

DR 84-6 - Don Cornejo requests a Special Permit for a Trash Compaction Station - On the east side of Mosley between 20th and 21st Streets North. (2052 N. Mosley)

POSTED 5-17-84  
AC

### ACTION

COMMITTEE	DATE
M.A.P.C.	5/31/84
M.A.P.C.	6-28-84
M.A.P.C.	7-12-84
M.A.P.C.	7-26-84
BCC	8-21-84

Map No. 55490  
 Sec. \_\_\_\_\_  
 Twp. \_\_\_\_\_  
 Range \_\_\_\_\_

DATA SHEET

DR - 84-6  
 Filed 5-1-84

APPLICATION REQUEST: SPECIAL PERMIT FOR TRASH COMPACTION STATION

APPLICATION DATA:

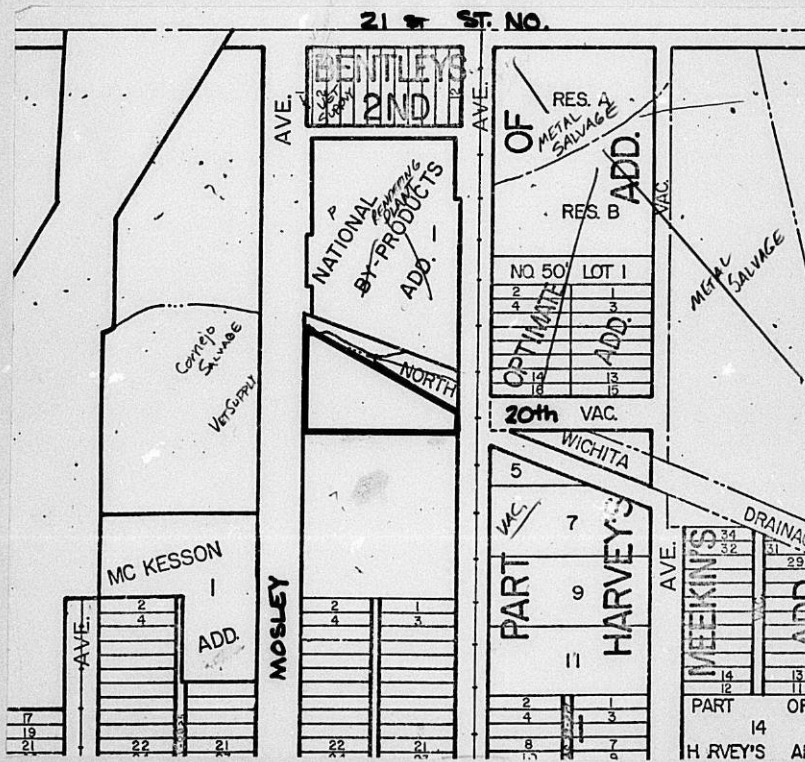
- Applicant: Ron Cornejo  
 Address 1111 Denker, Wichita, KS. 67216 Phone 263-5617
- Agent: CORNEJO & SONS, INC.  
 Address 750 East Funston, Wichita, KS. 67211 Phone 262-7786
- General Location: On the east side of Mosley between 20th and 21st Streets.  
(2052 North Mosley)
- Proposed Use: \_\_\_\_\_

AREA DATA:

- Acres: .5 (180 ft. by 286 ft.) (IRREGULAR)
- Adjoining Zoning: E \_\_\_\_\_ S \_\_\_\_\_ W \_\_\_\_\_ N \_\_\_\_\_
- Land Use: East METAL SALVAGE YARD South \_\_\_\_\_  
 West SALVAGE / VET SUPPLY North RENDERING PLANT
- Sketch Plan Land Use is for: \_\_\_\_\_
- Present Land Use is for: \_\_\_\_\_
- Area (is) (is not) platted.

PHOTO DATA:

Taken by \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_



PICTURE SHEET

LOS ANGELES-CHICAGO-LOGAN OH  
 MCERREON, TX-LOOUSTY GROVE, GA  
 U.S.A.

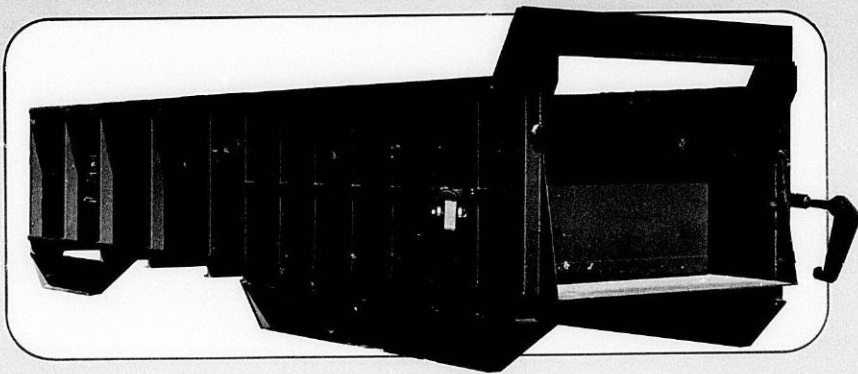
Smith  
 No. 2-153C



5.5 cu. yd. capacity\*

# INDUSTRIAL COMPACTOR

**RJ-550**



#### INDUSTRIAL . . .

This high capacity, 5½ cubic yard compactor is ideal for industrial applications where large volumes of solid wastes are generated. It is **RUGGEDLY BUILT** and is equipped with a large hydraulic power unit to achieve maximum compaction. The unit features an oversize clear top opening combined with a fast cycle time and hopper in excess of 5½ cubic yards providing an hourly capacity of 247 cubic yards!

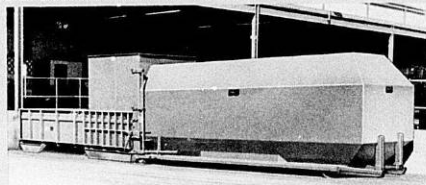
#### TRANSFER . . .

The RJ-550 is specifically designed to accommodate both residential and commercial collection vehicles and serves most capably in **TRANSFER STATION** applications for municipalities and private contractors. Significant savings in operations and time costs can be achieved through the use of a conveniently located RJ-550 transfer facility . . . It eliminates the need for intermediate collection vehicles to visit the landfill resulting in fuel, maintenance and labor cost reductions . . . the recompaction into large compaction containers or transfer trailers may reduce dumping fees.

\* This rating in accordance with prevailing industry practice. Capacity as defined by NSWMA criteria is 4.12 cu. yd. It is recommended that any evaluation or comparison be made on basis of NSWMA criteria. A copy of this criteria and listing of NSWMA rated compactors can be secured by contacting Marathon or NSWMA.

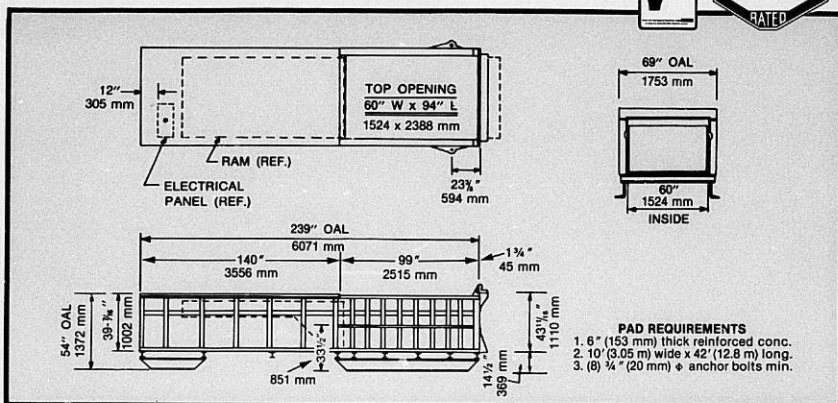
#### BUILT TO LAST . . .

A quality built unit, the RJ-550 is solidly reinforced with 4" and 6" I-beams throughout . . . The sturdy ram has a ¾" face plate and glides **ABOVE** the ½" floor on cast iron runners. A heavy duty wiper strip prevents waste from accumulating behind the ram . . . Each 3/16" thick steel side is supported by 13 vertical channels with 1 x 4 bar running horizontally on each side of the charge box area for increased rigidity and strength . . . The tough ¾" 8 x 6 angle breaker bar is backed by 1 x 4 flat bar to take the beating of daily industrial trash . . . With proper maintenance, the RJ-550 will last . . . and last . . . and last!



Sized to accommodate oversized crates and cartons, this RJ-550 was selected by a major forklift manufacturer. Thousands of gallons of fuel are saved each year because this system eliminated costly loose hauls.

# MARATHON RJ-550



**PAD REQUIREMENTS**  
 1. 6" (153 mm) thick reinforced conc.  
 2. 10' (3.05 m) wide x 42' (12.8 m) long.  
 3. (6) 1/2" (20 mm)  $\phi$  anchor bolts min.

#### SPECIFICATIONS:

Charge Box Capacity (Mfgs. Rating)	4.21 m <sup>3</sup>	5.5 cu. yds.
NSWMA Rating	3.15 m <sup>3</sup>	4.12 cu. yds.
Clear Top Opening Capacity Per Hour	1524 x 2388 mm 60" W x 94" L	188.9 m <sup>3</sup> 247 cu. yds.

