

MINUTES

CALL TO ORDER

The regular January meeting of the Lansing Planning Commission was called to order by Chairman Jake Kowalewski at 7:00 p.m.

ROLL CALL / QUORUM ANNOUNCEMENT-

In attendance were Chairman Jake Kowalewski, Commissioners Brian Payne, Janette Labbee-Holdeman, Jerry Gies, Nancy McDougal and Mike Suozzo. Commissioner Richard Hannon was not in attendance. Chairman Jake Kowalewski noted that there was a quorum present.

Also in attendance was TJ Vilkanaskas with Back 9 Development and Kevin Gardner with the Lansing City Council.

OLD BUSINESS-

1. **Approval of Minutes, December 20th, 2023, Regular Meeting**

A motion was made by Commissioner Labbee- Holdeman to approve the minutes as written and it was seconded by Commissioner Payne. Motion passed 6-0.

NEW BUSINESS-

2. **The Dunes Final Plat Case # 2023-DEV-016**

The applicant is requesting the approval of a Final Plat for The Dunes Subdivision (the preliminary plat was approved as "Sunningdale Estates". The proposed Final Plat subdivides approximately 32.6 acres into eight (8) lots allowing for the potential future construction of a single-family subdivision development. No modification of zoning is being requested in association with this Final Plat.

Discussion began discussing the items that were updated on the checklist for this case. It was stated by Joshua Gentzler, Community and Economic Development Director, that the physical copy of the final plat is in staff's possession, and that there were comments from Every and Rural Water District 8, with no comments returned Kansas Gas. With no further questions, a motion was made by Commissioner Labbee- Holdeman to accept the checklist as finding of fact and it was seconded by Commissioner McDougal. Motion passed 6-0.

Commissioner Gies began the discussion by stating that there is a 40-foot setback for utilities however it's in the middle of the lake, and inquired about an HOA, to which Mr. Gentzler stated that there is not, to his knowledge, an HOA being constructed, and it was not required to have the lake be on its own property. The question was asked as to who would take care of the lake, and Mr. Gentzler stated that it is a great question for the developer. TJ Vilkanaskas from Back 9 Development, then stated that yes, there will be an HOA that will be responsible for taking care of the 7-acre pond. He also stated that there will be a legal description of the pond as well. City Attorney Greg Robinson then stated that they should consider making the City a beneficiary of the HOA, so the City would be able to take it over, if needed. Commissioner Labbee- Holdeman asked why there was a name change, and Mr. Vilkanaskas explained that

the real estate agents they were working with did not like the name and changed it to the Dunes, because they had created some dunes along Eisenhower. Commissioner Lebbee-Holdeman then asked Mr. Gentzler about the current zoning, which he stated was A-1 (agricultural). She then asked about the strategic plan for agricultural in that area. Mr. Gentzler stated that it is commercial in the comprehensive plan but has been vacant as zoned for some time. And since there have been no attempts to develop that area, this is allowed by the UDO. It was stated that the zoning will stay agricultural unless the new residents choose to rezone it in the future. Commissioner Gies then asked if there are things allowed in agriculture that are not allowed in a residential neighborhood like goats, chickens, etc. Mr. Gentzler explained that we are looking at a size of subdivision that is not normally seen in Lansing. Mr. Vilkanskas then mentioned that there will be numerous restrictive covenants for this development. He then explained the intent behind the project, is to create 8 larger lots so they can build large homes. It was also stated that the price point for these homes will be 1.5 million and up just based on cost per foot, etc. And the square footage would be 2500 on the main level and the total square footage would vary depending on the design of the rest of the home. City Attorney Greg Robinson asked if there are any disclosures to the potential buyers about the zoning being agricultural, so there are no future problems or complaints to the city, if they are encroaching on the current surroundings. Mr. Vilkanskas confirmed that it is in the contract, and they plan to disclose that information.

Kevin Gardner with the Lansing City Council inquired about the lack of sidewalks. Mr. Gentzler explained that the plan is to have sidewalks on the West side of the property, along New Lawrence not connected to Eisenhower. He went on to say that there will be a connection across to the trail system on the North side of Eisenhower. But because there is no sidewalk to the West or East, there is sidewalk to the North there will be a connection across Eisenhower. Mr. Gardner then asked about the septic system, and it was stated that there is no sewer systems nearby to connect it to. It was confirmed that the surrounding properties are all on septic as well. With no further discussion, a motion was made by Commissioner Suozzo to approve the final plat application and it was seconded by Commissioner McDougal. Motion passed 6-0.

NOTICES AND COMMUNICATIONS- None

REPORTS-

Mr. Gentzler- Community and Economic Development Director-is scheduled to speak to the Council soon about changes in our UDO.

ADJOURNMENT-

Commissioner Geis made a motion to adjourn the meeting, the motion was seconded by Commissioner McDougal and the meeting was adjourned by acclamation at 7:23 pm.

Respectfully submitted,
Melissa Baker, Secretary

Reviewed by,
Joshua Gentzler, Community and Economic Development Director