



HAYS AREA PLANNING COMMISSION

City Hall, 1507 Main Street, Hays, KS

Monday, August 18, 2025 – 4:00PM

AGENDA

1. CALL TO ORDER BY CHAIRMAN.

2. CONSENT AGENDA.

A. Minutes of the meeting of July 21, 2025

Action: Consider approval of the minutes of the July 21, 2025, meeting

B. Citizen Comments

3. PUBLIC HEARING ITEMS. None.

4. NON-PUBLIC HEARING ITEMS.

A. Preliminary Plat of Smoky Hill Plains Addition

Action: Consider approving the Preliminary Plat of Smoky Hill Plains Addition

5. AGENDA ITEMS/COMMUNICATIONS.

A. Project Update

B. Planning Commissioner Comments

i. Opportunity for Planning Commissioners to ask questions of staff or initiate topics for discussion

6. ADJOURNMENT.

DRAFT
HAYS AREA PLANNING COMMISSION
CITY HALL COMMISSION CHAMBERS
July 21, 2025

1. CALL TO ORDER BY CHAIRMAN:

The Hays Area Planning Commission met for their regularly scheduled meeting on Monday, July 21, 2025, at 4:07 p.m. in the Commission Chambers at City Hall. Chairman Matthew Wheeler called the meeting to order.

Roll Call:

Present: Matthew Wheeler, Bernie Gribben, Jim Schreiber, Mike Vitztum, and Joseph Boeckner

Absent: Brian Garrett and Dustin Schlaefli

City staff in attendance: Collin Bielser, Deputy City Manager, Jarrod Kuckelman, Assistant City Manager, Curtis Deines, Superintendent of Planning and Development, Kate Armstrong, Planning Technician, and Ashley Kinderknecht, Administrative Assistant.

2. CONSENT AGENDA:

A. Minutes: Matthew Wheeler asked if there were any changes to the June 16, 2025, Hays Area Planning Commission meeting minutes. There were none.

Motion: Jim Schreiber moved, Mike Vitztum seconded the motion to approve the minutes from the June 16, 2025, meeting.

Vote: AYES

Matthew Wheeler, Bernie Gribben, Jim Schreiber, Mike Vitztum, and Joseph Boeckner

B. Citizen Comments: There were no citizen comments.

3. PUBLIC HEARING ITEMS:

A. Public Hearing for the Rezoning Request from (P-I) Public and Institutional to (R-M) Residential Multi-Family for 1906 Ash St, Hays, KS.

Curtis Deines provided a PowerPoint presentation for a request to change the zoning from (P-I) Public & Institutional District to (R-M) Residential Multi-Family District for the former Lincoln School located at 1906 Ash. The owner of the property, Michael Graham, is proposing remodeling the former school into apartments as well as building a residential multi-family housing development on the surrounding property. The request allows for logical and orderly development.

Lincoln School was closed Spring of 2025 as part of the ongoing bond projects. The owner plans to remodel the 100-year-old school into 26 to 28 one- and two-bedroom apartments and construct seven 4-plexes on the surrounding area east of the former

school. The current zoning is P-I that is surrounded by NC.3 Neighborhood Conservation District that allows duplexes.

The Comprehensive Plan designates this area as Civic (CIV), primarily due to the presence of a school on the property. However, if the property is rezoned to multi-family, the Civic designation would no longer apply. This does not mean the multi-family use is incompatible with the neighborhood. The surrounding area features a mix of medium density residential properties, with many rental homes already present. Introducing apartments and other multi-family housing would therefore be a natural and compatible fit. According to the compatibility matrix, the R-M (Residential Multi-family) zoning is fully compatible with Medium Density Residential, receiving a rating of 5 out of 5.

Mr. Deines provided a list of Uses by Right and Limited Uses for R-M Zoning. He then provided the Uses by Exception, which requires Hays Area Board of Zoning Appeals approval. He provided the options to be considered by the Planning Commission and gave staff's recommendation of approval for changing the zoning as it is compatible with the adjacent zoning districts and allows for logical and orderly development.

Mike Vitztum asked for clarification about the designation of the area as Civic. Mr. Deines stated that the Comprehensive Plan has it currently designated as Public & Institutional because of the school use. Changing the zoning will remove any need for Public and Institutional and rezoning it to multi-family conforms with the neighborhood characteristics of residential.

Matthew Wheeler opened the Public Hearing and asked for any citizen comments.

Residents, Jennifer Lang and Nathan Lang voiced their concerns about parking along Ash and West 20th Street, extra traffic, and increased accidents.

Sarah and Olivia, also residents in the area, voiced their concerns about the proposed seven 4-plexes, and the possibility of added crime with the additional residents in the neighborhood and changing the character of the neighborhood from more single-family owner and renter occupied homes to apartments. Both groups of residents support the school being converted into apartments, but are concerned that it's not being thought through on how it affects the current neighborhood.

Mr. Deines stated that the concept plans show 20 parking spaces on 20th Street, which would be considered public, so anyone could park there. Currently there is parallel parking along the street, so making the parking angled would increase the number of parking stalls. Mike Vitztum asked if the city was going to allow parking on the North side of West 20th Street and on the West side of Ash Street. Mr. Deines stated that there is already parking there so he doesn't believe it would be changed. He stated within our zoning regulations, each unit is required to have 1.5 stalls off street and if it is more than a one bedroom unit, it is required to have 2 stalls off street. So, once the final concept is determined, we would confirm that those minimums are met with how many units there are.

The Developer, Michael Graham, addressed some of the concerns expressed about the project. This is a multi-year, 5-million-dollar project that would start with the quadplexes. This allows revenue to help support the Lincoln school remodel. There will be the same number of people living there as there were faculty at the school. He explained that they are looking at moving the parking along West 20th and Ash Street more into the lot, as to allow more room on the street. The parking on the property close to the 4-plexes will be covered, which he would expect most of the tenants to want to park there. He stated that with all the applicants, he fully vets them. Mike also has a goal of keeping playground equipment somewhere on the property.

