

LEAVENWORTH COUNTY PLANNING COMMISSION

Agenda for a Regular Meeting of 5:30 P.M., Wednesday, February 11, 2026
County Courthouse - 300 Walnut Street - Leavenworth, Kansas 66048

www.leavenworthcounty.gov

1. **Call to Order**

2. **Pledge of Allegiance**

3. **Roll Call**

4. **Approval of Minutes**

5. **Secretary's Report**

6. **Declarations: (if necessary)**

- A. Declarations of receipt of communications by Planning Commissioners
- B. Disclosure of ex-parte communications for each hearing item
- C. Declarations of abstention from specific agenda items by a Commissioner

7. **Approval of Agenda**

8. **Consent Agenda**

A. Case DEV-26-006 & 008 Preliminary and Final Plat – Acres of Foxridge 5

Consideration of a Preliminary and Final Plat on the following described property: a tract of land in the Northeast Quarter of Section 35, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

Also 19908 Woodend Road

PID: 197-35-0-00-00-001.07

9. **Regular Agenda**

A. Case DEV-26-004 & 005 Preliminary and Final Plat – McCollum Acres

Consideration of a Preliminary and Final Plat on the following described property: a tract of land in the Northeast Quarter of Section 34, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

Also 25060 159th Street

PID: 108-34-0-00-00-001.00

10. **Comprehensive Plan Study Session**

Adjournment of Planning Commission

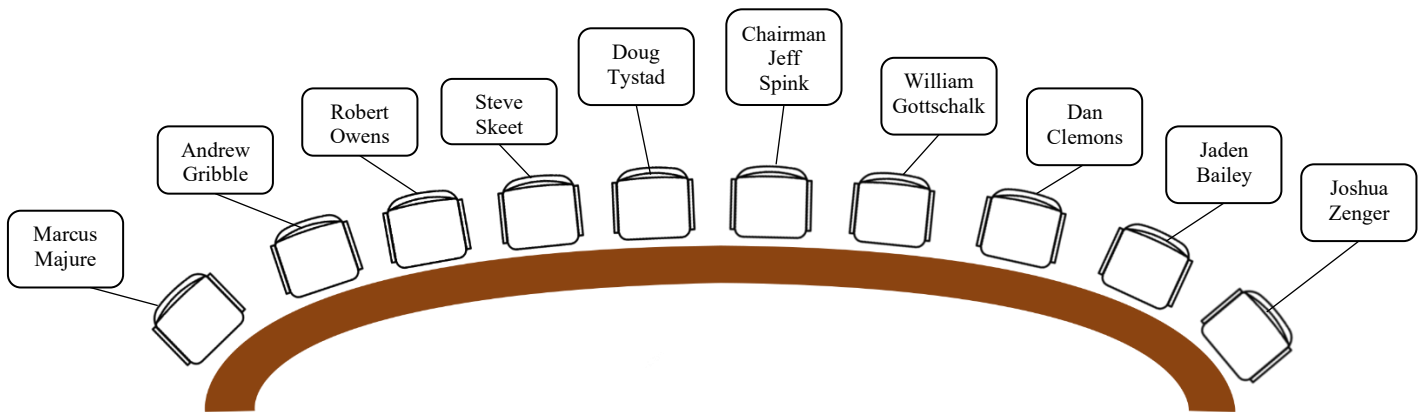
Upcoming meeting dates:

**Wednesday, March 11, 2026, 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 – 913-684-0465

Planning Commission Seating Chart 2026



LEAVENWORTH COUNTY PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
January 14, 2026

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, Steve Skeet, Chairman Jeff Spink, Doug Tystad, Robert Owens, and Marcus Majure, William Gottschalk and Jaden Bailey

Members absent: Dan Clemons and Andrew Gribble

Staff present: John Jacobson-Director, Amy Allison-Deputy Director, Josh Schweitzer-Senior Planner, Misty Brown-County Counselor

Approval of Minutes

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

ROLL CALL VOTE - Motion to approve the minutes passed 5/0 (Gottschalk and Bailey abstained, 2 absent).

Secretary's Report. Amy Allison stated the agenda includes one item on the Consent Agenda, two platting actions and two public hearings. The applicant for Case DEV-25-143 has withdrawn their application, the email was provided to the Commissioners.

Declarations None.

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

ROLL CALL VOTE - Motion to approve the agenda passed 7/0 (2 absent).

Regular Agenda

A. Case DEV-25-134 Boundary Line Adjustment Exception – Oelschlaeger

Consideration of a Boundary Line Adjustment Exception on the following described property: a tract of land in the South Half of the Southeast Quarter of Section 29, Township 10 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

Also known as 17170 Leavenworth Road & 20550 175th Street

Josh Schweitzer stated the applicant is requesting an exception from the zoning regulations, the lot depth to lot width ratio for tract one. This tract is located at the corner of Leavenworth Road and 175th, which created two separate frontages.

Commissioner Skeets asked if that would create another non-conforming parcel. Josh Schweitzer confirmed if the request was approved, it would comply with current regulations.

Surveyor Joe Herring spoke regarding his client's intent to plat the property in the future; however, at this time the request is for an approval of the exception.

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

ROLL CALL VOTE - Motion to approve passed 7/0 (2 absent).

B. Case DEV-25-141/142 Preliminary and Final Plat – Schitt’s Creek

Consideration of a Preliminary and Final Plat on the following described property: a tract of land in the Southeast Quarter of Section 7 & Southwest Quarter of Section 8, Township 12 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

Also 00000 182nd Street

Josh Schweitzer stated the case is a preliminary and final plat consideration. The applicant is proposing to split approximately 40 acres into a two-lot cross access easement, which would require an exception for Lot 2. Mr. Schweitzer added that both lots are affected by the flood plain.

Commissioner Tystad asked for clarification concerning the access in the northeast corner. Commissioner Zenger asked if the smaller lot already exists and is land-locked. Mr. Schweitzer further explained the configuration and applicant's request.

Commissioner Tystad motioned to approve the exception and Commissioner Owens seconded.

ROLL CALL VOTE - Motion to approve passed 7/0 (2 absent).

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

ROLL CALL VOTE - Motion to approve passed 7/0 (2 absent).

C. Case DEV-25-124 Special Use Permit – Countryside Chalet Event Center

Consideration of a Special Use Permit request for an event center on the following described property: A tract of land in the Southeast Quarter of Section 15, Township 12 South, Range 21 East of the 6th P.M., in Leavenworth County, Kansas.

Also known as 12751 206th Street

Amy Allison stated the case is a Special Use Permit request for an event center, which was originally approved in 2017. The current owners acquired the property in 2022 and signed a statement that they would comply with the approved Resolution. The owners would like to modify the conditions of approval to increase to 60 weddings and 20 other events each year, for a total of 80 events per calendar year. Additionally, Ms. Allison stated that the applicant would like to apply for a liquor license through the State of Kansas, which would require an amendment to the original Special Use Permit.

Chairman Spink opened the Public Hearing.

Michael Sprigg (14110 Nelson, Basehor, Kansas). Mr. Sprigg and his wife are the owners of the Chalet and offered to answer any questions. Commissioner Majure clarified the frequency of events. Commissioner Skeet asked if there had been any complaints on noise. Ms. Allison confirmed that per the Code Enforcement Officer, Kyle Anderson, there have been no complaints on record. Owens asked if the applicants were any anticipated modifications to the building. Ms. Allison confirmed there were not.

Further discussions ensued regarding alcohol, security and length of the Special Use Permit.

Chairman Spink closed the Public Hearing.

Commissioner Tystad motioned to approve the request for Special Use Permit and Commissioner Gottschalk seconded.

ROLL CALL VOTE - Motion to approve passed 7/0 (2 absent).

D. Case DEV-25-137 Special Use Permit – Tri-Hull Crane Rental

Consideration of a Special Use Permit request for a contractor's yard on the following described property: A tract of land located in the Southeast Quarter of Section 11, Township 12 South, Range 20 East of the 6th P.M., in Leavenworth County, Kansas.

Also known as 24838 Loring Road

Amy Allison outlined the consideration of the applicant's request for a 10-year renewal on the existing Special Use Permit. The crane rental business is located on an RR-5 zoning district and the previous Special Use Permit was approved for a two-year term. The applicant is seeking to operate from 6:00am – 5:00pm Monday through Friday, with occasional hours on Saturdays. The applicant currently has five employees.

The Leavenworth County Public Works department has requested, if approved, a condition be placed for a drainage and structural assessment be completed by a licensed engineer and performed on all proposed routes.

Commissioner Owens raised the issues of industrial land in the County and suggested this applicant consider a different location.

Chairman Spink opened the Public Hearing.

Duskin Hull (24838 Loring Road, Lawrence, Kansas) is the applicant and spoke of the fact that his neighboring property owners have no complaints with their operations. While he would like to move the business elsewhere, they would like to continue with the same location for right now.

Mr. Hull mentioned that there is a nearby cell tower and data center, which both contain far more equipment than Tri-Hull.

Further discussions ensued.

James Tingle (24910 Loring Road, Lawrence, Kansas) is a next-door neighbor who spoke in favor of the request.

Commissioner Tystad asked for clarification of the nearby wineries. Applicant Duskin Hull spoke of the winery traffic in the area. Mr. Hull also mentioned how his employees have helped the wineries with moving their equipment, as well as helping neighbors with tractors in ditches or fallen trees on neighbor's properties.

Commissioner Zenger asked Mr. Hull about the origination of his business in relation to the SUP. Mr. Hull confirmed he lives on the site.

Further discussions ensued regarding the original SUP that was issued in 2020, the Hull employees and the geographical areas that the business serves.

Commissioner Zenger asked staff about the option to rezone Mr. Hull's property to accommodate his business. Director John Jacobson confirmed that situation is referred to as a "spot zoning" for an industrial use. It would be extremely difficult to accomplish because it wouldn't match the future Land Use Plan and there would likely be infrastructure challenges.

Further discussions ensued regarding options for Mr. Hull to relocate his business and any accidents that have occurred with his equipment.

Chairman Spink closed the Public Hearing.

Commissioner Zenger motioned to approve the Special Use Permit and Commissioner Majure seconded.

ROLL CALL VOTE - Motion to approve passed 7/0 (2 absent).

Meeting concluded at 6:41pm.

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

**LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT**

CASE NO: DEV-26-006 & 008 Acres of Foxridge 5

February 11, 2026

REQUEST: *Consent Agenda*

☒ Preliminary Plat ☒ Final Plat

STAFF REPRESENTATIVE:

JOSH SCHWEITZER
Development Planner

SUBJECT PROPERTY: 19908 Woodend Road



APPLICANT/APPLICANT AGENT:

JOE HERRING
HERRING SURVEYING
315 N. 5th Street
Leavenworth, KS 66048

PROPERTY OWNER:

KC Barndo Company LLC
20895 Lowell Ave Ste 100
Overland Park, KS 66210

CONCURRENT APPLICATIONS:

NONE

LAND USE

ZONING: RR-2.5

FUTURE LAND USE DESIGNATION:

RR-2.5

LEGAL DESCRIPTION:

A Minor Subdivision in the Northeast Quarter of Section 35, Township 11 South, Range 21, East of the 6th P.M., in Leavenworth County Kansas.

SUBDIVISION: N/A

FLOODPLAIN: Small portion in AE

STAFF RECOMMENDATION: APPROVAL

PROPERTY INFORMATION

ACTION OPTIONS:

1. Recommend approval of Case No. DEV-26-006 & 008, Preliminary & Final Plat for Acres of Foxridge 5, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-26-006 & 008, Preliminary & Final Plat for Acres of Foxridge 5 to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE: 76.00 ACRES

PARCEL ID NO:

197-35-0-00-00-001.07

BUILDINGS:

SFR & ADU building permits have been issued

PROJECT SUMMARY:

Request for a preliminary & final plat approval to subdivide property located at 19908 Woodend Road (197-35-0-00-00-001.07) as Lots 01 through 05 of Acres of Foxridge 5.

ACCESS/STREET:

Woodend Road - Local, Gravel/Paved
± 24'; 198th St - Local, Gravel ± 20'

Location Map: FUTURE LAND USE DESIGNATION



UTILITIES

SEWER: PRIVATE SEPTIC

FIRE: FD# 2

WATER: RWD 10

ELECTRIC: Evergy

NOTICE & REVIEW:

STAFF REVIEW:

2/3/2026

NEWSPAPER NOTIFICATION:

N/A

**NOTICE TO SURROUNDING
PROPERTY OWNERS:**

N/A

STANDARDS TO BE CONSIDERED:			
Leavenworth County Zoning and Subdivision Standards: Preliminary Review		Met	Not Met
35-40	Preliminary Plat Content	X	
40-20	Final Plat Content	X	
41-6	Access Management	X	
41-6.B.a-c.	Entrance Spacing	X	
41-6.C.	Public Road Access Management Standards	X	
43	Cross Access Easements	N/A	
50-20	Utility Requirements	X	
50-30	Other Requirements	X	
50-40	Minimum Design Standards	X	
50-50	Sensitive Land Development	N/A	
50-60.	Dedication of Reservation of Public Sites and Open Spaces	N/A	

STAFF COMMENTS:

The applicant is proposing to divide a 76-acre parcel into five (5) lots. The Subdivision is classified as a Class C with all lots lying within the Rural Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). Lot 5 will be approximately 54 acres in size. Lots 1 - 4 will be approximately 5 acres in size. All lots meet the requirements for the RR-2.5 zoning district. The property has a single-family residence permit and a accessory dwelling unit (ADU) currently. Since the ADU will be on its separate lot, the applicants will have to change the permit to a single- family residence and pay the difference between the two.

PROPOSED CONDITIONS:

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. A waiver for the use of private septic systems within this subdivision is granted with this approval.
4. At time of development, fire hydrants shall be required, if necessary, infrastructure is available. If the infrastructure is not available to support fire hydrants, a letter from the Water District stating such must be provided prior to any building permit being issued.
5. Applicant must pay the difference of a New Single Family Residence permit for the Accessory Dwelling Unit on Lot 4.
6. Must provide updated plats in compliance with all outstanding review comments made by County Staff prior to recording.
7. The developer must comply with the following memorandums:
Memo – RWD 10, dated January 13, 2026
Memo – Evergy, dated December 19, 2025

PROPOSED MOTIONS:

Approve case DEV-26-006/008, a request to plat the property located at 19908 Woodend Road into a 5-lot subdivision in conformance with the Zoning and Subdivision Regulations with a majority vote; or

Motion: Chairman, I find that the subdivision request complies with the Zoning and Subdivision Regulations and move to recommend approval to the Board of County Commissioners of the request as outlined in Case DEV-26-006/008 based on the recommendation of Planning Staff and the findings as set forth in the Staff Report.

Deny case DEV-26-006/008, a request to plat the property located at 19908 Woodend Road into a 5-lot subdivision not in conformance with the Zoning and Subdivision Regulations with a majority vote; or

Motion: Chairman, I find that the subdivision request does not comply with the Zoning and Subdivision Regulations (list Article and Section #) and move to recommend denial to the Board of County Commissioners as outlined in Case DEV-26-006/008.

Table the case to a date and time certain for additional information.

Motion: Chairman, I move to table Case No. DEV-26-006/008 to (Date and Time) requesting additional information for (STATE THE REASON(S)).

