

**LEAVENWORTH COUNTY PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING  
September 25, 2019**

**Oath of Office**

**Meeting called to order at 6:00 pm**

**Pledge of Allegiance**

**Members present:** Steve Rosenthal-Chairman, Mark Denney, A.W. Himpel, John Matthews, Terry Bartkoski, and Jeff Spink

**Members absent:** Janette Labbee-Holdeman, Alex DeMoro, and Wolf Schmidt

**Staff present:** Jeff Joseph-Director, Krystal Voth-Deputy Director, Stephanie Sloop-Planning Coordinator, David Van Parys-Senior County Counselor, Bob Weber-County Appraiser

**Secretary's Report:**

Jeff Joseph let the Planning Commission know that meetings were planned for the Leavenworth County Comprehensive Plan next week, October 1<sup>st</sup> – 3<sup>rd</sup> and encouraged members to attend. He also let the Commission know that he was planning a work session before the regular meeting at 5 PM to discuss the Golden Factors and Table of Uses.

***A motion was made by Commissioner Matthews to approve the agenda. Commissioner Himpel seconded the motion.***

***Motion passed, 6-0***

**Declarations: None heard.**

**Case No. DEV-19-083**

**Consideration of a rezoning request for County Road One Corridor in Leavenworth County Kansas.**

**Request submitted by Planning & Zoning Staff**

**\*\*Requires public hearing\*\***

Krystal Voth presented the staff report for Case DEV-19-083 rezoning request for County Road One Corridor.

County Appraiser Bob Weber came forward to speak about the effects on property taxes regarding a rezoning. Mr. Weber explained that the assessment classification is based on the use of the property.

Chairman Rosenthal opened the public comment portion of the hearing and asked for anyone wishing to speak in favor of this request to come forward.

Chairman Rosenthal asked for those individuals wishing to speak in opposition of this request to please come forward. Several residents came forward to speak neutrally about the rezoning and ask for clarification of questions and in opposition of the request.

With no additional information to be presented the public comment portion of the hearing was closed.

**Commissioner Matthews made a motion to approve Case DEV-19-083 stating factors and finding. Commissioner Schmidt seconded the motion.**

**ROLL CALL VOTE**

**Motion is approved 6/0**

The Board of County Commissioners will consider this item on **October 16<sup>th</sup>, 2019 at 9:00 A.M** in the Leavenworth County Courthouse.

**Case No. DEV-19-084 (Text Amendment –Article’s 4 & 18  
Consideration of an application for a Text Amendment to amend:**

- Article 4 – Growth Management Communities, Zoning Districts & Boundaries**
- Article 18 (A) – “PR-1” Planned Low Density Residential District Regulations**
- Article 18 (B) – “PR-2” Planned Medium Density Residential District Regulations**
- Article 18 (C) – “PR-3” Planned High Density Residential District Regulations**
- Article 18 (D) – “MXD” Planned Mixed Land Use District Regulations**
- Article 18 (E) – “PC” Planned Commercial District Regulations**
- Article 18 (F) – “PI” Planned Industrial District**
- Article 18 (G) Grandfathering Exceptions to Planned District Regulations**

**of the Leavenworth County Zoning and Subdivision Regulations.**

**Request submitted by Planning and Zoning Staff  
\*\*Requires public hearing\*\***

Krystal Voth presented the staff report on Case DEV-19-084 consideration of an application for a Text Amendment to Article 4. Commissioner Bartkoski asked for clarification about the differences in different zoning classifications, light versus heavy. Clarification was also given about the grandfathering clause. Commissioner Himpel as for clarification on allowed zoning districts in zoning districts stating his concern about what will be in allowed in the table of uses.

Chairman Rosenthal opened the public comment portion of the hearing.

Chairman Rosenthal asked for anyone wishing to speak in favor of this request. Joe Herring with Herring Survey came forward to ask for clarification about the table of uses not being part of this request.

Chairman Rosenthal asked for anyone wishing to speak in opposition of this request. With no additional information to be presented the public comment portion of the hearing was closed. Commissioner Denney asked about the order of hearing the cases, Jeff Joseph explained the planning process. Chairman Rosenthal said that he would entertain a motion.

**Commissioner Himpel made a motion to approve Case DEV-19-084 proposed amendments to regulations to the Board of County Commissioners with finding and fact. Commissioner Matthews seconded the motion.**

**Roll Call Vote**

**Motion is Approved 6/0**