

LEAVENWORTH COUNTY PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
July 9, 2025

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: Joshua Zenger, Jaden Bailey, Dan Clemons, William Gottschalk, Allan Stork, Doug Tystad and Jeff Spink

Members absent: Marcus Majure, Robert Owens, and Steve Skeet.

Staff present: John Jacobson-Director, Amy Allison-Deputy Director, Misty Brown-County Counselor, Jon Khalil-Deputy County Counselor

New Member Oath of Office

New Planning Commissioner Joshua Zenger was sworn in. Re-appointed Commissioners Jeff Spink, Douglas Tystad and William Gottschalk were sworn in.

Chair/Vice-Chairperson Elections

Commissioner Tystad motioned to appoint Commissioner Gottschalk as new Chairman, which was declined. Commissioner Tystad motioned to appoint Commissioner Bailey, which was also declined. Commissioner Tystad motioned to appoint Commissioner Sprink, which was accepted. All commissioners seconded and voted in favor.

Commissioner Bailey motioned to appoint Commissioner Tystad as new Co-Chairman. Commissioner Gottschalk seconded. All Commissioners voted unanimously in favor.

Approval of Minutes

Commissioner Spink motioned to approve the minutes. Commissioner Bailey seconded.

ROLL CALL VOTE - Motion to approve the minutes passed 4/0 (2 abstained, 3 absent).

Secretary's Report. Amy Allison stated there were four items on the Consent Agenda, all of which were plats. Ms. Allison stated there are also four items on the Regular Agenda, two were platting actions and two are Public Hearings.

Approval of Agenda

Commissioner Clemons motioned to approve the agenda and Commissioner Bailey seconded.

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

Declarations. None.

Regular Agenda

A. Case DEV-25-061 Boundary Line Adjustment Exception – Willis

Consideration of a Boundary Line Adjustment for a tract of land in Southeast Quarter of Section 30, Township 8 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.
Also known as 18860 182nd Street

Staff Report. Amy Allison stated the applicant is proposing to divide the property into two separate lots. The property has a single-family home with some accessory structures. Based upon the current regulations, this would require an Exception for Lot 2.

Commissioner Tystad asked if Lot 2 does not have public access. Ms. Allison responded that the Applicant has road frontage on State Avenue; however, according to KDOT, no new access would be granted. The surveyor has provided an access easement on the southern portion on Lot 1 that would provide access to 187th Street for the rear parcel.

Surveyor Joe Herring spoke about the unique nature of the parcel indicating that the goal was to include the pond with Lot 2 which exceeds the lot-width to lot-depth requirement.

Commissioner Bailey motioned to approve the Exception and Commissioner Zenger seconded.

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

B. Case DEV-25-062 & 063 Preliminary and Final Plat – Sarlls 3rd Addition

Consideration of a Preliminary and Final Plat for a replat of Lot 2, Sarlls 2nd Addition, Leavenworth County, Kansas.
Also known as 12051 214th Street

Staff Report: Amy Allison stated that the property owner is requesting a replat and the request involves a Cross Access Easement. This request does require an exception for lot depth to lot width. If the exception request is approved, it will comply with the zoning and subdivision regulations.

Krystal Voth of Atlas Land Consulting spoke about the unique property and the items to be addressed to make the 2-lot replat as uniform as possible.

Commissioner Tystad motioned to approve the Exception. Commissioner Clemons seconded.

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

Commissioner Tystad motioned to approve the Replat. Commissioner Bailey seconded.

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

C. Case DEV-25-070 Rezoning – Porth Trust

Consideration of a rezoning request from RR-5 zoning district to RR-2.5 zoning on the following described property: The Southwest Quarter of Section 28, Township 11 South, Range 22 East of the 6th P.M., Leavenworth, Kansas.
Also known as 17210 Hemphill Road

Staff Report: Amy Allison stated the request is concerning two parcels, one of which is only the western portion of the east tract. Further Land Use map for the area recommends RR-2.5 which is compliant with the request. Staff recommends approval based upon the request's compliance with the Golden Factors.

Chairman Stork opened the public hearing.

Krystal Voth of Atlas Land Consulting stated that the request to rezone is for family estate planning and that the parents have passed away and there are several siblings involved. The family is requesting the rezone to match the nearby parcels.

No one spoke in favor nor in opposition of the request.

Chairman Stork closed the public hearing.

Commissioner Clemons motioned to approve the rezone request and Commissioner Tystad seconded.

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

D. Case DEV-25-069 Special Use Permit – Freedom Storage

Consideration of a Special Use Permit request for a Boat & RV Storage facility on the following described property: a tract of land in the Northeast Quarter of Section 15, Township 10 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

Also known as 22617 155th Street

Staff Report: Amy Allison presented the request for a Special Use Permit for a Freedom Boat and RV storage, which is an existing business that has been in operation for over 28 years. Ms. Allison explained that if the property is sold, the new owner must re-apply for the SUP. The applicant is preparing to purchase the property and intends to continue the same use under the same conditions. Staff has reviewed based upon the Golden Factors and recommends approval.

Chairman Stork opened the public hearing.

Realtor Kim Brown, agent for the Buyer, spoke about the “ready and willing buyer” that has been obtained in the potential purchase of the property.

Commissioner Tystad asked questions regarding the status of the purchase and if potential new owners have intent to grow the business of storing RV’s and boats. Ms. Brown confirmed the potential new owners are aware of the conditions of the SUP including types of storage, operating hours, etc. Ms. Brown added that the potential new owners have no plans to change the existing model or operations.

Director John Jacobson added that if the new owners change the scope of business, a new SUP application would be required as part of the existing SUP conditions. Mr. Jacobson added that the new owners would be bound by the current SUP criteria.

Ms. Brown reiterated that the new potential owners understand the conditions of the SUP and plan to proceed in purchasing the property.

Neighbor Kenneth Shannon spoke in favor of the request, considering the nature of the business would remain the same.

Surrounding property owner Jake Heller raised the same concerns. Mr. Heller stated he would be in favor of the new owner on the condition there are no changes to the operations.

Surrounding property owner Denise Barber also stated that she is in favor of the new owner and is not concerned unless the business operations change.

No one opposed of the request.

Chairman Stork closed the public hearing.

Commissioner Tystad addressed the surrounding neighbors on their concerns by stating that one of the ways the County enforces the conditions of a Special Use Permit is through public support.

Commissioner Tystad motioned to approve the request for the Special Use Permit as it does comply with Golden Factors. Commissioner Gottschalk seconded.

ROLL CALL VOTE - Motion to approve the Special Use Permit passed, 6/0. (3 absent).

Commissioner Bailey motioned for adjournment and Commissioner Clemons seconded.

Adjournment of Planning Commission at 6:09pm.

Upcoming meeting dates:

Wednesday, August 13, 2025, 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 – 913-364-5750