

LEAVENWORTH COUNTY PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
March 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, Dan Clemons, William Gottschalk,
Chairman Jeff Spink, Doug Tystad, Robert Owens, Andrew Gribble and Marcus Majure

Members absent: Jaden Bailey and Steve Skeet

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

Approval of Minutes

ROLL CALL VOTE - Motion to approve the minutes passed 7/0.

Secretary's Report

Deputy Director Amy Allison stated that there were three items on the Consent Agenda. Ms. Allison added on the Regular Agenda there was one plat action and one public hearing for a Special Use Permit.

Declarations None.

Approval of Agenda

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

Regular Agenda

A. Case DEV-26-002 Preliminary and Final Plat – The Reserve at Blake Farms

Consideration of a Preliminary and Final Plat on the following described property: a tract of land in the Northeast Quarter of Section 14, Township 10 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas.

Also 14971 Fairmount Road

Deputy Director Amy Allison stated the case was a final plat request which was previously reviewed as a preliminary plat which was approved. However, since that time the applicant has revised the layout of the plat. Ms. Allison explained that the lot configuration would remain almost the same but the private drive easement is proposed to be straightened. This would require an additional exception because this change would affect the 40-foot building setback line as a frontage requirement for the two existing structures on Lot 8. This recent request has gone through the review process and met all preliminary plat requirements and updated the septic system for the home on Lot 3 and located the septic for the accessory structure on Lot 8.

Commissioner Tystad asked for clarification regarding combined access and ownership.

Surveyor Joe Herring confirmed immediately all lots would be owned by the HOA. If the owners retain Lot A when they sell their home, Lot A would be owned by the HOA.

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

ROLL CALL VOTE - Motion to approve the exception passed 7/0

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

ROLL CALL VOTE - Motion to approve the plats passed 7/0

B. Case DEV-25-121 Special Use Permit – H2R Ranch

Consideration of a Special Use Permit request for a horse boarding facility to board more than 11 horses on the following described property: A tract of land in the Southwest Quarter of Section 25, Township 10 South, Range 22 East of the 6th P.M., in Leavenworth County, Kansas.

Also known as 20770 147th Street

Planner II Josh Schweitzer stated that this is a request to operate a horse boarding facility to board more than 11 horses. The owners are proposing to build a 40,000sf structure that would board horses in 55 stalls with an arena. Additionally, the owners are offering to provide riding lessons in either an indoor or outdoor arena. Mr. Schweitzer added that applicants are also proposing to add a 21,000sf parking lot that would serve employees, horse boarders and customers.

Mr. Schweitzer further stated that Staff's recommendation is approval of the request with conditions. Staff is suggestion Condition #11 which is a requirement that each horse passes appropriate testing within 30 days of arrival. Condition #12 all events defined as a non-private event under Leavenworth County regulations require the TSUP process. Staff has determined this would be a Tier 1 SUP within a recommended time limit of 5 years.

Commissioner Zenger asked for clarification on Tier 1 SUP. Mr. Schweitzer indicated that the reason for the Tier 1 SUP because the business is on a large tract of land and is recreational in nature.

Further discussions ensued regarding new SUP's.

Chairman Spink opened the Public Hearing

Justin Watkins spoke as a representative for H2R Ranch sharing the current function of business as well as future plans. H2R Ranch provides high-quality horse boarding services where enthusiasts train and ride their horses. Mr. Watkins outlined that background of the business which began four years ago. As the demand increased, the owners began to identify another property to accommodate the growing business while maximizing the screening and minimize the noise. Mr. Watkins added the proposals should not disrupt the neighboring properties.

Further discussions ensued between Commissioners regarding hours, typical daily traffic coming through, as well as the care the horses are receiving by the H2R Ranch employees.

Nearby neighbor Kim Brown spoke in favor of the SUP and shared her perspective that the H2R business has been a positive improvement to the area and their plans to further invest in Leavenworth County is welcomed.

No one spoke in opposition of the request.

Chairman Spink closed the Public Hearing

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

Commissioners Zenger and Gribble questioned the 5-year recommendation on the SUP.

Discussions ensued further.

Commissioner Tystad withdrew the motion and Owens withdrew the second.

Commissioner Tystad motioned to approve the request with an amendment to Condition #1 to change the term to a 10-year time limit. Commissioner Owens seconded.

ROLL CALL VOTE - Motion to approve the SUP passed 7/0

Adjournment of Planning Commission at 6:06pm

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