

**LEAVENWORTH COUNTY PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
October 30, 2024**

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: Jeff Spink, Doug Tystad, Allan Stork, Dan Clemons, and Steve Rosenthal.

Staff present: John Jacobson-Director, Amy Allison-Deputy Director, Dawn Chamberlain-Planning Coordinator, Misty Brown-County Counselor

Minutes: Commissioner Stork made a motion to approve the minutes and Commissioner Clemons seconded that motion.

ROLL CALL VOTE – Motion to the approve passed, 4/0

Secretary's Report: Amy Allison outlined the one item on the agenda.

Declarations: None

Approval of Agenda: Commissioner Tystad made a motion to approve the Agenda and Commissioner Clemons seconded the motion.

ROLL CALL VOTE: Motion to approve the agenda passed. 9/0

A. Case DEV-24-123 Variance – Watson/McCoppin

Consideration of a Variance request from Article 5, Section 4 of the Leavenworth County Zoning & Subdivision Regulations on the following described property: A tract of land in the Northeast Quarter (NE ¼) of Section Twenty-Four (24), Township Nine (9) South, Range Twenty-One (21) East of the 6th p.m., Leavenworth County, Kansas.

Also known as 26567 187th Street

Amy Allison gave the staff report for the above-listed case, outlining the details of the request. The applicant is requesting a variance. Ms. Allison mentioned the parcel in question is approximately 2.2 acres in size and the parcel was split off via deed about ten years ago. The current owner was not the owner when the parcel was split. The current owners encountered a house fire in June, 2024. When property owner applied for a permit to rebuild, it was discovered the parcel is not compliant.

In order to bring the parcel into compliance, a variance must be granted. Ms. Allison also mentioned staff has provided an analysis outlining the five factors to consider when reviewing a variance request that is included in the staff report.

Commissioner Rosenthal asked about the lot/depth ratio. Ms. Allison confirmed the parcel is in compliance with that requirement. Commissioner Clemons asked if the owners decided to build another structure in the future, if another variance would be required. Ms. Allison confirmed an additional variance would not be required.

Property owner Matthew Watson appeared and stated they were not aware the parcel was non-compliant when they purchased the property. Mr. Watson mentioned they are working with the neighbor who sold them the property and are working with them to possibly purchase an additional 2.88 acres of property from them, which would meet the five-acre minimum.

Chairman Stork asked if there were any comments or questions by the Commissioners. With no response, Chairman Stork closed the public hearing portion of the meeting.

Commissioner Rosenthal motioned to approve the variance based upon the Five Factors. Commissioner Tystad seconded.

ROLL CALL VOTE: Motion to approve variance passed. 5/0

Adjournment of the Board of Zoning Appeals was called at 5:39 PM.

Upcoming meeting dates:

**Wednesday, November 13, 2024, 5:30 PM
Regular Planning Commission Meeting**