

LEAVENWORTH COUNTY PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
February 11, 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, Jaden Bailey, Dan Clemons, William Gottschalk, Chairman Jeff Spink, Doug Tystad, Steve Skeet, Robert Owens, Andrew Gribble and Marcus Majure

Members absent: none

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

Commissioner Tystad proposed approval of the minutes and recommended one correction on DEV-25-124 in 2nd paragraph.

Approval of Minutes

ROLL CALL VOTE - Motion to approve the minutes passed 7/0 (Gribble and Clemons abstained).

Secretary's Report

Deputy Director Amy Allison stated that there was one item on the consent agenda and one subdivision item on the regular agenda which is an exception. Ms. Allison mentioned that there would be a study session for the Comprehensive Plan.

Declarations None.

Approval of Agenda

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

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

Planner II Josh Schweitzer stated the case is a preliminary and final plat consideration of a property. The applicants are proposing to divide their property into two lots, which requires an exception for Lot 1 as it exceeds the lot depth to lot width ratio by approximately 1,900 feet. Mr. Schweitzer mentioned that the property does exist in the Urban Growth Area of Lansing and that City of Lansing has provided comments, which is included in the Staff Report. The property is not located within 660 feet of a sanitary sewer system.

Surveyor Joe Herring spoke in favor of the request and offered to answer any questions regarding the irregular shaped lot. Additionally, the owners built their home further back on the lot to create "country living" which created even more irregularity. They are now in a position where they need to sell the land and this proposal makes the most sense. Mr. Herring stated that he has confirmed with a Planner from the City of Lansing that the closest septic system is to the north near Gillman.

Commissioner Zenger asked for clarification on the size of each proposed lots. Mr. Schweitzer confirmed one is 8.5 acres and other is 35 acres. Mr. Herring clarified that the driveway and easement locations.

Commissioner Tystad questioned why the County would approve adding septic tanks in this particular area. Director John Jacobson stated that the closest public sewer line is a septic "interceptor" and is actually considerably north of the location, which cannot be tapped for residential uses. Mr. Jacobson further explained the scenarios of how septic systems would be addressed by the City of Lansing as a result of future development. Mr. Jacobson added that he believes the area will be developed to a higher density housing in the future, which is consistent with the future Land Use Plan. Mr. Jacobson further stated that in his (and staff's) opinion, the owner's proposal is essentially a lot split and would not affect the ability to annex or add sewer systems in the future.

Commissioner Majure asked for clarification from Surveyor Herring regarding lot-width and lot-depth as it pertains to the proposal.

Commissioner Owens questioned how access may change if a potential developer purchases the two lots in the future.

Further discussions ensued.

Commissioner Tystad motioned to approve the preliminary plat and Commissioner Owens seconded.

ROLL CALL VOTE - Motion to approve the exception passed 9/0

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

ROLL CALL VOTE - Motion to approve the plats passed 9/0

Adjournment of Planning Commission at 5:50pm

Comprehensive Plan Study Session

Deputy Director Amy Allison stated that Staff is proactively beginning the process of the annual Comprehensive Plan Review which begins with a study session with Planning Commissioners. Ms. Allison stated that staff is only recommending one amendment to the Comprehensive Plan; however, Staff always reviews and provides an update on the strategies identified in the Comprehensive Plan. Ms. Allison noted past and future strategies relating to the Comprehensive Plan.

Staff provided an update for the Strategic Plan and discussed proposed changes to the status, primarily moving strategies into on-going processes as they have been adopted into annual practices.

Ms. Allison further added that the only amendment change recommendation would be to Strategy 4.4 which recommends conducting an internal update to the Comprehensive Plan every 3-5 years. Staff is recommending that be changed to every 5-10 years.

Further discussions ensued.

Ms. Allison then continued with the strategy items for remaining sections, touching upon transportation and mobility implementation. Staff has been in contact with Public Works since these items are their focus. Public Works was clear in that a lot of the strategies identified require funding in order to accomplish the goals. Currently the status on these items will be determined by the BOCC. Road standards is another item to be addressed by Public Works department and will be decided upon by December, 2027.

The last section of the Comprehensive Plan mentioned by Ms. Allison identified community service and infrastructure implementation. The Planning and Zoning department has been working on forming a Utility Commission in order to assist in specific utility questions as future developments come to the County.

Further discussions ensued including a potential water shed study, other utilities topics and the substantial need to prioritize needs.

Meeting concluded at 6:17pm.

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