Matthew Wheeler stated that this is just a conceptual drawing, and the developer has put in more parking than is required for the proposed development. He feels like the developer is trying to work and solve the problem of parking. He also stated that Hays needs more housing and the best way to do it is through an infill project, like this concept, as utilities and streets are already there. He stated adding utilities outside of town would be costly.

Mike Vitztum stated that the Planning Commissioners are here to only vote on the rezoning changes and not of what is being built on the property. He stated that it sounds like the developer is willing to work with the surrounding property owners to try and come to some sort of understanding of what is going to be built on the property.

Motion: Jim Schreiber moved to approve Staff Findings of Fact; Bernie Gribben seconded.

Vote: AYES

Matthew Wheeler, Bernie Gribben, Jim Schreiber, Mike Vitztum, and Joseph Boeckner

Motion: Jim Schreiber moved to change the zoning from (P-I) Public & Institutional District to (R-M) Residential Multi-Family District at 1906 Ash as it is compatible with the adjacent zoning districts and allows for logical and orderly development; Mike Vitztum seconded.

Vote: AYES

Matthew Wheeler, Bernie Gribben, Jim Schreiber, Mike Vitztum, and Joseph Boeckner

4. NON-PUBLIC HEARING ITEMS: None.

5. AGENDA ITEMS/COMMUNICATIONS

A. Project Updates: Curtis Deines updated the Planning Commissioners on a few projects taking place throughout the city.

B. Planning Commissioner Comments: Jim Schreiber commended the city on the work done to the street at MacArthur and 22nd.

6. ADJOURNMENT: Matthew Wheeler adjourned the meeting at 5:12 p.m.
Submitted by Ashley Kinderknecht, Administrative Assistant



Hays Area Planning Commission

Agenda Memo

Agenda Item: Smoky Hill Plains Addition Preliminary Plat

Type of Review: Consider Preliminary Plat of Smoky Hill Plains Addition

Presented By: Curtis W. Deines, Planning & Development Superintendent

Date Prepared: August 12, 2025

Agenda Date: August 18, 2025

Summary

An application has been submitted for the Preliminary Plat of the Smoky Hill Plains Addition, which will replat the former DK Ranch and undeveloped Columbine Drive lots into 52 lots. The project will require replatting and annexation adjustments and will likely be developed in phases. Stormwater management will be addressed through quality and quantity control measures integrated throughout the development. Because the Preliminary Plat meets the requirements of the current subdivision regulations regarding lot size, setbacks, and specific utility requirements, staff recommends approval.

Background

An application has been submitted for the Preliminary Plat of the Smoky Hill Plains Addition. The property is owned by Sing Along Ranch LLC and BJKT LLC.

The current plat of the area is the DK Ranch Addition, a large lot development that was platted in 2013, but never developed. The property was sold and is now being replatted into a more efficient residential subdivision. The owner also purchased the adjacent undeveloped lots along the west side of Columbine Dr. The Smoky Hill Plains Addition Preliminary Plat also includes these lots.

Discussion

Approximately 18 acres of the western half of DK Ranch Addition will be vacated. The eastern half of DK Ranch and the west half of Columbine will be replatted into Smoky Hill Plains Addition. The property not included in the plat will remain outside city limits and remain unplatted.

The development is designed to have 2 points of access from Columbine Dr. and also have greenspace for the drainage way from north to south of the property. Street access to future 33rd St. improvements at the north end of the development will also be provided.

There will be a multi-use path incorporated from 33rd St south along Columbine to 27th St utilizing the storm water drainage area/green space for the location of the trail.

City utilities are in the area and will be extended for development. Stormwater management will be taken care of with quality and quantity control measures throughout the development,

If approved, a final plat will be brought forth for consideration at a later date.

Options

- Approve the Preliminary Plat as submitted
- Request further changes or considerations to the Preliminary Plat
- Do not approve the Preliminary Plat

Recommendation

Because the Preliminary Plat meets the requirements of the current subdivision regulations regarding lot size, setbacks, and specific utility requirements, staff recommends approval.

