



Narrative

This CUP application is a request to move the catering business , Chris Cakes, to the property at 1995 w 247<sup>th</sup> Louisburg, Ks. Chris Cakes has been in operation in the state of Kansas since 1984.

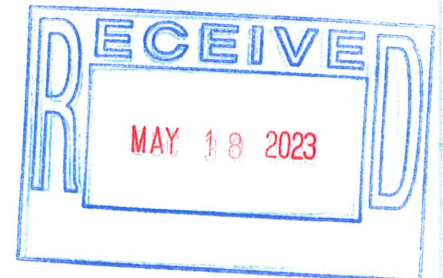
The business on the property will involve storing catering supplies in an approximate 2,880 square-foot building that has not yet been built and also producing the dry mix used in the pancake catering. Currently Chris Cakes, owned by Steve and Lee Anne Hamilton of Edgerton, Ks, employs 5 full time employees who work an average of 3 days a week and an additional 5 employees who work an average of one day a month. The employees would come the the property and load a truck owned by Chris Cakes to drive to events off site where the actual cooking takes place. Currently 2 Chris Cakes employees help produce the dry mix which will be located at the new property. The dry mixing will take place inside this new structure. The full time employees come an average of once a week to load enough supplies to work for each week.

Chris Cakes currently owns 4 box trucks and 2 trailers that are used by the employees and taken to off site events. When at the property they would be parked behind this new building to the South in a gravel lot. This should help reduce the view of the trucks to traffic on 247<sup>th</sup> st. Access to the Chris Cakes shop will be by way of a new entrance off 274<sup>th</sup> st. The permit for this new entrance has been approved by Miami County Road and Bridge Dept. The new entrance will be put in prior to the construction of the new building for Chris Cakes.

The owners of the property plan to have a 500 gallon propane tank on the property near the building to refill propane bottles to be used at the of site events. They also plan to have a dumpster for trash on site near the buildings.

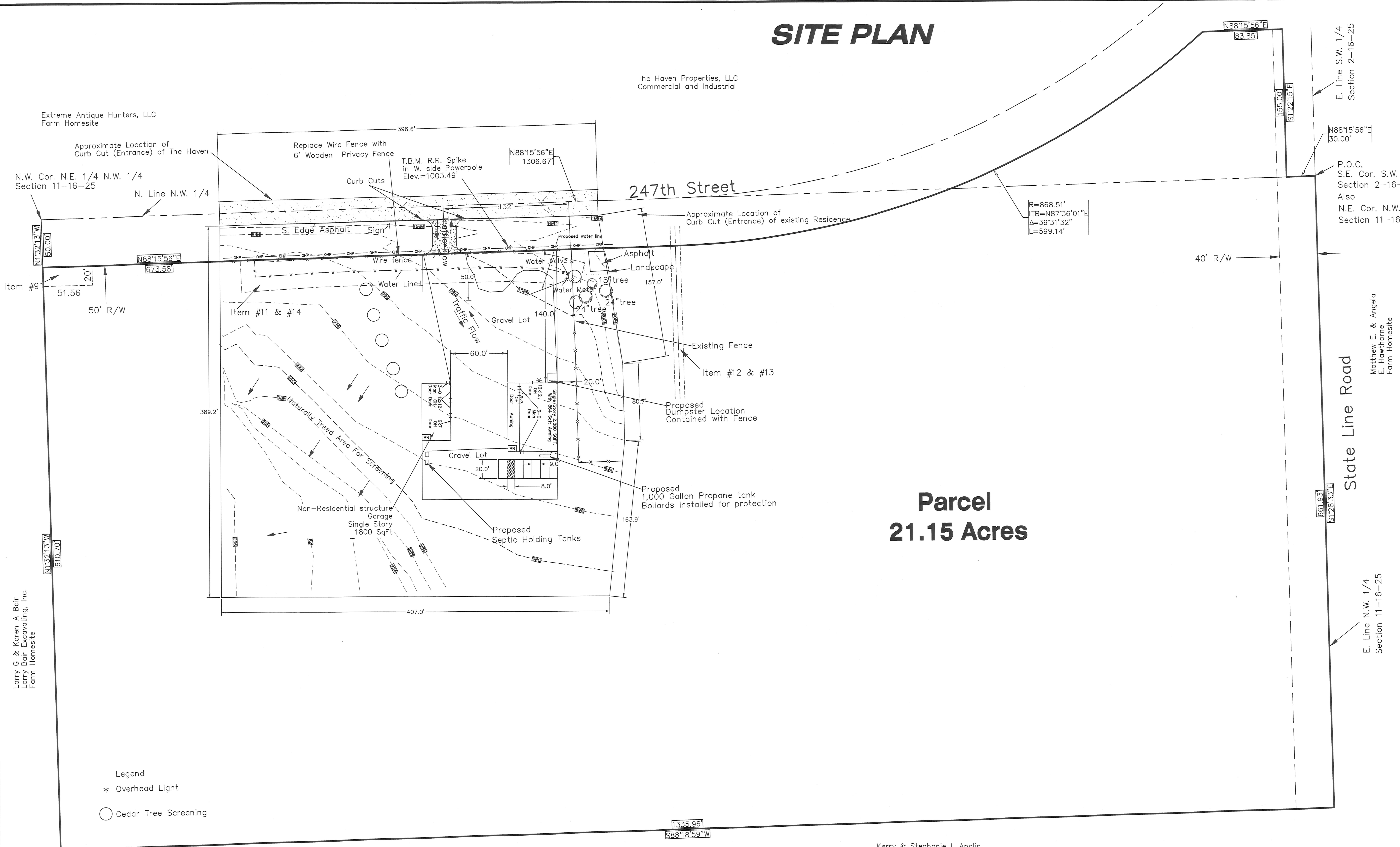
For the dry mix portion of the business Chris Cakes employees would be coming an average of once a week, in conjunction to their loading for catering events, to work an average of 4 hours producing the dry mix. This would consist of weighing out the dry ingredients into 2 buckets then using a mixing machine to blend the ingredients together. The mix is then put into food grade plastic bags which are held in plastic crates and stored in the mix room on pallets. There is a separate room in the structure dedicated to the dry blending portion of the business.

