

**LEAVENWORTH COUNTY PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
April 14, 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, Wolf Schmidt, and Tom Dials

Members absent: Alex DeMoro

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

Approval of Minutes:

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

ROLL CALL VOTE - Motion to approve passed, 7/0 (1 abstention)

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 let them know that one item was being continued to the May meeting.

A motion was made by Commissioner Dials to approve the agenda. Commissioner Matthews 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 reminded the Commission that at last month's meeting this case was presented. The Planning Commission tabled the case and instructed staff to draft conditions that they as a Board had decided upon. Ms. Voth presented the conditions to the board.

Chairman Rosenthal clarified that public comment had been closed at the previous meeting and that it did not need to be opened again. Chairman Rosenthal asked the applicant to come forward and asked him if he agreed with the conditions. Mr. Polhemus said he did agree with the conditions.

Commissioner Barkoski made a motion to approve DEV-20-158 for Polhemus Mechanic. Commissioner Schmidt seconded the motion.

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

The Board of County Commissioners will consider this item on **May 5, 2021 at 9:00 A.M** in the Leavenworth County Courthouse.

Case DEV-21-029

Consideration of an application for a Special Use Permit for a Laydown Yard & Repair Facility, located on a tract of land in the Southeast Quarter of Section 18, Township 08 South, Range 21 East of the 6th P.M., located in Leavenworth County, Kansas.

Request submitted by Mr. Mortsolf

Also known as 31962 235th Street (064-18-0-00-00-007.00)

Joshua Gentzler presented the staff report for the above-referenced case. Mr. Gentzler explained nature of the business and the applicant's request.

Chairman Rosenthal opened the public hearing portion of the hearing and asked if the applicant wished to speak. Mr. Mortsolf came forward to answer questions from the Commission. He stated that he did agree with the conditions and asked for clarification on some of the items.

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

Commissioner Barkoski made a motion to approve DEV-21-029 for the Mortsolf Laydown Yard. Commissioner Dials seconded the motion.

ROLL CALL VOTE - Motion to approve passed, 5/3

The Planning Commission adjourned and the Board of Zoning Appeals convened.

Members present: Steve Rosenthal, A.W. Himpel, Jeff Spink, John Matthews, Terry Barkoski, Wolf Schmidt, and Tom Dials

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

Case DEV-21-029

Consideration of an application for a Variance to Article 5, Section 4 which requires a minimum road frontage of 200 feet for a tract of land located in the south half of the northwest quarter described as Section 25, Township 10 S, Range 22 E of the 6th P.M., located in Leavenworth County, Kansas.

Also known as 00000 147th Street (157-25-0-00-00-002.04)

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

Chairman Rosenthal opened the public hearing portion of the hearing and asked if the applicant wished to speak. Mr. and Mrs. Meyer came forward to answer questions from the Commission. They stated the reason for the requested variance.

Chairman Rosenthal asked if there was anyone that wished to speak in support of this request. Chairman Rosenthal asked if there was anyone wishing to speak in opposition. Chairman Rosenthal closed the public portion of the hearing.

Chairman Barkoski made a motion to approve DEV-21-029 a variance request. Commissioner Dials seconded the motion.

ROLL CALL VOTE - Motion to approve passed, 7/0