

**LEAVENWORTH COUNTY PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
August 14, 2024**

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

The Board of Zoning Appeals meeting was called to order at 5:30 p.m.

Pledge of Allegiance

Members present: Allan Stork, Robert Owens, William Gottschalk, Dan Clemons, Jeff Spink, Marcus Majure and Doug Tystad.

Staff present: John Jacobson-Director, Amy Allison-Deputy Director, Josh Schweitzer-Planner, Dawn Chamberlain-Planning Coordinator, David Van Parys-County Counselor

Secretary's Report: Ms. Allison explained change on the Agenda. The meeting would begin with the Board of Zoning Appeals. Once finalized, Planning Commission meeting would commence. There were two BZA items to be addressed.

Declarations: None

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

ROLL CALL VOTE - Motion passed, 6/0

Case DEV-24-091 Variance Smith Trust Agreement Access Management

Consideration of a Variance request from Article 41, Section 6 Exhibit B.1.a of the Leavenworth County Zoning & Subdivision Regulations on the following described property: A trace of land in the Southeast Quart of Section 13, Township 10 South, Range 21, East of the 6th P.M., in Leavenworth County, Kansas.

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

The public hearing was opened and Chairman Majure asked if the applicant or representative wished to speak. Joe Herring, with Herring Surveying, addressed the Board, further explaining the nature of the request. Chairman Majure asked if there were anyone from the public who wished to speak for or against the request. None came forward.

Chairman Majure closed the public hearing.

Chairman Majure asked if there were questions from the Board. No questions were asked.

Commissioner Stork motioned to approve the Variance request for Case DEV-24-091. Commissioner Owens seconded that motion.

ROLL CALL VOTE - Motion passed 6/0.

Case DEV-24-096 Variance Potts Access Management

Consideration of a Variance request from Article 41, Section 6 Exhibit B.1.a & Article 41, Section 6 Exhibit B.1.b.III of the Leavenworth County Zoning & Subdivision Regulations on the following described property: A tract of land in the Southeast Quarter of the Southeast Quarter of Section 09, Township 11 South, Range 22, East of the 6th P.M., 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 or representative wished to speak. Joe Herring, with

Herring Surveying, addressed the Board, further explaining the nature of the request. Chairman Majure asked if there were any questions of the applicant.

Discussion ensued by the Board.

Applicant Tammy Potts addressed the Planning Commission concerning the reason for the Variance request. The request for the Variance to allow their son's family access to construct a home to provide care to their terminally ill grandson. Ms. Potts is currently driving to Tonganoxie daily to provide caregiving for the child. Mr. Potts addressed the Planning Commission concerning the elevations of the property, driveway specs and confirmed the Variation request is for the sole purpose of supporting his son and family during their challenging circumstances.

Chairman Majure closed the public hearing.

Commissioner Stork motioned to approve the Variance request for Case DEV-24-096. Commissioner Owens seconded that motion.

ROLL CALL VOTE - Motion passed 5/1. Commissioner Tystad voted against the Motion due to him feeling it does not meet the five factors.

Board of Zoning Appeals Meeting was adjourned 6:06 PM

The Planning Commission meeting was called to order at 6:14 p.m.

Members Present – Marcus Majure, Jaden Bailey, Allan Stork, William Gottschalk, Jeff Spink, Doug Tystad, Robert Owens, Dan Clemons and Steve Rosenthal (Steve Skeet absent).

Staff present: John Jacobson-Director, Amy Allison-Deputy Director, Josh Schweitzer-Planner, Dawn Chamberlain-Planning Coordinator, David Van Parys-County Counselor

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

ROLL CALL VOTE: Motion passed, 8/0 (1 Absent)

Secretary's Report: Amy Allison introduced Dawn Chamberlain to the Planning Commission as the new Planning Coordinator.

Declarations: None

Commissioner Stork made a motion to approve Agenda. Commissioner Tystad seconded the motion.

ROLL CALL VOTE - Motion passed 8/0 (1 Absent).

A. Case DEV-24-051 & 052 Preliminary & Final Plat Metro Estates

Consideration of Preliminary & Final Plat for a tract of land in the East 1/2 of the Southeast 1/4 of Section 22, Township 11 South, Range 20 East of the 6th P.M., in Leavenworth County, Kansas. Also known as: 25402 Metro Ave.