Chris Cakes gets one semi truck delivery of catering supplies a week. There is an additional delivery once a month of supplies for the dry blending side of the business. The proposed building will have a 14 foot garage door to receive the deliveries.



# SITE PLAN

The Haven Properties, LLC  
Commercial and Industrial



**Parcel  
21.15 Acres**

Description: "Provided with Title Commitment"

A tract of land being part of the Southwest Quarter of Section 2 and part of the Northwest Quarter of Section 11, Township 16 South, Range 25 East, being more particularly described as follows:

"Beginning at the Northeast corner of the Northwest Quarter of Section 11, Township 16 South, Range 25 East, thence South 0°54'39" West 661.86 feet along the East line of said Quarter Section, thence North 89°17'49" West 1345.98 feet to a point being on the West line of the Northeast Quarter of said Quarter Section, thence North 0°51'04" East 610.70 feet along the West line of the Northeast Quarter of said Quarter Section to a point on the South Right of Way line of 247th Street as now established, thence along said Right of Way line the following three courses, South 89°20'47" East 673.58 feet, thence along a curve to the left, said curve having a radius of 868.51 feet, an arc length of 609.13 and central angle of 40°11'05", thence South 89°20'47" East 83.85 feet to a point on the West Right of Way line of State Line Road, thence South 1°01'02" West 155.00 feet along the West Right of Way line of State Line Road to a point on the North line of the Northwest Quarter of Section 11, thence South 89°20'47" East 30.00 feet along the North line of said Quarter Section to the point of beginning, as prepared by Timothy D. Reeves, PLS 1133 on March 6, 2022, Subject to any parts thereof in roads."

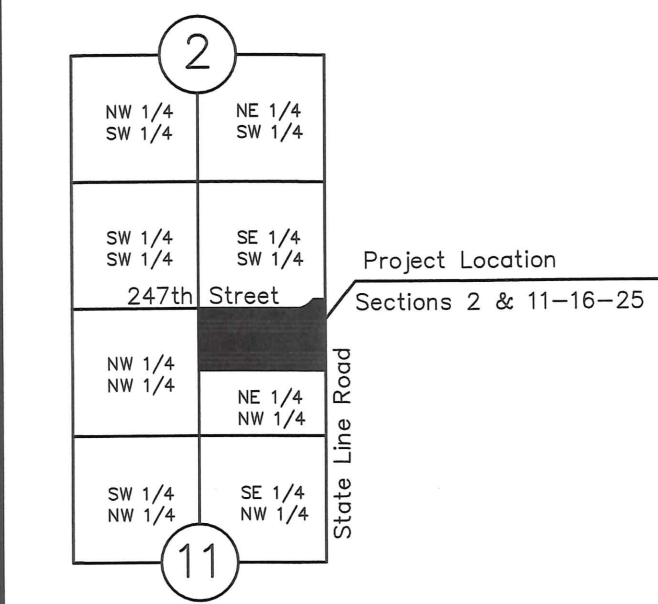
CUP Area Description:

All that part of the Northeast Quarter of the Northwest Quarter Section 11, Township 16 South, Range 25 East, Miami County, Kansas, as prepared by Jeff Luthro, RLS#1222, December 27th 2022, described as follows: Commencing at the Northwest corner of the Northeast Quarter of said Section 11; thence N88°16'01"E, along the North line of said Northwest Quarter, a distance of 188.00 feet; thence S1°43'59"E, a distance of 12.98 feet to the Point of Beginning; thence S0°14'12"W, a distance of 389.20 feet; thence S89°59'03"E, a distance of 163.90 feet; thence N0°07'40"E, a distance of 80.70 feet; thence N9°04'29"W, a distance of 157.00 feet; thence S88°36'58"W, a distance of 396.60 feet to the Point of Beginning, containing 3.75 Acres more or less, subject to any part thereof in roads.

Title information provided by First American Title Insurance Company, Policy No. 5011400-2187356, File No. 2482583, Date of Policy February 4, 2022.

7. Easement Conveyance granted to Kansas City Power & Light Company, as set forth in the instrument filed as Book 175, Page 496. (along the East 30' of the N.W. ¼ Section 11-16-25, not shown)
8. Right of Way Conveyance granted to Standard Oil Company, as set forth in the instrument filed as Book 184, Page 204. (blanket easement)
9. Easement granted to the Board of County Commissioners of the County of Miami, State of Kansas, as set forth in the instrument filed as Book 240, Page 252. (shown on drawing)
10. Easement Conveyance granted to Kansas City Power & Light Company, as set forth in the instrument filed as Book 242, Page 277. (does not pertain to subject property)
11. Right of Way Easement granted to Rural Water District No. 2, Miami County, Kansas, as set forth in the instrument filed as Book 257, Page 96. (shown on drawing)
12. Easement Conveyance granted to Kansas City Power & Light Company, as set forth in the instrument filed as Book 364, Page 226. (shown on drawing)
13. Easement Conveyance granted to Kansas City Power & Light Company, as set forth in the instrument filed as Book 366, Page 89. (shown on drawing)
14. Right of Way Easement Conveyance granted to Rural Water District No. 2, Miami County, Kansas, as set forth in the instrument filed as Book 366, Page 189. (shown on drawing)
15. Easements, restrictions, setback lines or servitudes, if any, reflected on the Certificate of Survey of said land filed August 18, 1997 as Survey Book M. Page 543.
16. Terms and provisions of the gas lease executed between Marie A. Fangrow and Thomas F. Fangrow, her husband, lessor, and Osborn Energy, L.L.C., lessee, filed June 25, 2002, recorded in/on Book 728, Page 579, together with all subsequent assignments and conveyances.
17. Grant of Right of Way to AKAWA Natural Gas, L.L.C., as set forth in the instrument filed as Book 728, Page 582. (blanket easement)
18. Terms and provisions of the oil and gas lease executed between Marie A. Fangrow and Thomas F. Fangrow, her husband, lessor, and MAW Oil & Gas Company, lessee, filed January 28, 2008, recorded in/on Book 2008 Page 00464, together with all subsequent assignments and conveyances.
19. Grant of Right of Way to MAW Oil & Gas Company, as set forth in the instrument filed as Book 2008, Page 00465. (blanket easement)

- Legend
- \* Overhead Light
  - Cedar Tree Screening



VICINITY MAP  
SCALE: 1" = 2000'

Chris Cakes  
Amended 5-15-2023 for New Building Layout  
Zoning: Agricultural  
Address: 1995 W. 247th Street  
Owner of Record: Mark & Amanda R Shore

Main building, 2,880 SQFT to be used for storage of catering equipment and food. I will be used for blending of dry ingredients.