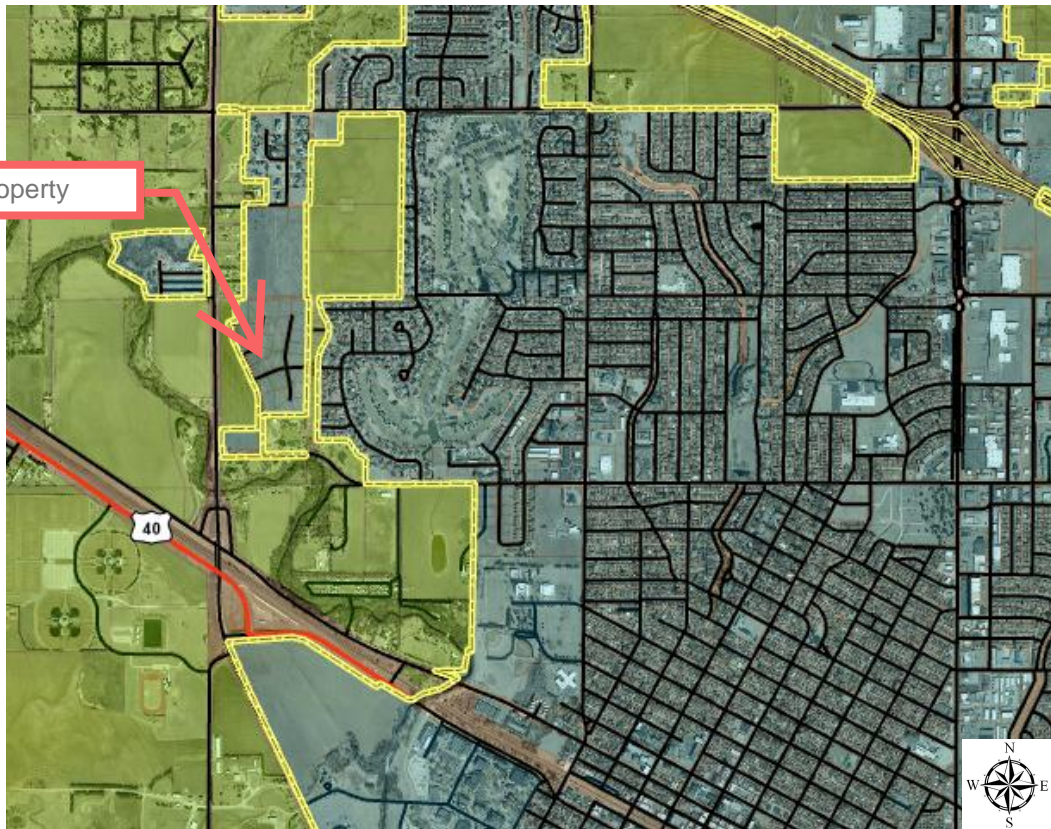
Action Requested

Motion to approve the Preliminary Plat of the Smoky Hill Plains Addition as submitted.

Supporting Documentation

Visuals
Preliminary Plat
Preliminary Plat Check List
Application

Subject Property



Replat Area of DK Ranch



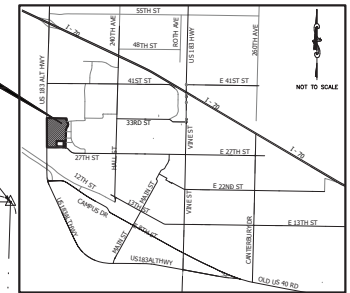
UTILITY LAYOUT OF SMOKY HILL PLAINS ADDITION

