

**LEAVENWORTH COUNTY PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
February 8, 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, Steve Skeet, William Gottschalk, Wolf Schmidt, Jeff Spink, Marcus Majure, Doug Tystad, and Alan Stork

Members absent: Steve Rosenthal and Robert Owens

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

Minutes:

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

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

Secretary's Report:

Amy Allison gave the secretary's report going over the agenda, explaining that the agenda will need to be rearranged so a variance can be heard about a parcel that has a preliminary and final plat on the agenda.

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

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

Case DEV-22-166 Rezone – Armstrong

Consideration of a Rezone from RR-5 to RR-2.5 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

Josh Gentzler gave the staff report for the above-listed case.

Chairman Spink asked if there were any questions or discussions from the board. Hearing none the public hearing was opened and the applicant/agent was invited to come forward. Mr. Herring, Herring Survey came forward to describe the request and answer any questions from the board. Some discussion was had.

Chairman Spink asked if there was anyone present wishing to speak in favor or opposition. Public comment was given one resident, seeking clarification. The public comment portion of the hearing was closed. Discussion was had amongst the commission.

Chairman Spink said that he would accept a motion.

Commissioner Stork motioned to approve Case DEV-22-166 a Rezone from RR-5 to RR-2.5 - Armstrong. Commissioner Tystad seconded the motion.

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

(Commissioner Gottschalk voted to deny based on staff's recommendations and the reasons stated in the staff report.)

The Board of County Commissioners will consider this item no earlier than **March 1, 2023, at 9:00 A.M** in the Leavenworth County Courthouse.

**Case DEV-22-129 Comprehensive Plan Annual Review (Continued from 12/4/2022)
Consideration of the 2023 Comprehensive Plan Annual Review, including recommended amendments to the Plan.**

Amy Allison gave the staff report for the above-listed case.

Chairman Spink asked if there were any questions or discussions from the board. Hearing none the public hearing was opened. Commissioner Spink asked if there was anyone present wishing to speak in favor or opposition. Public comment was given by several residents. The public comment portion of the hearing was closed. Discussion was had between the Planning Commission and County Staff.

Chairman Spink said he would accept a motion if there were no further discussions on this request.

**Commissioner Tystad motioned to approve Case DEV-22-129 Comprehensive Plan Update.
Commissioner Gottschalk seconded the motion.**

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

The Board of County Commissioners will consider this item no earlier than **March 1, 2023, at 9:00 A.M** in the Leavenworth County Courthouse.

Planning Commission adjourned at 6:15 p.m.

The Board of Zoning Appeals meeting called to order at 6:15 p.m.

Members present: Jaden Bailey, Steve Skeet, William Gottschalk, Wolf Schmidt, Jeff Spink, Marcus Majure, Doug Tystad, and Alan Stork

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

**Case DEV-23-005 Variance - Bieniecki
Consideration of an application for a Variance from Article 18, Section 1.1 of the Zoning and Subdivision Regulations on the following described property: A tract of land located in the Northeast Quarter of Section 17, Township 11 South, of Range 21 East of the 6th p.m., Leavenworth County, Kansas.**

Amy Allison gave the staff report for the above-listed case.

Chairman Spink asked if there were any questions or discussions from the board. Hearing none the public hearing was opened and the applicant/agent was invited to come forward. Mr. Herring, Herring Survey came forward to describe the request and answer any questions from the board. Mr. Herring discussed reasoning relief from the regulations were being requested. The property owner, Mr. Bieniecki came forward to further explain the reason for requesting this variance. Discussion was had between the Board of Zoning Appeals and staff.

Commissioner Spink asked if there was anyone present wishing to speak in favor or opposition. Public comment was given in both support and opposition. The public comment portion of the hearing was closed.

Chairman Spink reminding the Board that they were the final decision for Variance requests also stating that he would accept a motion if there were no further discussion.

Commissioner Stork motioned to table Case DEV-23-005 a Variance and Commissioner Schmidt accepted the change.

ROLL CALL VOTE - Motion to table the request passed 7/0

The meeting adjourned at 6:23 p.m.

The Planning and Zoning meeting called to order at 6:23 p.m.

Members present: Jaden Bailey, Doug Tystad, William Gottschalk, Steve Skeet, Wolf Schmidt, Jeff Spink, Marcus Majure, Doug Tystad, and Alan Stork

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

Case DEV-22-167/168 – Oakridge Estates 2nd

Consideration of a Preliminary and Final Plat – Oakridge Estates 2nd on the following described property: A tract of land located in the Northeast Quarter (NE ¼) of Section 17, Township 11 South, Range 21 East of the 6th P.M., in Leavenworth County Kansas.

Also known as 00000 West Washington Street (PID: 194-17-0-00-00-002.00)

Amy Allison gave the staff report for the above-listed case.

Chairman Spink asked if there were any questions or discussions from the board. Commissioner Spink asked if the applicant wanted to come forward. Discussion was had between the Planning Commission and County Staff.

Chairman Spink said he would accept a motion if there were no further discussions on this request.

Commissioner Stork motioned to approve Case DEV-22-167 & 168 – Pre and Final Plat Oakridge Estates. Commissioner Gottschalk seconded the motion.

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

The Board of County Commissioners will consider this item no earlier than **March 1, 2023, at 9:00 A.M** in the Leavenworth County Courthouse.

Planning Commission adjourned at 6:34 p.m.