes:

- If property ownership is in joint tenancy, all joint owners must sign the petition request.
- Petitioners must own 50% or more of the property abutting the area to be vacated.
- Submit petition form and all required submittal items
- Petition must include an accurate legal description of the area to be vacated.
- Incomplete petition requests will be returned.

## ACKNOWLEDGEMENT OF RESPONSIBILITY

By signing below, I certify that I am responsible for complying with all City Code requirements and the laws of the State of Kansas with regard to this request. I certify the information I have supplied is true and correct to the best of my knowledge and my application submittal is complete. I further understand that additional information may be required for analysis of this request and I agree that any additional costs incurred by the City of Pittsburg will be my responsibility.

Petitioner Signature(s):

*Jason Beard*

Date: 5/13/21

Petitioner Signature(s):

Date:

Petitioner Signature(s):

Date:

Petitioner Signature(s):

Date:

Petitioner Signature(s):

Date:

## FEES

Application Fee:

## FOR CITY USE ONLY

PROJECT NUMBER:

DATE REQUEST & FEE RECEIVED:

CITY COUNCIL MEETING DATE:

COUNCIL RESOLUTION NUMBER:

## Ownership List

### PROPERTY TAX ID: PROPERTY OWNER & ADDRESS:

Subject Property: The Alley located between E. Rose Street and E. First Street in the Town of Pittsburg, Crawford County, Kansas, according to the recorded Plat thereof.

2092902012001000  
Elm Street Warehousing LLC  
1813 W. 20<sup>th</sup> ST  
Joplin, MO 64804-0202

2092902013001010  
2092902013006000  
2092902016003000  
Countryside Self-Storage II LLC  
1813 W. 20<sup>th</sup> ST  
Joplin, MO 64804-002

2092902013002000  
BUSTER2 LLC  
1704 N. Locust ST  
Pittsburg, KS 66762-3104

2092902013004000  
Charles J. Jordan  
918 S. Walnut ST  
Pittsburg, KS 66762-5640

2092902013005000  
Armstrong Revocable Trust  
410 W. Jefferson ST  
Pittsburg, KS 66762-5043

2092902014001010  
City of Pittsburg  
PO Box 688  
Pittsburg, KS 66762-0688

2092902016007000

Susan K. Buckle  
C/O Randy Vilela  
PO Box 208  
Pittsburg, KS 66762-0208

*(Property Owner for  
108 S. ELM ST.) > Adjoiner*

2092902017003000

RAYFOR LLC  
18781 State Hwy 96  
Carthage, MO 64836-7250

2092902017004000

2092902017005000

2092902019005000

2092902019006000

2092902019007000

Randolph E. Vilela  
PO Box 208  
Pittsburg, KS 66762-0208

2092902018006000

Marilyn L. Perry  
C/O Mary Newport  
7468 NE Village LN  
Pittsburg, KS 66762-8568

2092902019001000

Leah J. Conner  
108 W. 5<sup>th</sup> ST  
Pittsburg, KS 66762-3802

2092902019002000

Brent Bender  
212 E. Rose ST  
Pittsburg, KS 66762-5254

2092902019003000

Betty C. & Kevin D. Smith  
210 E. Rose ST  
Pittsburg, KS 66762-5254

2092902019004000  
Ralph, Melvin & Larry Lange  
208 E. Rose  
Pittsburg, KS 66762-5254

2092902020001000  
PITTCRAFT LLC  
PO Box 718  
Pittsburg, KS 66762-0718

2092902014001020  
Ronald E. & Sharon F. Williams Rev. Trust  
PO Box 22  
Pittsburg, KS 66762-0022

2092902015001000  
JAVA PROPERTIES LLC  
901 Cypress DR  
Frontenac, KS 66763-2368

2092902015002000  
Robert E. & Martha Ann Sayre  
410 Webster ST  
Pittsburg, KS 66762-5543

2092902015002010  
Jock's Nitch Inc  
523 N. Broadway ST  
Pittsburg, KS 66762-3933

2092902015007000  
Silverback Brewing Company  
2319 N. Tee Time CT  
Wichita, KS 67205-1313

2092902016004000  
Dorothy L. & Michael E. Griggs  
307 E. Adams ST  
Pittsburg, KS 66762-5405

2092902016005000 (Property Owner for  
Chevelle Wickes 207 E. Rose St.) > Adjoiner  
510 E. Madison ST  
Pittsburg, KS 66762-5927

