

LEAVENWORTH COUNTY PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
September 10, 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, Chairman Jeff Spink, Doug Tystad, Steve Skeet, Andrew Gribble and Marcus Majure.

Members absent: Robert Owens

Staff present: John Jacobson-Director, Amy Allison-Deputy Director, Josh Schweitzer-Development Planner, Jon Khalil-Deputy County Counselor

Member Oath of Office

Newly-appointed Commissioner Andrew Gribble was sworn in.

Approval of Minutes

Commissioner Majure motioned to approve the minutes. Commissioner Gottschalk seconded.

ROLL CALL VOTE - Motion to approve the minutes passed 6/0 (2 abstained, 1 absent).

Secretary's Report. Amy Allison stated there were two items on the Consent Agenda. Ms. Allison also mentioned if approved as is, action will proceed to BOCC. Ms. Allison added there are two exception items on the Regular Agenda and Planning Commission training.

Approval of Agenda

Commissioner Zenger motioned to approve the agenda and Commissioner Majure seconded.

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

Declarations None.

Regular Agenda

- A. **Case DEV-25-085/086. Maples Meadows** Consideration of a Preliminary and Final Plat for a tract of land in the Southeast Quarter of Section 22, Township 10 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas. Also known as 21453 203rd Street

Amy Allison stated the case is a request for a preliminary and final plat approval. The applicants are requesting to sub-divide the parcel into two lots which would split approximately 5 acres in the southeast corner. Ms. Allison stated that the lot depth to lot width requirement would not be met relating to Lot 1. The applicant has provided a narrative for the exception request.

Commissioner Tystad inquired if the applicant would be providing access from Lot 1 to Lot 2. Ms. Allison indicated that the applicant could potentially grant an access easement; however, 203rd Street is a local road and driveway separation is based on line of sight. Ms. Allison further added that the existing easement on the property is for utilities.

Commissioner Tystad motioned to approve and Commissioner Gottschalk seconded.

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

Commissioner Clemons motioned to approve the preliminary and final plat and Commissioner Tystad seconded.

ROLL CALL VOTE - Motion to approve passed 8/0.

- B. **Case DEV-25-090. Boundary Line Adjustment – Knittel-Pace** Consideration of an exception of a boundary line adjustment for tracts of land in the Southwest Quarter of Section 15, Township 11 South, Range 20 East of the 6th P.M., AND a tract of land in the northwest Quarter of Section 15, Township 11, Range 20 East of the 6th P.M., Leavenworth County, Kansas. Also known as 26044 & 00000 Evans Road.

Josh Schweitzer stated the applicants are requesting an exception from the zoning and subdivision regulations Article 50, Section 40.3.i, which is the lot-width to lot-depth requirement for tracts 2 and 3 on the proposed boundary line adjustment. Mr. Schweitzer added that both lots exceed the 1:4 ratio by approximately 650 feet and currently one of the parent tracts is not compliant for not meeting road frontage requirements. Mr. Schweitzer continued that if the exception is approved, it would bring all three tracts into compliance.

Commissioner Bailey motioned to approve the exception and Commissioner Skeet seconded.

ROLL CALL VOTE - Motion to approve passed 8/0.

Planning Commissioner Training (off record).

Commissioner Tystad motioned for adjournment and Commissioner Clemons seconded.

Adjournment of Planning Commission at 5:44pm.

Upcoming meeting dates:

Wednesday, October 8, 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