A PORTION OF THE SOUTHWEST 1/4, SECTION 29, T-13-S, R-18-W
ELLIS COUNTY, KANSAS

PROPOSED LEGEND

- ▼ FIRE HYDRANT
- WATER LINE
- CLEAN OUT
- SANITARY SEWER LINE
- ① PROPOSED LOT NUMBER

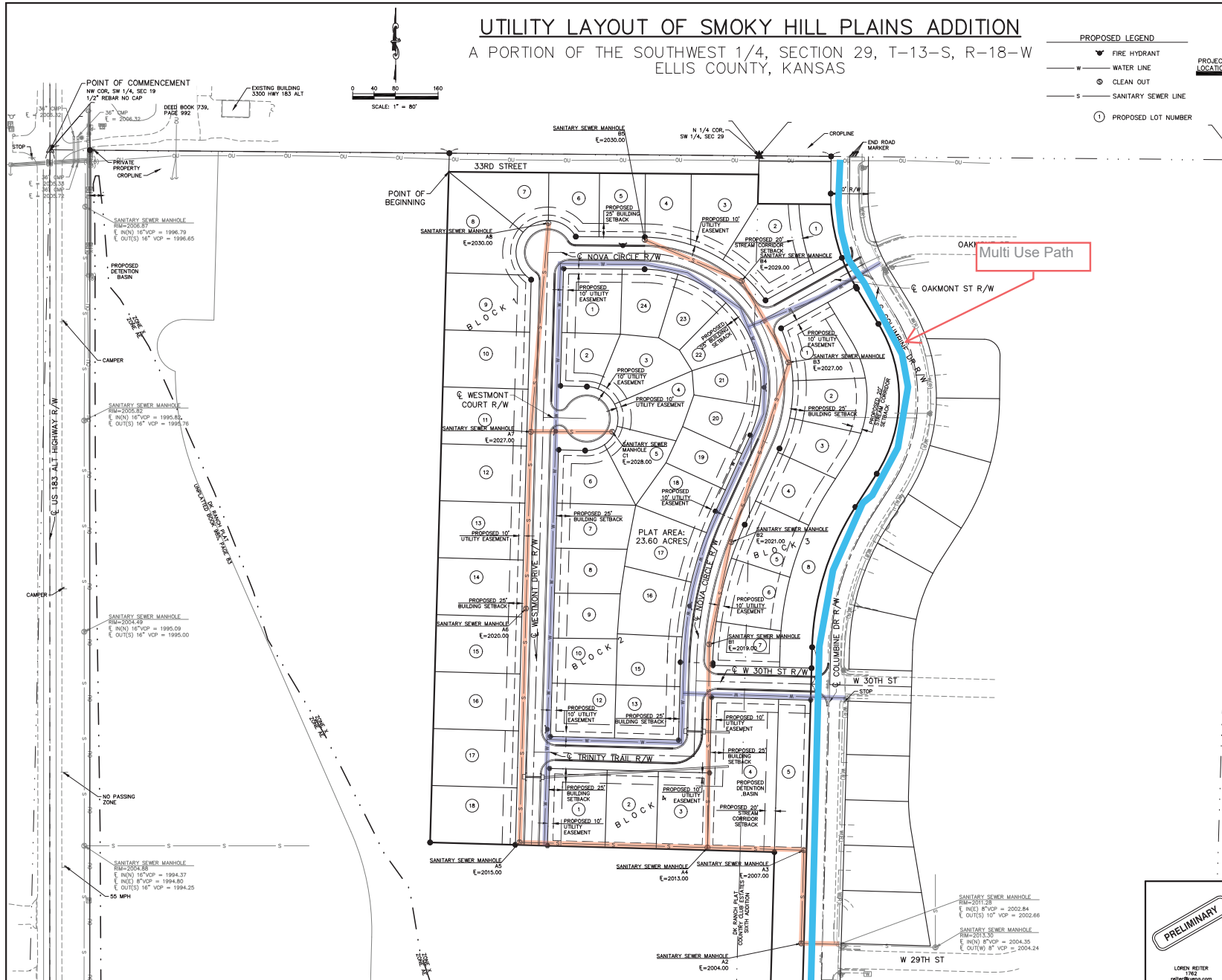
PROJECT LOCATION



LOCATION MAP
CITY OF HAYS, KANSAS

LEGEND

- ◊ UTILITY POLE
- LIGHT POLE
- ELECTRIC METER
- ELECTRIC BOX
- UNDERGROUND ELECTRIC LINE
- DEADMAN ANCHOR
- FOOTPRINT OF OVERHEAD UTILITY
- # OF LINES
- GAS SIGN
- UNDERGROUND GAS LINE
- WATER METER
- WATER MANHOLE
- WATER LINE GATE VALVE
- SPRINKLER CONTROL BOX
- ▼ FIRE HYDRANT
- WATER LINE
- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- GUARD RAIL
- WIRE FENCE
- TELEPHONE PEDESTAL
- FIBER OPTIC PEDESTAL
- UNDERGROUND FIBER OPTIC LINE
- STREET SIGN



PRELIMINARY

LORIN REITER
1762
reiter@kveeng.com

KAW VALLEY ENGINEERING

PROJECT: SMOKY HILL WEST ADDITION
SECTION 29, T-13-S, R-18-W
ELLIS COUNTY, KANSAS 67601

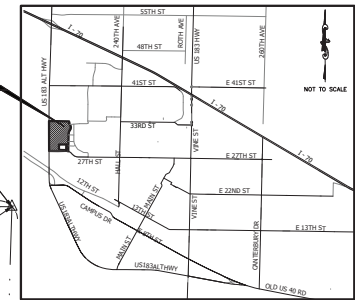
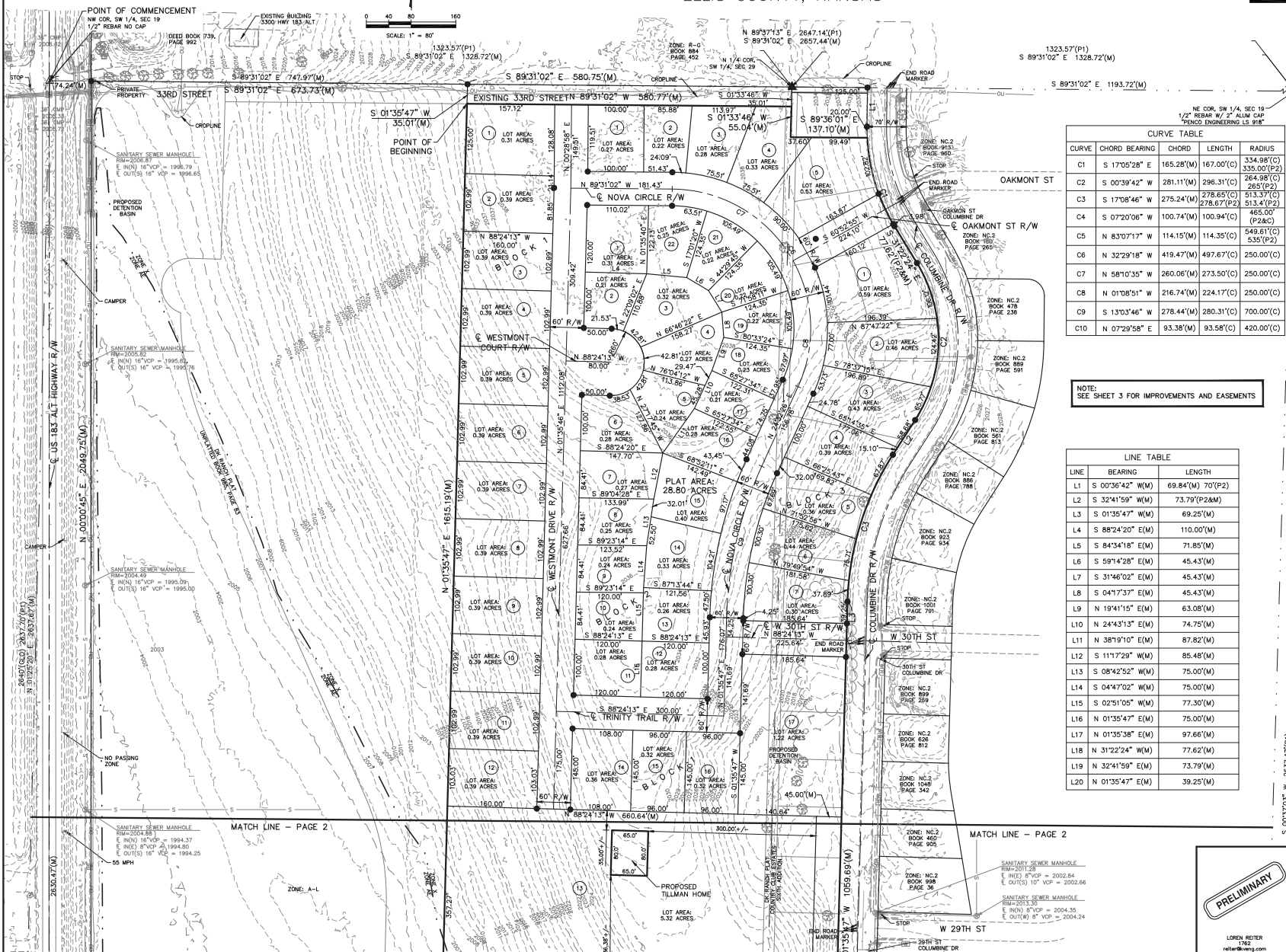
PREPARED FOR: DR. DON TILLMAN
2708 STERNBERG DRIVE
HAYS, KANSAS 67601

KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20, EXPIRES 12/31/26.