2092902016006000  
Arnold R. Leiva Munguia  
209 E. Rose ST > Adjoiner  
Pittsburg, KS 66762-5253

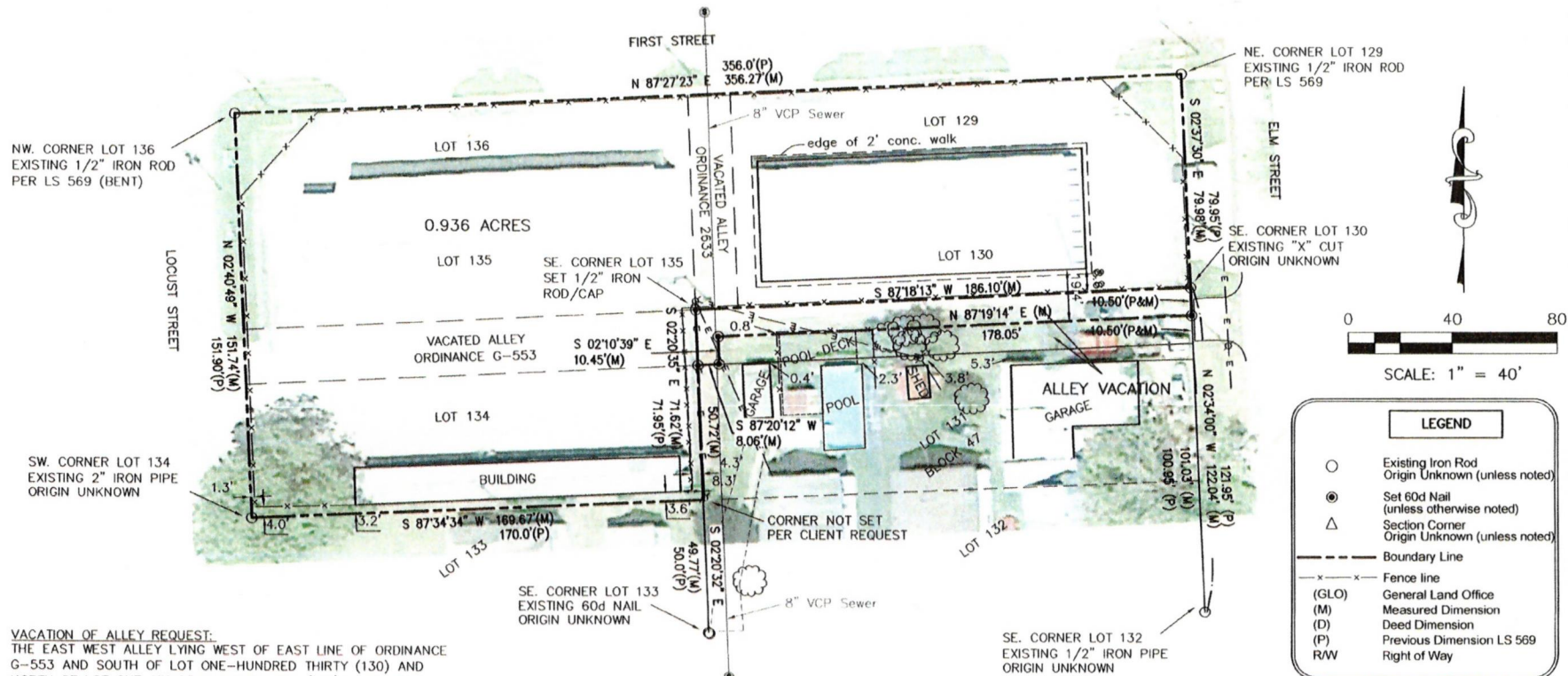
We hereby certify the following to be a true and correct list of property owners within a 200 foot radius of:

The Alley located between E. Rose Street and E. First Street in the Town of Pittsburg, Crawford County, Kansas, according to the recorded Plat thereof.

Security 1<sup>st</sup> Title LLC

By: Debra L. Engstrom  
Debra L. Engstrom, Licensed Abstractor

File No. 2450191



**VACATION OF ALLEY REQUEST:**  
THE EAST WEST ALLEY LYING WEST OF EAST LINE OF ORDINANCE G-553 AND SOUTH OF LOT ONE-HUNDRED THIRTY (130) AND NORTH OF LOT ONE-HUNDRED THIRTY-ONE (131) IN BLOCK FORTY-SEVEN (47), IN THE "TOWN OF PITTSBURG", (NOW THE CITY OF PITTSBURG, KANSAS), ACCORDING TO THE RECORDED PLAT THEREOF.

