

**LEAVENWORTH COUNTY PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
July 10, 2024**

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.

Oath of Office – Marcus Majure, Robert Owens, Jaden Bailey, Allan Stork, and Dan Clemons

Pledge of Allegiance

Members present: Steve Rosenthal, Allan Stork, Robert Owens, William Gottschalk, Dan Clemons, Jeff Spink, Marcus Majure, Doug Tystad, and Jaden Bailey

Members absent: Steve Skeet

Staff present: John Jacobson-Director, Amy Allison-Deputy Director, Josh Schweitzer-Planner, Stephanie Sloop-Planning Coordinator, Misty Brown-County Counselor

Minutes: Commissioner Stork made a motion to approve the minutes and Commissioner Tystad seconded that motion.

ROLL CALL VOTE - Motion to approve the passed, 7/0 (1 Abstain, 1 Absent)

Secretary's Report: Amy Allison gave the secretary's report going over the agenda. Ms. Allison explained that there were two items on the regular agenda and that there were two cases to be heard by the Board of Zoning Appeals after the conclusion of the regular Planning Commission Meeting.

Declarations: None

Commissioner Gottschalk made a motion to approve the agenda, the Commissioner Bailey made a motion to second.

ROLL CALL VOTE - Motion to approve the agenda passed, 8/0

Case DEV-24-075 Rezoning Lot 2 Dodge Addition

Consideration of a rezoning request from RR-5 zoning district to RR-2.5 zoning district on the following described property: Lot 2 Dodge Addition, in Leavenworth County, Kansas.

Josh Schweitzer gave the staff report for the above-listed case, outlining the details of the request.

Chairman Majure asked if there were any questions or discussions from the board. The public hearing was opened and Chairman Majure asked if the applicant wished to speak. Austin Thompson, with Atlas Consulting, addressed the board, further explaining the nature of the request.

Chairman Majure asked if there was anyone present that wanted to speak in favor or in opposition of this request. Two residents came forward to express their opposition. The public hearing was closed.

Chairman Majure asked if there were any further questions or discussions from the board, if not he would accept a motion.

Commissioner Stork motioned to approve the exception requested for Case DEV-24-075 a Rezone for Lot 2 Dodge Addition, the motion was seconded by commissioner Rosenthal.

ROLL CALL VOTE - Motion to approve passed 8/0

Case DEV-24-030 Special Use Permit Noyes Family Farm Event Center

Consideration of a Special Use Permit for an Event Center on the following described property: Tract of land of Southwest ¼, Section 23, Township 10 South, Range 22 East of the Sixth P.M., in Leavenworth County, Kansas.

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

Chairman Majure asked if there were any questions or discussions from the board. The public hearing was opened and the applicant/agent was invited to come forward. The applicant/agent, Chris Storm, came forward to describe the request and answer any questions from the board.

Chairman Majure asked if there was anyone present wishing to speak in favor or opposition. Several residents came forward to express their support of the applicants. The applicants also came forward to further describe their vision for the property. The public comment portion of the hearing was closed.

Chairman Majure asked if there were any further questions or discussions from the board. Discussion was had between board members.

Commissioner Gottschalk made a motion to table the request requesting more time to gather information from outside agencies. Commissioner Rosenthal seconded the motion. Discussion was had amongst the Commission. The motion to table was withdrawn.

Commission Tystad made a motion to approve Case DEV-24-030 with the amended conditions of:

- **Occupancy for all indoor events shall be limited to 99 occupants. Occupancy for all outdoor events shall be limited to 150 occupants. Employees shall be limited to two full-time employees and unlimited seasonal or part-time employees.**
- **All structures used for the purpose of this business shall comply with the Kansas Fire Protection Plan.**

Commissioner Gottschalk seconded the motion.

ROLL CALL VOTE - Motion to approve passed 8/0

Adjournment of Planning Commission

Board of Zoning Appeals

1. Roll Call

Members present: Allan Stork, William Gottschalk, Dan Clemons, Jeff Spink, Marcus Majure, Doug Tystad, and Jaden Bailey

2. Regular Agenda

Case DEV-24-069 Variance Findeisen Water Well

Consideration of a Variance request from Article 50, Section 20, Utility Requirements Leavenworth County Zoning & Subdivision Regulations and Leavenworth County Sanitary Code, Chapter 5, Water Supply, Article 2, Section 1 on the following described property: Lot 3, Dakota Hills, a subdivision in Leavenworth County, Kansas.

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

Chairman Majure asked if there were any questions or discussions from the board. Hearing none the public hearing was opened and the applicant was asked to come forward. Mr. Neil Findeisen came forward to explain the reason for his request of a variance.

Chairman Majure asked if there was anyone present wishing to speak in favor or opposition. The public comment portion of the hearing was closed. Ms. Allison reminded the Board that two letters of concern were sent in to be presented to the Board, stating the letters were included in their paperwork given tonight.

Chairman Majure stated that he would accept a motion if there were no further discussion.

Commissioner Bailey motioned to approve Case DEV-24-069 variance. Commissioner Clemons seconded the motion.

ROLL CALL VOTE - Motion to approve the request passed 8/0

Case DEV-24-070 Variance Findeisen Water Well

Consideration of a Variance request from Article 50, Section 20, Utility Requirements Leavenworth County Zoning & Subdivision Regulations and Leavenworth County Sanitary Code, Chapter 5, Water Supply, Article 2, Section 1 on the following described property: Lot 4, Dakota Hills, a subdivision in Leavenworth County, Kansas.

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

Chairman Majure asked if there were any questions or discussions from the board. Hearing none the public hearing was opened and the applicant was asked to come forward. Mr. Neil Findeisen came forward to explain the reason for his request of a variance.

Chairman Majure asked if there was anyone present wishing to speak in favor or opposition. The public comment portion of the hearing was closed. Ms. Allison reminded the Board that two letters of concern were sent in to be presented to the Board, stating the letters were included in their paperwork given tonight.

Chairman Majure stated that he would accept a motion if there were no further discussion.

Commissioner Bailey motioned to approve Case DEV-24-070 variance. Commissioner Clemons seconded the motion.

ROLL CALL VOTE - Motion to approve the request passed 8/0

Meeting was adjourned 7:17 PM