All Public buildings and facilities have been designed to comply with the provisions of the Americans with Disabilities Act Accessibility Guidelines (ADAAG)

Site Size: 3.75 Acres  
Roofed Area: 5,544 SQFT  
Concrete Sidewalk and Parking: 306 SQFT  
Concrete Entrance: 990 SQFT  
Gravel parking: 24,188 SQFT (25,678 SQFT Before Change)

Parking:  
Parking Requirements per Miami County Zoning Regulations Section 17-2  
11. Assembly plants, manufacturing and industrial establishments: one (1) parking space per five hundred (500) square feet of floor area.

Parking Required:  
Square feet of Chris Cakes Building: 2,880 SQFT  
one (1) space per five hundred (500) SQFT = 6 Parking spaces

Accessible parking spaces per Section 17-3.07  
For every 1 to 25 Total Parking spaces Provided, Provide a minimum of one (1) Standard accessible spaces, minimum of fourteen (14) feet by eighteen (18) feet including its loading area. In addition, for every eight (8) or fraction of eight (8) accessible parking spaces, at least one (1) shall be a van-accessible parking space. Each van-accessible parking space, including its loading area, shall be a minimum of seventeen (17) feet by eighteen (18) feet.

Proposed Parking:  
6 Regular 9' x 20' Parking stalls Gravel Surfaced  
1 Van-Accessible Parking Stall Hard Surfaced

Parking Area shall be Screened on the South, East and West sides Utilizing Evergreens placed at a maximum of 25' Spacing.

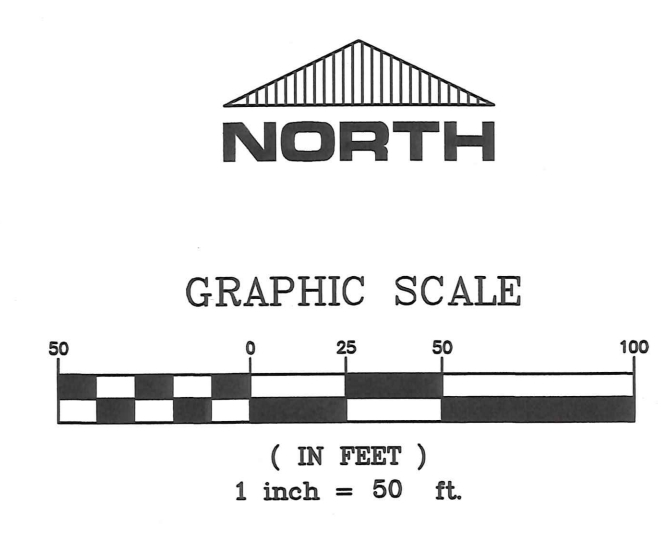
The North side of the CUP Area is planned to be Screen with 6' Privacy fence

No Signage

All Exterior Lighting Shall Be Shielded to minimize off site light  
One light planned at Over Head Door as indicated by \*

1335.96'  
S88°18'59"W

Kerry & Stephanie L Anglin  
Agricultural Use



David  
Baldrige

Digitally signed by David Baldrige  
DN: cn=David Baldrige, o=Baldrige  
Engineering LLC, ou=Engineering, email=baldrige\_engineering@gmail.com, c=US  
Reason:  
Date: 2023.05.16 16:37:38-0500  
File: PDF Reader Version: 12.1.2

SITE PLAN BY:  
Baldrige Engineering, LLC  
308 South Silver Street  
Paola, Kansas 66071  
(913) 594-4532

TOPOGRAPHIC SURVEY BY:  
Allenbrand-Drews & Assoc., Inc.  
JOB NUMBER: 37472  
DATE: 10/25/2022  
PREPARED FOR: Amanda Shore