PROJECT NO. 2403756
DRAWN BY: ZXC
CHECKED BY: LR
DATE: 12/21/26
SHEET 1 OF 1

PRELIMINARY PLAT OF SMOKY HILL PLAINS ADDITION

A PORTION OF THE SOUTHWEST 1/4, SECTION 29, T-13-S, R-18-W
ELLIS COUNTY, KANSAS



LOCATION MAP

CITY OF HAYS, KANSAS

LEGEND

- △ SECTION CORNER FOUND
- MONUMENT FOUND
- ▲ SECTION CORNER SET, 1/2"x24" REBAR W/ KVE GLS200" CAP
- PROPOSED MONUMENT SET, 1/2"x24" REBAR W/ KVE GLS200" CAP
- ⊠ RIGHT OF WAY MONUMENT FOUND 4"x4" CONCRETE POST
- (M) MEASURED BEARING AND DISTANCE
- (GLO) DISTANCE PER GLO REFERENCE REPORT
- (P1) BEARING AND DISTANCE PER PLAT OF DK RANCH, HAYS, KANSAS
- (P2) DISTANCE PER PLAT OF COUNTRY CLUB ESTATES SIXTH ADDITION, ELLIS COUNTY, KANSAS
- (S1) DISTANCE PER KDOT PROJECT NO. 183A-26 K-2939-01 DATED 1993
- ① PROPOSED LOT NUMBER
- ⊙ UTILITY POLE
- ⊙ LIGHT POLE
- ⊙ ELECTRIC METER
- ⊙ ELECTRIC BOX
- E — UNDERGROUND ELECTRIC LINE
- — — DEADMAN ANCHOR
- (S) — FOOTPRINT OF OVERHEAD UTILITY # OF LINES
- ⊙ GAS SIGN
- — — UNDERGROUND GAS LINE
- ⊙ WATER METER
- ⊙ WATER MANHOLE
- ⊙ WATER LINE GATE VALVE
- ⊙ SPRINKLER CONTROL BOX
- ⊙ FIRE HYDRANT
- W — WATER LINE
- ⊙ SANITARY SEWER MANHOLE
- S — SANITARY SEWER LINE
- — — GUARD RAIL
- — — WIRE FENCE
- ⊙ MAILBOX
- ⊙ TELEPHONE PEDESTAL
- ⊙ FIBER OPTIC PEDESTAL
- — — UNDERGROUND FIBER OPTIC LINE
- ⊙ STREET SIGN
- — — DECIDUOUS TREE
- — — TREE LINE
- — — 2' CONTOUR INTERVAL

CURVE TABLE				
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	
C1	S 17°05'28" E	165.28'(M)	167.00'(C)	334.98'(C)
C2	S 00°39'42" W	281.11'(M)	296.31'(C)	264.98'(C)
C3	S 17°08'46" W	275.24'(M)	278.65'(C)	513.37'(C)
C4	S 07°20'06" W	100.74'(M)	100.94'(C)	465.00'(C)
C5	N 83°07'17" W	114.15'(M)	114.35'(C)	549.61'(C)
C6	N 32°29'18" W	419.47'(M)	497.67'(C)	250.00'(C)
C7	N 58°10'35" W	260.06'(M)	273.50'(C)	250.00'(C)
C8	N 01°05'51" W	216.74'(M)	224.17'(C)	250.00'(C)
C9	S 13°03'46" W	278.44'(M)	280.31'(C)	700.00'(C)
C10	N 07°29'58" E	93.38'(M)	93.58'(C)	420.00'(C)

NOTE:
SEE SHEET 3 FOR IMPROVEMENTS AND EASEMENTS

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 00°36'42" W(M)	69.84'(M) 70'(P2)
L2	S 32°41'59" W(M)	73.79'(P2&M)
L3	S 01°35'47" W(M)	69.25'(M)
L4	S 88°24'20" E(M)	110.00'(M)
L5	S 84°34'18" E(M)	71.85'(M)
L6	S 59°14'28" E(M)	45.43'(M)
L7	S 31°46'02" E(M)	45.43'(M)
L8	S 04°17'37" E(M)	45.43'(M)
L9	N 19°41'15" E(M)	63.08'(M)
L10	N 24°43'13" E(M)	74.75'(M)
L11	N 38°19'10" E(M)	87.82'(M)
L12	S 11°17'29" W(M)	85.48'(M)
L13	S 08°42'52" W(M)	75.00'(M)
L14	S 04°47'02" W(M)	75.00'(M)
L15	S 02°51'05" W(M)	77.30'(M)
L16	N 01°35'47" E(M)	75.00'(M)
L17	N 01°35'38" E(M)	97.66'(M)
L18	N 31°22'24" W(M)	77.62'(M)
L19	N 32°41'59" E(M)	73.79'(M)
L20	N 01°35'47" E(M)	39.25'(M)