#### SURVEYOR'S CERTIFICATION

I, Rodney R. Zinn, a duly licensed Land Surveyor in the State of Kansas, do hereby certify that this plat was prepared from the notes of an actual on the ground field survey done by me or under my direct supervision on September 3, 2019 and April 4, 2021 and that the information shown hereon is true and correct and meets or exceeds current Kansas Minimum Standards for Boundary Surveys.



Rodney R. Zinn, L.S. No. 1559

#### SURVEYOR'S NOTES

- The bearings shown hereon are based upon the Kansas State Plane Coordinate System, South Zone.
- This survey does not reflect any easements, rights-of-way, or other instruments of record which may encumber this property per agreement with client.
- Underground utilities, nor all improvements were located or shown on this survey.
- All distances are measured unless otherwise noted.
- Fence adjacent to pool deck overlaps Alley split by 0.80'
- Multiple 4"-7" trees located in Southern portion of alley
- Offset distances to property lines shown my leader and distance.
- City requests a 16' Easement along the centerline of the existing Sanitary Sewer crossing proposed vacation of East-West Alley.

#### BOUNDARY DESCRIPTION

PORTION OF DEED BOOK 513 PAGE 192

Lots One Hundred Twenty Nine (129), One Hundred Thirty (130), One Hundred Thirty Four (134), One Hundred Thirty Five (135) and One Hundred Thirty Six (136), EXCEPT THE South 21 feet of said Lots One Hundred Thirty (130) and One Hundred Thirty Five (135), in Block Forty Seven (47) in the "Town of Pittsburg", (now the City of Pittsburg, Kansas), according to the recorded Plat thereof.

(including that portions of vacated alley ways lying within, per ordinance numbers 2633 and G-553)

**COUNTRYSIDE SELF STORAGE PORTION OF ALLEY TO BE VACATED**  
The North Half of the East-West alley lying adjacent and South of Lot One Hundred Thirty (130) and the West Half of the North-South alley, adjacent and East of the already East-West vacated alley by ordinance G-553 all in Block Forty Seven (47), in the Original City of Pittsburg, Kansas, according to the recorded Plat thereof.

**BOUNDARY SURVEY of**  
**LOTS 129, 130, 134, 135, 136 AND ALLEYS**  
**BLOCK 47, ORIGINAL CITY OF PITTSBURG**  
**CRAWFORD COUNTY, KANSAS**

**PREPARED FOR:**  
**COUNTRYSIDE SELF STORAGE**

**DRAWN BY:** DLB / RRZ  
**DATE:** 4-15-2021  
**CHECKED BY:** RRZ  
**REVISION DATE:** 4-20-2021

**JOB NO.:** 4-2103137-K  
**REF. JOB NO.:** 4-1908283-K

**CORNERSTONE**  
Regional Surveying, LLC  
Serving Kansas, Missouri & Oklahoma  
1114 W. 4th Street, Pittsburg, KS 66762 Ph: 620-239-1166