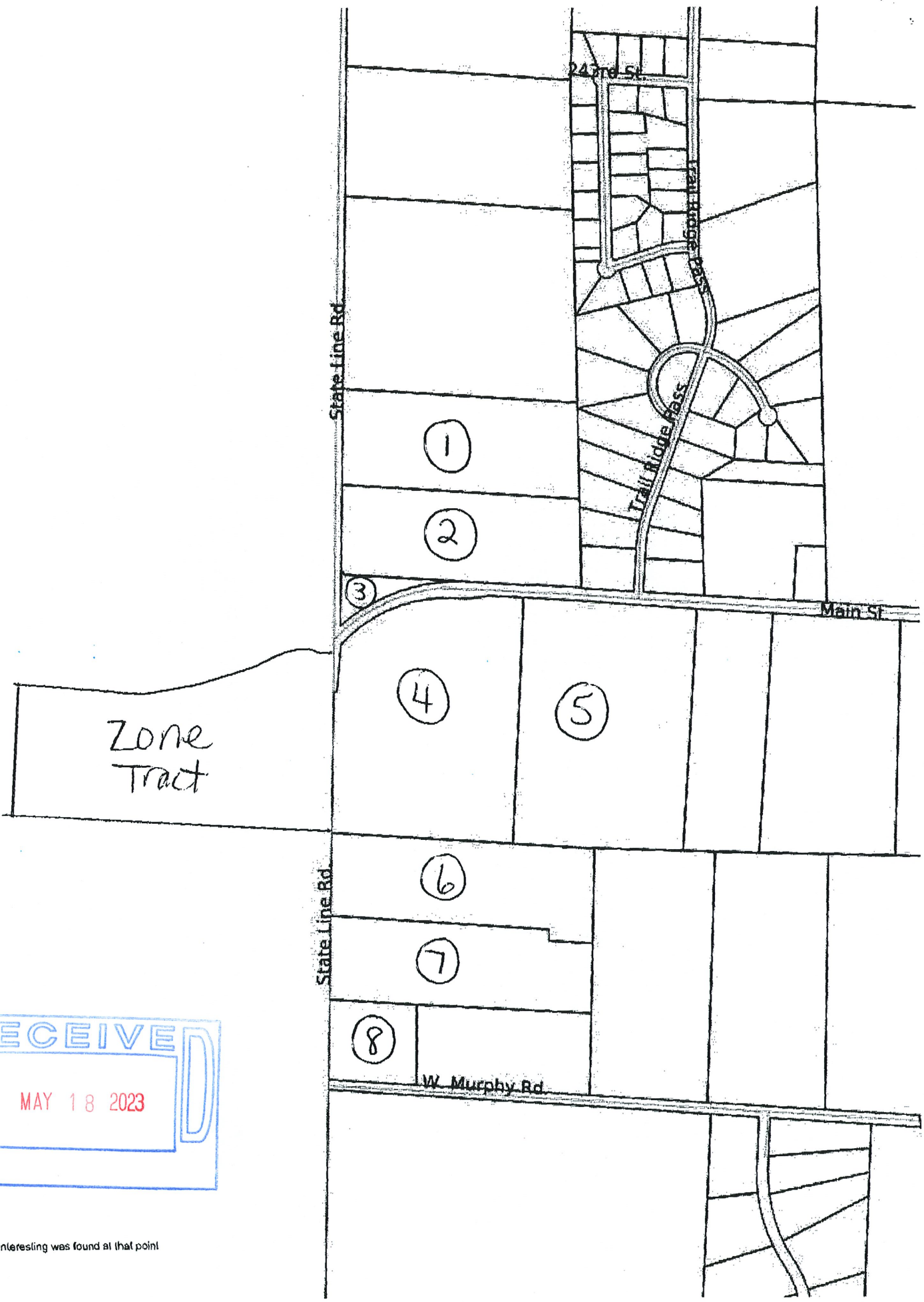
**AD**  
Allenbrand-Drews & Associates, Inc.

CIVIL ENGINEERS  
LAND SURVEYORS - LAND PLANNERS

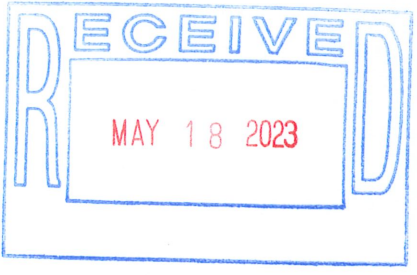
122 N. WATER STREET  
OLATHE, KANSAS 66061  
PHONE: (913) 764-1076  
FAX: (913) 764-8635

