

**LEAVENWORTH COUNTY PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING  
December 14, 2022**

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

**The Planning Commission meeting was called to order at 5:30 p.m.**

**Pledge of Allegiance**

**Members present:** Steve Rosenthal, William Gottschalk, Wolf Schmidt, Jeff Spink, Marcus Majure, Doug Tystad, Alan Stork, and Steve Skeet

**Members absent:** Robert Owens and Jaden Bailey

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

**Minutes:**

*Commissioner Schmidt made a motion to approve the minutes. Commissioner Majure seconded the motion.*

**ROLL CALL VOTE - Motion to approve the minutes passed, 7/0 (2 absent)**

**Secretary's Report:**

Krystal Voth gave the secretary's report going over the agenda, making note that there was one item on the consent agenda.

*Commissioner Schmidt made a motion to approve the agenda. Commissioner Majure seconded the motion.*

**ROLL CALL VOTE - Motion to approve the agenda passed, 7/0 (2 absent)**

**Case DEV-22-131 Rezone Harris (Remanded from BOCC)**

**Consideration of a Rezone from RR-5 to RR-2.5 on the following described property: A tract of land in the Southwest Quarter of Section 23, Township 10 South, Range 21 East of the 6<sup>th</sup> P.M. Leavenworth County, Kansas, more fully described as follows: Commencing at the Northwest corner of said Southwest Quarter; thence South 01 degrees 46'06" East for a distance of 795.99 feet along the West line of said Southwest Quarter to the TRUE POINT OF BEGINNING; thence North 87degrees 43'24" East for a distance of 505.00 feet; thence South 01degrees46'06" East for a distance of 216.75 feet; thence South 87 degrees 43'24" West for a distance of 505.00 feet to said West line; thence North 01 degrees 46'06" West for a distance of 216.75 feet along said West line to the point of beginning.**

Krystal Voth gave the staff report for the above-listed case. She explained that the Planning Commission had heard this case at the November Planning Commission meeting and gave a recommendation of denial. The Board of County Commissioners, after hearing public comments from the applicant made the decision to remand this back to the Planning Commission for further consideration.

Chairman Rosenthal asked if there were any questions from the board. Discussion was had among the Board.

Chairman Rosenthal said that he would accept a motion.

**Commissioner Stork motioned to approve Case DEV-22-131 a Rezone from RR-5 to RR-2.5. Commissioner Majure seconded the motion.**

**ROLL CALL VOTE - Motion to approve passed 7/0 (2 absent)**

The Board of County Commissioners will consider this item no earlier than **December 28, 2022, at 9:00 A.M** in the Leavenworth County Courthouse.

**Case DEV-22-134/135 Goldbeck Ridge**

**Consideration of a Preliminary and Final Plat – Goldbeck Ridge on the following described property: A tract of land in the West ½ of the Southeast ¼ of Section 15, Township 12, Range 21 East of the 6<sup>th</sup> P.M., in Leavenworth County Kansas.**

Amy Allison gave the staff report for the above-listed case.

Chairman Rosenthal asked if there were any questions or discussions from the board. There was further discussion about this request between staff and the commission.

Chairman Rosenthal said he would accept a motion if there were no further discussions on this request.

**Commissioner Stork motioned to approve Case DEV-22-134/135 Preliminary and Final Plat for Goldbeck Ridge. Commissioner Skeet seconded the motion.**

**ROLL CALL VOTE - Motion to deny passed 7/0 (2 absent)**

The Board of County Commissioners will consider this item no earlier than **December 28, 2022, at 9:00 A.M** in the Leavenworth County Courthouse.

**Case DEV-22-138/139 Mance Corner**

**Consideration of a Preliminary and Final Plat – Mance Corner on the following described property: A tract of land in the Southeast ¼ of Section 21, Township 9 South, Range 22 East of the 6<sup>th</sup> P.M., in Leavenworth County, Kansas.**

Amy Allison gave the staff report for the above-listed case.

Chairman Rosenthal asked if there were any questions or discussions from the board.

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

**Commissioner Tystad motioned to approve Case DEV-22-138/139, Preliminary and Final Plat for Mance Corner. Commissioner Stork seconded the motion.**

**ROLL CALL VOTE - Motion to approve passed 7/0 (2 absent)**

The Board of County Commissioners will consider this item no earlier than **December 28, 2022 at 9:00 A.M** in the Leavenworth County Courthouse.

**Case DEV-22-150 Kansas Red Tail Ridge No. 2**

**Consideration of a Preliminary Plat – Kansas Red Tail Ridge No. 2 on the following described property: Lot 1, Kansas Red Tail Ridge, a subdivision in Leavenworth County, Kansas.**

Amy Allison gave the staff report for the above-listed case.

Chairman Rosenthal asked if there were any questions or discussions from the board.