# **SANITARY SEWER EASEMENT DESCRIPTION**

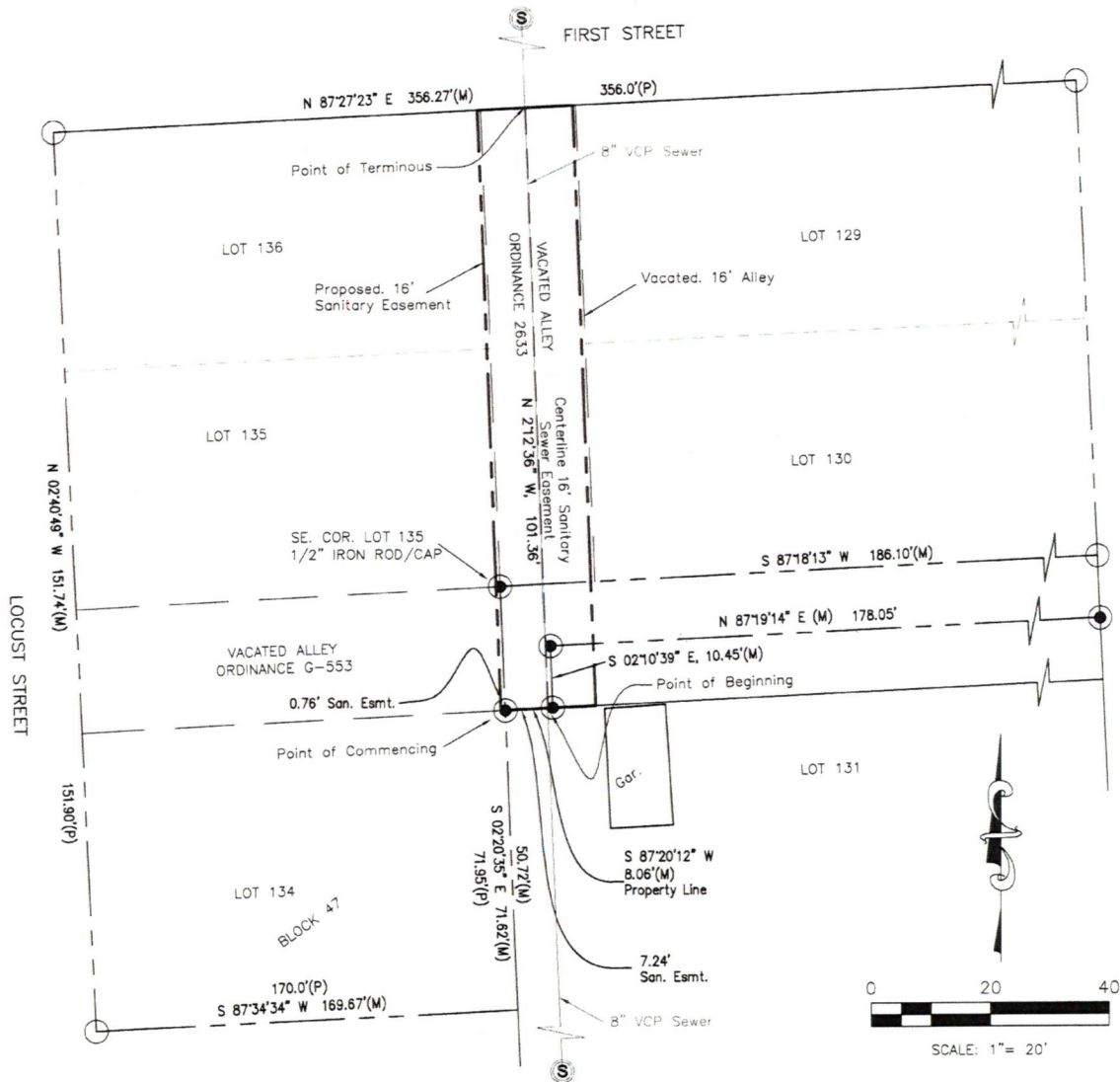
(Written by Rodney R. Zinn, LS 1559, 5-06-2021)

The Centerline of a 16 foot Sanitary Sewer Easement located adjacent to Lots 129-130 and Lots 134-136, Block 47 mostly lying within Vacated Alley per Ordinance 2633 more particularly described as follows;

Commencing at the Northeast Corner of Lot 134, Block 47 thence N 87°20'12" E, 7.24 feet to the Point of Beginning; thence N 2°12'36" W, 101.36 feet to the Northern Line of the extension of said Lots 129 and 136, being the Southern right-of-way of First Street and the point of terminous.

## **LEGEND**

- Existing Iron Rod  
Origin Unknown (unless noted)
- Set 1/2"x24" Iron Rod/Cap  
(unless otherwise noted)
- ⊙ Sanitary Sewer Manhole
- Boundary Line
- (M) Measured Dimension
- (D) Deed Dimension
- (P) Plat Dimension
- R/W Right of Way



## **SURVEYOR'S CERTIFICATION**

I, Rodney R. Zinn, a duly licensed Land Surveyor in the State of Kansas, do hereby certify that this plat was prepared from the notes of an actual on the ground field survey done by me or under my direct supervision on September 3, 2019 and April 4, 2021 and that the information shown hereon is true and correct and meets or exceeds current Kansas Minimum Standards for Boundary Surveys.



Rodney R. Zinn, L.S. No. 1559

## **SURVEYOR'S NOTES**

- The bearings shown hereon are based upon the Kansas State Plane Coordinate System, South Zone.
- This survey does not reflect any easements, rights-of-way, or other instruments of record which may encumber this property per agreement with client.
- Sanitary Sewer was the only utility located on this survey, all other Underground, above ground utilities, nor improvements were located. Except the Sanitary Sewer..
- All distances are measured unless otherwise noted.
- No Points were set on the proposed easement at this time.