#### PERFORMANCE CHARACTERISTICS:

Cycle Time	60 s	60 s
Total Normal Force	290.9 kN	65,400 lbs.
Total Maximum Force	342.5 kN	77,000 lbs.
Normal Ram Face Pressure	225.5 kPa	32.7 psi
Maximum Ram Face Pressure	264.1 kPa	38.3 psi
Ram Penetration	356 mm	14"

#### ELECTRICAL EQUIPMENT:

Electrical Motor $\times$ 3/60 - 208/230/460	11.19 kW	15 HP
Electrical Control Voltage	115 VAC	115 VAC
UL Label Panel Box $\times$ All Circuits Fused		
Controls $\times$ Keylock Start, Mushroom Stop, Reverse $\times$ Connected to 3.9 m (13) Cable		

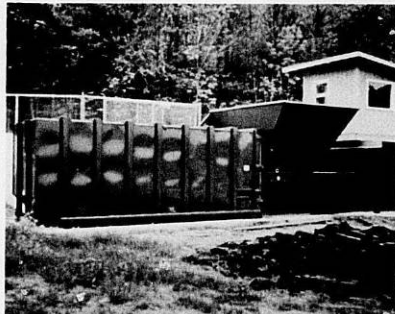
#### HYDRAULIC EQUIPMENT:

Hydraulic Pump	68 l/min	18 GPM
Normal Pressure	11.7 mPa	1700 psi
Maximum Pressure	15.1 mPa	2000 psi
Hydraulic Cylinder	178 mm Bore	7" Bore
	102 mm Rod	4" Rod
Weight	4309 kg	9,500 lbs.

This equipment conforms to all applicable ANSI Z245.1-1975 Safety Standards.

Pictures in this brochure are illustrative only. Products must be installed in conformity with ANSI Z245.1 as well as any applicable codes and regulations. Products must be used with safe practices and in accordance with said regulations and standards.

Marathon's specifications are subject to change without notice in order to accommodate improvements to its equipment.



When the landfills closed in this western Massachusetts Township, three RJ-550 Compactors with RJ-42RC Compaction Containers were purchased for transfer stations. Each station serves approximately 2,000 to 3,000 people. Rear loader trucks dump residential wastes into the stations which are also open to residents and businesses who do not have collection service.



#### MARATHON EQUIPMENT COMPANY

P.O. Box 609A/Hwy. 9  
 Vernon, Alabama 35592  
 (205) 695-9105

TWX 810-748-5228

QP-5M-9/81

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WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4551

June 11, 1985

Don Rogers  
c/o Cornejo & Sons, Inc.  
750 East Funston  
Wichita, Kansas 67211

RE: DR 84-6 - Special Permit for Trash Compaction Station

Dear Mr. Rogers:

As you will recall, the above-referenced request was reconsidered by the MAPC at its regular meeting on July 26, 1984, and recommended for approval subject to the conditions set out in my letter to you dated July 27, 1984.

Our files indicate that revised plans for the trash compaction station were submitted for review and approval to the Office of Environmental Health. A letter from that office indicates that the plans, in general, complied with the recommended conditions of approval with the two following exceptions: (1) The plans do not indicate the perimeter fencing required on the north and east sides of the site, and (2) the 20' of 8' fencing required on either side of the approach ramp is not shown.

Every effort should be made to submit four revised copies of the plan to the Office of Environmental Health at the earliest possible date so that this matter may be scheduled for consideration by the Board of City Commissioners.

If you have any questions concerning this matter, please call.

Sincerely yours,

Terrence T. Smythe  
Senior Planner

TTS/lw

cc: Ron Cornejo, 1111 Denker, Wichita, Kansas 67216  
John Davis, Wichita-Sedgwick County Health Department, 1900 East 9th St.,  
Wichita, Kansas 67214

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

September 14, 1984

Don Rogers  
c/o Cornejo & Sons, Inc.  
750 East Funston  
Wichita, Kansas 67211

RE: DR 84-6 - Special Permit for Trash Compaction Station

Dear Mr. Rogers:

As you will recall, the above-referenced request was reconsidered by the MAPC at its regular meeting on July 26, 1984, and recommended for approval subject to the conditions set out in my letter to you dated July 27, 1984.

Our files indicate that revised plans for the trash compaction station were submitted for review and approval to the Office of Environmental Health. A letter from that office indicates that the plans, in general, complied with the recommended conditions of approval with the two following exceptions: (1) The plans do not indicate the perimeter fencing required on the north and east sides of the site, and (2) the 20' of 8' fencing required on either side of the approach ramp is not shown.

Every effort should be made to submit four revised copies of the plan to the Office of Environmental Health at the earliest possible date so that this matter may be scheduled for consideration by the Board of City Commissioners.

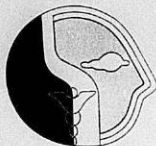
If you have any questions concerning this matter, please call.

Sincerely yours,

Jack H. Galbraith  
Chief Planner

cc: Ron Cornejo, 1111 Denker, Wichita 67216  
Mike Everhart, Environmental Director, Wichita-Sedgwick  
County Health Department, 1900 East 9th St., Wichita 67214

*No response from this letter.*  
11-5-84 *[Signature]*



August 13, 1984

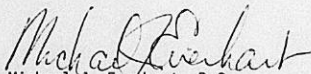
Mr. Don Rogers  
Cornico and Sons, Inc.  
750 East Funston  
Wichita, Kansas 67211

Dear Mr. Rogers:

I have reviewed the revised plans for the trash compaction station to be located at 2056 North Mosley. In general, the plans are as required by staff comments in Jack Galbraith's letter of July 27, 1984, with the two following exceptions: (1) The plans do not show the perimeter fencing required on the north and east sides of the site and (2) the 20' of 8' fencing required on either side of the approach ramp is not shown.

Please submit four (4) copies of your plans with these changes to me or John Davis by August 22 for review so that this case can be heard by the Board of City Commissioners at their ~~August~~ <sup>Sept</sup> 4 meeting.

Sincerely,

  
Michael J. Everhart, R.S.  
Environmental Health Director

MJE/jk

cc: John Davis  
Jack Galbraith ✓

**RECEIVED**

AUG 14 1984

METROPOLITAN PLANNING

ROUTE  \_\_\_\_\_  
 \_\_\_\_\_

Wichita-Sedgwick County Department of Community Health  
1900 East Ninth Street - Wichita, Kansas 67214-3198 (316)268-8401

July 27, 1984

Don Rogers  
& Cornejo & Sons Inc.  
750 East Funston  
Wichita, Ks. 67211

Re: DR 84-6 - Special Permit for  
Trash Compaction Station

Dear Mr. Rogers:

At its regular meeting on July 26, 1984, the Metropolitan Area Planning Commission reconsidered the above-captioned request. The action of the Planning Commission was to approve the request for a special permit for a Trash Compaction Station subject to the following conditions:

- a. All necessary permits shall be obtained from the City and State.
- b. The use is for materials obtained from the operation of the applicant only and is not to be used by the general public.
- c. The applicant shall submit 4 copies of an approved plan by the Office of Environmental Health to the Planning Department. The plan shall be dimensioned and shall indicate a roof structure adequate in size to cover both the compactor and the dumping pad.
- d. The dumping pad shall be constructed of concrete to provide a stable, readily cleanable surface. A 6 inch curb shall also be constructed around the compactor pad to control run-off from rainfall or wet loads.
- e. The entire site shall be adequately fenced so as to assure the retention of blowing materials on site. An additional 8' high fence shall be installed along each side of the approach ramp to provide further control of blowing litter.
- f. Subject property shall be platted prior to the operation commencing and within one year from the date of approval by the City Commission or the request be considered denied and closed.

Don Rogers - July 27, 1984 - Page 2

It is necessary that you comply with condition "c" by August 8, 1984 so that this case can be scheduled for consideration by the Board of City Commissioners at their regular meeting on August 21, 1984, this meeting to be held in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas. We would remind you that Planning items are considered after all other matters of business.

As to condition "f", you should contact a licensed engineer or surveyor at your earliest convenience and begin the platting of your property.

Sincerely yours,

Jack H. Galbraith  
Chief Planner

JHG:sd

cc: Ron Cornejo, 1111 Denker, Wichita 67216  
Cornejo & Sons Inc., 750 East Funston, Wichita 67211  
Mike Everhart, Environmental Director, Wichita-Sedgwick County  
Health Department, 1900 East 9th Street, Wichita 67214

THE WICHITA-SEDGWICK COUNTY DEPARTMENT OF COMMUNITY HEALTH

OFFICE OF Environmental Health

DATE July 19, 1984

TO Jack Galbraith, Chief Planner

FROM Michael J. Everhart, Environmental Health Director

SUBJECT DR 84-6  
Trash Compaction Station

Staff has reviewed the latest set of plans for the construction of a trash compaction/transfer station to be located at 2056 North Mosley. Since this case was last presented to the Planning Commission, Cornejo & Sons, Inc., has agreed to enclose the operation with fencing on three sides (west, north and east) and a roof.

