

**LEAVENWORTH COUNTY PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
January 12, 2022**

The full recorded meeting can be found on the County's YouTube channel.

Meeting called to order at 5:30 pm

Pledge of Allegiance

Members present: Steve Rosenthal, Mark Denney, Jeff Spink, Amy Baker, Alan Stork, Rocky Himpel, and Jaden Bailey

Members absent: Tom Dials, Robert Owens and Wolf Schmidt

Staff present: Krystal Voth – Director, Amy Allison-Deputy Director, Stephanie Sloop-Planning Coordinator, Joshua Gentzler-Planner, David Van Parys-Senior County Counselor

Minutes:

Commissioner Himpel made a motion to approve the December PC Minutes with corrections made. Commissioner Baker seconded that motion.

ROLL CALL VOTE - Motion to approve passed, 5/0, 1 Abstain, 3 Absent

Commissioner Bailey motion to approve the Work Session Minutes. Commissioner Baker seconded that motion.

ROLL CALL VOTE - Motion to approve passed, 6/0, 3 Absent

Secretary's Report:

Krystal Voth gave the secretary's report, going over the consent agenda and regular agenda. She discussed having a 2nd Work Session on the Comprehensive plan, it was decided she would email the Planning Commission some potential dates.

Commissioner Himpel made a motion to approve the agenda. Commissioner Spink seconded the motion.

ROLL CALL VOTE - Motion to approve passed, 6/0, 3 absent

Case DEV-21-191 Special Use Request (Conley Site Works)

Consideration of an application for DEV-21-191 a Special Use Permit for a Contractor's Yard on the following described property: Lot 2, Golden Pond Subdivision, located in Leavenworth County, Kansas.

Also known as 12321 222nd Street

*****Public Hearing Required*****

*****Public Comment limited to three minutes per person*****

Krystal Voth presented the facts and findings for the above request. Mrs. Voth let the Commission know that staff's recommendation of this request was for denial because it does not match the future land use map.

Chairman Rosenthal opened the public portion of the hearing and asked the applicant if they wished to speak. The applicant, Mr. Conley came forward to answer any questions.

Chairman Rosenthal asked if there was anyone that wished to speak in support of the request. Chairman Rosenthal asked if there was anyone wishing to speak in opposition. Chairman Rosenthal closed the public portion of the hearing.

Discussion was had among the board about screening and noise level.

Chairman Rosenthal said if there was no further discussion he would accept a motion.

Commissioner Himpel made a motion to approve DEV-21-191. Commissioner Bailey seconded the motion.

ROLL CALL VOTE - Motion to approve passed, 6/0 (3 absent)

The Board of County Commissioners will consider this item no earlier than **February 2, 2022 at 9:00 A.M** in the Leavenworth County Courthouse.

Any person wishing to file a protest petition must contact the Planning & Zoning Office. Protest petitions must be filed with Leavenworth County within two weeks of this meeting.

Case DEV-21-186 Rezone Request RR-2.5 to RR-1 (43)

Consideration of a rezone request from RR-2.5 Zoning District to the RR-1 (43) Zoning District on a tract of land in the Southeast Quarter of Section 28, Township 9 South, Range 22 East of the 6th P.M. in Leavenworth County, Kansas.

Also known as 16630 Gilman Road

*****Public Hearing Required*****

*****Public Comment limited to three minutes per person*****

Josh Gentzler presented the facts and findings for the above request. Mr. Gentzler let the Commission know that staff's recommendation of this request was for approval.

Chairman Rosenthal opened the public portion of the hearing and asked the applicant if they wished to speak. The applicant, Joe Herring, was called via phone to give his public comment and answer questions.

Chairman Rosenthal asked if there was anyone that wished to speak in support of the request. Chairman Rosenthal asked if there was anyone wishing to speak in opposition. Chairman Rosenthal closed the public portion of the hearing.

Chairman Rosenthal said if there was no further discussion he would accept a motion.

Commissioner Himpel made a motion to approve DEV-21-186. Commissioner Stork seconded the motion.

ROLL CALL VOTE - Motion to approve passed, 6/0 (3 absent)

The Board of County Commissioners will consider this item no earlier than **February 2, 2022 at 9:00 A.M** in the Leavenworth County Courthouse.

Any person wishing to file a protest petition must contact the Planning & Zoning Office. Protest petitions must be filed with Leavenworth County within two weeks of this meeting.

Planning Commission is adjourned at 5:55 PM and reconvened into the Board of Zoning Appeals.

Members present: Steve Rosenthal, Mark Denney, Jeff Spink, Amy Baker, Alan Stork, Rocky Himpel, and Jaden Bailey

Staff present: Krystal Voth – Director, Amy Allison-Deputy Director, Stephanie Sloop-Planning Coordinator, Joshua Gentzler-Planner, David Van Parys-Senior County Counselor

Case DEV-21-204 a Variance Request (Neu)

Consideration of a request for a Variance from the Leavenworth County Zoning and Subdivision Regulations under Article 41, Section 6 which requires a minimum distance of 660' from an intersection.

Also known as 17271 Hollingsworth Road

*****Public Hearing Required*****

*****Public Comment limited to three minutes per person*****

Krystal Voth presented the facts and findings for the above request. Mrs. Voth explained the nature of this request. The Board asked some clarifying questions.

Chairman Rosenthal opened the public portion of the hearing and asked if the applicant would like to address the Board. Mr. Herring explained the nature of this request via phone and answered questions.

Chairman Rosenthal asked if there was anyone that wished to speak in support of the request.

Chairman Rosenthal asked if there was anyone wishing to speak in opposition. A property owner came forward to ask clarifying questions. Chairman Rosenthal closed the public portion of the hearing.

Chairman Rosenthal said if there was no further discussion he would accept a motion.

Commissioner Himpel made a motion to approve DEV-21-204. Commissioner Stork seconded the motion.

ROLL CALL VOTE - Motion to approve passed 6/0 (3 absent)

Board of Zoning Appeals adjourned at 7:06 PM