ATTACHMENTS:

A: Application & Narrative

B: Zoning Map

C: Road Map (A minimum of 1/4 mile)

D: Memorandums

FINAL &
PRELIMINARY PLAT APPLICATION
Leavenworth County Planning and Zoning Department
300 Walnut St., Suite 212
Leavenworth, Kansas
913-684-0465

Office Use Only

Township: _____ Planning Commission Meeting Date: _____
Case No. _____ Date Received/Paid: _____
Zoning District _____ Comprehensive Plan Land Use Designation: _____

APPLICANT/AGENT INFORMATION

OWNER INFORMATION

NAME: Herring Surveying Company NAME: KC BARNDY COMPANY LLC
MAILING ADDRESS: 315 North 5th Street MAILING ADDRESS 20895 LOWELL AVE #STE 100
CITY/ST/ZIP: Leavenworth, KS 66048 CITY/ST/ZIP OVERLAND PARK, KS 66210
PHONE: 913-651-3858 PHONE: N/A
EMAIL : herringsurveying@outlook.com EMAIL N/A

GENERAL INFORMATION

Proposed Subdivision Name: FOXTRIDGE ACRES 5th PLAT
Address of Property: 00000 Woodend Road
PID: 195-35-0-00-00-001.07 Urban Growth Management Area: N/A

SUBDIVISION INFORMATION

Gross Acreage: <u>76 Ac</u>	Number of Lots: <u>5</u>	Minimum Lot Size: <u>5.7 Ac</u>
Maximum Lot Size: <u>54 Ac</u>	Proposed Zoning: <u>RR 2.5</u>	Density: <u>N/A</u>
Open Space Acreage: <u>N/A</u>	Water District: <u>RWD 10</u>	Proposed Sewage: <u>Septic</u>
Fire District: <u>Sherman</u>	Electric Provider: <u>Evergy</u>	Natural Gas Provider: <u>Atmos / Propane</u>
Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Road Classification: <u>Local – Collector – Arterial – State – Federal</u>	
List of all Requested Exceptions: <i>Exceptions may be granted per Article 56 or as otherwise stated in the Zoning & Subdivision Regulations.</i>	Cross-Access Easement Requested: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	1.	
	2.	
	3.	
	4.	
	5.	

Is any part of the site designated as Floodplain? ☒ Yes ☐ No if yes, what is the panel number: 20103C0325G

I, the undersigned, am the owner, duly authorized agent, of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for a final plat approval as indicated above.

Signature: Joe Herring - digitally signed 10-24-25

Date: 10/24/25

ATTACHMENT A



Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: McCaffree-Short Title Company, Inc.
Issuing Office: 4701 W 110th, Overland Park, KS 66211
Issuing Office's ALTA® Registry ID: 001200
Loan ID No.:
Commitment No.: 25-0829
Issuing Office File No.: 25-0829
Property Address: 00000 Woodend Road, Linwood, KS 66052
Revision No.: 3

**SCHEDULE A
COMMITMENT**

1. Commitment Date: July 28, 2025 at 08:00 AM
2. Policy to be issued:
 - a. ALTA Loan Policy (2021)
Proposed Insured: Heritage Bank, its successors and/or assigns as their interests may appear.
Proposed Policy Amount: \$1,755,000.00
Title Insurance Premium: \$2,830.00

3. The estate or interest in the Land at the Commitment Date is: Fee Simple.

4. The Title is, at the Commitment Date, vested in:

Linwood Development, LLC

5. The Land is described as follows:

Tract of land in the Northeast Quarter of Section 35, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on March 9, 2023 (corrected July 28, 2025), and more fully described as follows: Commencing at the Southwest corner of said Northeast Quarter; thence North 88°20'06" East for a distance of 1013.86 feet along the South line of said Northeast Quarter to the TRUE POINT OF BEGINNING; thence North 01°39'54" West for a distance of 2639.82 feet to the North line of said Northeast Quarter; thence North 87°59'15" East for a distance of 1596.87 feet along said North line to the Northeast corner of said Northeast Quarter; thence South 02°07'09" East for a distance of 1024.60 feet along said East line; thence South 87°52'51" West for a distance 550.00 feet; thence South 02°07'09" East for a distance 1620.63 feet to the South line of said Northeast Quarter; thence South 88°20'06" West for a distance of 1067.81 feet along said South line to the POINT OF BEGINNING, except that part, if any, in streets, roadways, highways or other public rights-of-way.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

AFFIDAVIT

Authorization of Contractors or Individuals to Act as Agents of a Landowner

COUNTY OF LEAVENWORTH

STATE OF KANSAS

We/I Cody Ketzner and Brandon Dockins

Being dully sworn, dispose and say that we/I are the owner(s) of said property located at - _____, and that we authorize the following people or firms to act in our interest with the Leavenworth County Planning and Zoning Department for a period of one calendar year. Additionally, all statements herein contained in the information herewith submitted are in all respects true and correct to the best of our knowledge and belief.

Authorized Agents (full name, address & telephone number)

1) Joseph A. Herring – Herring Surveying Company 315 N. 5th Street, Leavenworth, KS 66048, 913-651-3858

2)

Signed and entered this 28th day of October, 2025.

Print Name, Address, Telephone

Cody Ketzner

Brandon E. Dockins

Signature

STATE OF KANSAS)

) SS

COUNTY OF LEAVENWORTH)

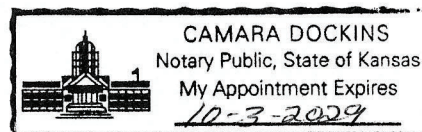
Be it remember that on this 28th day of October 2025, before me, a notary public in and for said County and State came Cody Ketzner & Brandon Dockins to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC

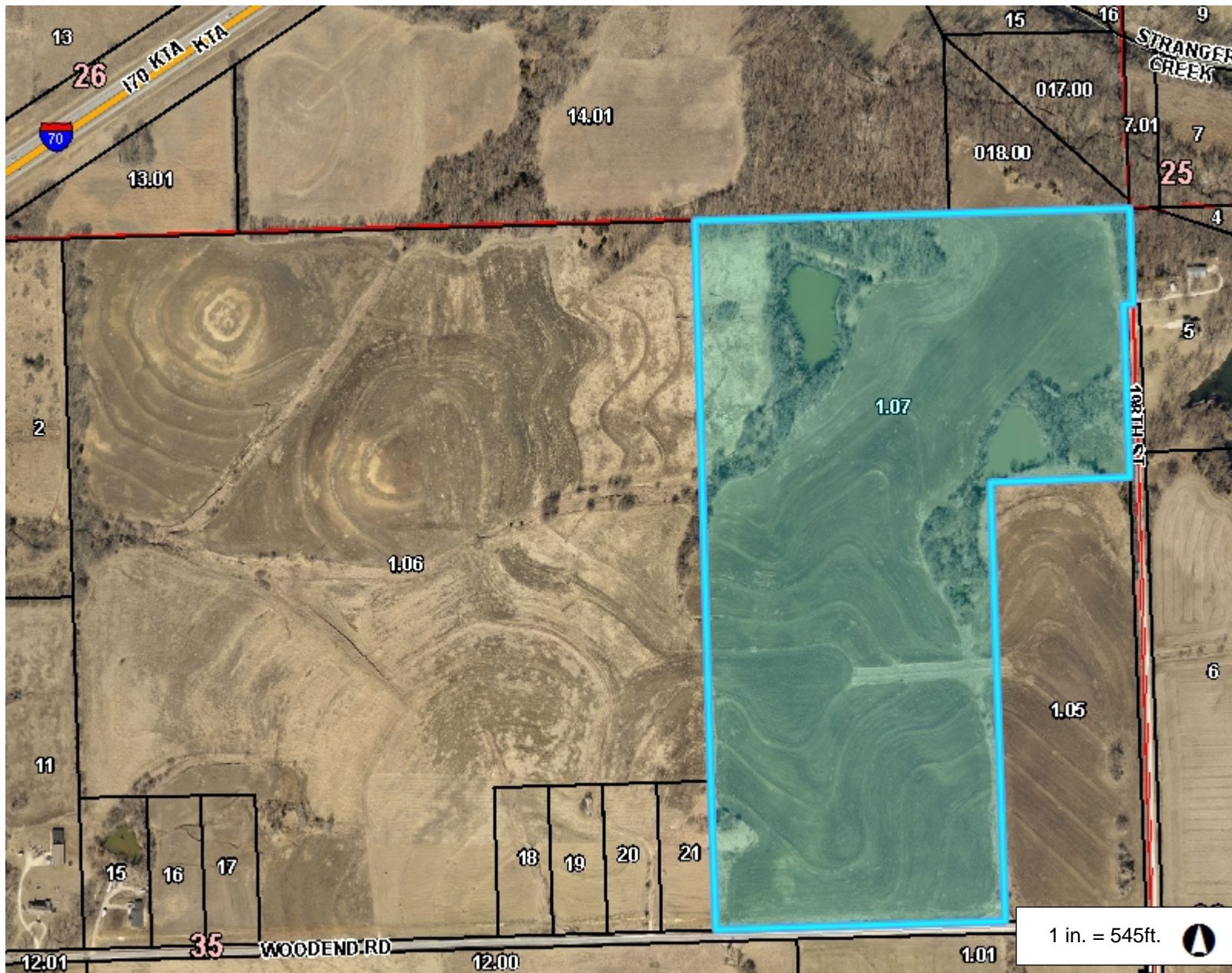
Brandon Dockins

My Commission Expires: 10-3-2029

(seal)



Leavenworth County, KS



Legend

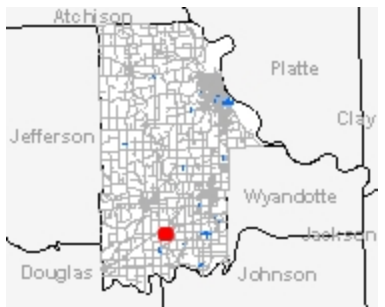
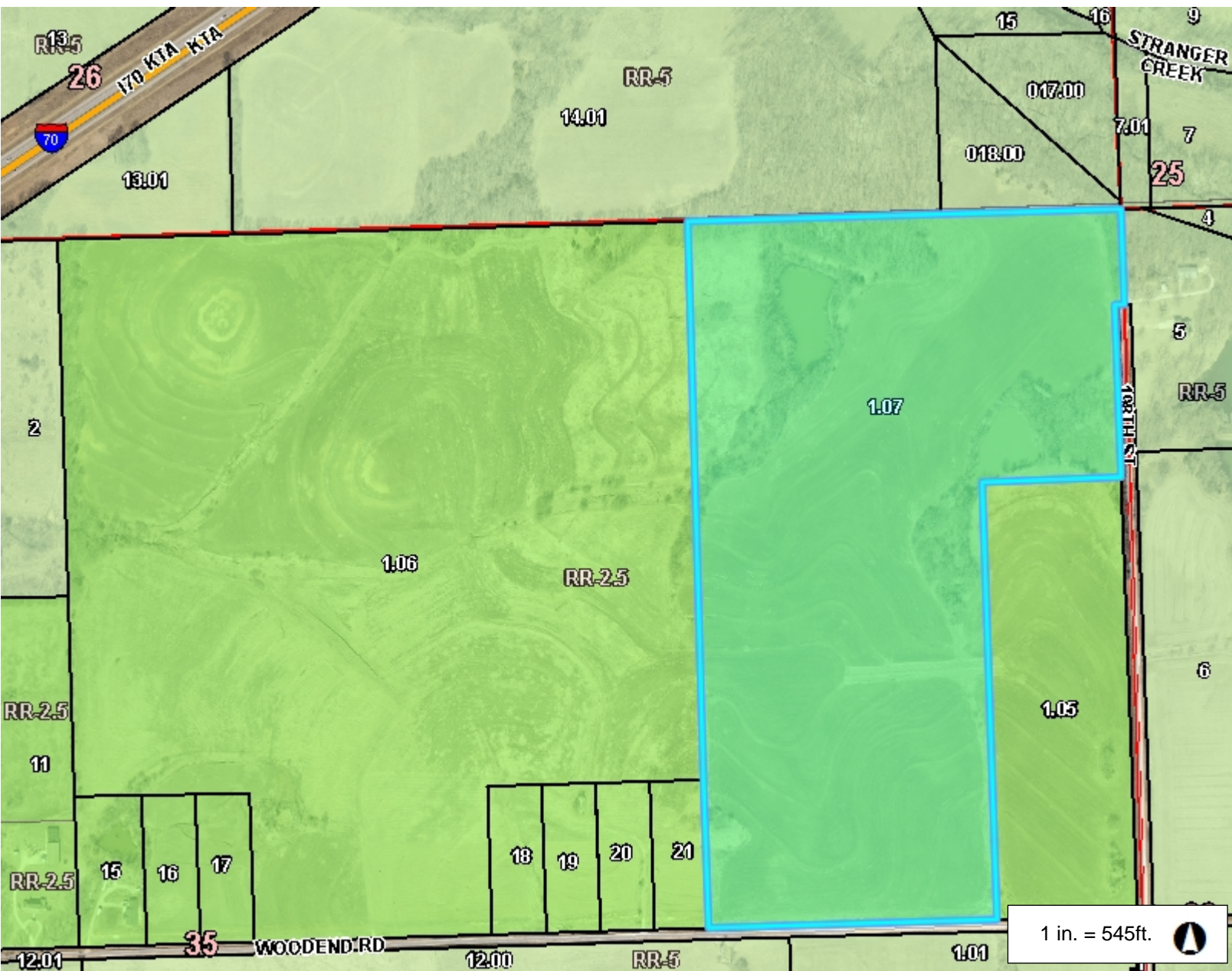
- Parcel Number
- Parcel
- City Limit Line
- Major Road
 - <all other values>
 - 70
- Road
 - <all other values>
 - PRIVATE
- Railroad
- Section
- Section Boundaries
- County Boundary

Notes

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

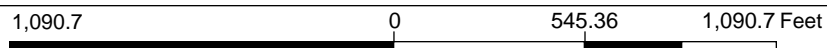
Leavenworth County, KS



Legend

- Parcel Number
- Parcel
- City Limit Line
- Major Road
- <all other values>
- 70
- Road
- <all other values>
- PRIVATE
- Railroad
- Section
- Section Boundaries
- County Boundary
- Zoning
- B-1
- B-2
- B-3
- I-1
- I-2
- I-3
- MXD
- PC
- PI
- PR-1
- PR-2
- PR-3