As shown on the sketch, the enclosure is approximately 40' wide (E-W) and 35' long (N-S). We would request further clarification of these dimensions to insure that the roof is of sufficient size to cover both the compactor and the dumping pad. Provided that the structure is adequately sized, we would also request that additional 8' fencing be required 20' along each side of the approach ramp to provide further control of blowing litter. In addition, the dumping pad should be constructed of concrete to provide a stable, readily cleanable surface and a 6" curb should be constructed around the compactor pad to control runoff from rainfall or wet loads. These details should be included on a final version of the plan sketch.

While we still believe that it would be in the best interests of the company and the community to fully enclose this operation in a building, such is not specifically mandated by State or local solid waste codes.

If the applicant is willing to comply with the above requirements, the Health Department is agreeable to the issuance of a Special Permit for the operation of a trash compactor station at this location.



Michael J. Everhart  
Environmental Health Director

MJE/jk

cc: John Davis  
Ron Cornejo

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

REVISED STAFF REPORT

DR 84-6 - SPECIAL PERMIT IN "F" ZONING FOR A TRASH COMPACTION STATION  
Generally located on the east side of Mosley in an area between 20th  
and 21st Streets.

MAPC HEARING DATE: 7-26-84

Acres: 0.5

Size: 180' x 286' (irregular)

Reason: Trash Compaction Station

	<u>Land Use</u>	<u>Zoning</u>
Existing	Trash compaction station	"F"
North	Rendering plant	"F"
East	Salvage yard	"F"
South	Vacant building	"F"
West	Salvage yard & veterinary supplies	"F"

History: None

Applicant: Ron Cornejo, 1111 Denker, Wichita 67216

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COMMENTS:

1. The following items should be considered by the Planning Commission in making findings of fact:

The applicant Conejo and Sons Wrecking and Excavating Company, Inc., has requested City Commission approval for the location of a trash compaction station on the east side of Mosley in an area between 20th and 21st Streets. Although the property is currently zoned "F" Heavy Industrial, Section 28.04.130.A7 provides that "no building or occupancy permit shall be issued for this type of use until and unless the location of such use shall have been approved by the Board of Commissioners".

In a letter submitted with this request for a special permit the applicant states that "for years CORNEJO & SONS have operated a salvage yard at 2055 North Mosley. In the past, material has been hauled to 2052 N. Mosley and dumped for salvage purpose. The material and trash NOT usable for resale has been piled, loaded and hauled to BROOKS LANDFILL. The use of a compactor will limit trips to landfill and contain all loose material in closed containers. This unit will also improve our cost of operation by limiting the amount of times material is handled by CORNEJO & SONS employees."

This case was considered by the Planning Commission at the meeting of 5-31-84. There were a number of conditions recommended by the Office of Environmental Health. One of the conditions that the applicant was concerned about was that the compactors and dumping area be enclosed within a building to minimize the problems with litter and storm water run-off into the nearby creek.

The applicant has now proposed that the height of the ramp and dumping pad be lowered and that the pad be paved with concrete and that the pad area and the compactors be covered with a roof structure and that all sides except the south be covered with wire mesh to prevent the blowing of loose material.

Although Environmental Health believes it to be in the interest of the company and the community to fully enclose the operation in a building, they advise that such is not specifically required by State or local solid waste codes. They do recommend, however, that a 6" curb be constructed around the compactor pad to control run-off from rainfall or wet loads. They also recommend an additional 8' fence, 20' along each side of the approach ramp to provide further control of blowing litter. A copy of their recommendations is attached for the Planning Commission.

2. Should the Planning Commission determine that a trash compaction station is appropriate for this area, the following are recommended conditions of approval:
  - a. All necessary permits shall be obtained from the City and State.
  - b. The use is for materials obtained from the operation of the applicant only and is not to be used by the general public.
  - c. The applicant shall submit 4 copies of an approved plan by the Office of Environmental Health. The plan shall be dimensioned and shall indicate a roof structure adequate in size to cover both the compactor and the dumping pad.
  - d. The dumping pad shall be constructed of concrete to provide a stable, readily cleanable surface. A 6 inch curb shall also be constructed around the compactor pad to control run-off from rainfall or wet loads.
  - e. The entire site shall be adequately fenced so as to assure the retention of blowing materials on site. An additional 8' high fence shall be installed along each side of the approach ramp to provide further control of blowing litter.
  - f. Subject property shall be platted prior to the operation commencing and within one year from the date of approval by the City Commission or the request be considered denied and closed.

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July 13, 1984

Don Rogers  
% Cornejo & Sons Inc.  
750 East Funston  
Wichita, Ks. 67211

Re: DR 84-6 - Special Permit for  
Trash Compaction Station

Dear Mr. Rogers:

At its regular meeting on July 12, 1984, the Metropolitan Area Planning Commission considered the above-captioned request. The action of the Planning Commission was to defer this case for two weeks to their meeting of July 26, 1984. The meeting will be held in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, beginning at 1:30 p.m.

If we can be of assistance or if you have any questions, please contact our office.

Sincerely yours,

Jack H. Galbraith  
Chief Planner

JHG:sd

cc: Ron Cornejo, 1111 Denker, Wichita 67216  
Cornejo & Sons Inc., 750 East Funston, Wichita 67211  
Mike Everhart, Environmental Director, Wichita-Sedgwick County  
Health Department, 1900 East 9th Street, Wichita 67214

*\*  
Cornejo & Sons*

*Wrecking and Excavating Company, Inc.*

(316) 262-7786 • 750 East Funston • Wichita, Kansas 67211

July 10, 1984

Mr. Jack Galbraith  
Wichita Sedgwick County  
Metropolitan Area Planning Department

Dear Mr. Galbraith,

Please find enclosed an updated drawing of CORNEJO & SONS INC.  
trash compaction station plans.

We have met with Mr. Mike Everhart with the Environmental Health  
Department and redesigned our plans to meet his requests. These  
improvements include three (3) sides and a top enclosure as per our  
first Planning Commission meeting discussions. Sides are to be made  
of chain link style fencing with / steel reinforcements, roofing to be made  
of a sheet metal style material to insure weather proof operation. I  
might also add with these changes, the CPO Council J considered and  
passed our request on June 14, 1984.

Cordially,  
CORNEJO & SONS INC.

*Don Rogers*

Don Rogers  
Representative

DR:jsl

Enclosure

June 29, 1984

Don Rogers  
& Cornejo & Sons Inc.  
750 East Funston  
Wichita, Ks. 67211

Re: DR 84-6 - Special Permit for  
Trash Compaction Station

Dear Mr. Rogers:

At its regular meeting on June 28, 1984, the Metropolitan Area Planning Commission considered the above-captioned request. At your request, their action was to defer this case for two additional weeks to their regular meeting of July 12, 1984. This meeting will be held in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, beginning at 1:30 p.m.

It is my understanding that during these next two weeks that you will again contact Mike Everhart and discuss with him your plans to enclose the use within a structure. Please advise me when these plans have been completed so that we can discuss conditions of approval.

If we can be of assistance or if you have any questions, please contact our office.

Sincerely yours,

Jack H. Galbraith  
Chief Planner

JHG:sd

cc: Ron Cornejo, 1111 Denker, Wichita 67216  
Cornejo & Sons Inc., 750 East Funston, Wichita 67211  
Mike Everhart, Environmental Director, Wichita-Sedgwick County  
Health Department, 1900 East 9th Street, Wichita 67214

6-21-84

Applicant has met with  
Lubart and is now  
discussing lowering the  
height of the ramps and  
enclosing the hopper and ramp  
with a roof structure with  
screening on three sides to  
prevent the blowing of trash.  
The south side would be  
open. Will meet with him  
next Wed. We ~~may~~ may  
need deferral for 2 weeks  
to write conditions of  
approval.

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION DATE June 20, 1984

TO Jack Galbraith, Chief Planner, Current Plans

FROM Cindy Entriiken, Administrative Aide III

SUBJECT DR 84-6 Special Permit for a  
Trash Compaction Station on  
Property zoned "F" Heavy  
Industrial District

On Thursday, June 14, CPO Council "J" considered the above captioned case.

The Council voted 8-0 to recommend approval of this request.

Jess Cornejo and Don Rogers of Cornejo and Sons appeared before the Council to explain the request. Mr. Rogers noted that this case had been deferred by the MAPC to allow time to address concerns raised by the Health Department. He noted that the plans now call for an enclosed building for the stationary compaction station and that the plans now have Mike Everhart's approval.

Rogers also noted that the term "pay booth" was misleading and that the booth was for the Cornejo drivers to log in what materials they were carrying and from where.

There were approximately 10 residents from the Council "J" area present for the meeting, however they did not ask any questions regarding this project.

Please provide the Council's recommendation to the MAPC when it meets to consider the case.

