

**LEAVENWORTH COUNTY PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
July 12, 2023**

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

Members absent: Steve Skeet and Wolf Schmidt

Staff present: John Jacobson-Director, Amy Allison-Deputy Director, Stephanie Sloop-Planning Coordinator, Justin Kearney-Planning Intern, Misty Brown-County Counselor

Election of Chairman and Vice-Chairman:

Commissioner Spink made a motion to elect Marcus Majure as Chairman. Commissioner Tystad seconded the motion.

ROLL CALL VOTE - Motion to approve the passed, 6/0 (1 Abstain)

Commissioner Owens made a motion to elect Allan Stork as Vice-Chairman. Commissioner Majure seconded the motion.

ROLL CALL VOTE - Motion to approve the passed, 6/0 (1 Abstain)

Planning Director John Jacobson stated that if former Chairman Rosenthal wanted to finish out this meeting that he could.

Minutes:

Commissioner Tystad made a motion to approve the minutes. Commissioner Majure seconded the motion.

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

Secretary's Report:

Amy Allison gave the secretary's report going over the agenda. Indicating that there were four plats on the consent agenda.

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

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

Case DEV-043 & 044 Preliminary and Final Plat - Bosworth Addition

Consideration of a Preliminary and Final Plat for Bosworth Addition on the following described property: A tract of land in the North half of the Northwest Quarter of Section 16, Township 12 South, Range 22 East, of the 6th P.M., Leavenworth County, Kansas.

Amy Allison gave the staff report for the above-listed case. Allison did point out that the applicant is asking for an exception to the plat. She asked the board that if they were recommending approval that they first make a motion granting the exception and then make a motion on the plat.

Chairman Rosenthal asked if there were any questions or discussions from the board. Planning Commissioners asked some clarifying questions of staff. Chairman Rosenthal asked if the applicant wished to speak. Austin Thomas, Atlas Surveying, addressed the board, further explaining the plan with the platting application.

Chairman Rosenthal asked if there were any further questions or discussions from the board, if not he would accept a motion.

Commissioner Stork motioned to approve the exception requested for Case DEV-23-043 & 044 a Preliminary and Final Plat for Bosworth Addition. Commissioner Bailey seconded the motion.

ROLL CALL VOTE - Motion to approve passed 7/0

Commissioner Stork motioned to approve DEV-23-043 & 044 a Preliminary and Final Plat for Bosworth Addition. Commissioner Tystad seconded the motion.

ROLL CALL VOTE - Motion to approve passed 7/0

Case DEV-052 Preliminary Plat – Kesinger Farms

Consideration of a Preliminary Plat for Kesinger Farms on the following described property: A tract of land in the south Half of Section 12, Township 12 South, Range 20 East of the 6th P.M. Leavenworth County, Kansas.

Amy Allison gave the staff report for the above-listed case. Allison did point out that the applicant is asking for an exception to the plat. She asked the board that if they were recommending approval that they first make a motion granting the exception and then make a motion on the plat.

Chairman Rosenthal asked if there were any questions or discussions from the board. Planning Commissioners asked some clarifying questions of staff. Chairman Rosenthal asked if the applicant wished to speak. Joe Herring, Herring Surveying, addressed the board, further explaining the plan with the platting application.

Chairman Rosenthal asked if there were any further questions or discussions from the board, if not he would accept a motion.

Commissioner Stork motioned to approve the exception requested for Case DEV-23-052 a Preliminary Plat for Kesinger Farms. Commissioner Bailey seconded the motion.

ROLL CALL VOTE - Motion to approve passed 7/0

Commissioner Tystad motioned to approve DEV-23-052 a Preliminary Plat for Kessinger Farms. Commissioner Owens seconded the motion.

ROLL CALL VOTE - Motion to approve passed 7/0

Case DEV-068 & 069 Preliminary and Final Plat – Harris Corner

Consideration of a Preliminary and Final Plat for Harris Corner on the following described property: A tract of land in the Southwest Quarter of Section 12, Township 11 South, Range 20 East, Leavenworth County, Kansas.

Amy Allison gave the staff report for the above-listed case. Allison did point out that the applicant is asking for an exception to the plat. She asked the board that if they were recommending approval that they first make a motion granting the exception and then make a motion on the plat.

Chairman Rosenthal asked if there were any questions or discussions from the board. Planning Commissioners asked some clarifying questions of staff. Chairman Rosenthal asked if the applicant wished to speak. Joe Herring, Herring Surveying, addressed the board, further explaining the plan with the platting application.

Chairman Rosenthal asked if there were any further questions or discussions from the board, if not he would accept a motion.

Commissioner Stork motioned to approve the exception requested for Case DEV-23-068 & 069 a Preliminary and Final Plat for Harris Corner. Commissioner Bailey seconded the motion.

ROLL CALL VOTE - Motion to approve passed 7/0

Commissioner Stork motioned to approve DEV-23-68 & 069 a Preliminary and Final Plat for Harris Corner. Commissioner Majure seconded the motion.

ROLL CALL VOTE - Motion to approve passed 7/0

Case DEV-081 & 082 Preliminary and Final Plat – Echo Valley

Consideration of a Preliminary and Final Plat for Echo Valley on the following described property: A tract of land in the Northwest Quarter of Section 29, Township 10 South, Range 21 East, of the 6th P.M., Leavenworth County, Kansas.

Amy Allison gave the staff report for the above-listed case. Allison did point out that the applicant is asking for an exception to the plat. She asked the board that if they were recommending approval that they first make a motion granting the exception and then make a motion on the plat.

Chairman Rosenthal asked if there were any questions or discussions from the board. Planning Commissioners asked some clarifying questions of staff. Chairman Rosenthal asked if the applicant wished to speak. Joe Herring, Herring Surveying, addressed the board, further explaining the plan with the platting application.

Chairman Rosenthal asked if there were any further questions or discussions from the board, if not he would accept a motion.

Commissioner Stork motioned to approve the exception requested for Case DEV-23-081 & 082 a Preliminary and Final Plat for Echo Valley. Commissioner Gottschalk seconded the motion.

ROLL CALL VOTE - Motion to approve passed 7/0

Commissioner Tystad motioned to approve DEV-23-81 & 082 a Preliminary and Final Plat for Echo Valley. Commissioner Gottschalk seconded the motion.

ROLL CALL VOTE - Motion to approve passed 7/0

Case DEV-23-008 Text Amendment

Consideration of Amendments to the 2006 Leavenworth County Zoning and Subdivision Regulations as outlined in the posted agenda.

Amy Allison gave the staff report for the above-listed case outlining each change to the regulations.

Chairman Rosenthal asked if there were any questions or discussions from the board. Hearing none the public hearing was opened and Chairman Rosenthal asked if there was anyone present wishing to speak in favor or opposition. Joe Herring, Herring Survey came forward to state his concerns on the proposed changes. The public comment portion of the hearing was closed.

Chairman Rosenthal stated that he would accept a motion if there were no further discussion.

Commissioner Owens made a motion to approve Case DEV-23-008 – Amendments to the 2006 Zoning Regulations modifying it to keep the 45 day time period on title work. Commissioner Bailey seconded the motion.

ROLL CALL VOTE - Motion to approve passed 6/1

Commissioner Stork voted no, stating he felt he needed more time to review the proposed changes.

The meeting was adjourned at 6:54 p.m.