Notes



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

**02-05-26
PW Combined -
No Further
Comment**

Acres of Foxridge 5th Plat
Leavenworth County Kansas

Drainage Report

October 30, 2025

January 29, 2026



ACRES OF FOXRIDGE 5TH PLAT

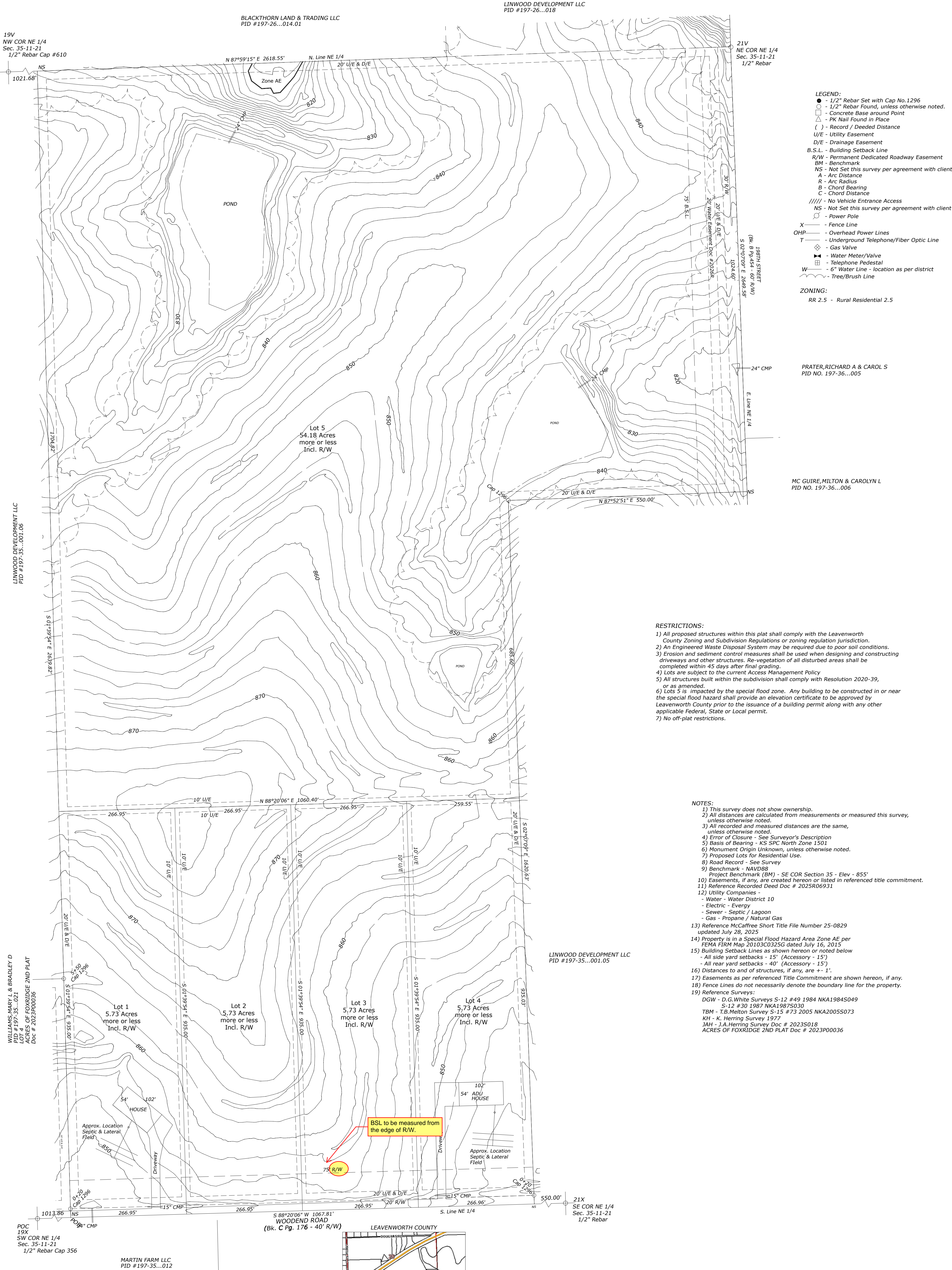
A Minor Subdivision in the Northeast Quarter of Section 35, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR:
KC BARNDON COMPANY LLC
19908 WOODEND RD
LINWOOD, KS 66052
PID NO. 197-35...001.07

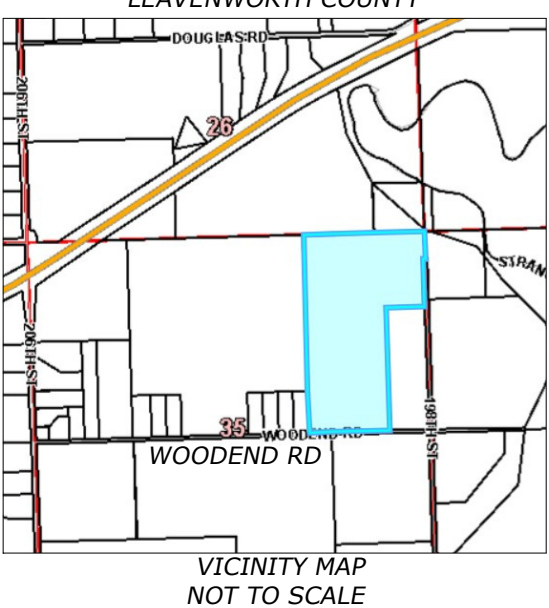
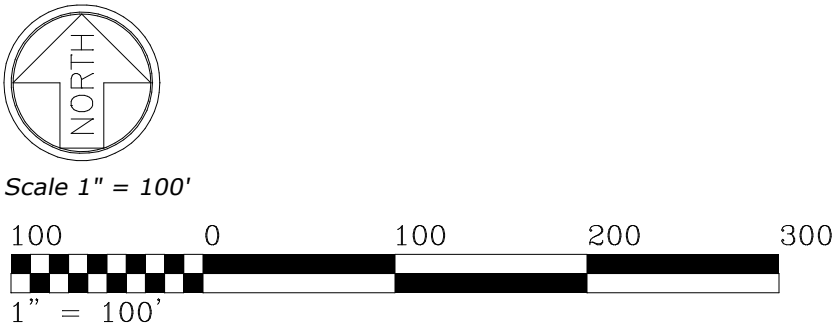
SURVEYOR'S DESCRIPTION:
Tract of land in the Northeast Quarter of Section 35, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on March 9, 2023 (corrected July 28, 2025), and more fully described as follows: Commencing at the Southwest corner of said Northeast Quarter; thence North 88 degrees 20'06" East for a distance of 1013.86 feet along the South line of said Northeast Quarter to the TRUE POINT OF BEGINNING; thence North 01 degrees 39'54" West for a distance of 2639.82 feet to the North line of said Northeast Quarter; thence North 87 degrees 59'15" East for a distance of 1596.87 feet along said North line to the Northeast corner of said Northeast Quarter; thence South 02 degrees 07'09" East for a distance of 1024.60 feet along said East line; thence South 87 degrees 52'51" West for a distance 550.00 feet; thence South 02 degrees 07'09" East for a distance 1620.63 feet to the South line of said Northeast Quarter; thence South 88 degrees 20'06" West for a distance of 1067.81 feet along said South line to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 77.10 acres, more or less, including road right of way.

02-05-26
PW Combined
Comments



- RESTRICTIONS:
- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
 - 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
 - 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
 - 4) Lots are subject to the current Access Management Policy
 - 5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
 - 6) Lots 5 is impacted by the special flood zone. Any building to be constructed in or near the special flood hazard shall provide an elevation certificate to be approved by Leavenworth County prior to the issuance of a building permit along with any other applicable Federal, State or Local permit.
 - 7) No off-plat restrictions.

- NOTES:
- 1) This survey does not show ownership.
 - 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
 - 3) All recorded and measured distances are the same, unless otherwise noted.
 - 4) Error of Closure - See Surveyor's Description
 - 5) Basis of Bearing - KS SPC North Zone 1501
 - 6) Monument Origin Unknown, unless otherwise noted.
 - 7) Proposed Lots for Residential Use.
 - 8) Road Record - See Survey
 - 9) Benchmark - NAVD88 Project Benchmark (BM) - SE COR Section 35 - Elev - 855'
 - 10) Easements, if any, are created hereon or listed in referenced title commitment.
 - 11) Reference Recorded Deed Doc # 2025R06931
 - 12) Utility Companies -
 - Water - Water District 10
 - Electric - Every
 - Sewer - Septic / Lagoon
 - Gas - Propane / Natural Gas
 - 13) Reference McCaffree Short Title File Number 25-0829 updated July 28, 2025
 - 14) Property is in a Special Flood Hazard Area Zone AE per FEMA FIRM Map 2010C0325G dated July 16, 2015
 - 15) Building Setback Lines as shown hereon or noted below
 - All side yard setbacks - 15' (Accessory - 15')
 - All rear yard setbacks - 40' (Accessory - 15')
 - 16) Distances to and of structures, if any, are + - 1'.
 - 17) Easements as per referenced Title Commitment are shown hereon, if any.
 - 18) Fence Lines do not necessarily denote the boundary line for the property.
 - 19) Reference Surveys:
 - DGW - D.G.White Surveys S-12 #49 1984 NKA1984S049 S-12 #30 1987 NKA1987S030
 - TBM - T.B.Melton Survey S-15 #73 2005 NKA2005S073
 - KH - K. Herring Survey 1977
 - JAH - J.A.Herring Survey Doc # 2023S018 ACRES OF FOXRIDGE 2ND PLAT Doc # 2023P00036



SWALLOW TAIL LLC
PID #197-35...001.01

*A Minor Subdivision in the Northeast Quarter of Section 35, Township 11 South,
Range 21 East of the 6th P.M., Leavenworth County, Kansas.*

PREPARED FOR:
KC BARNDI COMPANY LLC
19908 WOODEND RD
LINWOOD, KS 66052
PID NO. 197-35...001.07

Together with and subject to covenants, easements, and restrictions of record. Said property contains 77.10 acres, more or less, including road right of way.



Daniel Baumchen, PS#1363
County Surveyor

Joseph A. Herring
PS # 1296

ACRES OF FOXRIDGE 5TH PLAT

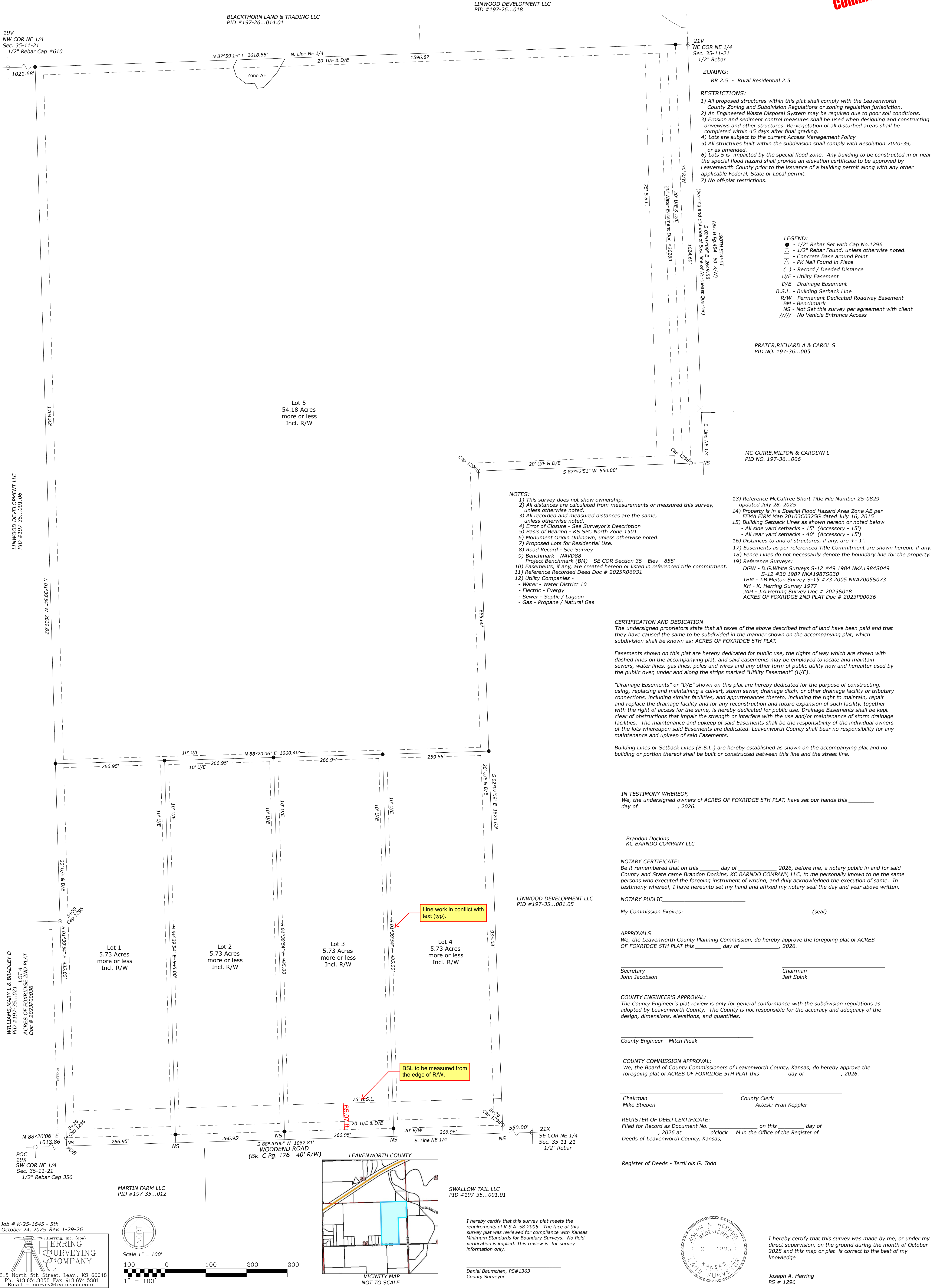
A Minor Subdivision in the Northeast Quarter of Section 35, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
KC BARND0 COMPANY LLC
19908 WOODEND RD
LINWOOD, KS 66052
PID NO. 197-35...001.07

SURVEYOR'S DESCRIPTION:
Tract of land in the Northeast Quarter of Section 35, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on March 9, 2023 (corrected July 28, 2025), and more fully described as follows: Commencing at the Southwest corner of said Northeast Quarter; thence North 88 degrees 20'06" East for a distance of 1013.86 feet along the South line of said Northeast Quarter to the TRUE POINT OF BEGINNING; thence North 01 degrees 39'54" West for a distance of 2639.82 feet to the North line of said Northeast Quarter; thence North 87 degrees 59'15" East for a distance of 1596.87 feet along said North line to the Northeast corner of said Northeast Quarter; thence South 02 degrees 07'09" East for a distance of 1024.60 feet along said East line; thence South 87 degrees 52'51" West for a distance 550.00 feet; thence South 02 degrees 07'09" East for a distance 1620.63 feet to the South line of said Northeast Quarter; thence South 88 degrees 20'06" West for a distance of 1067.81 feet along said South line to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 77.10 acres, more or less, including road right of way.

02-05-26
PW Combined
Comments



Dec 19, 2025

To whom it may concern:

At your request, Evergy is providing this acknowledgement that the above-mentioned property is within Evergy's service territory and, consequently, Evergy will serve the project consistent with its General Rules and Regulations. This correspondence is not a guarantee of service on any specific timeline. Changes, delays, or additions to the project's design, timeline, and installation may result in delays or additional equipment necessary to ensure service upon completion of the project. Additionally, Evergy is subject to the availability of distribution equipment and any supply chain disruptions may affect Evergy's ability to provide service.

All projects must conform to Evergy's Electrical Service Standards and service is dependent upon a timely application for electrical service and supporting information. Upon submission of updated project information, Evergy will work with you to provide information regarding our timeline for provision of service.