*Cindy Entriiken*  
Cindy Entriiken  
Administrative Aide III

CE:sm

Noted:

*Annie K. Montgomery*  
Annie K. Montgomery  
CRS Director

RECEIVED

JUN 20 1984

METROPOLITAN PLANNING

ROUTE  \_\_\_\_\_  
 \_\_\_\_\_

June 1, 1984

Don Rogers  
% Cornejo & Sons Inc.  
750 East Funston  
Wichita, Ks. 67211

Re: DR 84-6 - Special Permit for  
Trash Compaction Station

Dear Mr. Rogers:

At its regular meeting on May 31, 1984, the Metropolitan Area Planning Commission considered the above-captioned request. After considerable discussion, the action of the Planning Commission was to defer this case for four weeks so that you would have an opportunity to meet with Mike Everhart to discuss possible compromises and acceptable conditions of approval.

Subject case will be rescheduled for consideration by the Planning Commission at their regular meeting of June 28, 1984. The meeting will be held in the City Commission Meeting room, First Floor, City Hall, 455 North Main, Wichita, Kansas, beginning at 1:30 p.m.

If we can be of assistance or if you have any questions, please contact our office.

Sincerely yours,

Jack H. Galbraith  
Chief Planner

JHG:sd

cc: Ron Cornejo, 1111 Denker, Wichita 67216  
Cornejo & Sons Inc., 750 East Funston, Wichita 67211  
Mike Everhart, Environmental Director, Wichita-Sedgwick County  
Health Department, 1900 East 9th Street, Wichita 67214

# RE: AGENDA ITEM NO.

## WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT

DR 84-6 - SPECIAL PERMIT IN "F" ZONING FOR A TRASH COMPACTION STATION  
Generally located on the east side of Mosley in an area  
between 10th and 21st Streets.

MAPC HEARING DATE: 5-31-84

Acres: 0.5

Size: 180' x 286' (irregular)

Reason: Trash Compaction Station

	<u>Land Use</u>	<u>Zoning</u>
Existing	Trash compaction station	"F"
North	Rendering plant	"F"
East	Salvage yard	"F"
South	Vacant building	"F"
West	Salvage yard & veterinary supplies	"F"

History: None

Applicant: Ron Cornejo, 1111 Denker, Wichita 67216

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### COMMENTS:

1. The following items should be considered by the Planning Commission in making findings of fact:

The applicant Cornejo and Sons Wrecking and Excavating Company, Inc., has requested City Commission approval for the location of a trash compaction station on the east side of Mosley in an area between 20th and 21st Streets. Although the property is currently zoned "F" Heavy Industrial, Section 28.04.130.A7 provides that "no building or occupancy permit shall be issued for this type of use until and unless the location of such use shall have been approved by the Board of Commissioners".

In a letter submitted with this request for a special permit the applicant states that "for years CORNEJO & SONS have operated a salvage yard at 2055 North Mosley. In the past, material has been hauled to 2052 N. Mosley and dumped for salvage purpose. The material and trash NOT usable for resale has been piled, loaded and hauled to BROOKS LANDFILL. The use of a compactor will limit trips to landfill and contain all loose material in closed containers. This unit will also improve our cost of operation by limiting the amount of times material is handled by CORNEJO & SONS employees." A copy of the letter is attached for the Planning Commission.

2. The Environmental Health Department has reviewed the site plan submitted with the application and inspected the site in the field. They have recommended that the following be made conditions of approval of the request for a special permit:
  - A. Construction of a building of adequate size to completely enclose the dumping and compaction operation.
  - B. The entire site be adequately fenced so as to assure retention of blowing materials on site.
  - C. That no waste water discharge from compaction station be allowed. A copy of the letter from the Health Department is attached for the Planning Commission.

3. The Planning Department concurs in those concerns expressed by the Health Department. Staff supports the use but also believes that the operation should be conducted within an enclosed building and that efforts be made to assure the retention of blowing materials on site. There is also concern for the possibility of discharge of liquids from such an operation into the adjacent creek.
  4. Should the Planning Commission determine that the proposed use is appropriate for this area, it is recommended that it be subject to the conditions of approval as recommended by the Wichita-Sedgwick County Department of Community Health; that all necessary permits be obtained from the City and State; that the use is for materials obtained from the operation of the applicant only and is not to be used by the general public; and subject to the platting of the property prior to the operation commencing and within one year from the date of approval by the City Commission or the request be considered denied and closed.
-

CASE NO. DR 84-6

- 3 "Notice to Adjoining Property Owners" mailed on 5-18-84  
for MAPC meeting to be held 5-31-84.
- 3 One each to CPO, Karen Crook, Don Schneider
- 2 One each to Applicant and Agent.

---

8 TOTAL

*1 to Mike Everhart by buck slip*

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION  
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688

May 17, 1984

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Thursday, May 31, 1984, at 1:30 p.m., the WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, in the City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, will consider the following item for the property legally described as follows:

CASE NO. DR 84-6

Special Permit for a Trash Compaction Station  
on Property Which Is Zoned "F" Heavy Industrial District

Beginning at a point on the East line of Mosley Avenue as condemned by Ordinance No. 9500, said point being 300 ft. North of the North line of Viola Addition to the City of Wichita; thence north along said East line of Mosley Avenue to the center of drainage canal as now exists; thence southeasterly along said center of canal to a point on the West line of extended Washington Avenue; thence south along said West line of Washington Avenue to a point 300 feet north of the North line of said Viola Addition; thence west 286 feet to the place of beginning, except that portion of canal deeded to the City of Wichita for right-of-way. Generally located on the east side of Mosley Avenue between 20th Street and 21st Street. (2052 North Mosley Avenue)

The hearing of the Special Permit, as provided in Section 28.04.190 of the City Zoning Ordinance of the City of Wichita, is to be held and the same will there be discussed and considered by said Wichita-Sedgwick County Metropolitan Area Planning Commission. Those persons interested in this matter will be heard at that time.

The Citizens Participation Organization (CPO) neighborhood council will consider this case in the immediate future for the purpose of making a formal recommendation to the MAPC and BCC. If you have an interest in this case, you are encouraged to express your opinions at your CPO Council meeting. The date, time and location of the CPO meeting may be obtained by calling 268-4516.

Additional information concerning this case may be obtained from the Planning Department, 10th Floor, City Hall, or by calling 268-4421.

Robert A. Lakin  
Secretary

THE WICHITA-SEDGWICK COUNTY DEPARTMENT OF COMMUNITY HEALTH

OFFICE OF Environmental Health                      DATE May 17, 1984

TO Jack Galbraith, Chief Planner  
FROM Michael J. Everhart, Environmental Health Director

SUBJECT DR 84-6  
Trash Compaction Station

While this Department favors solid waste transfer stations as a means of improving the efficiency of the trash collection system in the Metropolitan area, the proposal by Cornejo & Sons, Inc., to construct and operate a transfer facility, at 2056 N. Mosley falls short of what we believe to be minimum acceptable requirements.

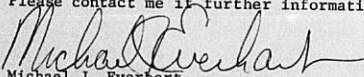
This solid waste facility has been essentially completed without the necessary City and State permits or the Special Use Permit required by City Code. The site now consists of a large earthen and broken concrete ramp which allows trash vehicles to be positioned over the compactor machinery. The elevation and orientation of this ramp to the prevailing winds provides the means for paper and other trash to become easily airborne. The proposed containment structure around the compactor and the surrounding fencing may or may not be sufficient to control wind blown trash. The operation of this facility in its current configuration could easily become a major blight in an already existing problem area of the city.

This Department would prefer to see the compactors enclosed in a building to minimize the problems with litter and storm water run-off to the nearby Chisolm Creek. Currently there is no means of preventing rain fall from running directly through the compactors and into the adjacent creek. This type of discharge would probably be in violation of State and City water quality codes.

The provision for a "pay booth" in the preliminary sketch also raises questions as to the eventual use of the facility. While the operation of a company transfer station for company trucks can be supervised relatively easily, the types of wastes entering a transfer station accessible to the public could be a different matter.

I would recommend that the approval of the Special Use Permit for this facility be conditioned on the construction of a building of adequate size to completely enclose the dumping and compaction operation, that the entire site be adequate size to be adequately fenced and that no waste water discharge be allowed.

Please contact me if further information is required.

  
Michael J. Everhart  
Environmental Health Director

MJE/cb



3. THIS PROPERTY IS LOCATED AT (ADDRESS) 2052 N. Mosley.  
 THE GENERAL LOCATION IS (USE APPROPRIATE SECTION)
- A. AT THE N/A CORNER OF N/A AND  
N/A, OR
- B. ON THE East SIDE OF Mosley (AVE.) STREET BETWEEN  
20th (AVE.) STREET AND 21st (AVE.) STREET.
4. THE PROPERTY INCLUDED IN THIS APPLICATION IS ZONED F  
 (ZONING DISTRICT CLASSIFICATION).
5. I REQUEST THIS ~~CONDITIONAL~~ <sup>SPECIAL</sup> USE PERMIT FOR THE FOLLOWING REASONS:

6. I (WE), THE APPLICANT(S), ACKNOWLEDGE RECEIPT OF THE INSTRUCTION SHEET EXPLAINING THE METHOD OF SUBMITTING THIS APPLICATION. I (WE) REALIZE THAT THIS APPLICATION CANNOT BE PROCESSED UNLESS IT IS COMPLETELY FILLED IN; IS ACCOMPANIED BY A CURRENT ABTRACTOR'S CERTIFICATE AS REQUIRED IN THE INSTRUCTION SHEET; AND IS ACCOMPANIED BY THE APPROPRIATE FEE. I (WE) FURTHER CERTIFY THAT THE ABOVE AND FOREGOING INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY (OUR) KNOWLEDGE. I (WE) ACKNOWLEDGE THAT THE BOARD OF COUNTY COMMISSIONERS SHALL HAVE AUTHORITY TO IMPOSE SUCH CONDITIONS AT IT DEEMS NECESSARY IN ORDER TO SERVE THE PUBLIC INTEREST AND WELFARE.