14 W. PEORIA  
PAOLA, KANSAS 66071  
PHONE: (913) 557-1078  
FAX: (913) 557-6904

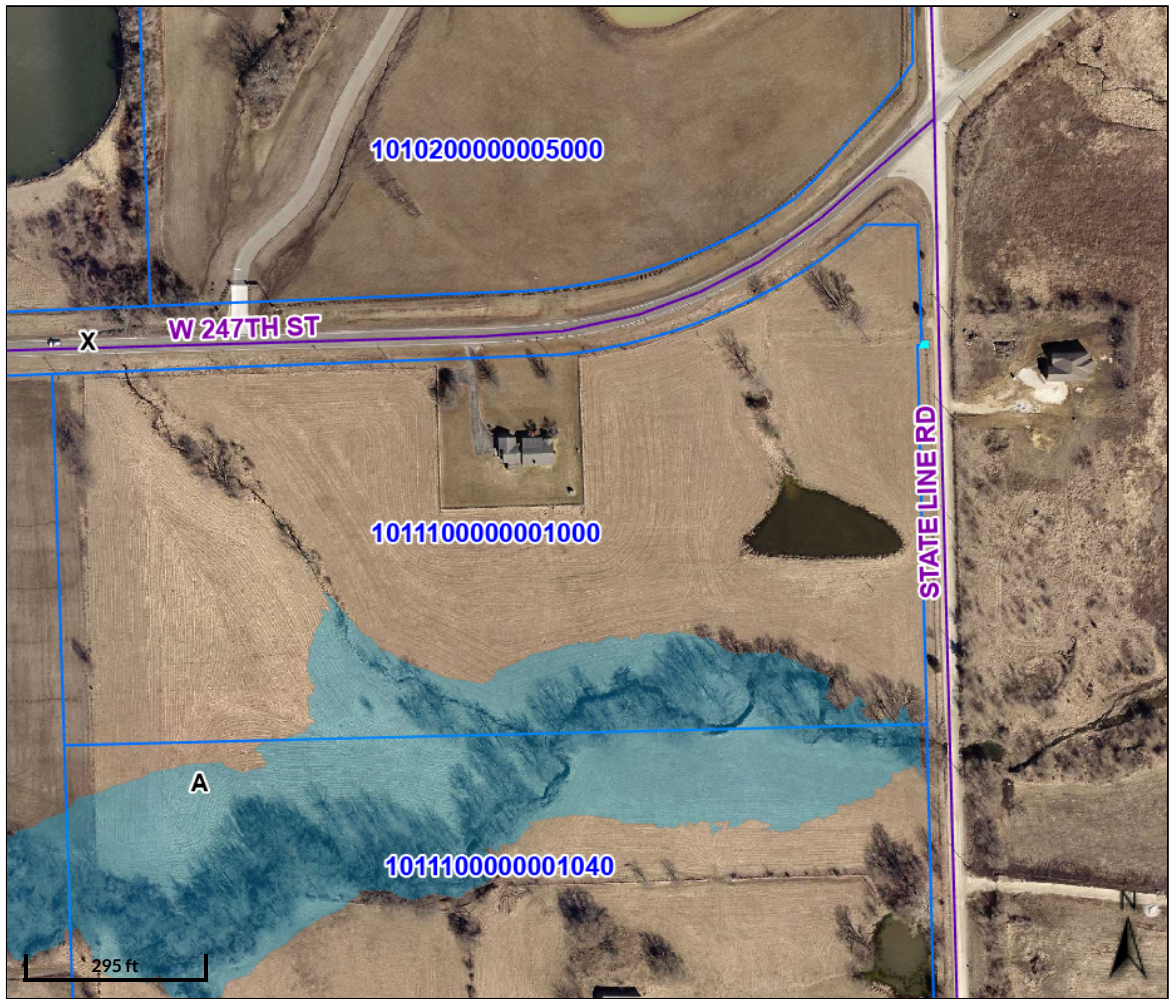
Received 05/18/2023



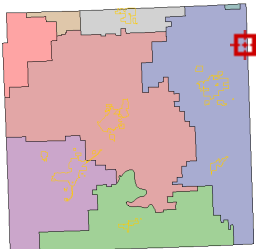
Zone Tract



Nothing interesting was found at that point



Overview



Legend

- City Limits
- Centerlines
- Parcels
- Lakes
- Flood Zones**
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE

Parcel ID= 101110000001000  
 Acres= 40.41342053999997

Date created: 5/19/2023  
 Last Data Uploaded: 4/28/2023 2:28:58 PM

Developed by  Schneider  
 GEOSPATIAL