Sincerely,

Steven Heath

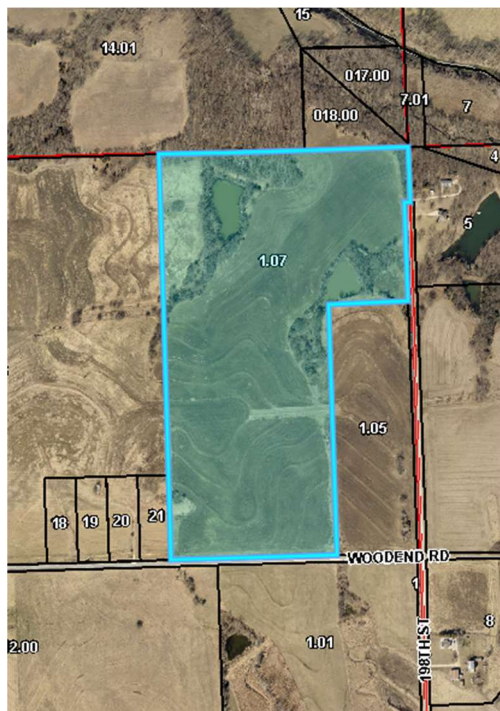
Evergy

TD Designer III

Steven.Heath@evergy.com

O: 785-865-4857

C: 785-508-2550 (does not receive texts)



Johnson, Melissa

From: Dylan Ritter <dritter@lvcofd2.com>
Sent: Monday, December 29, 2025 1:20 PM
To: Johnson, Melissa
Subject: Re: Utility letters for Foxridge Acres 5th Plat

Fire District #2 has no comments or concerns.

Thank you.

On Wed, Dec 17, 2025 at 12:14 PM Johnson, Melissa <MJohnson@leavenworthcounty.gov> wrote:

We have received an application for a pre and final plat for the above listed property (Foxridge Acres 5th Plat). We are asking for your response to this application.

If you have any questions, please let me know.

Thank you,

Melissa Johnson

Planner I

Leavenworth County

Planning & Zoning Department

Leavenworth County Courthouse

300 Walnut St, Suite 212

Leavenworth County, Kansas 66048

(913) 684-0465

Disclaimer



January 13, 2026

Melissa Johnson
Leavenworth County Planning & Zoning
300 Walnut St, Suite 212
Leavenworth, KS 66048

Re: Foxridge Acres 5th Plat

Dear Ms. Johnson,

This letter is in response to your request for comments regarding the Foxridge Acres 5th Plat.

RWD10 has an existing main along Woodend Rd and can provide water service to lots 1-4 with the purchase of a benefit unit. We also have a contract and construction underway to extend our water main north on 198th St which will service lot 5.

If you have any additional questions or concerns, please do not hesitate to contact us.

Regards,

Steve Conley
Leavenworth County RWD10 | District Manager

Schweitzer, Joshua

From: Anderson, Kyle
Sent: Monday, February 2, 2026 12:33 PM
To: Schweitzer, Joshua
Subject: RE: DEV-26-006 & 008 Preliminary & Final Plat Acres of Foxridge 5th Plat- Herring

We have not received any complaints on this property, and we are not aware of any septic systems currently installed on it.

Kyle Anderson
Environmental Technician/Code Enforcement
Leavenworth County Planning & Zoning
300 Walnut St. Ste. 212
Leavenworth, KS 66048
913-684-1084

Disclaimer: This message and any attachments are intended only for the use of the recipient or their authorized representative. The information provided in this email is limited in scope and response detail by available information, current zoning and subdivision regulations. Depending on the level of development, the applicable regulations can change. Final approval cannot be granted until a complete application has been submitted, reviewed and approved by the governing body. Nothing in this message or its contents should be interpreted to authorize or conclude approval by Leavenworth County.

From: Schweitzer, Joshua
Sent: Friday, January 16, 2026 11:56 AM
To: McAfee, Joe ; Baumchen, Daniel ; 'Mitch Pleak' ; Noll, Bill ; Brown, Misty ; Magaha, Chuck ; 'adedeke@lvsheriff.org' ; Miller, Jamie ; San, Soma
Cc: PZ
Subject: DEV-26-006 & 008 Preliminary & Final Plat Acres of Foxridge 5th Plat- Herring

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary & Final Plat for a 5-lot subdivision located at 197-35-0-00-00-001.07.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by February 2, 2026.

If you have any questions or need additional information, please contact me at (913) 684-0465 or at pzmail@leavenworthcounty.gov

v / r

Joshua J. Schweitzer
Planner II
Leavenworth County Planning & Zoning
300 Walnut St, Suite 212
Leavenworth County, Kansas 66048
(913) 684-0465

**LEAVENWORTH COUNTY
PLANNING COMMISSION
STAFF REPORT**

CASE NO: DEV-26-004 & 005 McCollum Acres

February 11, 2026

REQUEST: *Regular Agenda*

☒ Preliminary Plat ☒ Final Plat

STAFF REPRESENTATIVE:

JOSH SCHWEITZER
Development Planner

SUBJECT PROPERTY: 25060 159th Street



APPLICANT/APPLICANT AGENT:

JOE HERRING
HERRING SURVEYING
315 N. 5th Street
Leavenworth, KS 66048

PROPERTY OWNER:

Leah Merkel
25060 159th Street
Leavenworth, KS 66048

CONCURRENT APPLICATIONS:

NONE

LAND USE

ZONING: RR-2.5

FUTURE LAND USE DESIGNATION:

Mixed Residential

LEGAL DESCRIPTION:

A Minor Subdivision in the Northeast Quarter of Section 34, Township 9 South, Range 22, East of the 6th P.M., in Leavenworth County Kansas.

SUBDIVISION: N/A

FLOODPLAIN: N/A

STAFF RECOMMENDATION: APPROVAL

PROPERTY INFORMATION

ACTION OPTIONS:

1. Recommend approval of Case No. DEV-26-004 & 005, Preliminary & Final Plat for McCollum Acres, to the Board of County Commission, with or without conditions; or
2. Recommend denial of Case No. DEV-26-004 & 005, Preliminary & Final Plat for McCollum Acres to the Board of County Commission for the following reasons; or
3. Continue the hearing to another date, time, and place.

PARCEL SIZE: 42.50 ACRES

PARCEL ID NO:

108-34-0-00-00-001

BUILDINGS:

N/A

PROJECT SUMMARY:

Request for a preliminary & final plat approval to subdivide property located at 25060 159th Street (108-34-0-00-00-001) as Lots 01 through 02 of McCollum Acres.

ACCESS/STREET:

159th Street - Collector, Paved, ± 25'

Location Map: FUTURE LAND USE DESIGNATION



UTILITIES

SEWER: PRIVATE SEPTIC

FIRE: Lansing City

WATER: RWD 8

ELECTRIC: Evergy

NOTICE & REVIEW:

STAFF REVIEW:

2/3/2026

NEWSPAPER NOTIFICATION:

N/A

**NOTICE TO SURROUNDING
PROPERTY OWNERS:**

N/A

STANDARDS TO BE CONSIDERED:			
Leavenworth County Zoning and Subdivision Standards: Preliminary Review		Met	Not Met
35-40	Preliminary Plat Content	X	
40-20	Final Plat Content	X	
41-6	Access Management	X	
41-6.B.a-c.	Entrance Spacing	X	
41-6.C.	Public Road Access Management Standards	X	
43	Cross Access Easements	N/A	
50-20	Utility Requirements	X	
50-30	Other Requirements	X	
50-40	Minimum Design Standards		X
	Article 50, Section 40.3.i (Lot-depth to Lot-width) for Lot 1		
50-50	Sensitive Land Development	N/A	
50-60.	Dedication of Reservation of Public Sites and Open Spaces	N/A	

STAFF COMMENTS:

The applicant is proposing to divide a 42.5-acre parcel into two (2) lots. The Subdivision is classified as a Class A with all lots lying within the Urban Growth Area of Leavenworth County. Staff is supportive of a waiver of the requirement to connect to a sanitary sewer system as sanitary sewers are not located within 660' of the subdivision (see condition 3). The City of Lansing Master Plan for wastewater projects to have sewer lines located on this parcel. The city also stated that this parcel is one of the 1st priorities for annexation within the 9-mile Creek Drainage Basin. Lot 1 will be approximately 8 acres in size. Lot 2 will be approximately 34 acres in size. Lot 1 does need an exception for Lot-depth to Lot width as it exceeds the 1:3.5 ratio by approximately 950 feet. If the exception were to be approved, all lots meet the requirements for the RR-2.5 zoning district.

EXCEPTIONS:

The applicant has requested an exception from Article 50, Section 40.3.i. – Lot-Depth to Lot-Width. The criteria for the acceptance of an exception is as follows:

1. That there are special circumstances or conditions affecting the property.
2. That the variance or exception is necessary for the reasonable and acceptable development of the property in question.
3. That the granting of the variance or exception will not be detrimental to the public welfare or injurious to the adjacent property.

Motion: Chairman, I find that all three criteria for an exception to Article 50, Section 40.3.i. Lot-Width to Lot-Depth (have/have not) been met and I move to approve an exception from Article 50, Section 40.3.i. Lot-Width to Lot-Depth, as submitted by the application.

PROPOSED CONDITIONS:

1. Building permits shall be required for any new construction.
2. Erosion control shall be used when designing and constructing driveways. A form of sediment control shall be installed before work begins and maintained throughout the time that the land disturbing activities are taking place. Re-vegetation of all disturbed sites shall be completed within 45 days after completion of final grading weather permitting.
3. A waiver for the use of private septic systems within this subdivision is granted with this approval.

4. At time of development, fire hydrants shall be required, if necessary infrastructure is available. If the infrastructure is not available to support fire hydrants, a letter from the Water District stating such must be provided prior to any building permit being issued.
5. Must provide updated plats in compliance with all outstanding review comments made by County Staff prior to recording.
6. An Exception to Article 50, Section 40.3.i has been granted for Lot 1.
7. The developer must comply with the following memorandums:
Memo – RWD 8, dated December 18, 2025

PROPOSED MOTIONS:

Approve case DEV-26-004/005, a request to plat the property located at 25060 159th Street into a 2-lot subdivision in conformance with the Zoning and Subdivision Regulations with a majority vote; or

Motion: Chairman, I find that the subdivision request complies with the Zoning and Subdivision Regulations and move to recommend approval to the Board of County Commissioners of the request as outlined in Case DEV-26-004/005 based on the recommendation of Planning Staff and the findings as set forth in the Staff Report.

Deny case DEV-26-004/005, a request to plat the property located at 25060 159th Street into a 2-lot subdivision not in conformance with the Zoning and Subdivision Regulations with a majority vote; or

Motion: Chairman, I find that the subdivision request does not comply with the Zoning and Subdivision Regulations (list Article and Section #) and move to recommend denial to the Board of County Commissioners as outlined in Case DEV-26-004/005.

Table the case to a date and time certain for additional information.

Motion: Chairman, I move to table Case No. DEV-26-004/005 to (Date and Time) requesting additional information for (STATE THE REASON(S)).

ATTACHMENTS:

- A: Application & Narrative
- B: Zoning Map
- C: Road Map (A minimum of 1/4 mile)
- D: Memorandums

* Payment
FD
water
elec
seed

**FINAL &
PRELIMINARY PLAT APPLICATION**
Leavenworth County Planning and Zoning Department
300 Walnut St., Suite 212
Leavenworth, Kansas
913-684-0465

Township: _____	Office Use Only
Case No. _____	Planning Commission Meeting Date: _____
Zoning District _____	Date Received/Paid: _____
Comprehensive Plan Land Use Designation: _____	

APPLICANT/AGENT INFORMATION	OWNER INFORMATION
NAME: <u>Herring Surveying Company</u>	NAME: <u>Leah M. Merkel</u>
MAILING ADDRESS: <u>315 North 5th Street</u>	MAILING ADDRESS: <u>25060 155th Street</u>
CITY/ST/ZIP: <u>Leavenworth, KS 66048</u>	CITY/ST/ZIP: <u>Leavenworth, KS 66048</u>
PHONE: <u>913-651-3858</u>	PHONE: <u>N/A</u>
EMAIL: <u>herringsurveying@outlook.com</u>	EMAIL: <u>N/A</u>

GENERAL INFORMATION

Proposed Subdivision Name: McCOLLUM ACRES

Address of Property: 25060 158th Street

PID: 108-34-0-00-00-001 Urban Growth Management Area: N/A

SUBDIVISION INFORMATION		
Gross Acreage: 40	Number of Lots: 2	Minimum Lot Size: 6 AC
Maximum Lot Size: 35 AC	Proposed Zoning: RR 2.5	Density: N/A
Open Space Acreage: N/A	Water District: RWD 8	Proposed Sewage: Spetic
Fire District: Lansing	Electric Provider: Evergy	Natural Gas Provider: Propane
Covenants: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Road Classification: Local – Collector – Arterial – State – Federal	
	Cross-Access Easement Requested: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
List of all Requested Exceptions: <i>Exceptions may be granted per Article 56 or as otherwise stated in the Zoning & Subdivision Regulations.</i>	1. Width to depth Lot 1	
	2.	
	3.	
	4.	
	5.	

Is any part of the site designated as Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No if yes, what is the panel number: _____	
I, the undersigned, am the owner, <u>duly authorized agent</u> , of the aforementioned property situated in the unincorporated portion of Leavenworth County, Kansas. By execution of my signature, I do hereby officially apply for a final plat approval as indicated above.	
Signature: <u>Joe Herring - digitally signed 12-15-25</u>	Date: <u>12-15-25</u>

ATTACHMENT A



121 Express Lane, Suite A Lansing, KS 66043
913-682-3368

OWNERS AND ENCUMBRANCE REPORT SCHEDULE A

1. Effective Date: **12/05/2025 07:00 AM** **Case No: 49451**
2. Title to the **Fee Simple** estate or interest in the land described or referred to in this Report is as the effective date hereof vested in:
Leah M. Merkel
3. The land referred to in this Report is described as follows:
25060 159th St Leavenworth, KS 66048

See Page 2 Schedule A for Legal Description

The undersigned is a duly licensed and qualified abstractor for the State of Kansas, a member in good standing of the Kansas Land Title Association and the American Land Title Association whose bond as required by law is in force at the date of this report.

Lawyers Title of Topeka, Inc.

Abstracter

Lawyers Title of Kansas, Inc.

OWNERS AND ENCUMBRANCE REPORT

SCHEDULE A

Case No.: 49451

Legal Description

A tract of land in the North Half of the Northeast Quarter of Section 34, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, more fully described as follows: Commencing at the Northeast corner of said Northeast Quarter; thence South 01°28'19" East for a distance of 845.00 feet along the East line of said Northeast Quarter to the TRUE POINT OF BEGINNING; thence continuing South 01°28'19" East for a distance of 476.04 feet along said East line to the Northeast corner of Longhorn Hills Subdivision; thence South 88°18'22" West for a distance of 2603.77 feet along the North line of said Subdivision to a point on the East right of way line of 159th Street; thence North 01°08'51" West for a distance of 508.09 feet along said right of way; thence along a curve to the right having a radius of 768.51 feet and an arc length of 1204.47 feet, being subtended by chord bearing North 43°45'06" East and a chord distance of 1084.93 feet, along said right of way; thence North 87°40'45" East for a distance of 134.86 feet along the Southerly right of way of Gilman Road; thence South 01°39'24" East for a distance of 793.58 feet; thence North 88°20'36" East for a distance of 1693.14 feet to the point of beginning. Corresponding to Tract 1, as shown by the Certificate of Survey by Joseph A. Herring, LS-1296, dated December 11, 2017 and Revised December 22, 2017, and recorded December 27, 2017, as Document No. 2017S061.

[The following is/are the last document(s) transferring title of record and are provided for informational purposes only:

Trustee's Deed dated February 15, 2018, executed by William B. McCollum and Annette V. McCollum, Co-Trustees of the William B. McCollum Trust Originally dated December 22, 1982 AND Annette V. McCollum and William B. McCollum, Co-Trustees of the Annette V. McCollum Trust originally dated August 31, 2001, to Clinton G. Merkel and Leah M. Merkel, as Joint Tenants, filed February 16, 2018 at 8:00 AM, and recorded in Document No. 2018R01218.