Josh Schweitzer gave the staff report for the above-listed case, outlining the details of the request. Joe Herring, with Herring Surveying, addressed the Board, further explaining the nature of the request.

Commissioner Stork motioned to approval of the Exception. Commissioner Owens seconded motion.

ROLL CALL VOTE - Motion passed 8/0 (1 absent).

Commissioner Stork motioned to approval of the Plat. Commissioner Clemons seconded motion.

ROLL CALL VOTE - Motion passed 8/0 (1 absent).

Case DEV-24-071 & 072 Preliminary & Final Plat Serenity Acres

Consideration of Preliminary & Final Plat for a tract of land in the Southeast Quarter of the Southeast Quarter of Section 09, Township 11 South, Range 22, East of the 6th P.M., in Leavenworth County, Kansas. Also known as: 18081 166th St.

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

Commissioner Tystad motioned to approval of the Plat. Commissioner Gottschalk seconded motion.

ROLL CALL VOTE - Motion passed 8/0 (1 absent).

Case DEV-24-079 Preliminary Plat E & R Rolling Meadows South

Consideration of Preliminary Plat for a tract of land in the Southeast Quarter of Section 34, Township 11 South, Range 21 East of the 6th P.M., in Leavenworth County Kansas. Also known as: 00000 Stillwell Rd

Amy Allison gave the staff report for the above-listed case, outlining the details of the request.

Commissioner Stork motioned to approve of the Exception. Commissioner Tystad seconded motion.

ROLL CALL VOTE - Motion passed 8/0 (1 absent).

Commissioner Stork motioned to approve the Plat. Commissioner Owens seconded motion.

ROLL CALL VOTE - Motion passed 8/0 (1 absent).

Case DEV-24-084 Exception Cook-Richter Boundary Line Adjustment

Consideration of an Exception from Article 50, Section 40.3.i Lot-Depth to Lot-Width for a tract of land in the East 1/2 of Section 5, Township 9 South, Range 21, East of the 6th p.m., Leavenworth County, Kansas. Also known as: 28813 219th St.

Josh Schweitzer gave the staff report for the above-listed case, outlining the details of the request. Austin Thompson, with Atlas Land Consulting, addressed the Board, further explaining the nature of the request.

Commissioner Stork motioned to approve the Exception. Commissioner Gottschalk seconded motion.

ROLL CALL VOTE - Motion passed 8/0 (1 absent).

Case DEV-24-094 Rezoning Baragary

Consideration of a rezoning request from RR-5 zoning district to RR-2.5 zoning district on the following described property: Three tracts of land in Southeast Quarter of Section 22, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas. Also known as: 20995 Honey Creek Rd; 00000 Honey Creek Rd; 16625 206th St.

Amy Allison gave the staff report for the above-listed case, outlining the details of the request.

Chairman Majure opened the public comment portion of the matter based upon the matter is a public hearing. Joe Herring, with Herring Surveying, addressed the Board, further explaining the nature of the request.

Chairman Majure closed the public comment.

Commissioner Stork motioned and Commissioner Clemons seconded motion.

ROLL CALL VOTE - Motion passed 8/0 (1 absent).

Case DEV-24-095 Rezoning Lamb

Consideration of a rezoning request from RR-5 zoning district to RR-2.5 zoning district on the following described property: Two tracts of land in the Northeast ¼ of Section 10, Township 12 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.
Also known as: 13963 206th St.

Amy Allison gave the staff report for the above-listed case, outlining the details of the request.

Chairman Majure opened the public comment portion of the hearing. Joe Herring, with Herring Surveying, addressed the Board, further explaining the nature of the request.

Chairman Majure closed the public comment.

Commissioner Stork motioned and Commissioner Owens seconded motion.

ROLL CALL VOTE - Motion passed 8/0 (1 absent).

Adjournment of Planning Commission at 6:40pm.

Upcoming meeting dates:

Wednesday, September 11, 2024, 5:30 PM

**Regular Planning Commission Meeting
For More Information**

**If you have any questions or need to make special arrangements for a meeting,
please call or stop by the Planning and Zoning Department.
Contact Dawn Chamberlain – 913-364-0465**