NOTE: AT LEAST ONE OWNER MUST SIGN THIS APPLICATION. OTHER OWNERS MAY BE REPRESENTED BY AN AGENT OR AGENTS.

CORNEJO & SONS INC. N/A

BY [Signature] BY   
 AUTHORIZED AGENT (IF ANY) AUTHORIZED AGENT (IF ANY)

N/A N/A

BY  BY   
 AUTHORIZED AGENT (IF ANY) AUTHORIZED AGENT (IF ANY)

BY  BY   
 AUTHORIZED AGENT (IF ANY) AUTHORIZED AGENT (IF ANY)

7. OFFICE USE ONLY

This application was received at the Planning Department at \_\_\_\_\_  
 (AM, PM) on \_\_\_\_\_ (day, month, year). It has been checked and  
 found to be complete and accompanied by required documents and the appropriate  
 fee of \$ \_\_\_\_\_.

\_\_\_\_\_  
 Name  
 \_\_\_\_\_  
 Title



May 7, 1984

Mr. Ron Cornejo  
Cornejo & Sons, Inc.  
750 East Funston  
Wichita, Kansas 67211

Dear Mr. Cornejo:

Plans for the transfer station proposed to be constructed and operated at 2056 North Mosley by Cornejo & Sons, Inc., have been reviewed by the Health Department. As we have discussed in our earlier meetings, it is the opinion of this Department that such a facility should be enclosed by a roof and side walls to minimize windblown litter and other weather related problems.

The elevation and orientation of the ramp to the prevailing winds create a virtual "launching pad" for paper and other trash to easily become airborne. The containment structure surrounding the compactors may also serve to create further wind turbulence and updrafts, particularly with southerly winds. Experience at landfills with paper and plastic collecting on litter control fences such as the one you have proposed to the north of the compactors has shown that the high wind loading stresses can lead to failure of the supporting posts and other structures.

The open facility which you have proposed also creates a problem with storm water runoff. As shown on the sketch, there is no mechanism to prevent rain water from going through the trash and running directly into the West Branch of Chisholm Creek. We feel that this could be a violation of City and State codes related to water pollution control and are requesting that you provide a drainage control plan.

Although you have indicated that this transfer station is to be used only by your own vehicles, we note that a "pay booth" is indicated on your sketch plans. The commercial operation of a public transfer station at this site is an entirely different dimension from your proposed company use.

In any case, the facility requires both a Special Use Permit from the City and a permit from the Kansas Department of Health and Environment under the Kansas Solid Waste Regulations prior to any operation of the transfer station.

Please contact me or John Davis if you have further questions.

Sincerely,

Michael J. Everhart, R.S.  
Environmental Health Director  
MJE/jk

cc: Jack Galbraith, Charles Linn, P.E., KDHE

Wichita-Sedgwick County Department of Community Health

1900 East Ninth Street - Wichita, Kansas 67214-3198 (316)268-8401

RECEIVED

MAY 8 1984

METROPOLITAN PLANNING

ROUTE  \_\_\_\_\_  
 \_\_\_\_\_

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT May 2, 1984

TO Mike Everhart, Director of Environmental Health  
Robert Feldner, Superintendent of Central Inspection

FROM Jack H. Galbraith, Chief Planner

SUBJECT DR 84-6 - Special Permit for a Trash Compaction Station

We are in receipt of an application for a "special permit" to allow construction of a "trash compaction station" to be located on a tract of land 150 x 160 feet on the east side of Mosley in an area north of 19th Street North.

This application has been scheduled for consideration by the MAPC meeting of May 31, 1984. Any comments you might have as to this proposed use or recommended conditions of approval would be appreciated by May 18, 1984.

Attached are copies of the site plan and elevation submitted with the application. If you have any questions, please call.

Jack H. Galbraith  
Chief Planner

JHG:jps  
Attachment

**Cornejo & Sons**

**Wrecking and Excavating Company, Inc.**

(316) 262-7786 • 750 East Funston • Wichita, Kansas 67211

April 25, 1984

WICHITA SEDGWICK COUNTY  
Metropolitan Area Planning Department  
455 North Main  
Wichita, KS 67202

ATTN: Jack H. Galbraith

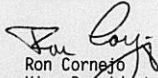
Dear Mr. Galbraith,

Thank you for the opportunity to present this proposal on our compaction station located at 2052 N. Mosley. Enclosed you will find a copy of the certificate of ownership, supplied by Realty Title.

Two (2) copies of the blueprint and a short explanation of the operations are enclosed for your review.

If we can be of any assistance in clarifying our operation, please do not hesitate to contact us at our office.

Cordially,  
CORNEJO & SONS INC.

  
Ron Cornejo  
Vice President

RC:jsl

Enclosures

**Cornejo & Sons**

**Wrecking and Excavating Company, Inc.**

(316) 262-7786 • 750 East Funston • Wichita, Kansas 67211

CORNEJO & SONS is proposing a compaction station to be located at 2052 N. Mosley. A compaction station is a location at which loose material can be put into a stationary compactor and compacted into a closed container.

For years CORNEJO & SONS have operated a salvage yard at 2055 N. Mosley. In the past, material has been hauled to 2052 N. Mosley and dumped for salvage purpose. The material and trash NOT usable for resale has been piled, loaded and hauled to BROOKS LANDFILL. The use of a compactor will limit trips to landfill and contain all loose material in closed containers. This unit will also improve our cost of operation by limiting the amount of times material is handled by CORNEJO & SONS employees.

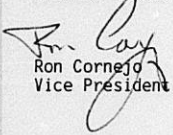
The compactor units would be used only for CORNEJO & SONS operations. Materials dumped into the units would include construction, demolition and small amounts of commercial trash from partially loaded trucks. A compactor is a machine in which material can be dumped and contained. The machine compacts it into a closed container. It also reduces the material on a 3 to 1 rate in the container. Our location will be much the same as locations around town [i.e. Towne East, Towne West, Gates Learjet]. At these locations material is placed into small 2 cubic yard containers at the work stations and then once per day hauled to a central compactor and dumped. Our location would be similar to these operations with added improvements to contain the blowing material.

CORNEJO & SONS will deal with the Kansas winds with back-stop type shield fences. As the material is dumped into the compactors it will be compacted to ensure minimum material blowing. The improvement of a closed container verses our present operation will eliminate any rodent concern and contain all material from the weather elements.

The stream lining of this type of loose material is not only economical and convenient but also utilizes the landfill to it's best capacity by providing compacted material.

If we can be of any assistance in clarifying our operation, please do not hesitate to contact Ron Cornejo at our office.

Cordially,  
CORNEJO & SONS INC.

  
Ron Cornejo  
Vice President

DR 84-6

CERTIFICATE OF OWNERSHIP

REALTY TITLE CO., INC., hereby certifies the following to be the true and correct owners as shown by the last deed of record in the Office of the Register of Deeds, Sedgwick County, Kansas, of:

A 200' radius of the west 150 feet of that part of the Northwest Quarter (NW/4) of Section 9; Township 27 South, Range 1 East of the 6th P.M., described as follows: Beginning at a point on the East line of Mosley Avenue as condemned by Ordinance No. 9500, said point being 300 feet north of the North line of Viola Addition to the City of Wichita; thence north along said East line of Mosley Avenue to the center of drainage canal as now exists; thence southeasterly along said center of canal to point on the West line of extended Washington Avenue; thence south along said West line of Washington Avenue to a point 300 feet north of the North line of said Viola Addition; thence west 286 feet to the place of beginning, except that portion of canal deeded to City of Wichita for right of way.

*3+ app. 29/10/4*

DESCRIPTION OWNERS AND ADDRESSES

NATIONAL BY PRODUCTS ADDITION

LOT 1

Lot 1 and A tract commencing 398½ feet west and 302½ feet south of the Northeast Corner of the Northwest Quarter (NW/4) of Section 9, Township 27, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence south 208 feet to the Mill Race; thence following the center of Chisolm Creek Mill Race in a westerly direction to the Right-of-Way of the St. Louis, Fort Scott & Wichita Railway (now the Missouri Pacific Railroad); thence northeasterly along the Right-of-Way of said railway, to a point west of beginning; thence east to beginning, except the Chicago, Rock Island & Pacific Right-of-Way.