Quit Claim Deed dated October 18, 2024, executed by Clinton G. Merkel, a single person, to Leah M. Merkel, filed December 26, 2024 at 3:37 PM, and recorded in Document No. 2024R09523.]

AFFIDAVIT

Authorization of Contractors or Individuals to Act as Agents of a Landowner
COUNTY OF LEAVENWORTH
STATE OF KANSAS

We/I Leah Merkel and _____

Being dully sworn, dispose and say that we/I are the owner(s) of said property located at -
25060 159th St., Leavenworth, KS 66048, and that we authorize the
following people or firms to act in our interest with the Leavenworth County Planning
and Zoning Department for a period of one calendar year. Additionally, all statements
herein contained in the information herewith submitted are in all respects true and correct
to the best of our knowledge and belief.

Authorized Agents (full name, address & telephone number)

- 1) Joseph A. Herring – Herring Surveying Company 315 N. 5th Street, Leavenworth,
KS 66048, 913-651-3858
- 2)

Signed and entered this 15th day of October, 2025.

Leah Merkel, 25060 159th St. Leavenworth, KS 66048. (785) 851-0362
Print Name, Address, Telephone

Leah Merkel
Signature

STATE OF KANSAS)
) SS
COUNTY OF LEAVENWORTH)

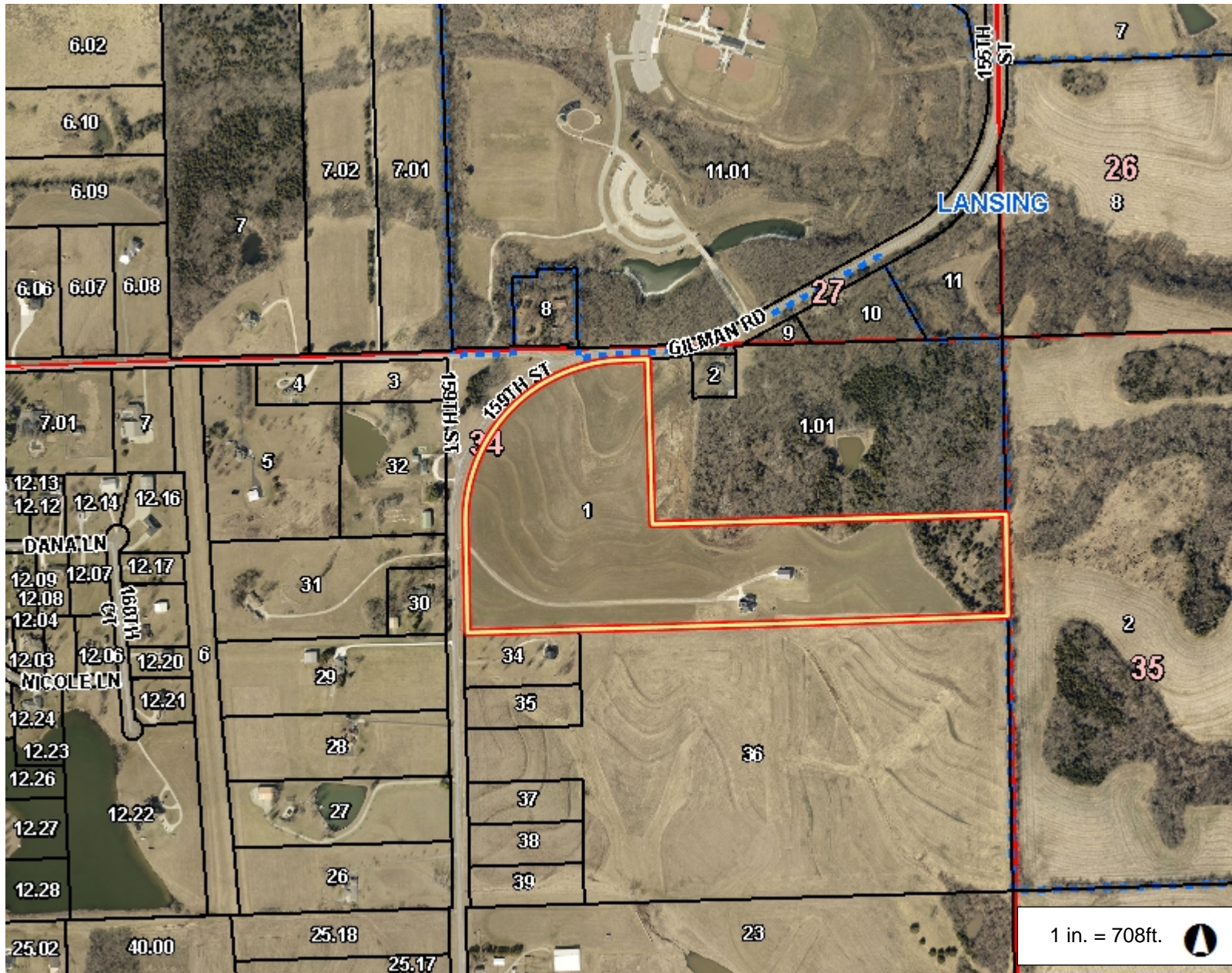
Be it remember that on this _____ day of _____ 20__, before me, a notary public in and
for said County and State came _____ to me
personally known to be the same persons who executed the forgoing instrument of writing, and
duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand
and affixed my notary seal the day and year above written.

NOTARY PUBLIC _____

My Commission Expires: _____

(seal)

Leavenworth County, KS



Legend

- Parcel Number
- Parcel
- City Limit Line
- Major Road
 - <all other values>
 - 70
- Road
 - <all other values>
 - PRIVATE
- +
- Railroad
- Section
- Section Boundaries
- County Boundary

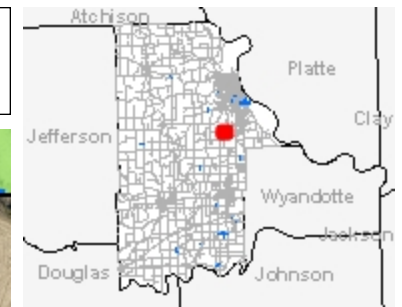
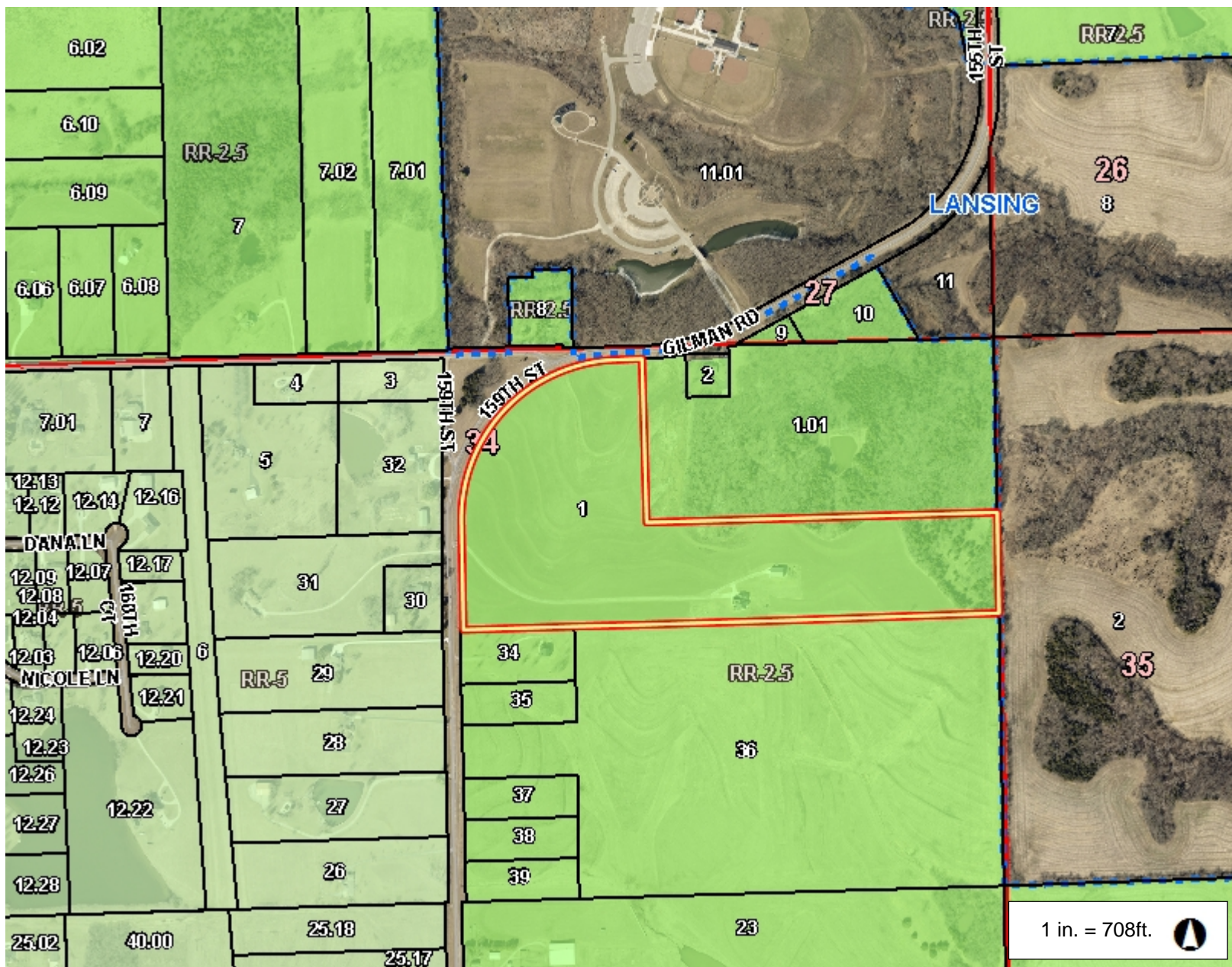
Notes

1,416.1 0 708.07 1,416.1 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

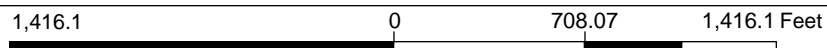
Leavenworth County, KS



Legend

- Parcel Number
- Parcel
- City Limit Line
- Major Road
- <all other values>
- 70
- Road
- <all other values>
- PRIVATE
- Railroad
- Section
- Section Boundaries
- County Boundary
- Zoning
- B-1
- B-2
- B-3
- I-1
- I-2
- I-3
- MXD
- PC
- PI
- PR-1
- PR-2
- PR-3

Notes



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Exception to regulation Article 50, Section 40.3.i. Lot-width for Lot 1

ARTICLE 56 – EXCEPTIONS

Where in the case of a particular proposed subdivision, it can be shown that strict compliance with the requirements of these regulations would result in extraordinary hardship to the subdivider because of unusual topography or other non-self-inflicted conditions; or that these conditions would result in inhibiting the achievement of the objectives of these regulations; the Planning Commission may vary, modify or waive the requirements so that substantial justice may be done and the public interest secured; provided, that such variance, modification or waiver will not have the effect of nullifying the intent and purpose of these regulations or interfering with carrying out the Comprehensive Plan.

In recommending such variance or exception, the Planning Commission shall find the following:

1. That there are special circumstances or conditions affecting the property.
2. That the variance or exception is necessary for the reasonable and acceptable development of the property in question.
3. That the granting of the variance or exception will not be detrimental to the public welfare or injurious to adjacent property.

1) This is an existing house on a large parcel with an irregular shape - house was constructed in a location to have reduced effect on the farmland and original intent was to keep all land in the same parcel. Due to changes the house is being divided off. In an attempt to keep as much of the land with the farm and to protect area for City of Lansing future development create the need for the exception.

2) Yes, to keep the minimum required road frontage with the existing residence and as stated above.

3) It will not - house is existing and the land adjacent to the South also has large lot within their platted subdivision.

01-26-26 PW Combined Review. No
Comment.

McCullum Acres
Leavenworth County Kansas
Drainage Report
December 13, 2025



McCOLLUM ACRES

A Minor Subdivision in the Northeast Quarter of Section 34, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

PRELIMINARY PLAT

PREPARED FOR:
MERKEL, LEAH M
25060 159TH ST
LEAVENWORTH, KS 66048
PID NO. 108-34-0-00-00-001

RECORD DESCRIPTION:

A tract of land in the North Half of the Northeast Quarter of Section 34, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, more fully described as follows:

Commencing at the Northeast corner of said Northeast Quarter; thence South 01 degrees 28'19" East for a distance of 845.00 feet along the East line of said Northeast Quarter to the TRUE POINT OF BEGINNING; thence continuing South 01 degrees 28'19" East for a distance of 476.04 feet along said East line to the Northeast corner of Longhorn Hills Subdivision; thence South 88 degrees 18'22" West for a distance of 2603.77 feet along the North line of said Subdivision to a point on the East right of way line of 159th Street; thence North 01 degrees 08'51" West for a distance of 508.09 feet along said right of way; thence along a curve to the right having a radius of 768.51 feet and an arc length of 1204.47 feet, being subtended by chord bearing North 43 degrees 45'06" East and a chord distance of 1084.93 feet, along said right of way; thence North 87 degrees 40'45" East for a distance of 134.86 feet along the Southerly right of way of Gilman Road; thence South 01 degrees 39'24" East for a distance of 793.58 feet; thence North 88 degrees 20'36" East for a distance of 1693.14 feet to the point of beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 42.08 acres, more or less, including road right of way.