**CORNERSTONE**  
Regional Surveying, LLC  
Serving Kansas, Missouri & Oklahoma  
111A W. 4th Street, Pittsburg, KS 66762 Ph: 620-235-1166

DRAWN BY: DLB / RRZ  
CHECKED BY: RRZ  
DATE: 5-5-2021  
REVISION DATE: N/A  
JOB NO.: 4-2103137K  
REF. JOB NO.: 4-1908283K  
PREPARED FOR:  
Countryside Self Storage

**Proposed Sanitary Sewer Easement**  
adjacent to Lots 129 - 130 & 134-136  
Block 47, Original City of Pittsburg  
Crawford County, Kansas

By:  
Christina E. Carr,  
#27514  
ccarr@msfirm.com  
Dwayne A. Duncan,  
#27533  
dduncan@msfirm.com  
Aaron M. Schuckman,  
#22251  
aschuckman@msfirm.c  
om  
612 Spirit Dr.  
St. Louis, MO 63005  
(636) 537-0110  
(636) 537-0067 (fax)

# ATTORNEYS FOR PLAINTIFF

MS 193119.390640 KJFC

MILLSAP & SINGER, LLC  
IS ATTEMPTING TO COL-  
LECT A DEBT AND ANY  
INFORMATION OB-  
TAINED WILL BE USED  
FOR THAT PURPOSE.

(Published in The Morn-  
ing Sun on June 4, 2021)

# PLANNING COMMIS- SION/BOARD OF ZON- ING APPEALS NOTICE OF PUBLIC HEARING

The PLANNING COM-  
MISSION/BOARD OF  
ZONING APPEALS of the  
City of Pittsburg, Kan-  
sas, will hold a PUBLIC  
HEARING on Monday,  
June 28, 2021, at 5:30  
p.m., in the Municipal  
Court Room of the Law  
Enforcement Center, 201  
North Pine, to consider  
a petition for the vaca-  
tion of the east portion  
of an alley located be-  
tween the 200 blocks  
of East Rose and East  
1st Street in Pittsburg,  
Crawford County, Kan-  
sas:

The alley is described  
as:

The East-West alley ly-  
ing between Lots 130  
and 131, and East of the  
vacated alley by Ordina-  
nce G-533, Block 47,  
Original City of Pitts-  
burg, Crawford County,  
Kansas.

Dated this 4th day of  
June, 2021.

PLANNING COMMIS-  
SION/BOARD OF ZON-  
ING APPEALS

ATTEST:

Dexter Neisler  
Zoning Administrator

Handicapped citizens  
needing accommoda-  
tions in order to attend  
this Public Hearing  
should contact the City  
Zoning Administrator's  
Office at (620) 230-5517  
no later than 48 hours  
prior to the scheduled  
Public Hearing.

# Garage Sales

**Friday**  
**8-5**  
**Saturday**  
**8 - Noon**  
**1001 N. Free King Hwy**  
**Pittsburg, KS**  
Furniture, new Fiesta  
dishes & lots misc.

**Garage Sale**  
Tool Sale- Inside and  
outside- rain or shine.  
**Saturday June 5th &**  
**Sunday June 6th.**  
Starting at 8 am until  
??? both days.  
581 East 570th, 2 ? mile  
west of 69 and Atkinson  
or ¾ mile west of the  
airport.

All kinds of hand tools, 5  
table saws, tile saw, old  
wood lathe, scroll saws,  
band saw, fishing equip-  
ment, duck and goose  
decoys and equipment-  
hunting gear, tatoo or  
massage chair, misc  
gun stuff and shells, air  
conditioning units, chest  
freezer, washer and dry-  
er, totes. Hundreds of  
hot wheels and trans-  
formers. Canning jars  
and lots of Misc for the  
Ladies. Golden Rhaps-  
ody dishes/ Kayson Fine  
china from the 60's com-  
plete set.

**HUGE ESTATE SALE**  
**Saturday, June 5,**  
**8 am - 5 pm**  
**Sunday, June 5**  
**1 pm - 3 pm**  
**616 S Main**  
**Ft Scott, KS**

Antique vintage items,  
many primitive cabin-  
ets, railroad memoar-  
abilia, dolls, brass mir-  
ros, furniture, big chill  
refrig, vintage clothing,  
for a complete listing  
stephaniecum-  
minsesatesale@estate-  
sales.net

Arma-Franklin

**HUGE SALE**  
**279 N. 200th Arma**  
**June 4**  
**1 to 8 pm**  
**June 5**  
**7 a to 2 p**

Brand new items, cook-  
ware, sheets, comfort-  
ers, curtains, towels,  
mathing coach & love-  
seat, medium to XL wo-  
mans & mens clothes,  
carts, shelving, artifi-  
cial flowers, & misc.

Northeast Pittsburg

**SATURDAY ONLY**  
**June 5**  
**8 am - 3 pm**  
**3105 N Joplin**  
**Masonic Lodge**  
Quilts, Afghans, Misc.,  
Books & Stamp.

*Call to place your  
classified today!*  
**417-451-1520**