

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 The applicant for Case DEV-25-143 has withdrawn their application, the email was provided to the Commissioners.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 6<sup>th</sup> P.M., Leavenworth County, Kansas.

**Also known as 17170 Leavenworth Road & 20550 175<sup>th</sup> 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 175<sup>th</sup>, 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 6<sup>th</sup> P.M., Leavenworth County, Kansas.

**Also 00000 182<sup>nd</sup> 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 6<sup>th</sup> P.M., in Leavenworth County, Kansas.

**Also known as 12751 206<sup>th</sup> 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 if they anticipated plans to modify the building. Ms. Allison confirmed there were no plans.

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 6<sup>th</sup> 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 to 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 will 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