LEAVENWORTH COUNTY PLANNING COMMISSION

**MINUTES OF THE REGULAR MEETING**

### June 14, 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, Wolf Schmidt, Jeff Spink, Marcus Majure, Steve Rosenthal, Allan Stork, Doug Tystad

**Members absent**: Steve Skeet

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

**Minutes:**

**Commissioner Schmidt made a motion to approve with amendments the minutes. Commissioner Gottschalk seconded the motion.**

**ROLL CALL VOTE -Motion to approve the minutes passed, 7/0 (1 abstain, 1 absent)**

**Secretary’s Report:**

Amy Allison gave the secretary’s report going over the agenda.

**Commissioner Schmidt made a motion to approve the agenda. Commissioner Majure seconded the motion.**

**ROLL CALL VOTE -Motion to approve the agenda passed, 8/0 (1 Absent)**

**Case DEV-22-100 Preliminary Plat – Highland Meadows**

**Consideration of a Preliminary Plat for Highland Meadows on the following described property: A tract in the fractional Southwest Quarter of Section 7 and the Fractional Northwest Quarter of Section 18, Township 11 South, Range 21 East of the 6th P.M., Leavenworth County, Kansas.**

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

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 Survey, 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 Case DEV-22-100 a Preliminary Plat for Highland Meadows. Commissioner Tystad seconded the motion.**

**ROLL CALL VOTE**

*Commissioner Bailey voted no, due to the character of the neighborhood.*

**Motion to approve passed 7/1, (1 absent)**

**Case DEV-23-058 Rezone from RR-5 to RR-2.5 Forge**

**Consideration of a Rezone from RR-5 to RR-2.5 on the following described property: The East half of the South Half of the Northwest Quarter (NW ¼) of Section 32 Township 9 South, Range 22 Eat of the 6th P.M., Leavenworth County, Kansas.**

Amy Allison gave the staff report for the above-listed case. Commissioners asked about the Fire Districts response. Ms. Allison spoke to their submitted correspondence.

Chairman Rosenthal 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. The applicant came forward to describe the request and answer any questions from the board.

Chairman Rosenthal asked if there was anyone present wishing to speak in favor or opposition. 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 Stork made a motion to approve Case DEV-23-058 – Rezoning from RR-5 to RR-2.5. Commissioner Gottschalk seconded the motion.**

**ROLL CALL VOTE - Motion to approve passed 8/0, (1 absent)**

The Board of County Commissioners will consider this item no earlier than **July 5, 2023, at 9:00 A.M** in the Leavenworth County Courthouse.

**Case DEV-23-065 Rezone from RR-5 to Planned Unit Development (PUD) Neu Field Airpark**

**Consideration of a Rezone from RR-5 to PUD on the following described property: Two tracts of land in the West half of the East half of the Northeast Quarter of Section 20, Township 10 South, Range 22 East of the 6th P.M., in Leavenworth County, Kansas.**

Amy Allison gave the staff report for the above-listed case, taking time to explain the Planned Unit Development zoning.

Chairman Rosenthal 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. The applicant Joe Herring, Herring Survey, came forward to describe the request and answer any questions from the board. The property owners, Mr. and Mrs. Neu also came forward to explain the nature of their request.

Chairman Rosenthal asked if there was anyone present wishing to speak in favor or opposition. 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 Tystad made a motion to approve Case DEV-23-065 – Rezoning from RR-5 to PUD. Commissioner Schmidt seconded the motion.**

**ROLL CALL VOTE - Motion to approve passed 8/0, (1 absent)**

The Board of County Commissioners will consider this item no earlier than **July 5, 2023, at 9:00 A.M** in the Leavenworth County Courthouse.

**Case DEV-23-066 Preliminary Plat – Neu Field Airpark PUD**

**Consideration of a Preliminary Plat for New Field Airpark PUD on the following described property: Two tracts of land in the West half of the East half of the Northeast Quarter of Section 20, Township 10, Range 22 East of the 6th P.M., in Leavenworth County, Kansas.**

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

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 Survey, addressed the board, further explain the plan with the Preliminary Plat 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 Case DEV-23-066 a Preliminary Plat for Neu Field Airpark. Commissioner Gottschalk seconded the motion.**

**ROLL CALL VOTE - Motion to approve passed 8/0, (1 absent)**

**Case DEV-23-046 Special Use Permit for Faster Dynamics**

**Consideration of an application for a Special Use Permit for an Auto Service Station & Repair on the following described property: A tract of land in the Northwest corner of the Southwest Quarter of Section 34, Township 10 South, Range 21 East of the 6th P.M., in Leavenworth County, Kansas.**

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

Chairman Rosenthal 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. The applicant, Deric Hulett came forward to describe the request and answer any questions from the board.

Chairman Rosenthal asked if there was anyone present wishing to speak in favor or opposition. John Anderson came forward to speak in support of the request. 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 Stork made a motion to approve Case DEV-23-046 – Special Use Permit for Faster Dynamics. Commissioner Bailey seconded the motion.**

**ROLL CALL VOTE - Motion to approve passed 8/0, (1 absent)**

The Board of County Commissioners will consider this item no earlier than **July 5, 2023, at 9:00 A.M** in the Leavenworth County Courthouse.

**The meeting was adjourned at 6:44 p.m.**