Error of Closure: 1 - 38577

ZONING:

RR 2.5 - Rural Residential 2.5

LEGEND:

- - 1/2" Rebar Set with Cap No.1296
- - 1/2" Rebar Found, unless otherwise noted.
- () - Record / Deeded Distance
- U/E - Utility Easement
- D/E - Drainage Easement
- B.S.L. - Building Setback Line
- R/W - Road Right of way
- ⊕ - Centerline
- § - Section Line
- BM - Benchmark
- POB - Point of Beginning
- POC - Point of Commencing
- //// - No Vehicle Entrance Access
- NS - Not Set this survey per agreement with client
- - Power Pole
- X - Fence Line
- OHP - Overhead Power Lines
- T - Underground Telephone/Fiber Optic Line
- ◇ - Gas Valve
- ⊕ - Water Meter/Valve
- ⊕ - Telephone Pedestal
- W - 6" Water Line - location as per district
- ~ - Tree/Brush Line

RESTRICTIONS:

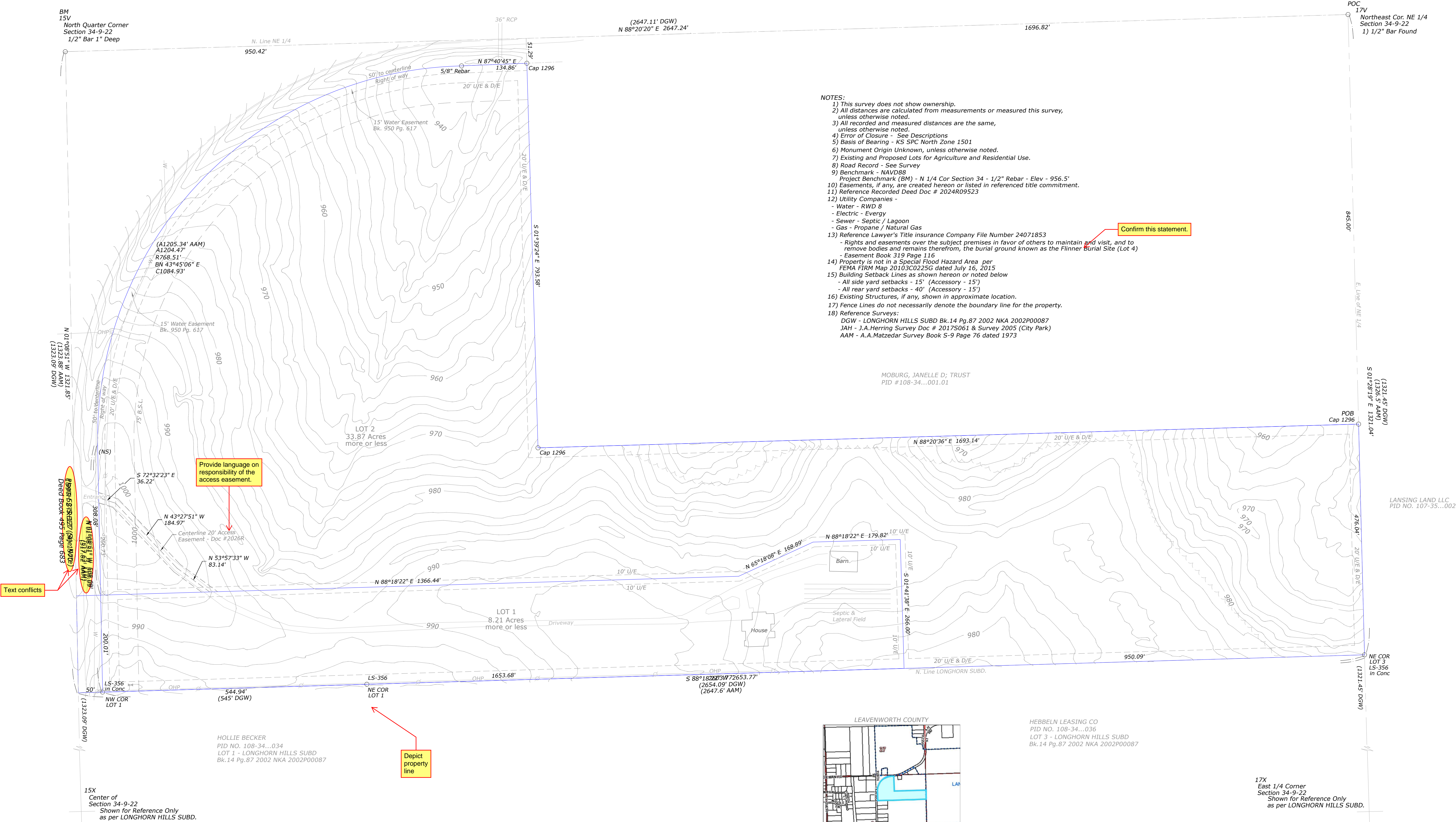
- 1) All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
- 2) An Engineered Waste Disposal System may be required due to poor soil conditions.
- 3) Erosion and sediment control measures shall be used when designing and constructing driveways and other structures. Re-vegetation of all disturbed areas shall be completed within 45 days after final grading.
- 4) Lots are subject to the current Access Management Policy
- 5) All structures built within the subdivision shall comply with Resolution 2020-39, or as amended.
- 6) Exception to regulation Article 50, Section 40.3.i. Lot-width for Lots 1 granted this plat.
- 7) No off-plat restrictions.

SURVEYOR'S NOTE:

Retracement of referenced surveys by A.A.Matzedar & J.A.Herring holding the established North line of LONGHORN HILLS SUBDIVISION by D.G.White and a best fit of the existing road right of way.

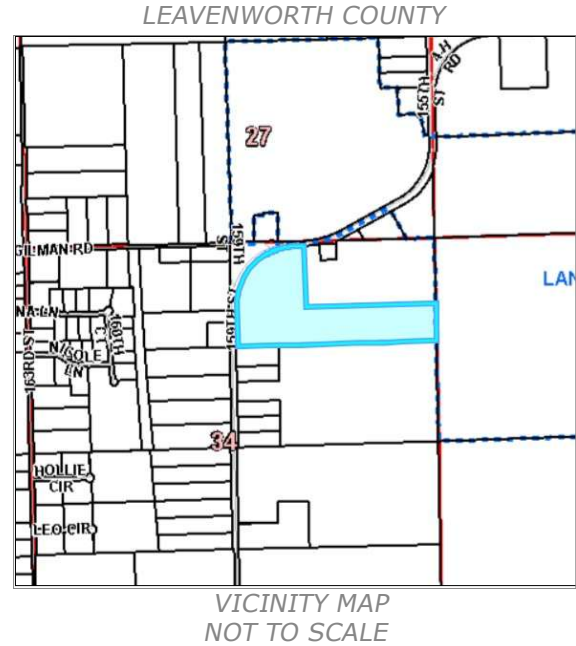
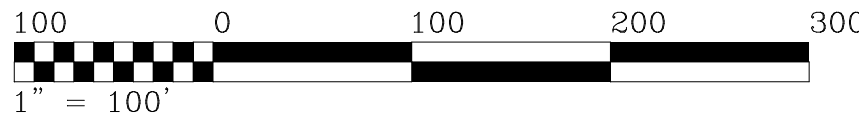
NOTES:

- 1) This survey does not show ownership.
- 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
- 3) All recorded and measured distances are the same, unless otherwise noted.
- 4) Error of Closure - See Descriptions
- 5) Basis of Bearing - KS SPC North Zone 1501
- 6) Monument Origin Unknown, unless otherwise noted.
- 7) Existing and Proposed Lots for Agriculture and Residential Use.
- 8) Road Record - See Survey
- 9) Benchmark - NAVD88 Project Benchmark (BM) - N 1/4 Cor Section 34 - 1/2" Rebar - Elev - 956.5'
- 10) Easements, if any, are created hereon or listed in referenced title commitment.
- 11) Reference Recorded Deed Doc # 2024R09523
- 12) Utility Companies -
 - Water - RWD 8
 - Electric - Evergy
 - Sewer - Septic / Lagoon
 - Gas - Propane / Natural Gas
- 13) Reference Lawyer's Title Insurance Company File Number 24071853
 - Rights and easements over the subject premises in favor of others to maintain and visit, and to remove bodies and remains therefrom, the burial ground known as the Flinner Burial Site (Lot 4)
 - Easement Book 319 Page 116
- 14) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0225G dated July 16, 2015
- 15) Building Setback Lines as shown hereon or noted below
 - All side yard setbacks - 15' (Accessory - 15')
 - All rear yard setbacks - 40' (Accessory - 15')
- 16) Existing Structures, if any, shown in approximate location.
- 17) Fence Lines do not necessarily denote the boundary line for the property.
- 18) Reference Surveys:
 - DGW - LONGHORN HILLS SUBD Bk.14 Pg.87 2002 NKA 2002P00087
 - JAH - J.A.Herring Survey Doc # 2017S061 & Survey 2005 (City Park)
 - AAM - A.A.Matzedar Survey Book S-9 Page 76 dated 1973



Scale 1" = 100'

Job # K-25-1969
December 8, 2025 Rev. 1/29/26



HEBBELN LEASING CO
PID NO. 108-34...036
LOT 3 - LONGHORN HILLS SUBD
Bk.14 Pg.87 2002 NKA 2002P00087

17X
East 1/4 Corner
Section 34-9-22
Shown for Reference Only
as per LONGHORN HILLS SUBD.

McCOLLUM ACRES

A Minor Subdivision in the Northeast Quarter of Section 34, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
MERKEL, LEAH M
25060 159TH ST
LEAVENWORTH, KS 66048
PID NO. 108-34-0-00-00-001

RECORD DESCRIPTION:
A tract of land in the North Half of the Northeast Quarter of Section 34, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, more fully described as follows: Commencing at the Northeast corner of said Northeast Quarter; thence South 01 degrees 28'19" East for a distance of 845.00 feet along the East line of said Northeast Quarter to the TRUE POINT OF BEGINNING; thence continuing South 01 degrees 28'19" East for a distance of 476.04 feet along said East line to the Northeast corner of Longhorn Hills Subdivision; thence South 88 degrees 18'22" West for a distance of 2603.77 feet along the North line of said Subdivision to a point on the East right of way line of 159th Street; thence North 01 degrees 08'51" West for a distance of 508.09 feet along said right of way; thence along a curve to the right having a radius of 768.51 feet and an arc length of 1204.47 feet, being subtended by chord bearing North 43 degrees 45'06" East and a chord distance of 1084.93 feet, along said right of way; thence North 87 degrees 40'45" East for a distance of 134.86 feet along the Southerly right of way of Gilman Road; thence South 01 degrees 39'24" East for a distance of 793.58 feet; thence North 88 degrees 20'36" East for a distance of 1693.14 feet to the point of beginning. Together with and subject to covenants, easements, and restrictions of record. Said property contains 42.08 acres, more or less, including road right of way. Error of Closure: 1 - 38577

CERTIFICATION AND DEDICATION
The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: McCOLLUM ACRES.

Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the accompanying plat, and said easements may be employed to locate and maintain sewers, water lines, gas lines, poles and wires and any other form of public utility now and hereafter used by the public over, under and along the strips marked "Utility Easement" (U/E).

"Drainage Easements" or "D/E" shown on this plat are hereby dedicated for the purpose of constructing, using, replacing and maintaining a culvert, storm sewer, drainage ditch, or other drainage facility or tributary connections, including similar facilities, and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and future expansion of such facility, together with the right of access for the same, is hereby dedicated for public use. Drainage Easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities. The maintenance and upkeep of said Easements shall be the responsibility of the individual owners of the lots whereupon said Easements are dedicated. Leavenworth County shall bear no responsibility for any maintenance and upkeep of said Easements.

Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line.

IN TESTIMONY WHEREOF,
We, the undersigned owners of McCOLLUM ACRES, have set our hands this _____ day of _____, 2026.

Leah M. Merkel

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____, 2026, before me, a notary public in and for said County and State came Leah M. Merkel, a single person, to me personally known to be the same persons who executed the forgoing Instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC

My Commission Expires: _____ (seal)

APPROVALS
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of McCOLLUM ACRES this _____ day of _____, 2026.

Secretary
John Jacobson

Chairman
Jeff Spink

COUNTY ENGINEER'S APPROVAL:
The County Engineer's plat review is only for general conformance with the subdivision regulations as adopted by Leavenworth County. The County is not responsible for the accuracy and adequacy of the design, dimensions, elevations, and quantities.

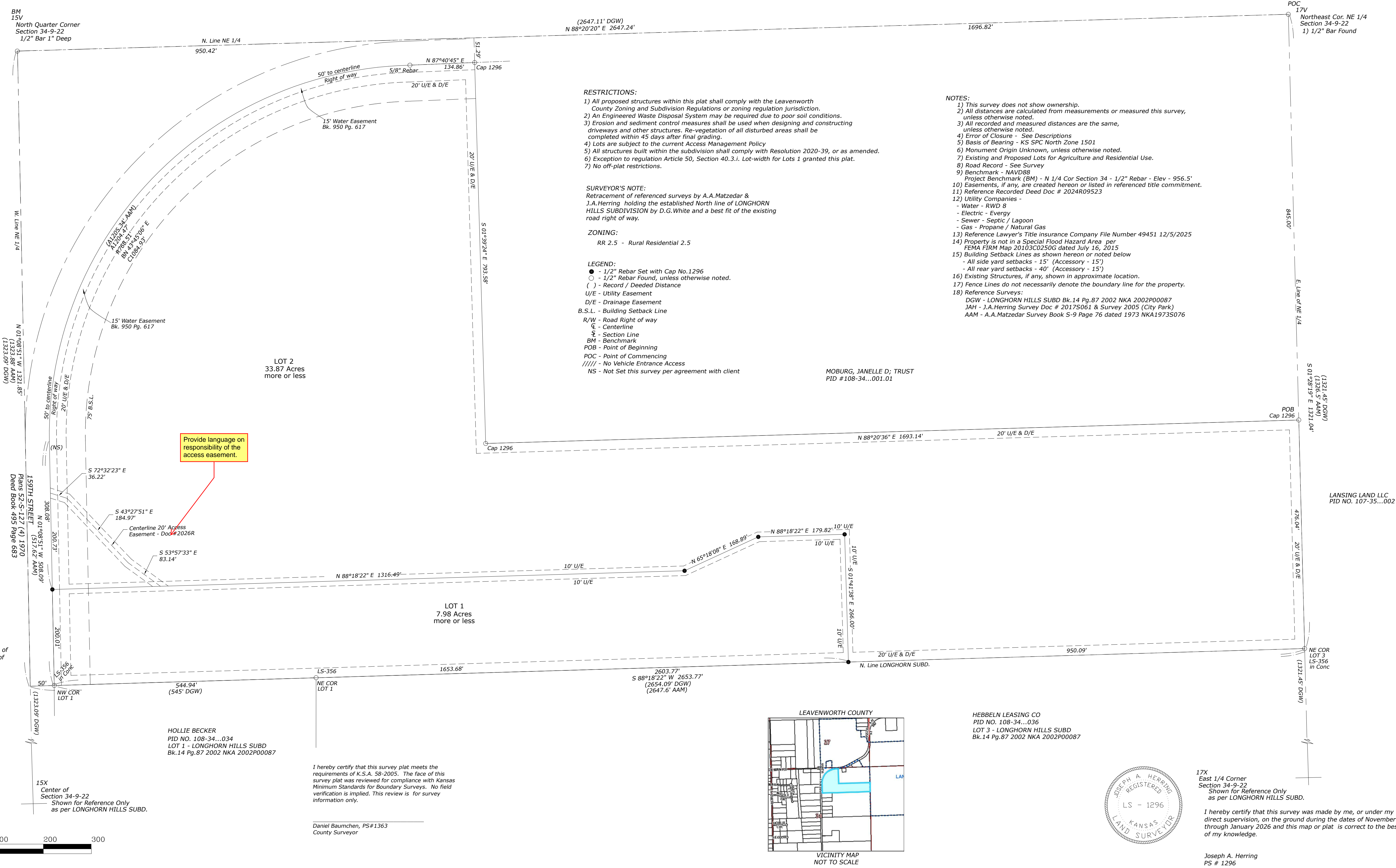
County Engineer - Mitch Pleak

COUNTY COMMISSION APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of McCOLLUM ACRES this _____ day of _____, 2026.

Chairman
Mike Stieben

County Clerk
Attest: Fran Keppler

02-05-26
PW Combined
Comments



McCOLLUM ACRES

A Minor Subdivision in the Northeast Quarter of Section 34, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
MERKEL, LEAH M
25060 159TH ST
LEAVENWORTH, KS 66048
PID NO. 108-34-0-00-00-001

RECORD DESCRIPTION:
A tract of land in the North Half of the Northeast Quarter of Section 34, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas, more fully described as follows: Commencing at the Northeast corner of said Northeast Quarter; thence South 01 degrees 28'19" East for a distance of 845.00 feet along the East line of said Northeast Quarter to the TRUE POINT OF BEGINNING; thence continuing South 01 degrees 28'19" East for a distance of 476.04 feet along said East line to the Northeast corner of Longhorn Hills Subdivision; thence South 88 degrees 18'22" West for a distance of 2603.77 feet along the North line of said Subdivision to a point on the East right of way line of 159th Street; thence North 01 degrees 08'51" West for a distance of 508.09 feet along said right of way; thence along a curve to the right having a radius of 768.51 feet and an arc length of 1204.47 feet, being subtended by chord bearing North 43 degrees 45'06" East and a chord distance of 1084.93 feet, along said right of way; thence North 87 degrees 40'45" East for a distance of 134.86 feet along the Southerly right of way of Gilman Road; thence South 01 degrees 39'24" East for a distance of 793.58 feet; thence North 88 degrees 20'36" East for a distance of 1693.14 feet to the point of beginning. Together with and subject to covenants, easements, and restrictions of record. Said property contains 42.08 acres, more or less, including road right of way. Error of Closure: 1 - 38577

CERTIFICATION AND DEDICATION
The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: McCOLLUM ACRES.