National By Products, Inc.  
2950 N. Mosley  
Wichita, Kansas 67214

MCKESSON ADDITION

LOT 1

Lot 1

Foremost-Baldwin Partners  
c/o McKesson Chemical  
2041 N. Mosley  
Wichita, Kansas 67214

RANGE LAND DESCRIPTIONS

NW¼ SEC. 9, TWP. 27S., RGE 1E

That part of the Northwest Quarter (NW/4) of Section 9, Township 27 South, Range 1 East of the 6th P.M., described as follows: Beginning at a point on the East line of Mosley Avenue as condemned by Ordinance No. 9500, said point being 300 feet north of the North line of Viola Addition to the City of Wichita; thence north along said East line of Mosley Avenue to the center of drainage canal as now exists, thence southeasterly along said center of canal to point on the West line of extended Washington Avenue, thence south along said West line of Washington Avenue to a point 300 feet north of the North line of said Viola Addition; thence west 286 feet to place of beginning, except that portion of canal deeded to City of Wichita for right of way.

Jesse Cornejo & Josephine Cornejo  
2052 N. Mosley  
Wichita, Kansas 67214

DESCRIPTION  
RANGE LAND DESCRIPTIONS Cont'd  
NW/4 Sec. 9, Twp. 27S, Rge 1E

OWNERS AND ADDRESSES

Beginning at a point on the North line of Viola Addition, 316 feet west of the East line of the Northwest Quarter (NW/4) of said Section 9; thence north on a line parallel to the East line of said Northwest Quarter (NW/4), 300 feet; thence east parallel with the North line of Viola Addition, 316 feet to the East line of said Northwest Quarter (NW/4); thence south on the East line of said Northwest Quarter (NW/4) to a point on the North line of Viola Addition; thence west 316 feet to the place of beginning, except the east 30 feet for street.

Jesse Cornejo & Josephine Cornejo  
2052 N. Mosley  
Wichita, Kansas 67214

A tract in the Northeast Quarter of the Northwest Quarter of Section 9, Township 27 South, Range 1 East of the Sixth Principal Meridian, in Sedgwick County, Kansas, described as follows: Commencing at a point on the North line of Viola Addition to the City of Wichita, 396 feet west of the East line of the Northwest Quarter of said Section 9, being the West line of Mosley Avenue; thence north 150 feet for point of beginning; thence north 150 feet; thence west to the East line of the right-of-way of the Chicago, Kansas & Nebraska Railroad; thence south along the East line of said Right-of-Way to a point 150 feet north of the North line of said Viola Addition; thence east to the point of beginning.

Jesse Cornejo & Josephine Cornejo  
2052 N. Mosley  
Wichita, Kansas 67214

Beginning at a point on the North line of VIOLA ADDITION to Wichita, Sedgwick County, Kansas, 396 feet west of the East line of the Northwest Quarter (NW/4) of said Section 9, being the West line of Mosley Avenue; thence north to the South line of the ground conveyed by Willard M. Glasco and Charles E. Parker to the City of Wichita, by deed recorded in Book 405, of the deed records in the Office of the Register of Deeds of said County at page 275; thence west on said line to its intersection with the East line of the right-of-way of the Chicago, Kansas & Northern Railroad, (now Chicago, Rock Island and Pacific Railroad); thence south on said line to its intersection with the North line of said Viola Addition; thence east on said line to the place of beginning, except the south 300 feet thereof.

Jesse Cornejo & Josephine Cornejo  
2052 N. Mosley  
Wichita, Kansas 67214

Dated this 23rd day of March, 1984, at 7:00 o'clock A.M.

REALTY TITLE CO., INC.

By Karen K. Frye  
Karen K. Frye

MW 30384

**MICROFILMED  
FROM THE BEST  
AVAILABLE COPY**

FORM 29-0 1

PAYMENT NOTICE  
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Pibg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.

Planning

DESCRIPTION

AMOUNT

NAME

ADDRESS

FUND

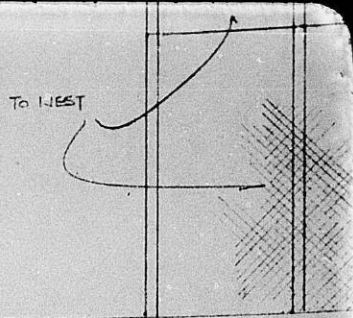
DUE DATE

COMMENTS

DATE

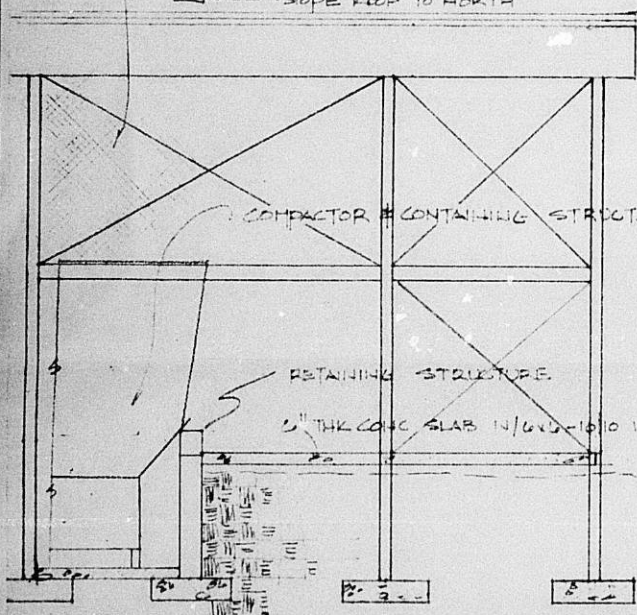
BY

WIRE MESH CONT. EAST TO WEST



ELE

WIRE MESH ENCLOSURE  
 ALL SIDES EXCEPT SOUTH  
 ——— SLOPE ROOF TO NORTH



COMPACTOR # CONTAINING STRUCT.

18' CLEAR HT.

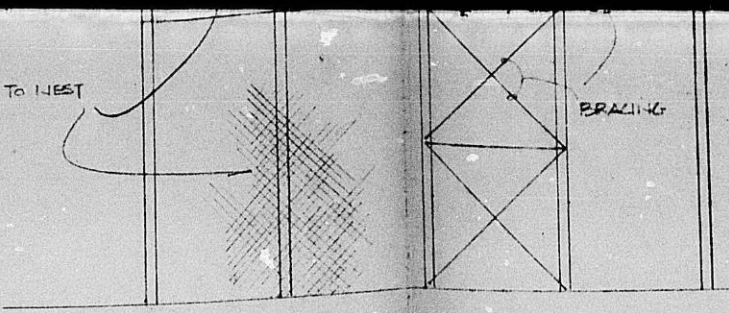
RETAINING STRUCTURE

6" THK CONC SLAB 15/6" @ 16" O.C.

COMPACTED CRUSHED ROCK

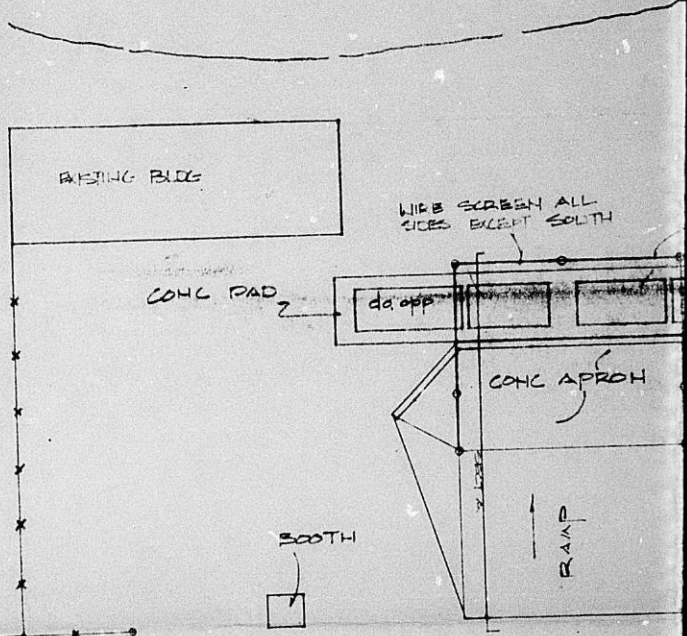
SECT 'A' 3/16" = 1'-0"

EN CONT. EAST TO WEST



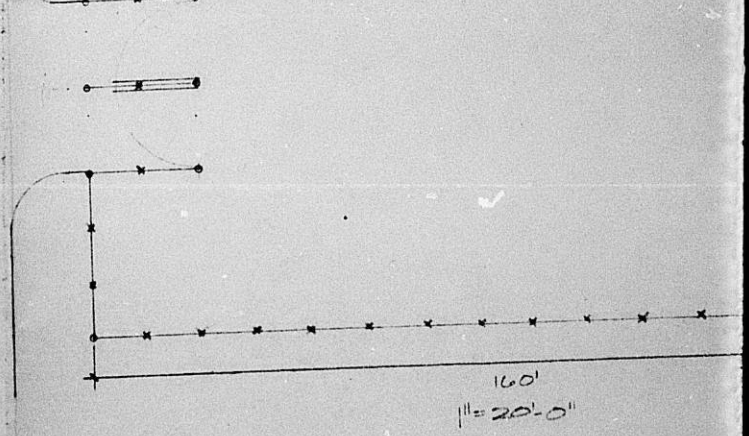
BRACING

ELEV "B" 1/8"=1'-0"



HOSLEY ST.

