Neighborhood Information Meeting

Re: Kansas Sand & Concrete, Inc., Conditional Use Permit#: CU20/03
Date: November 18, 2020

Present:
Nancy Fleeker-Daniels on behalf of her mother, Jane Fleeker, Owner of neighboring agricultural property to the east of the site
Annie Driver, Senior Planner, City of Topeka
Brent Trout, Topeka City Manager
Troy Kapels, Vice President, Dondlinger Construction retained by Kansas Sand & Concrete
Ron Shaffer, Architect retained by Kansas Sand & Concrete
Tim Reed, P.E., Engineer with Finney & Turnipseed retained by Kansas Sand & Concrete
Dan Woodward, General Manager and Vice President, Kansas Sand & Concrete
Scott Toman, Assistant General Manager, Kansas Sand & Concrete
John Hutton, Attorney at Law on behalf of Kansas Sand & Concrete

The meeting commenced via Zoom at 5:45 p.m.

Prior to the meeting while waiting for participants to join, there was a discussion between Ms. Daniels and John Hutton regarding the line of mature trees on the boundary of the subject site and the Fleeker property. It is believed they run along the fence line separating the two properties. Some of the trees would be on the Fleeker side and others on the Kansas Sand side of the boundary line.

Annie Driver explained the purpose of the meeting.

John Hutton provided a brief explanation of the background of Kansas Sand & Concrete and overview of the plans for the new site, including site layout and elevations.

Nancy Fleeker-Daniels asked the following questions:

1. Will there be any runoff from the site on to the Flecker Property? John Hutton explained the general way in which water flowed on the property and the retention ponds proposed for the south side and north side of the property along with the washout pit on the northeast portion of the property. Tim Reed explained in more detail the retention pond on the north end of the site. Annie Driver further stated there will be a study conducted by the city to confirm that water runoff and treatment conforms with applicable regulations.

2. Ms. Daniels expressed concern about vehicles possibly driving through her mother’s property. They have had people in the past drive through their crops. Dan Woodward confirmed that would not happen and that the Kansas Sand site will be fenced.

There were no further questions.
Annie Driver closed the meeting and explained the next step being a public hearing via Zoom on December 21, 2020, before the City of Topeka Planning Commission. Finally, Ms. Driver and John Hutton discussed the expected completion date for the pavement study being performed by Terracon. Mr. Hutton indicated that the report should be completed by the end of the week (Friday, November 20, 2020).

Report of Meeting prepared by:

John H. Hutton, #16573
HENSON, HUTTON, MUDRICK,
GRAGSON & VOGELSBERG, L.L.P.
3649 SW Burlingame Rd., Ste. 200
Topeka, KS 66611-2155
(785) 232-2200; (785) 232-3344 (facsimile)
jhutton@hhmglaw.com
Attorney for Kansas Sand & Concrete, Inc.