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IN TESTIMONY WHEREOF,
We, the undersigned owners of McCOLLUM ACRES, have set our hands this _____ day of _____, 2026.

Leah M. Merkel

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____, 2026, before me, a notary public in and for said County and State came Leah M. Merkel, a single person, to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC

My Commission Expires: _____ (seal)

APPROVALS
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of McCOLLUM ACRES this _____ day of _____, 2026.

Secretary
John Jacobson

Chairman
Jeff Spink

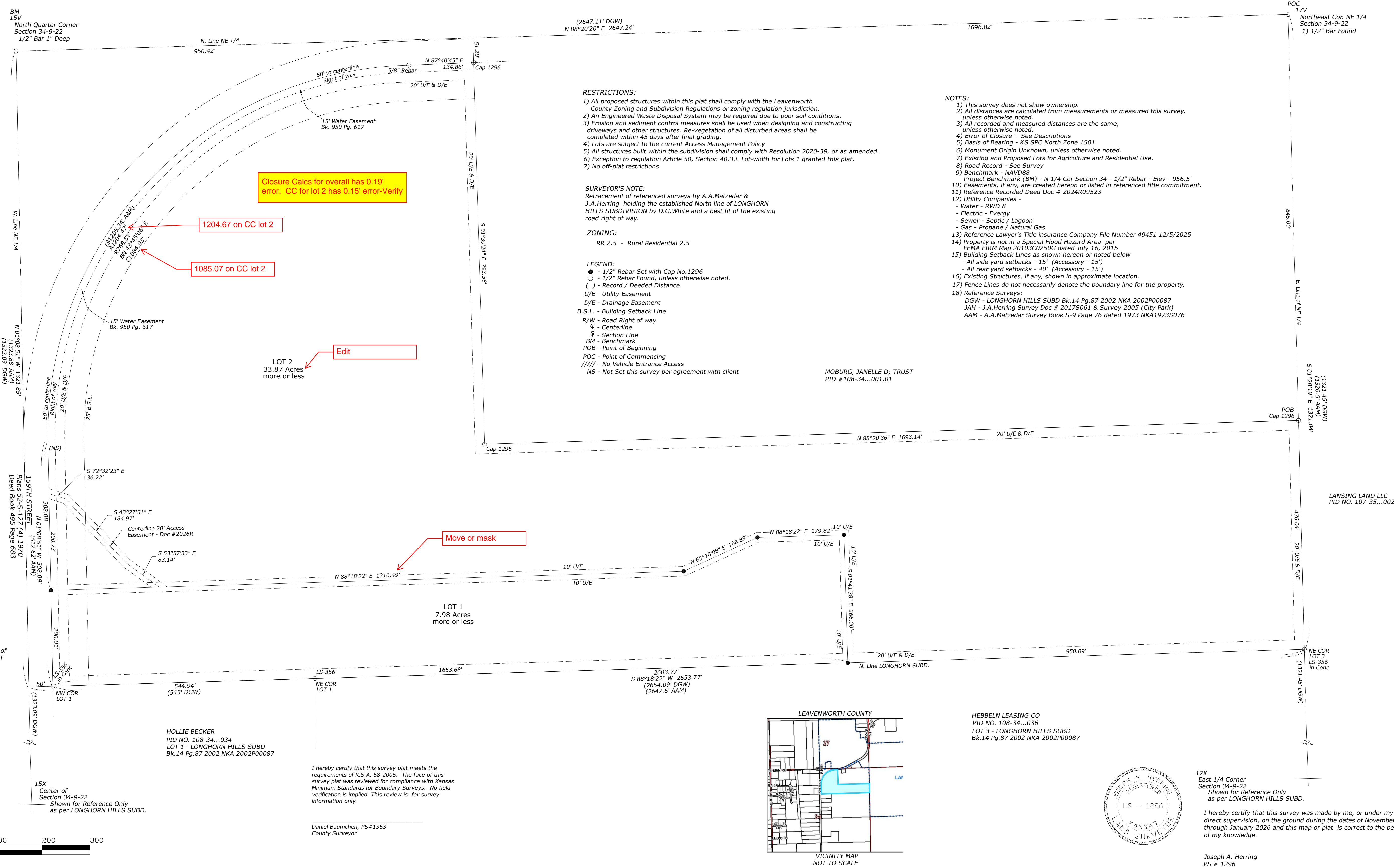
COUNTY ENGINEER'S APPROVAL:
The County Engineer's plat review is only for general conformance with the subdivision regulations as adopted by Leavenworth County. The County is not responsible for the accuracy and adequacy of the design, dimensions, elevations, and quantities.

County Engineer - Mitch Pleak

COUNTY COMMISSION APPROVAL:
We, the Board of County Commissioners of Leavenworth County, Kansas, do hereby approve the foregoing plat of McCOLLUM ACRES this _____ day of _____, 2026.

Chairman
Mike Stieben

County Clerk
Attest: Fran Keppler



Rural Water District #8

P.O. Box 246
Leavenworth, KS 66048
Phone: 913-796-2164
Email: rwd8lv@gmail.com

December 18, 2025

To Whom it May Concern:

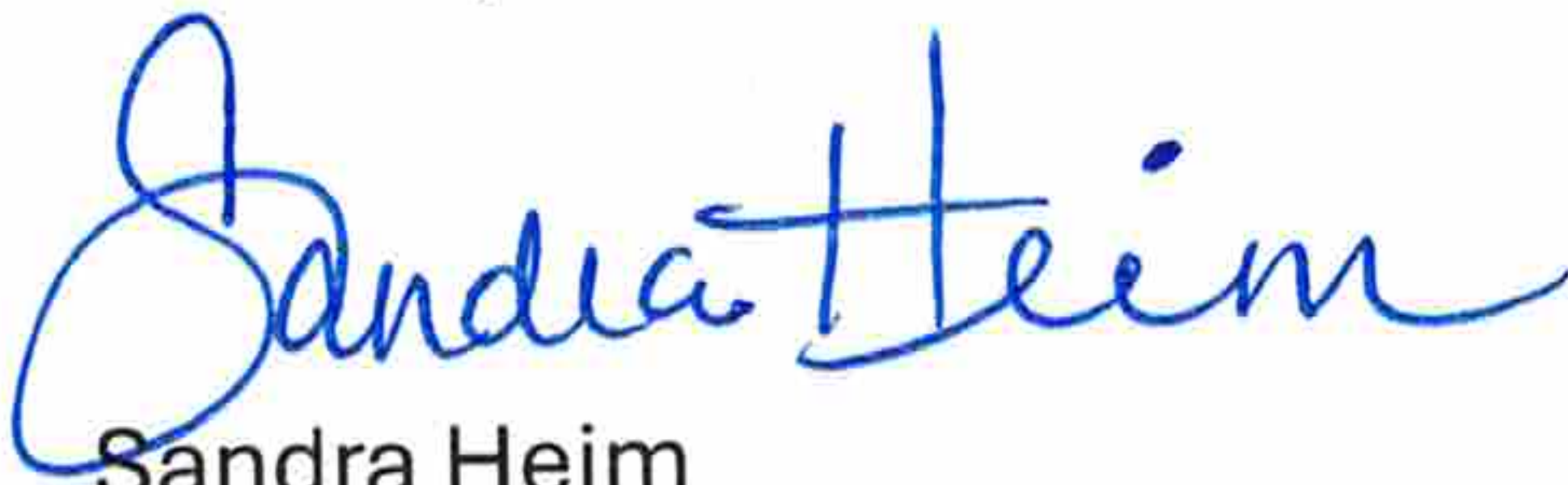
RE: McCollum Acres
PID 108-34-0-00-00-001
Property owner Leah M. Merkel

At this time water would be available once an engineer review has been completed and proper application has been completed.

Proper application will include a copy of the warranty deed showing ownership. A payment of \$5,500.00 per benefit unit for the right to connect to the Rural Water District #8. The meter installation cost is approximately \$2,500.00 per unit, due prior to installation.

If you have any further questions, please contact me at 913-796-2164.

Sincerely,



Sandra Heim
Office Manager for the board
Of Rural Water District #8

"Serving our members quality water since 1967"



Schweitzer, Joshua

From: Tyler Rebel <Tyler.Rebel@evergy.com>
Sent: Monday, January 12, 2026 3:14 PM
To: Johnson, Melissa
Subject: RE: [EXTERNAL]McCollum Acres Pre/Final Plat Application

Internal Use Only

Not sure if you're needing comment on this or not, but this property lies within the Evergy service territory.

Thanks,

Tyler Rebel
Distribution Designer
Evergy
tyler.rebel@evergy.com
O: 913.758.2727
evergy.com

From: Johnson, Melissa
Sent: Monday, January 12, 2026 12:31 PM
To: Design Group Leavenworth
Cc: PZ ; 'Joe Herring'
Subject: [EXTERNAL]McCollum Acres Pre/Final Plat Application

This Message Is From an External Sender

This message came from outside your organization.

[Report Suspicious](#)

Please see attached division and provide the service letters to Leavenworth County.

If you have any questions, please let me know.

Thank you,

Melissa Johnson
Planner I
Leavenworth County
Planning & Zoning Department
Leavenworth County Courthouse
300 Walnut St, Suite 212
Leavenworth County, Kansas 66048
(913) 684-0465

Disclaimer

This message and any attachments are intended only for the use of the recipient or their authorized representative. The information provided in this email is limited in scope and response detail by available information, current zoning and subdivision regulations. Depending on the level of development, the applicable regulations can change. Final approval cannot be granted until a complete

Schweitzer, Joshua

From: Joe Gates <jgates@lansingsks.org>
Sent: Wednesday, December 17, 2025 1:06 PM
To: Johnson, Melissa
Subject: Re: [External] - McCollum Acres, 108-34-0-00-00-001.00 Merkel property

Good afternoon, Lansing Fire has no issues with this plat.

Joe Gates
Fire Chief
913-727-5844
913-306-5541
Jgates@lansingsks.org



From: Johnson, Melissa
Sent: Wednesday, December 17, 2025 12:32 PM
To: 'Design Group Leavenworth' ; Joe Gates ; 'rwd8lv@gmail.com'
Cc: PZ ; 'Joe Herring'
Subject: [External] - McCollum Acres, 108-34-0-00-00-001.00 Merkel property

We have received an application for a pre and final plat for the above listed property (McCollum Acres Plat). We are asking for your response to this application.

If you have any questions, please let me know.

Thank you,

Melissa Johnson

Planner I

Leavenworth County

Planning & Zoning Department

Leavenworth County Courthouse

300 Walnut St, Suite 212

Leavenworth County, Kansas 66048

(913) 684-0465

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Schweitzer, Joshua

From: Joshua Gentzler <jgentzler@lansingks.org>
Sent: Wednesday, January 28, 2026 3:31 PM
To: Schweitzer, Joshua
Subject: RE: [External] - RE: DEV-26-004 & 005 Preliminary & Final Plat McCollum Acres - Herring

Joshua,

Here's the city's response:

The City of Lansing would like to thank you for sending this for review.

This property is listed as single-family residential on the city's Future Land Use Map and is a parcel of 1st priority for annexation in the 9 Mile Creek Drainage Basin.

The city has a wastewater master plan which details the future needs for sewer lines for all properties in watershed that intersect with the city. As such, the plan has sewer lines located on this parcel. The plan outlines the location for sewer infrastructure on this property in the 9-Mile watershed and designates them as sub-basin: 9M8, 9M7, and 9L3.

Regards,

Joshua Gentzler, AICP
Director, Community and Economic Development
www.lansingks.org



[Book time to meet with me](#)

From: Schweitzer, Joshua <JSchweitzer@leavenworthcounty.gov>
Sent: Wednesday, January 28, 2026 2:29 PM
To: Joshua Gentzler <jgentzler@lansingks.org>
Subject: [External] - RE: DEV-26-004 & 005 Preliminary & Final Plat McCollum Acres - Herring

Good Afternoon Sir,

Just trying to follow up with you to see if you wanted to provide any comments for the above mentioned case?

v / r

Joshua J. Schweitzer
Planner II
Leavenworth County Planning & Zoning
300 Walnut St, Suite 212
Leavenworth County, Kansas 66048
(913) 684-0465

FRAUD ALERT: Our office has been notified of multiple fraudulent emails requesting payment of fees to a non-agency account. All application fees are paid at the time of application and any additional required fees will be requested on official letterhead. Furthermore, the County does not have an online payment option. If you receive an email or letter requesting payment of fees that appears to come

Schweitzer, Joshua

From: Anderson, Kyle
Sent: Friday, January 23, 2026 9:08 AM
To: Schweitzer, Joshua
Subject: RE: DEV-26-004 & 005 Preliminary & Final Plat McCollum Acres - Herring

We have not received any complaints on this property, and the septic system currently installed appears to remain on the same property as the home it services.

Kyle Anderson
Environmental Technician/Code Enforcement
Leavenworth County Planning & Zoning
300 Walnut St. Ste. 212
Leavenworth, KS 66048
913-684-1084

Disclaimer: This message and any attachments are intended only for the use of the recipient or their authorized representative. The information provided in this email is limited in scope and response detail by available information, current zoning and subdivision regulations. Depending on the level of development, the applicable regulations can change. Final approval cannot be granted until a complete application has been submitted, reviewed and approved by the governing body. Nothing in this message or its contents should be interpreted to authorize or conclude approval by Leavenworth County.

From: Schweitzer, Joshua
Sent: Tuesday, January 13, 2026 3:18 PM
To: McAfee, Joe ; Baumchen, Daniel ; 'Mitch Pleak' ; Noll, Bill ; Brown, Misty ; Magaha, Chuck ; 'adedeke@lvsheriff.org' ; Miller, Jamie ; San, Soma
Cc: PZ
Subject: DEV-26-004 & 005 Preliminary & Final Plat McCollum Acres - Herring

Good Afternoon,

The Leavenworth County Department of Planning and Zoning has received a request for a Preliminary & Final Plat for a 2-lot subdivision located at 108-34-0-00-00-001.

The Planning Staff would appreciate your written input in consideration of the above request. Please review the attached information and forward any comments to us by January 28, 2026.