COMPACTED CRUSHED ROCK

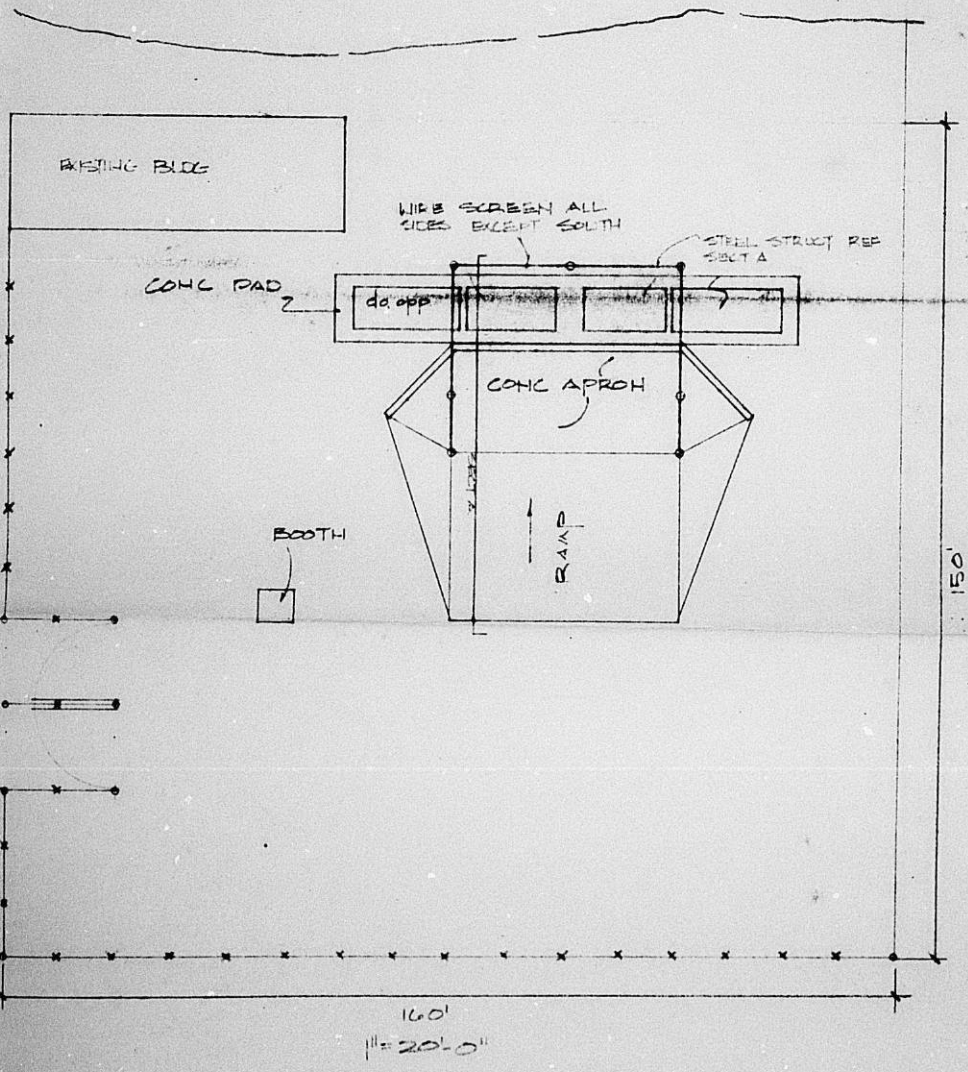


160'  
1"=20'-0"

CORNEJO & SOHS INC TRA

BRACING

1/8" = 1'-0"

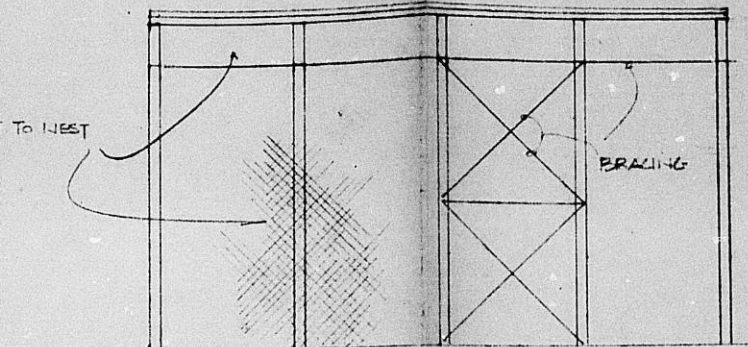


*Revised Copy*

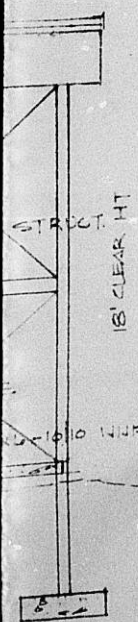
DR 84-6

NORTH

WIRE MESH CONT. EAST TO WEST



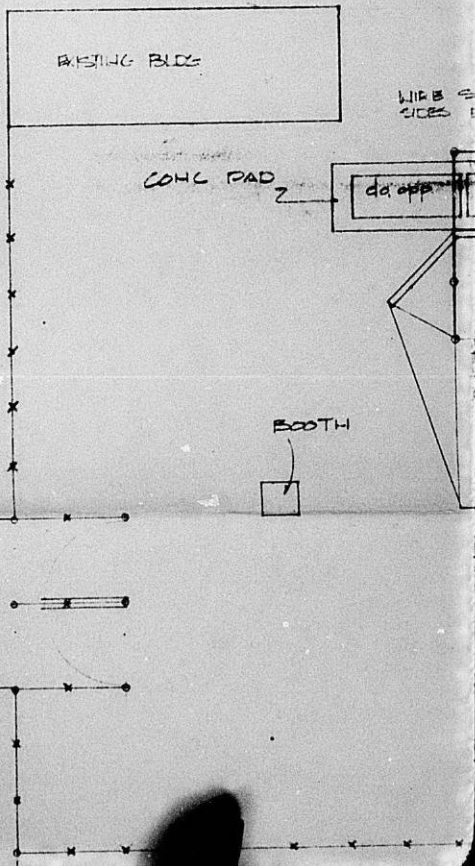
ELEV "B" 1/8" = 1'-0"



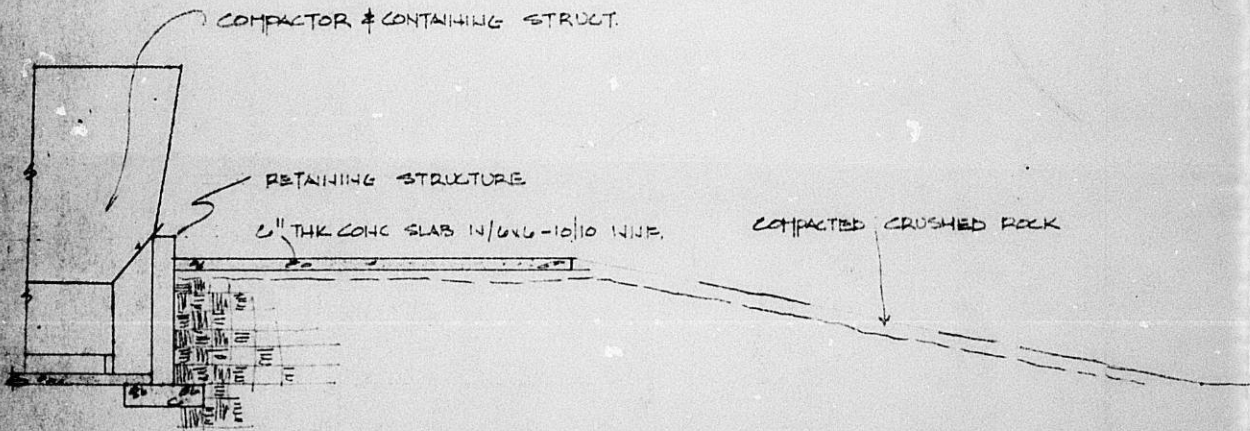
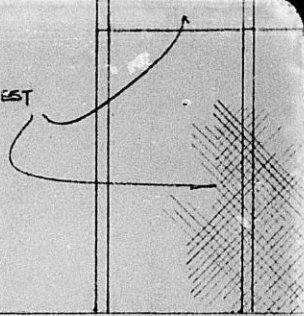
COMPACTED CRUSHED ROCK

1/16" = 1'-0"

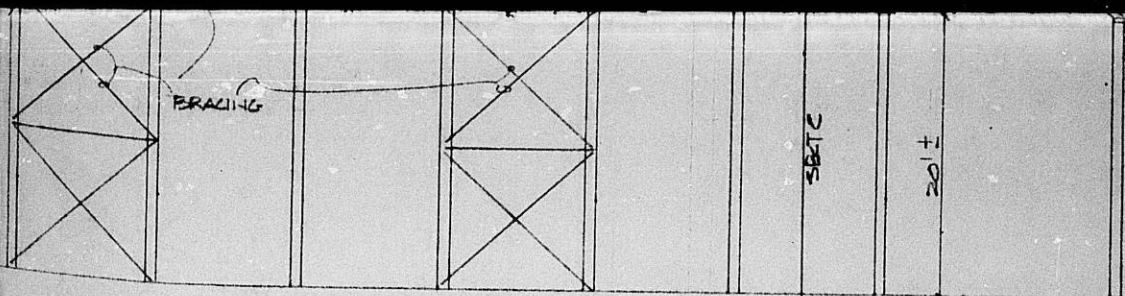
HOSLEY ST.