MATCH LINE - PAGE 2

MATCH LINE - PAGE 2

PRELIMINARY

1627 SUNFLOWER LAKE
SALINA, KANSAS 67401
PH. (785) 823-3400
info@kvw.com | www.kvw.com

KV KAW VALLEY ENGINEERING

PROJECT: SMOKY HILL WEST ADDITION
SECTION 29, T-13-S, R-18-W
ELLIS COUNTY, KANSAS 67601

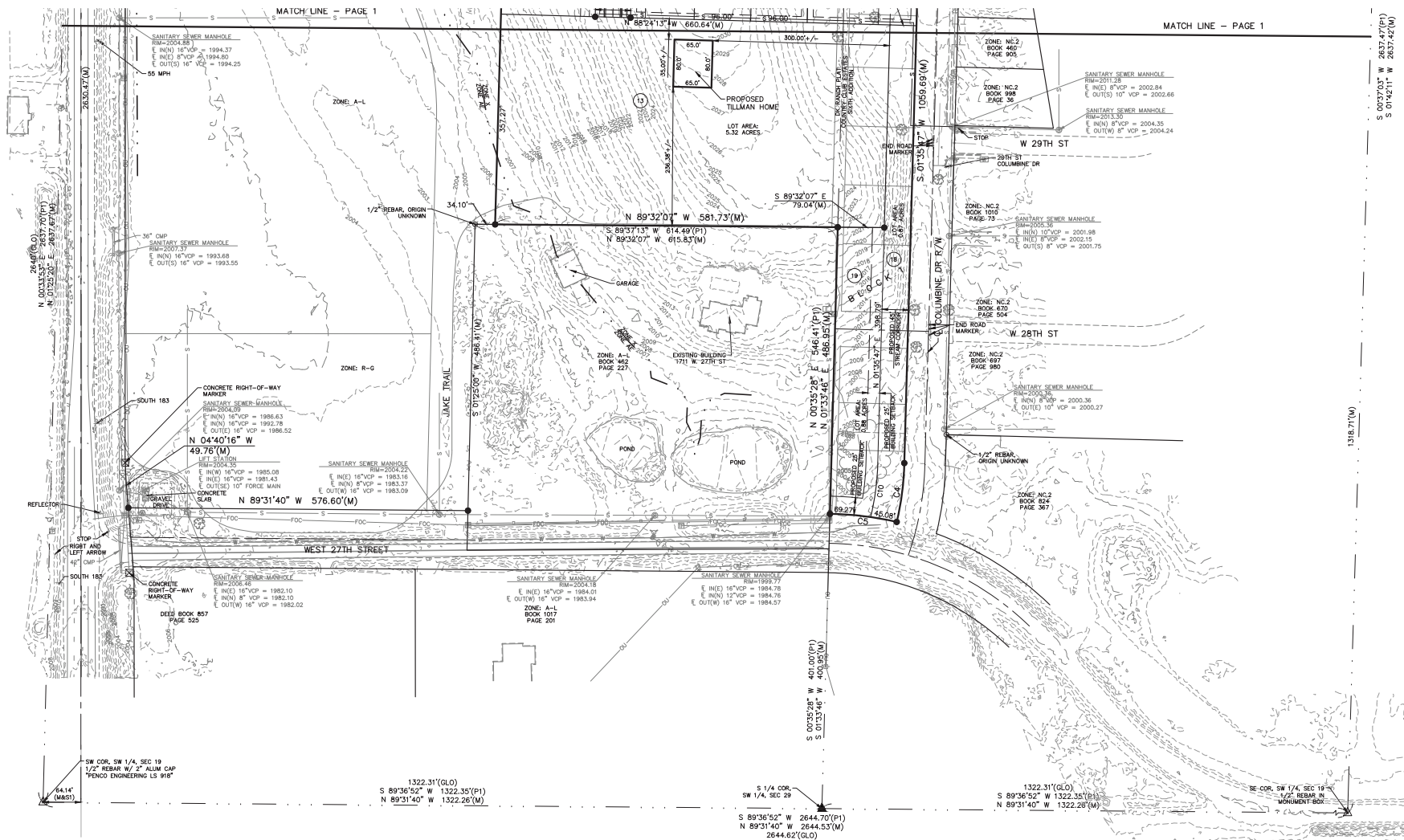
PREPARED FOR: DR. DON TILLMAN
2708 STERNBERG DRIVE
HAYS, KANSAS 67601

KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OBTAIN SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20, EXPIRES 12/31/26

REVISION DATE: 07/31/2025
PROJECT NO: 25-003726
DRAWN BY: LR
CHECKED BY: RL
DATE: 07/31/2025
SHEET: 1 OF 3

PRELIMINARY PLAT OF SMOKY HILL PLAINS ADDITION

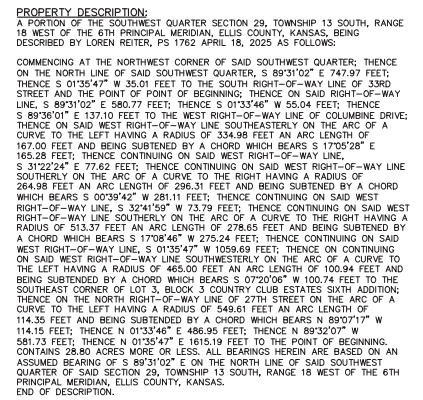
A PORTION OF THE SOUTHWEST 1/4, SECTION 29, T-13-S, R-18-W
ELLIS COUNTY, KANSAS



THIS DRAWING SHALL NOT BE USED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF K&V VALLEY ENGINEERING, INC.

PRELIMINARY LOREN REITER 1782 reit@kvweng.com	 1627 SUNFLOWER LANE SALINA, KANSAS 67401 PH. (785) 823-3400 so@kvweng.com www.kvweng.com	REVISION DATE: 07/31/2008
		PROJECT NO: 12-403726
		DRAWN BY: JKL
		CHECKED BY: JKL
PROJECT: SMOKY HILL WEST ADDITION SECTION 29, T-13-S, R-18-W ELLIS COUNTY, KANSAS 67601		PREPARED FOR: DR. DON TILLMAN 2708 STERNBERG DRIVE HAYS, KANSAS 67601
K&V VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20, EXPIRES 12/31/26		

SCALE: 1" = 50'



BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS AN ASSUMED BEARING OF S 89°31'02" W ON THE NORTH LINE
SOUTHWEST QUARTER, SECTION 29, TOWNSHIP 13 SOUTH, RANGE 18 WEST OF THE
SIXTH PRINCIPAL MERIDIAN ELLIS COUNTY, KANSAS.

SURVEYOR'S NOTES:
1. A TITLE COMMITMENT FOR THE SURVEYED PARCEL WAS NOT PROVIDED BY CLIENT.