If you have any questions or need additional information, please contact me at (913) 684-0465 or at pzmail@leavenworthcounty.gov

v / r

Joshua J. Schweitzer
Planner II
Leavenworth County Planning & Zoning
300 Walnut St, Suite 212
Leavenworth County, Kansas 66048
(913) 684-0465

Leavenworth County Comprehensive Plan
Strategic Plan Matrix
Holistic Implementation Measures

	Tasks	Category	Task Owner and Participants	Time Frame	Cost Impact	Status	Completion Date
Strategy 1:	Adopt the Updated Comprehensive Plan						
	Post final draft Plan to the county website prior to Planning Commission and County Commission adoption hearings	Process	Planning & Zoning Dept., Commissioners	Immediately	Low	Complete	11/9/2020
	Determine when and how the Leavenworth County Planning and Zoning Department will utilize the Plan during the development review process and communicate to Planning Commission and County Commission	Process	Planning & Zoning Dept., Commissioners	Immediately	Low	Ongoing	
	Present the Plan to the Planning Commission for recommendation of adoption and to the County Commission for Adoption	Policy	Planning & Zoning Dept., Commissioners	Immediately	Low	Complete	11/9/2020
Strategy 2:	Amend Relevant Regulations and Plans						
	Conduct a thorough review of the existing zoning and subdivision regulations and compile a comprehensive list of changes (with exact policy text) necessary to align county zoning and subdivision regulations with the intent of the Plan	Process	Planning & Zoning Dept., Commissioners	Immediately	Low	Proposed for 2024 Ongoing	
	Conduct a thorough review of the existing plans, such as the U.S. 24/40 Corridor Study, and compile a comprehensive list of changes (with exact policy text) necessary to align the plans with the intent of the Plan	Process	Planning & Zoning Dept., Public Works, Commissioners	Immediately	Low	Proposed for 2025 late 2026-2027	
	Communicate changes with county residents through the Planning & Zoning Department's webpage on the county website	Process	Planning & Zoning Dept., Commissioners	Immediately	Low	Ongoing	
	Present proposed plan amendments to the Planning Commission for recommendation of approval and to the County Commission for approval	Policy	Planning & Zoning Dept., Commissioners	Immediately	Low	Ongoing	
Strategy 3:	Use the Plan on a Day-to-Day Basis						
	Evaluate all improvement and development proposals within the county by the Plan's targets and strategies to assess whether the proposal aligns completely, partially aligns, or does not align with the Plan	Process	Planning & Zoning Dept., Commissioners	Continuous	Low	Ongoing	
	Assist the Planning Commission and County Commission in the day-to-day administration, interpretation, and application of the Plan	Process	Planning & Zoning Dept., Commissioners	Continuous	Low	Ongoing	
Strategy 4:	Review the Plan periodically and strategically; Prepare an Annual Progress Report						
	Maintain a list of current possible amendments, issues, or needs that may be a subject of change, addition or deletion from the Plan	Process	Planning & Zoning Dept.	Continuous	Low	Proposed for 2024 Ongoing	

	Monitor demographic and market data as it becomes available to alter land use-specific demand projections	Process	Planning & Zoning Dept., Economic Development	Continuous	Low	Complete	2025
	Prepare an annual progress report and presentation to present to the Planning Commission and County Commission that describes the list of successes and possible amendments, issues or needs that may be subjects of change, addition or deletion from the Plan	Process	Planning & Zoning Dept., Commissioners	Continuous	Low	Proposed for 2024 Ongoing	
	Conduct an internal update of the Plan every five to ten ^{three to five} years; dovetail this review with the preparation of the county budget.	Process	Planning & Zoning Dept, Public Works, Commissioners	Continuous	Low	Proposed for 2025 2029	
Strategy 5:	Educate Elected Officials, County Departments, Local Municipalities and the Public						
	Conduct a work session with the Planning Commission and County Commission to educate them on the findings and recommendations of the Plan as leadership changes; prepare a key takeaways document for easy reference after the presentation	Process	Planning & Zoning Dept., County Administrator, Commissioners	Continuous	Low	Complete	2024
	Meet with relevant department heads and local municipal leaders to explain the findings and recommendations of the Plan; prepare a succinct presentation and provide a copy of it to the department heads and local municipal leaders	Process	Planning & Zoning Dept., Public Works, County Administrator, Municipalities, Commissioners	Immediately (and as leadership changes)	Low	Complete	2024
	Make copies of the Plan available online for free and provide hard copies at the County Courthouse for purchase	Process	Planning & Zoning Dept.	Immediately	Low	Complete	11/9/2020
	Aid the public in explaining the Plan and its relationship to private and public development projects and other proposals, as appropriate	Process	Planning & Zoning Dept., Commissioners	Continuous	Low	Ongoing	
	Draft a summary document at that includes key recommendations from the Plan that can be distributed to residents, developers, businesses and other interested parties	Process	Planning & Zoning Dept.	Immediately	Low	2024	pending
Strategy 6:	Widely Communicate and Market the Plan to celebrate the Plan's successes						
	Post the final Plan on the City's and county's website	Process	Planning & Zoning Dept.	Immediately	Low	Complete	11/9/2020
	Provide a copy of the Plan to each county department	Process	Planning & Zoning Dept.	Immediately	Low	Complete	11/9/2020
	Post updates related to the Plan on the county's social media accounts	Program	Planning & Zoning Dept.	Continuous	Low	Ongoing	
Strategy 7:	Develop strong relationships with implementation partner organizations						

Ensure open communication lines between the county and vital implementation partner organizations, such as the Leavenworth County Development Corporation, Leavenworth County Port Authority and Leavenworth County Council on Aging	Process	Planning & Zoning Dept., County Administrator, Economic Development, Leavenworth County Development Corporation, Leavenworth County Port Authority, Leavenworth County Council on Aging, Commissioners	Continuous	Low	Ongoing	
Gather demographic and market insight and research from implementation partner organizations to avoid duplicative efforts as the Plan is updated to reflect changing conditions	Program	Planning & Zoning Dept., County Administrator, Economic Development, Leavenworth County Development Corporation, Leavenworth County Port Authority, Leavenworth County Council on Aging, Commissioners	Continuous	Low	Complete	2025 - additional resources are sought when available

Leavenworth County Comprehensive Plan
Strategic Plan Matrix
Land Use and Economic Development Implementation Measures

	Tasks	Category	Task Owner and Participants	Time Frame	Cost Impact	Status	Completion Date
Strategy 1:	Create Commercial and Mixed Use Development and Redevelopment Plans with Incentives along identified key corridors and at specific intersections						
	Prepare incentive plans and assistance packages to spur the development of the U.S. 24/40 corridor between Basehor and Tonganoxie; the intersection of U.S. 24/40 and CR-1; and 155th Street between Basehor and Lansing; the package should detail the proposed uses on the site, as well as the site's advantages	Process	Economic Development, Planning & Zoning, Public Works	Short-term	Medium	Complete	2023
	Consider preparing a Request for Proposal for the above mentioned corridors and intersections to send to interested developers; the RFP should detail the available incentive and assistance package; high standards for site and building design should be required	Process	Economic Development, Planning & Zoning, Public Works	Short-term	Low	Complete - Used on an As Needed Basis	2023
	Use the County's existing online mapping software to show the spatial location of available properties and incentives	Process	Economic Development, Planning & Zoning, Public Works	Short-term	Medium	Complete - Used on an As Needed Basis	2023
Strategy 2:	Update the Special Use Permit Categories and Review and Monitoring Process						
	Create a tiered review and approval system for special uses within the county with different categories of special uses, dependent on their scale, use and potential impact on the health, safety, welfare and property values of surrounding properties, using page 81 of this Plan as a guide	Policy	Planning & Zoning, County Administrator, County Attorney, Commissioners	Immediately	Low	Complete	2024
	Consider longer approval terms for lower special uses within the County	Policy	Planning & Zoning, Commissioners	Immediately	Low	Complete	2022; amended 2024
	Integrate the Land Evaluation component of the Land Evaluation and Site Assessment (LESA) system into the special use permit review process, as spelled out in the county's zoning and subdivision regulations, to identify areas of and protect the most productive farmland	Policy	Planning & Zoning	Immediately	Low	BOCC determined no further action	Conversations from 2024 indicated no interest in pursuing
Strategy 3:	Integrate a "Land First" approach into the development review process, and a clear analysis of such an approach into County Planning Staff Reports						
	Update the County's zoning and subdivision regulations to include graphic examples and descriptive text that illustrates conservation design principles, as described on page 82	Process	Planning & Zoning, Commissioners	Short-term	Low	2025	Draft Completed
	Work with and educate development review applicants on ways to incorporate conservation design principles into their development proposals	Process	Planning & Zoning, Commissioners	Continuous	Low	BOCC determined no further action	Conversations from 2024 indicated no interest in pursuing

	Consider the use of incentives to encourage applicants to incorporate conservation design principles into their development proposals	Policy	Planning & Zoning, Commissioners	Continuous	Low	BOCC determined no further action	Conversations from 2024 indicated no interest in pursuing
Strategy 4:	Develop and adopt an economic development strategic plan						
	Identify funding for an economic development strategic plan	Process	Economic Development, Planning & Zoning, County Administrator	Short-term	Medium	Complete	2024
	Prepare a scope of services for an economic development strategic plan that includes a regional market assessment, opportunity and barrier assessment, target industry sector analysis, regional and target industry positioning, economic development goals and policies, and stakeholder input	Process	Economic Development, Planning & Zoning, County Administrator	Short-term	Low	Complete	2024
	Develop a county economic development strategic plan with robust stakeholder input	Plan	Economic Development, Planning & Zoning, County Administrator	Short-term	Medium	Complete	2024
	Consider regional and municipal economic development activities in the economic development strategic plan	Process	Economic Development, Planning & Zoning, County Administrator	Short-term	Low	Complete	2024
	Develop a comprehensive economic development incentive policy demonstrating the availability, applicability and utilization of various incentives to enhance the local economy through business attraction, business retention and entrepreneurship	Policy	Economic Development, County Administrator, Commissioners	On-Going	Low	Complete	2023
Strategy 5:	Create an economic development roundtable						
	Identify critical participants, including public, private, and nonprofit partners, in the economic development roundtable to be part of the first line of communication between businesses and local government and subsequent recommendations to the Planning Commission and County Commission	Process	Economic Development, County Administrator, LCDC, Commissioners	Short-term	Low	Proposed for 2025 2026	

Standardize the economic development roundtable's meeting schedule, member responsibilities, and goals, as they relate to business recruitment and retention; workforce development and training; marketing; regional collaboration; and strategic economic development planning.	Program	Economic Development, County Administrator, LCDC	Short-term	Low	Proposed for 2025 2026
Invest in online mapping software that can be integrated into the county's website in order to show the spatial location of available properties and incentives	Process	Economic Development, County Administrator, LCDC	Short-term	Medium	Proposed for 2025 2027

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Leavenworth County Comprehensive Plan
Strategic Plan Matrix
Transportation and Mobility Implementation

	Tasks	Category	Task Owner and Participants	Time Frame	Cost Impact	Status	Completion Date
Strategy 1:	Develop and adopt a Transportation Master Plan						
	Allocate funding for a transportation master plan in the county's upcoming budget cycle	Plan	Planning & Zoning, Public Works, Commissioners	Immediately	Medium	Determined by the BOCC	
	Prepare a scope of services for a transportation master plan that covers all modes of transportation, including maintenance of roads (including paving guidelines), road construction or upgrades, trails, pedestrian and bicycle facilities, transit, freight, railroads, and aviation; attention should be placed on funding	Process	Planning & Zoning, County Administrator, Public Works, Commissioners	Immediately	Low	Determined by the BOCC	
	The transportation master plan should take into consideration regional and municipal planning activities, including but not limited to the Kansas City Regional Bike Plan, MetroGreen Regional Greenway System, KDOT planned improvements, MARC's Regional Transportation Plan 2050, KCATA transit plans, and Leavenworth County's Council on Aging	Process	Planning & Zoning, Public Works, KDOT, KCATA, MARC, Council on Aging, Commissioners	Short-term	Low	Determined by the BOCC	
	Use the recommendations illustrated on Figure 5.1 Transportation Plan as a starting point for the transportation master plan	Process	Planning & Zoning, Public Works, Commissioners	Short-term	Low	Determined by the BOCC	
	Following existing conditions analysis, public engagement, and formulation of transportation recommendations, present the master plan to the Planning Commission for recommendation of adoption and to the County Commission for adoption	Process	Planning & Zoning, Public Works, Commissioners	Short-term	Low	Determined by the BOCC	
Strategy 2:	Improve connectivity in the County's transportation network						
	Align transportation improvements with development and redevelopment projects to link activity centers with appropriate roadway infrastructure	Policy	Public Works, Planning & Zoning, Commissioners	Continuous	Medium	Determined by the BOCC	
	Regularly coordinate with the Leavenworth County Port Authority to address barge and rail operations and determine their role in the regional transportation network	Process	Planning & Zoning, Public Works, Leavenworth County Port Authority	Continuous	Low	Determined by the BOCC	
Strategy 3:	Update the County's road standards						
	Review and potentially update the county road standards, based on best management practices, peer county practices, and FHWA guidance	Process	Public Works, Commissioners	Immediately	Low	In Process	Summer 2025/2027

	Regularly (every one to three years) review the updated county road standards and revise them to follow national best practices	Process	Public Works, Commissioners	Continuous	Low	Determined by the BOCC	
Strategy 4:	Actively coordinate with other municipalities on the County roadway system						
	Host quarterly transportation meetings with representatives from each municipality's public works department, as well as KDOT, to ensure a coordinated strategy for the incorporated and unincorporated roadways	Process	Public Works, KDOT, Municipalities	Continuous	Low		
	Proactively communicate with municipalities about the updated county road standards	Process	Public Works, Municipalities	Continuous	Low	Upon Completion	
Strategy 5:	Monitor transit needs countywide						
	Meet annually with KCATA to evaluate how well the current transit system is meeting demand	Process	County on Aging, Planning & Zoning, KCATA	Continuous	Low	Ongoing	
	Continue allocating appropriate funds to operate the Leavenworth County's Council on Aging on-demand meals and transportation service to seniors	Program	Commissioners, Council on Aging, Planning & Zoning	Continuous	Low	On-going	

Leavenworth County Comprehensive Plan
Strategic Plan Matrix
Community Services and Infrastructure Implementation

	Tasks	Category	Task Owner and Participants	Time Frame	Cost Impact	Status	Completion Date
Strategy 1:	Develop and adopt a Utility Master Plan						
	Allocate funding for a utility master plan in the county's upcoming budget cycle	Process	Public Works, Planning & Zoning, County Administrator, Commissioners	Short-term	Medium	Ongoing; Will be determined at a later date	
	Prepare a scope of services for a utility master plan that covers all utilities, including water, wastewater, stormwater, and energy	Process	Public Works, Planning & Zoning, County Administrator, Commissioners	Short-term	Low	Ongoing; Will be determined at a later date	
	Consider hiring a consultant to draft the utility master plan or dedicate staff time to perform the study in-house	Process	Public Works, Planning & Zoning, County Administrator, Commissioners	Short-term	Low/Medium	Ongoing; Will be determined at a later date	
	Following existing conditions analysis, public engagement, and formulation of utility master plan recommendations, present the Plan to the Planning Commission for recommendation of adoption and to the County Commission for adoption	Process	Public Works, Planning & Zoning, Commissioners	Short-term	Low	Ongoing; Will be determined at a later date	
	Perform a Cost of Services study to understand the cost associated with the provision of utility infrastructure based on development type	Plan	Public Works, Planning & Zoning, Commissioners	Short-term	Medium	Ongoing; Will be determined at a later date	
	Host regular coordination meetings between the county, municipalities, and utility providers to ensure utility infrastructure is properly maintained and residents receive quality service	Process	Public Works, Planning & Zoning, County Administrator, Utility Providers, Municipalities, Commissioners	Continuous	Low	In process	Utility Commission 2026