

**LEAVENWORTH COUNTY PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
November 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: Doug Tystad, William Gottschalk, Jeff Spink, Marcus Majure, Steve Rosenthal, Allan Stork, Wolf Schmidt Jaden Bailey, Robert Owens, and Steve Skeet

Members absent: none

Staff present: John Jacobson-Director, Stephanie Sloop-Planning Coordinator, Misty Brown-County Counselor

Minutes: Commissioner Schmidt made a motion to approve the minutes. Commissioner Spink seconded the motion.

ROLL CALL VOTE - Motion to approve the minutes passed, 8/0 (1 abstention)

Secretary's Report: John Jacobson gave the secretary's report going over the agenda. Indicating that there were two plats on the consent agenda. Approval of the agenda will approve those plats.

Declarations: Commissioner Rosenthal stated that he would need to abstain from DEV-23-137.

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

ROLL CALL VOTE - Motion to approve the agenda passed, 9/0

**Case DEV-23-136 Special Use Permit Tri-Hull Crane Rental, LLC
Consideration of an application for a Special Use Permit for a Contractor's Yard for Tri-Hull Crane Rental, on a tract of land in the Southeast quarter of Section 11, Township 12, Range 20 East of the 6th P.M., Leavenworth County, Kansas.**

John Jacobson gave the staff report for the above-listed case. Jacobson outlined the history of the current Special Use Permit and stipulations that the Board of County Commissioners gave with the approved original application.

Chairman Majure asked if there were any questions or discussions from the board. The public hearing was opened and the applicant/agent was invited to come forward. The applicant's attorney, Kurt Brack, Brown and Ruprecht Attorneys at Law, came forward to describe the request and answer any questions from the board.

Chairman Majure asked if there was anyone present wishing to speak in favor or opposition. A resident came forward to speak in opposition. The public comment portion of the hearing was closed.

Chairman Majure asked if there were any further questions or discussions from the board. Commissioner Gottschalk asked the resident to return to the podium for clarification on an item stated. Chairman Majure said he would accept a motion.

Commissioner Rosenthal motioned to approve the Special Use Permits with the conditions set forth in the staff report. Commissioner Schmidt seconded the motion.

ROLL CALL VOTE - Motion to approve passed 9/0

Case DEV-23-118 Rezoning from RR-2.5 to R1 (43)

Consideration of a rezoning request from RR-2.5 zoning district to R1 (43) zoning district on the following described property: The North 908.37 feet of the Southeast ¼ of Section 16, Township 11 South, Range 22 East of the Sixth P.M. in Leavenworth County, Kansas.

John Jacobson gave the staff report for the above-listed case. Jacobson reminded the Planning Commission that the public hearing was opened and closed at a previous meeting. A conceptual plan was given to assist in the determination of the board's recommendation.

Chairman Majure asked if there were any questions or discussions from the board. There was discussion about the request amongst board members and staff.

County Counselor, Misty Brown, stated that she watched the prior meetings for this request in preparation for this meeting. Ms. Brown went over the history of this case and clarified the motions that were made by the Board of County Commissioners when they remanded it back to the Planning Commission.

Chairman Majure said he would accept a motion.

Commissioner Stork motioned to approve the Rezoning request DEV-23-118. Commissioner Schmidt seconded the motion.

ROLL CALL VOTE - Motion to approve passed 7/2

Commissioner Bailey voted no to approval stating that he did not feel it fit the character of the neighborhood.

Commissioner Skeet voted no to approval for the same reason as Commissioner Bailey.

Case DEV-23-137 Rezoning from RR-2.5 to R1 (43)

Consideration of a rezoning request from RR-2.5 zoning district to R1 (43) zoning district on the following described property: The northwest Quarter of Section 15, Township 11 South, Range 22 East of the Sixth P.M., in Leavenworth County, Kansas.

John Jacobson gave the staff report for the above-listed case.

Chairman Majure asked if there were any questions or discussions from the board. The public hearing was opened and the applicant/agent was invited to come forward. The applicant Mike Reilly, came forward to describe the request and answer any questions from the board.

Chairman Majure asked if there was anyone present wishing to speak in favor or opposition. Multiple residents came forward to speak in opposition. The public comment portion of the hearing was closed.

Chairman Majure asked if there were any further questions or discussions from the board. Discussion was had between board members.

Commissioner Stork motioned to approve Case DEV-23-137 a rezoning from RR-2.5 to R1 (43). Commissioner Owens seconded the motion.

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

Commissioner Bailey voted no to approval stating that he did not feel it fit the character of the neighborhood.

Commissioner Skeet voted no to approval for the same reason as Commissioner Bailey.

Commissioner Rosenthal abstained from this case.

Meeting was adjourned 7:29 PM

LEAVENWORTH COUNTY PLANNING COMMISSION
Work Session
November 8, 2023

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

Staff present: John Jacobson-Director, Stephanie Sloop-Planning Coordinator, Misty Brown-County Counselor

Work session on adoption of Development Plans for Rezoning with certain criteria.