2. EXCEPT AS SPECIFICALLY STATED OR SHOWN HEREON, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: UNPLATED EASEMENTS; UNPLATED BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; EASEMENTS; RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
3. EXCEPT AS SPECIFICALLY STATED OR SHOWN HEREON, THERE IS NO EVIDENCE OF OCCUPATION ALONG THE PERMETER LINES OF THE SURVEYED PARCEL.
4. THERE MAY BE STRUCTURES AND IMPROVEMENTS LOCATED ON THE SURVEYED PARCEL WHICH ARE NOT SHOWN HEREON.
5. THE CERTIFICATE OF SURVEY DOES NOT REPRESENT AN "ALTA"/NPS/ LAND TITLE SURVEY".
6. SEE APPLICABLE CITY OF SALINA CODES FOR CONDITIONS THAT MAY AFFECT THE DEVELOPMENT OF THIS SURVEYED PARCEL.
7. BEARINGS AND DISTANCES SHOWN WERE MEASURED BY INSTRUMENT ON THE GROUND.
8. THE PARENT TRACT OF LAND FOR THIS ORIGINAL SURVEY IS RECORDED IN THE REGISTER DEEDS OFFICE OF SALINE COUNTY, KANSAS IN DEED RECORD 89 PAGE 318.
9. BLOCK 1, LOT 1, BLOCK 3, LOT 8, BLOCK 4, LOT 5 ARE FOR STREAM CORRIDOR AND UTILITY EASEMENT PURPOSES.

BENCHMARKS:
BM #1: TOP CENTER OF A SANITARY SEWER MANHOLE LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF COLUMBINE DRIVE AND 29TH STREET
ELEV=2011.28


FLOOD STATEMENT:
THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN HEREON IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE SURVEYED PROPERTY LIES WITHIN FLOOD HAZARD ZONE "AE" & "X" AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 20051C0313C EFFECTIVE DATE JUNE 15, 2022.

LOT TABULATION:
TOTAL LOT NUMBER: 54
SMALLEST LOT: 0.21 ACRES
AVERAGE LOT: 0.37 ACRES
LARGEST LOT: 1.22 ACRES

SURVEYOR/ENGINEER:
KAW VALLEY ENGINEERING, INC.
LOREN R. REITER, PS
JUSTIN OWENS, PE
1627 SUNFLOWER LANE
SALINA, KANSAS 67401
(785) 823-3400

OWNER INFORMATION:
DR. DON TILLMAN
2708 STERNBERG DRIVE
HAYS, KANSAS 67601
(785) 625-7546

UNDERGROUND UTILITY STATEMENT:
 WITH REGARD TO UNDERGROUND UTILITIES, INFORMATION FROM THE
 SOURCES LISTED HEREIN WILL BE COMBINED WITH OBSERVED EVIDENCE
 OF UTILITIES PURSUANT TO SECTION 5.1.1.V. OF THE MINIMUM STANDARD
 DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS TO
 DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING
 EXPLANATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT
 BE GUARANTEED. ACCORDINGLY, THE USER OF THIS DEED IN CONNECTION
 IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS
 FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE
 RECORD WHERE THE USER OF THIS DEED OR HIS AGENT HAS NO RECORD
 IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE
 NECESSARY.

<div style="border: 1px solid black; padding: 5px; transform: rotate(-30deg); display: inline-block;"> PRELIMINARY </div>		1627 SUNFLOWER LANE SALINA, KANSAS 67401 PH. (785) 823-3400 info@kveeng.com www.kveeng.com	PROJECT NO. E240-7562 DRAWN BY RE CHECKED BY ZK DATED 01/28/2016 SHEET 3 OF 3
		KAW VALLEY ENGINEERING	
PROJECT: SMOOTH HILL WEST ADDITION SECTION 29, T-13-S, R-18-W ELLIS COUNTY, KANSAS 67601		PREPARED FOR: DR. DON TILLMAN 2708 STEINBERG DRIVE HAYS, KANSAS 67601	
KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OVERSEE SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20 EXPIRES 12/31/26			
LORREN REITER LICENSED SURVEYOR			

REVISION DATE:	07/31/2025
PROJECT NO.	E240.3756
DRAWN BY	ZEK
CHECKED BY	LR
CFN	3756PRLM
SHEET	3 OF 3

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PRELIMINARY PLAT CHECK-LIST

DATE: **08/1/2025**

NAME OF SUBDIVISION: **SMOKY HILL PLAINS ADDITION**

NAME OF OWNER: **SING ALONG RANCH LLC & BJKT LLC**

NAME OF SUBDIVIDER: **SING ALONG RANCH LLC & BJKT LLC**

NAME OF PERSON WHO PREPARED THE PLAT: **KAW VALLEY ENGINEERING**

PERSON WHO COMPLETED THIS CHECKLIST: **CURTIS DEINES**

Instructions:

The following checklist is to be completed by the City Staff and shall accompany the Preliminary Plat when it is submitted to the Planning Commission. Indicate N/A if not applicable.

Does the Preliminary Plat show the following information?

1. Name and Location:

YES NO

The proposed name of the Subdivision (the name shall not duplicate or too closely resemble the name of any existing subdivision); and	X	
The location of the boundary lines of the subdivision reference to the section or quarter section lines.	X	

2. Title Bar:

YES NO

The name and addresses of the owner, developer, surveyor, landscape architect, architect or engineer who prepared the plat.	X	
The scale of the plat (one inch equals 100 feet or larger)	X	
Date of Preparation and north point.	X	

3. Existing Conditions**YES****NO**

Location, width and name of platted streets or other public ways, railroads and utility rights-of-ways, parks and other public open spaces and permanent buildings within or abutting to the proposed subdivision shall be shown on the preliminary plat;	X	
All existing sewers, water mains, gas mains, culverts or other underground installations, within the proposed subdivision or abutting to it, with pipe size and manholes, grades and location shall be shown;	X	
Names of abutting subdivisions, together with arrangement of streets and lots, and owners of abutting parcels of unsubdivided land, shall be shown; and	X	
Topography (unless specifically waived), with contour intervals of not more than two feet, referred to municipality or USGS datum shall be shown, except that where the ground is too flat for contours, spot elevations shall be provided. Also, location of watercourses, bridges, wooded areas, lakes, ravines and such other features as may be pertinent to the subdivision, shall be shown.	X	

