LEAVENWORTH COUNTY PLANNING COMMISSION

**MINUTES OF THE REGULAR MEETING**

### March 10, 2021

*The full recorded meeting can be found on the County’s YouTube channel.*

**Meeting called to order at 6:00 pm**

**Pledge of Allegiance**

**Members present:** Steve Rosenthal, Mark Denney,A.W. Himpel, Jeff Spink, John Matthews, Terry Barkoski, Alex DeMoro, and Tom Dials

**Members absent**: Wolf Schmidt

**Staff present**: Krystal Voth-Director, Stephanie Sloop-Planning Coordinator, Joshua Gentzler-Planner, David Van Parys-Senior County Counselor

**Approval of Minutes:**

*Commissioner Himpel made a motion to approve the minutes from the previous Planning Commission. Commissioner Matthews seconded the motion.*

**ROLL CALL VOTE - *Motion to approve passed, 8/0***

**Secretary’s Report:**

Krystal Voth gave the secretary’s report, letting the commission know that there were several cases on the consent agenda, approval of the agenda would approve those cases. Ms. Voth also invited the Commission to attend a joint work session about the Comprehensive Plan on March 24th.

*A motion was made by Commissioner Himpel to approve the agenda. Commissioner Dials seconded the motion.*

***ROLL CALL VOTE - Motion to approve passed, 8/0***

**Declarations: No further declarations**

**Case DEV-20-158 (Polhemus Mechanic)**

**Consideration of an application for a Special Use Permit for Polhemus Mechanic, an Automotive Repair Service, located on Lot 7 in Hidden Meadows Subdivision Phase 1, in Leavenworth County, Kansas.**

**Also known as 17405 Gatewood Street (103-08-0-00-00-015.06)**

**Request submitted by Mr. Polhemus**

**Also known as 17405 Gatewood Street**

Krystal Voth presented the staff report for the above-referenced case.

Chairman Rosenthal opened the public hearing portion of the case and asked if the applicant wished to speak. Mr. Polhemus came forward, he explained the nature of his current business that he operates offsite and what changes would occur if he was granted this Special Use Permit.

Chairman Rosenthal asked if there was anyone that wished to speak in support of the business. One resident came forward to speak in support. Chairman Rosenthal asked if there was anyone wishing to speak in opposition. Chairman Rosenthal closed the public portion of the hearing.

A discussion was had among the commission about the request. Staff’s recommendation of the request was denial, the commission discussed tabling the motion to allow staff with the guidance of the Planning Commission to write conditions.

***Commissioner Barkoski made a motion to table DEV-20-158 for Polhemus Mechanic. Commissioner Dials seconded the motion.***

**ROLL CALL VOTE - Motion to table passed, 8/0**

**Case DEV-21-003**

**Consideration of an application for the renewal of a Special Use Permit for Gast Auto Repair, and Automotive Repair Service, located on a tract of land in the Northwest Quarter of Section 5, Township 8 South, Range 21 East of the 6th P.M., Leavenworth County Kansas.**

**Request submitted by Chris Gast**

**Also know as 22578 Millwood Road (063-05-0-00-00-007.00)**

Joshua Gentzler presented the staff report for the above-referenced case. Mr. Gentzler explained that due to the growth of business that the recommendation was for approval but with limits on vehicles and a reduction to the term.

Chairman Rosenthal opened the public hearing portion of the hearing and asked if the applicant wished to speak. Mr. Gast came forward and explained the growth of his business and the nature of his request.

Chairman Rosenthal asked if there was anyone that wished to speak in support of the business. Several residents came forward to speak in support. Chairman Rosenthal asked if there was anyone wishing to speak in opposition. Chairman Rosenthal closed the public portion of the hearing.

Discussion was had among the commission about the conditions.

***Commissioner Barkoski made a motion to approve DEV-1-003 for the Gast Auto Repair. In his motion, Commissioner Barkoski stated he wished to change conditions to read: Condition 1 The SUP shall be limited to a period of five years. Condition 2: The business shall be limited to the hours of 8:00 AM to 6:00 PM, Monday through Saturday. Commissioner Dials seconded the motion.***

**ROLL CALL VOTE - Motion to approve passed, 8/0**

The Board of County Commissioners will consider this item on **March 31, 2021 at 9:00 A.M** in the Leavenworth County Courthouse.

**Case DEV-20-160 Text Amendment**

**Consideration of amendments to the 2006 Leavenworth Zoning and Subdivision Regulations:**

**Article – 3 Definitions – Private Roads**

**Article – 18 Planned Zoning Districts**

**Article – 27 Site Plan Development**

**Request submitted by Leavenworth County Planning and Zoning**

Krystal Voth presented the staff report for the above-referenced case.

Commissioner Barkoski made one suggested change on the Private Roads definitions. Discussion was had between staff, the Commission, and Senior County Counselor about Planned Zoning Districts. Commissioner Himpel expressed concern about wanting to have more time to review the Planned Zoning Districts to compare them to the City of Tonganoxie.

Chairman Rosenthal opened the public hearing portion of the hearing and asked if there was any other public comment. One resident came forward. The public hearing was closed.

Discussion was had between the commissioners.

***Chairman Rosenthal made a motion to approve DEV-20-160 Text Amendments to the Leavenworth County Zoning and Subdivision Regulations. Commissioner Barkoski seconded the motion.***

**ROLL CALL VOTE - Motion to approve passed, 8/0**

The Board of County Commissioners will consider this item on **March 31, 2021 at 9:00 A.M** in the Leavenworth County Courthouse.

**Planning Commission adjourned at 7:49 PM.**