WIRE MESH CONT. EAST TO WEST

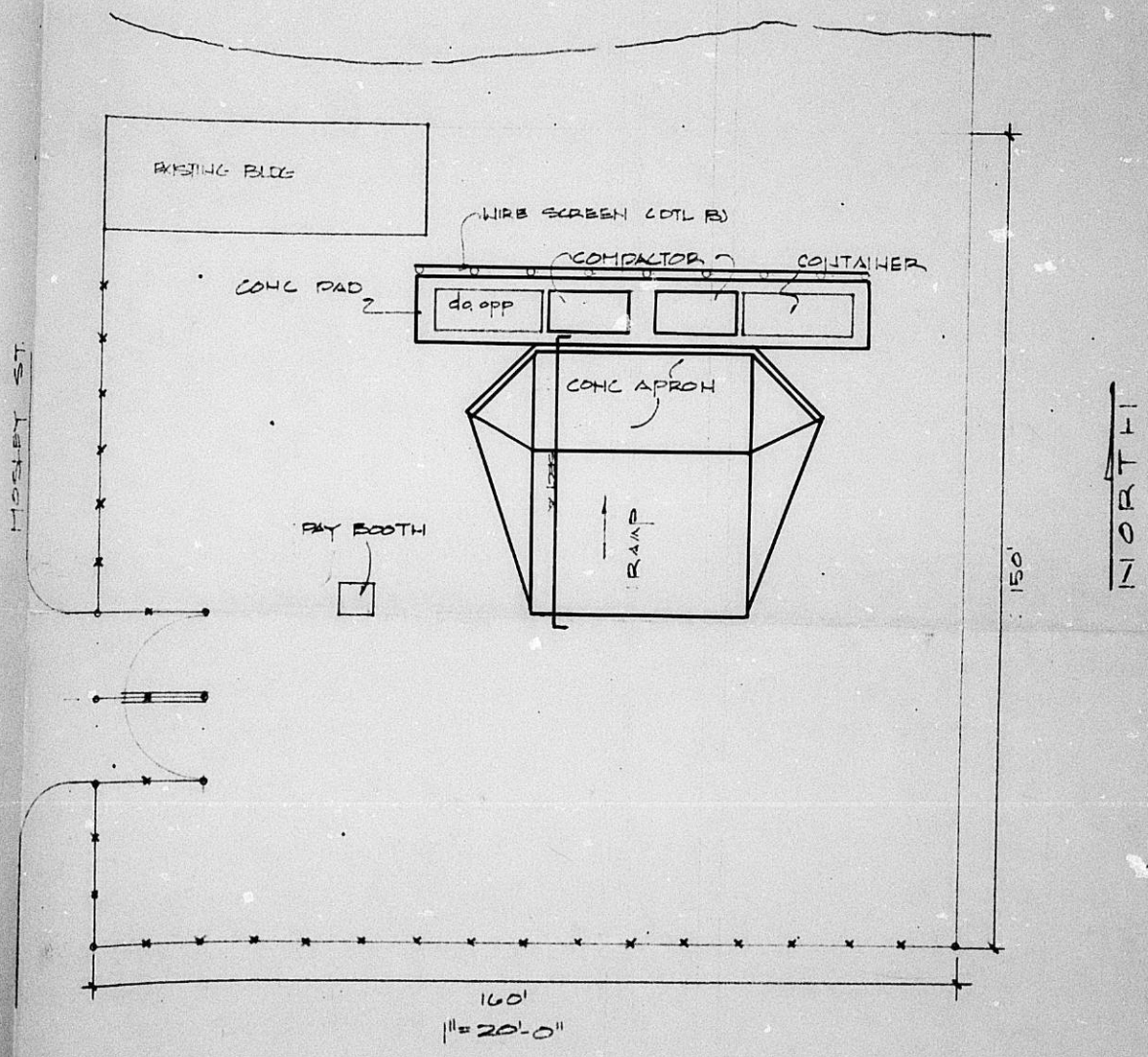


SECT 'A' 3/16" = 1'-0"



DTL B: SCREEN WALL 1/8" = 1'-0"

SECT C

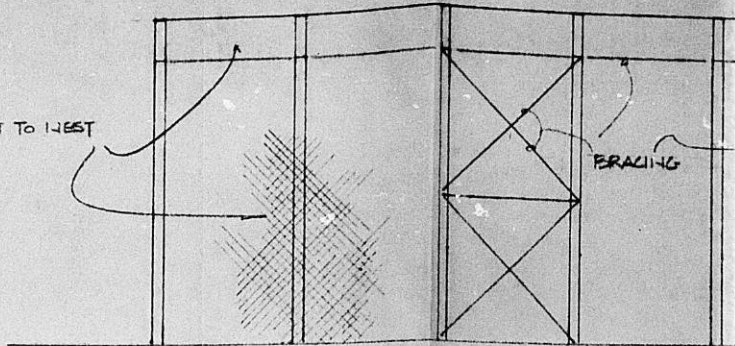


CORNEJO & SOHS INC TRANSFER STATION 4-12-84

DR 84-6

*superseled*

WIRE MESH CONT. EAST TO WEST



DTL B: SCRE

CTOR & CONTAINING STRUCT.

TAINING STRUCTURE

THK CONC SLAB 1 1/2" - 10/10 WIRE.

COMPACTED CRUSHED ROCK

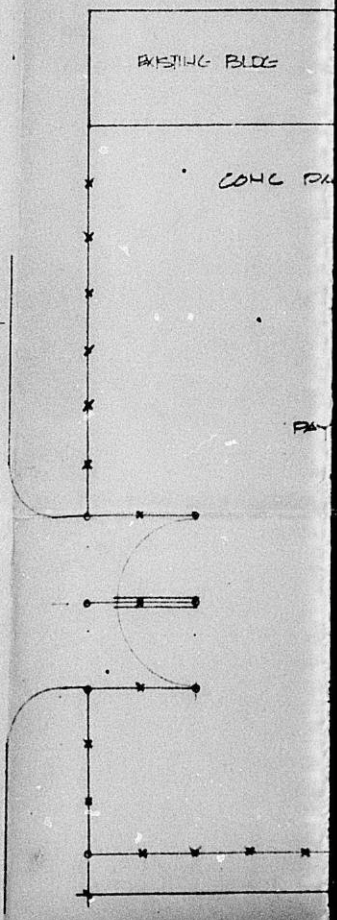


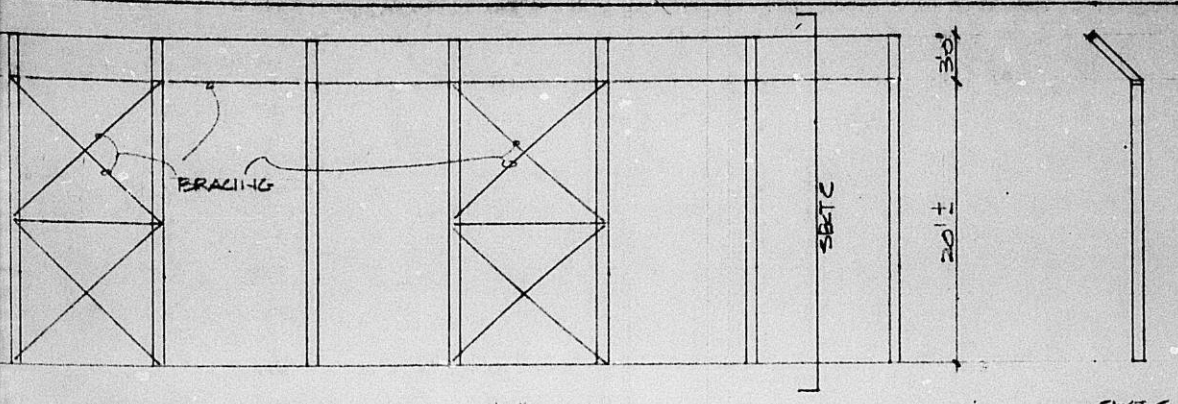
SECT 'A' 3/16" = 1'0"

MOSLEY ST.

EXISTING BLDG

CONC PA





DTL B: SCREEN WALL 1/8" = 1'-0"