4. Preliminary Design**YES****NO**

The general arrangements of lots and their approximate size;	X	
Location and width of proposed streets, alleys, pedestrian ways and easements;	X	
The general plan of wastewater disposal, water supply and utilities in areas where public sewers and/or water are proposed to serve the subdivision. In other cases, a notation shall be made on the plat indicating type of sewage disposal and water system proposed; and	X	
Location and size of proposed parks, playgrounds, churches, school sites or other special uses of land to be considered for reservation for public use, which are to be dedicated or reserved for public use.	X	

5. Supplemental Information**YES****NO**

Supplemental information as needed by Zoning Administrator and/or Planning Commission to review and decide approval or disapproval of the application.	X	
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THE CITY OF

HAYS, KS**Applicant and Property Profile**

This profile shall be provided as a cover sheet for all development permits or applications within the City limits and three-mile extraterritorial jurisdiction.

Application / Permit fees: The fees for all applications and permits may be found in Part 7, *Fees*, or at haysusa.com.

APPLICANT INFORMATION

Donald Tillman

First / Last Name

2708 Sternberg Dr.

Street Address or PO Box

Hays, Kansas, 67601

City, State, ZIP

(785) 625-7546

Work / Cell Phone

dtillman@greatplainsderm.com

E-mail

Web Address (optional)

ARCHITECT (if different)

Name

Street Address

City, State, ZIP

Phone

E-mail

Web Address (optional)

OWNER INFORMATION (if different)

BJKT LLC

First / Last Name

2708 Sternberg Dr

Street Address or PO Box

Hays, Ks 67601

City, State, ZIP

785-625-7546

Work / Cell Phone

dtillman@greatplainsderm.com

E-mail

Web Address (optional)

ENGINEER / SURVEYOR (if different)

Matthew Rowe

Name

1627 Sunflower Lane

Street Address

Salina, Kansas, 67401

City, State, ZIP

(785) 823-3400

Phone

Rowe@kveng.com

E-mail

Web Address (optional)

OFFICE USE ONLYApplication Complete: ☐ Yes ☐ NoProject Name: Smoky Hill Plains Addition Case#: 2025-02P Reviewer(s): CDDate Submitted: 8/13/2025 Meeting Date(s): _____ ☐ BZA ☐ PC ☐ CC

Applicant and Property Profile**PROPERTY DESCRIPTION**

See attached description on page 3 of preliminary plat

Subdivision (Phase), Block #, Lot # - *attach metes-and-bounds description if not platted*General Location Between US 183 ALT HWY and Columbine Dr., North of 27th Street.

Street Address (as applicable)

23.48

See attached

Total Acreage of Application

Property/Parcel ID Number(s) - *attach additional sheets as needed*R-GR-G

Current Zoning

Proposed Zoning (as applicable)

Adjacent Zoning:

N RGE NC.2S ALW ALNE ALSE NC.2NW NC.1SW ALAgricultureSingle Family Residential

Current Use(s)

Proposed Use(s)

Is any of the property in the floodplain or floodway?

☐ Yes☒ No☐ Unknown

If yes, attach copy of applicable firm panel.

Is the property under a special use permit?

☐ Yes☒ No☐ Unknown

Has the property ever received a variance?

☐ Yes☒ No☐ Unknown

If yes, please explain the type of variance and date it was granted: _____

SIGNATURESI, Donald K Tillman (print or type name), certify with my signature below that the information included in my submittal packet is complete, true, and correct, to the best of my knowledge.

Signature of Applicant

Donald K Tillman
Signature of Owner (if different from applicant)*president*
BJKT

Date

Date

OFFICE USE ONLYApplication Complete: ☐ Yes ☐ No

Project Name: _____ Case#: _____

Reviewer(s): _____

Date Submitted: _____ Meeting Date(s): _____

☐ BZA ☐ PC ☐ CC

Plat Application Form

This form must be submitted with each application for land subdivision. See Division 11.2.500, *Subdivision Approvals*, for further information. Attach additional pages as necessary.

REQUIRED INFORMATION

Type of Plat: ☐ Sketch Plat ☒ Preliminary Plat ☐ Final Plat ☐ Lot Split ☐ Vacating Plat

Legal Description: See attached plat document for description

General Location Between US 183 ALT HWY and Columbine Dr., north of 27th Street

Current Zoning: RC

Proposed Zoning: RG

Proposed name of subdivision: Smoky Hill Plains Addition

Proposed use of the property (single family, commercial, etc): Single Family Residential

of proposed lots: 52

of proposed streets: 5

Total acreage of site: 23.48

Proposed density per acre (single or multi-family): SingleSingle

REQUIRED FORMS FOR A COMPLETE APPLICATION

- ☐ Plat Application Form
- ☐ Applicant and Property Profiles
- ☐ Receipt showing fee(s) paid, as applicable
- ☐ Two (2) 24in. x 36in. copies of the plat drawing
- ☐ Two (2) 11in. x 17in. copies of the plat drawing

SIGNATURES

I, Donald K Tillman (print or type name), certify with my signature below that the information included in my submittal packet is complete, true, and correct, to the best of my knowledge.

Donald K Tillman
Signature of Applicant

8/13/25
Date

Donald K Tillman President BJKT
Signature of Owner (if different from applicant)

8/13/25
Date

OFFICE USE ONLY

Date Received: _____ Reviewer: _____ Case Number: _____

Decision Date: _____ Decision: APPROVED DENIED

Filing Date (final plat only): _____ Recording Information: _____

Reason(s) for approval/denial: _____

Conditions: _____