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

**Commissioner Stork motioned to approve Case DEV-22-150, Preliminary Plat for Kansas Red Tail Ridge No. 2. Commissioner Schmidt seconded the motion.**

**ROLL CALL VOTE - Motion to approve passed 7/0 (2 absent)**

**Case DEV-22-146 Rezone - Cooper**

**Consideration of a DEV-22-146 an application for a Rezone from RR-5 to RR-2/5 on the following described property: A tract of land in the South ½ of the Southwest ¼ of Section 25, Township 10 South, Range 21 East of the 6<sup>th</sup> P.M. in Leavenworth County, Kansas.**

Krystal Voth gave the staff report for the above-listed case.

Chairman Rosenthal asked if there were any questions or discussions from the board. Hearing none the public hearing was opened and the applicant/agent was invited to come forward. Mr. Joe Herring came forward to describe the request and answer any questions from the board.

Commissioner Rosenthal asked if there was anyone present wishing to speak in favor or opposition. Public comment was given. The public comment portion of the hearing was closed.

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

**Commissioner Schmidt motioned to approve Case DEV-22-146 a Rezone from RR-5 to RR-2.5. Commissioner Stork seconded the motion.**

**ROLL CALL VOTE - Motion to approve passed 7/0 (2 absent)**

The Board of County Commissioners will consider this item no earlier than **January 4, 2023 at 9:00 A.M** in the Leavenworth County Courthouse.

**Case DEV-22-157 Rezone - Fox**

**Consideration of a DEV-22-157 an application for a Rezone from RR-5 to RR-2/5 on the following described property: The Southeast ¼ of the Southeast ¼ of the Southeast Quarter of Section 26, Township 11 South, Range 21 East AND The East 1/3 of the Northwest Quarter, AND the Northeast Quarter of Section 35, Township 11 South, Range 21 East of the 6<sup>th</sup> P.M., Leavenworth County, Kansas.**

Joshua Gentzler gave the staff report for the above-listed case.

Chairman Rosenthal asked if there were any questions or discussions from the board. Hearing none, Chairman Rosenthal opened the public hearing and asked the applicant/agent to come forward. Mr. Joe Herring came forward to describe the request and answer any questions from the board.

Commissioner Rosenthal asked if there was anyone present wishing to speak in favor or opposition. Residents came forward to give public comment and then the public comment portion of the hearing was closed.

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

**Commissioner Schmidt motioned to approve Case DEV-22-157 a Rezone from RR-5 to RR-2.5. Commissioner Spink seconded the motion.**

**ROLL CALL VOTE - Motion to approve passed 7/0 (2 absent)**

The Board of County Commissioners will consider this item no earlier than **January 4, 2023 at 9:00 A.M** in the Leavenworth County Courthouse.

**Case DEV-22-129**

**Consideration of the 2023 Comprehensive Plan Annual Review, including recommended amendments to the plan.**

Krystal Voth gave the staff report for the above-listed case.

Chairman Rosenthal asked if there were any questions or discussions from the board. There was discussion among the Planning Commission, Staff, and County Counselor. Chairman Rosenthal opened the public hearing

and asked if there was anyone present wishing to speak in favor or opposition. Residents came forward to give public comment. Chairman Rosenthal closed the public hearing.

There was further discussion among the board and it was the decision to delay a recommendation, but to have a joint work session with the Board of County Commissioners before rendering a recommendation. Chairman Rosenthal said that he would accept a motion if there were no further discussion.

**Commissioner Tystad motioned to table Case DEV-22-129 Comprehensive Plan Review to the February 8, 2023 Meeting to allow time to schedule a work session with the County Commission and Public Works. Commissioner Gottschalk seconded the motion.**

**ROLL CALL VOTE - Motion to approve passed 7/0 (2 absent)**

**Planning Commission adjourned at 7:20 p.m.**

**The Board of Zoning Appeals meeting called to order at 7:22 p.m.**

**Members present:** Steve Rosenthal, William Gottschalk, Wolf Schmidt, Jeff Spink, Doug Tystad, Alan Stork, and Steve Skeet

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

**Case DEV-22-151 Variance – Gripp Second Driveway  
Consideration of an application for a Variance from Article 41, Section 6, of the Zoning and Subdivision Regulations on the following described property. A part of Lot 54, BRIARWOOD ESTATES WEST, located in Leavenworth County, Kansas.**

Krystal Voth gave the staff report for the above-listed case, going over the parcel's history and explaining the requested variance.

Chairman Rosenthal asked if there were any questions or discussion from the board.

Chairman Rosenthal opened the public comment portion of the hearing and asked the applicant to come forward. The applicant agent, Joe Herring, came forward to explain the nature of this request.

Chairman Rosenthal then asked if anyone wished to speak in favor or opposition for this case. No public comments were provided. The public comment portion of the hearing was closed.

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

**Commissioner Rosenthal motioned to deny Case DEV-22-151, a Variance request for a second driveway. Commissioner Schmidt seconded the motion.**

**ROLL CALL VOTE - Motion to deny passed 7/0**

**The meeting adjourned at 7:50 p.m.**