

**LEAVENWORTH COUNTY PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
April 10, 2024**

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: Doug Tystad, Steve Rosenthal, Allan Stork, Wolf Schmidt, William Gottschalk, Jaden Bailey, Jeff Spink, Marcus Majure

Members absent: Jaden Bailey and Steve Skeet

Staff present: John Jacobson-Director, Amy Allison-Deputy Director, Josh Schweitzer-Planner, Stephanie Sloop-Planning Coordinator, David Van Parys-County Counselor

Minutes: Commissioner Tystad made a motion to approve the minutes and Commissioner Stork seconded that motion.

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

Secretary's Report: Amy Allison gave the secretary's report going over the agenda, stating that there were two items on the consent agenda.

Declarations: None

Commissioner Schmidt made a motion to approve the agenda. Commissioner Gottschalk seconded the motion.

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

**Case DEV-24-022 Preliminary Plat Exception Lot 1 Doane Acres Tract split
Consideration of an Exception from Article 50, Section 40.3.i (Lot-Depth to Lot-Width) for tracts of land
in Lot 1, Doane Acres, a Subdivision of land in Leavenworth County, Kansas.**

Josh Schweitzer gave the staff report for the above-listed case, outlining the details of the request.

Chairman Majure asked if there were any questions or discussions from the board. Chairman Majure asked if there was any additional information to present, if not he would accept a motion on the exception.

**Commissioner Stork motioned to approve the request for the Exception for Case DEV-24-022.
Commissioner Tystad seconded the motion.**

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

**Case DEV-24-013 Rezoning Z & M Vineyard
Consideration of a rezoning request form RR-5 zoning district to the RR-2.5 zoning district on the
following described property: Tract of land in the South Half of the Northwest quarter of Section13,
Township 12 South, Range 20, East of the 6th PM, Leavenworth County, Kansas.**

Amy Allison gave the staff report for the above-listed case, outlining the details of the request.

Chairman Majure asked if there were any questions or discussions from the board.

Chairman Majure opened the public comment portion of this hearing and invited the applicant/agent to come forward. Mr. Joe Herring, Herring Surveying, came forward to answer questions about the request.

Chairman Majure invited individuals wishing to so speak in favor or opposition of the request. No one came forward.

The public comment portion of the meeting was closed.

Chairman Majure asked if there was any additional information to present or questions from the board. Commissioners discussed policies. Chairman Majure said with no further discussion he would accept a motion.

Commissioner Stork motioned to approve the request for the request for Case DEV-24-013. Commissioner Schmidt seconded the motion.

ROLL CALL VOTE - Motion to approve passed 6/1 (2 absent)

*Commission Rosenthal voted no based on the case not meeting the following factors:
4. Extent to which removal of the restrictions will detrimentally affect nearby property
6. Relative gain to economic development, public health, safety and welfare*

Case DEV-24-024 Rezoning Walker-Cooper

Consideration of a rezoning request from the RR-5 to RR-2.5 zoning district on the following described property: Tract of land in the Southwest Quarter of the Northwest Quarter of Section 15, Township 10 South, Range 22 East of the 6th PM., Leavenworth County, Kansas

Josh Schweitzer gave the staff report for the above-listed case, outlining the details of the request.

Chairman Majure asked if there were any questions or discussions from the board.

Chairman Majure opened the public comment portion of this hearing and invited the applicant to come forward. Joe Herring/Herring Surveying came forward to answer questions about the request.

Chairman Majure invited individuals wishing to so speak in favor or opposition of the request. One individual came forward to ask questions about the request.

The public comment portion of the meeting was closed.

Chairman Majure asked if there was any additional information to present., if not he would accept a motion.

Commissioner Stork motioned to approve the request for the request for Case DEV-24-024. Commissioner Owens seconded the motion.

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

2024 Comprehensive Plan Annual Review

Consideration of the proposed amendments and action matrix as part of the Annual Review of the Comprehensive Plan for 2024.

Amy Allison gave the staff report for the above-listed case, outlining the details of the request.

Chairman Majure asked if there were any questions or discussions from the board. Chairman Majure opened the public comment of this hearing and invited members of the public forward to speak in favor or opposition. Several members of the public came forward to give public testimony.

The public hearing was closed.

Chairman Majure asked if there was any additional information to present or questions from the board. Discussion was had amongst the board members and staff. Chairman Majure said he would entertain a motion.

Commissioner Tystad motioned to approve the review of the 2024 Comprehensive Plan Annual Review with the addition of an additional matrix regarding a rooftop study. Discussion was had between the

planning board and staff. Commissioner Tystad amended his motion to approve the Annual Review as presented by staff. Commissioner Owens seconded the motion.

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

Meeting was adjourned 8:00 PM

Work Session called to order at 8:05

Work Session was held to discuss 2024 Language Amendment Part 1

Work Session ended at 8:27 PM.