

**LEAVENWORTH COUNTY PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
May 11, 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, Alan Stork, Rocky Himpel, Tom Dials, Wolf Schmidt, Robert Owens, Amy Baker and Jaden Bailey

Members absent: none

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

Community present: Mike Schultz, Dawn McAlexander, Willie and Heather Harris, Earl Frevele, James and Karen Armstrong, Nancy Hofstetter, Darrel Hofstetter, Weston Kimmi, Stacey Kimmi, Don Paulsen

Minutes:

Commissioner Schmidt made a motion to approve the April PC Minutes. Commissioner Baker seconded that motion.

ROLL CALL VOTE - Motion to approve passed, 9/0

Secretary's Report:

Krystal Voth gave the secretary's report, going over the consent agenda and regular agenda.

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

ROLL CALL VOTE - Motion to approve passed, 9/0

Case DEV-22-028 Consideration of a Replat – Wolcott Hills

Consideration of a Replat – Wolcott Hills on the following described property: Lot 3 and Tract A, Wolcott Hills Subdivision located in Leavenworth County, Kansas.

Also known as 00000 Wolcott Road

Josh Gentzler presented the facts and findings for the above request.

Chairman Rosenthal asked if the applicant would like to speak. Mr. Joe Herring, Herring Survey, came forward to further describe the nature of his application.

Some discussion was had between the Planning Commission and Staff about exceptions that have been requested. Chairman Rosenthal said if there was no further discussion he would accept a motion.

Commissioner Himpel made a motion to approve DEV-22-028 Replat for Wolcott Hills. Commissioner Bailey seconded the motion.

ROLL CALL VOTE - Motion to approve passed, 9/0

The Board of County Commissioners will consider this item no earlier than **May 25th, 2022 at 9:00 A.M** in the Leavenworth County Courthouse.

Case DEV-22-041 Rezone Request RR-5 to RR-2.5

**Consideration of an application for DEV-22-041 a rezone request from RR-5 Zoning District to the RR-2.5 Zoning District on a tract of land in the Northwest Quarter of Section 31, Township 10, Range 21 East of the 6th P.M., in Leavenworth County, Kansas.
Also known as 20078 235th Street**

Krystal Voht presented the facts and findings for the above request.

Chairman Rosenthal asked if the applicant would like to speak. Joe Herring with Herring Survey came forward to answer questions about the request. Chairman Rosenthal opened the public comment portion of the hearing and asked if anyone wished to speak in favor or opposition of the request. One resident came forward to express opposition/concern.

Discussion was had amongst the Commissioners.

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

Commissioner Himpel made a motion to approve DEV-22-041. Commissioner Schmidt seconded the motion.

ROLL CALL VOTE - Motion to approve passed, 7/2

Commissioner Bailey and Commissioner Owens voting no stating the character of the neighborhood.

The Board of County Commissioners will consider this item no earlier than **June 1, 2022 at 9:00 A.M** in the Leavenworth County Courthouse.

Case DEV-22-042 Rezone Request RR-5 to RR-2.5

**Consideration of a rezone request from RR-5 Zoning District to the RR-2.5 Zoning Districts for Lots 1-9 of Whiskey Ridge Subdivision located in Leavenworth County, Kansas.
Also known as 00000 Leavenworth Road & 00000 219th Street**

Krystal Voht presented the facts and findings for the above amendment.

Chairman Rosenthal asked for the applicant to come forward. Joe Herring came forward to address the Commission.

Chairman Rosenthal opened the public comment portion of the hearing and asked if anyone wished to speak in favor or opposition of the request. Two residents came forward to express opposition.

Discussion was had amongst the Commission.

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

Commissioner Himpel made a motion to approve DEV-22-042. Commissioner Schmidt seconded the motion.

ROLL CALL VOTE - Motion to approve passed, 8/1

Commissioner Bailey voted no stating the character of the neighborhood.

The Board of County Commissioners will consider this item no earlier than **June 1, 2022 at 9:00 A.M** in the Leavenworth County Courthouse.

Planning Commission adjourned at 6:43 PM

Board of Zoning Appeals is called to order at 6:45 pm

Members present: Steve Rosenthal, Jeff Spink, Rocky Himpel, Tom Dials, Wolf Schmidt, Robert Owens, and Jaden Bailey

Case DEV-22-049

Consideration of an application for a Variance from the Leavenworth County Zoning and Subdivision Regulations under Article 5, Section 4 which requires a minimum road frontage of 200 feet.

Also known as 14571 Linwood Road

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

Krystal Voth went over the staff report and analysis of the request.

Chairman Rosenthal opened the public comment portion of the hearing and asked if anyone wished to speak in favor of the request. The applicants came forward to explain the nature of their request. The original builder of the house came forward to speak in favor and to give a history of this property.

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

Commissioner Owens made a motion to approve DEV-22-049, stating that it met all the factors to be considered. Commissioner Bailey seconded the motion.

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

Case DEV-22-050

Consideration of a request for a Variance from the Leavenworth County Zoning and Subdivision Regulations under Article 5, Section 4 which requires all buildings or structures of any nature built, erected, constructed, rebuilt, re-erected or reconstructed shall be at least 105 feet from the centerline of all State or County roads.

Also known as 23525 Parallel Road

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

Josh Gentzler went over the staff report and analysis of the request.

Chairman Rosenthal opened the public comment portion of the hearing and asked if anyone wished to speak in favor of the request. The applicants came forward to explain the nature of their request.

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

Commissioner Himple made a motion to approve DEV-22-050 based on the golden factors. Commissioner Schmidt seconded the motion.

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

Planning Commission adjourned at 6:37 PM