



PLANNING COMMISSION JULY REGULAR MEETING

Council Chambers, 800 1st Terrace, Lansing, KS 66043
Wednesday, July 21, 2021 at 7:00 PM

MINUTES

CALL TO ORDER- The regular July meeting of the Lansing Planning Commission was called to order by Chairman Barry at 7:00 p.m.

ROLL CALL / QUORUM ANNOUNCEMENT- In attendance were Chairman Ron Barry, Vice-Chairman Jake Kowalewski, Commissioners Amy Baker, Nancy McDougal, Jerry Gies, Mike Suozzo, and Richard Hannon. Chairman Ron Barry noted there was a quorum present.

OLD BUSINESS

1. Approval of Minutes, June 16, 2021, Regular Meeting

Motion by Mrs. McDougal to approve and seconded by Mrs. Baker to approve the meeting minutes – motion passed 7-0

2. Approval of Minutes, June 23, 2021, Special Meeting

Motion by Mr. Kowalewski to approve and seconded by Mr. Suozzo to approve the meeting minutes – motion passed 7-0

3. **Remanded from City Council – UDO Text Amendment – Apiaries (Hobby)**

*Revision to use table to add Apiaries (Hobby) as an allowed use for parcels zoned A-1 that are larger than five (5) acres, and add a conditional use allowance for parcels zoned A-1 that are less than five (5) acres. Council asked Planning Commission to consider adding a buffer requirement to properties **more** than five (5) acres in size. Staff presented this incorrectly at the June 16th Planning Commission meeting as less than five (5) acres.*

Mr. Schmitz stated that the memo was incorrect at the June meeting, so we are talking again about parcels that are more than five (5) acres and whether or not the planning commission wants to put a buffer on those. Based on the discussion tonight, Staff will take it to City council. Mr. Barry stated that, in summary, the city council asked the planning commission to look at the parcels zoned A-1 larger than five (5) acres. Mr. Schmitz stated that there are not very many parcels that are larger than five (5) acres and are zoned A-1. Mrs. McDougal, then asked why we will dictate where a larger bee owner puts their hives. Mr. Schmitz said the desire of the City Council is to provide some kind of protection for neighbors. Mr. Barry stated that 16 feet is nothing compared to the distance a bee can travel (related to the side setbacks required in A-1 district), and that doesn't seem logical for a large piece of land. Mr. Schmitz mentioned that we could write it in such a way that it can't be within 100 feet of any surrounding structure not owned by those who have the hives.

Mr. Hannon motioned to restrict it no closer than 200 feet from an existing structure other than their own. Mr. Suozzo seconded it. Motion passed 6-1.

NEW BUSINESS

4. **UDO Text Amendment - Peripheral Street Improvements**

Revision to section 3.04 Required Improvements, Item H. to replace this section with updated language that removes the requirement for the applicant to build or pay for peripheral street improvements during the platting process. The presentation that was discussed with the City Council during the May Work Session is included for background.

Mr. Barry opened the public hearing at 7:14 pm.

Mr. Roger Aberle from Hiawatha, KS – Real estate agent for the property at 147th and 4-H road. Mr. Aberle was just wanting to be here to learn. He stated that he has no opinions, just wanted to listen, and get an idea of how these things work.

Mr. Barry closed the public hearing at 7:16 pm.

Mr. Geis needed clarification regarding that the applicant will waive the right to protest and asked if that is something that stays with the property, or when its sold, will it no longer be applicable. Mr. Schmitz stated it would only be applicable to the applicant. Mr. Schmitz stated that generally, the way the benefit district works, it's always better to do a road project before there is a development there. Mr. Geis stated that when you develop the benefit district, no one has a say in the matter, unless they protest.

Mr. Schmitz stated that the city can do benefit districts for any city owned infrastructure, but Lansing has never done peripheral roads. The major benefit to doing this for the city is that we can bond it and spread the payments over 20 or 25 years, and we have a dedicated source of income for that bond, which keeps the bond rates lower.

Mr. Geis made a motion that we send a recommendation for approval based upon the language in the report, Mr. Kowalewski seconded it. Motion passed 7-0.

5. Final Plat Application Case # SDFP-2021-3

Application submitted by Russell L. & Audeana M. Connell, owners of property at 600 Beth St. and 00000 Beth St., and Chad & Christina Clark, owners of property at 605 Carol St. This application is for a final plat consisting of 5 lots and approximately 1.84 acres. The property is currently zoned as R-2 Single-Family Residential District, is made up of multiple lots and a tract which are part of the original Town of Richardson Plat.

Mrs. McDougal inquired about the alley that used to be there and asked if it is being vacated, and Mr. Schmitz stated that it is already vacated.

Mr. Geis made a motion that it is approved subject to the conditions in the staff report, being that it gets signed before being sent to city council. Mrs. McDougal seconded it. Motion passed 7-0.

6. Site Plan Application Case # SP-2021-1

Application submitted by Jonathan Reddell of Family Eyecare Center. This application is for approval of a site plan to construct a two-story (2,700 S.F.) medical/office facility in the Town Center Development.

Mr. Barry outlined the steps for the site plan if it is approved by the planning commission. The applicant will need to resubmit a completed site plan based on the items in the staff report. Once Staff receives the updated Site Plan, Staff would then review building plans, and issue a building permit, after review of the revised site plan.

Mr. Geis was asking if there was a storm inlet in the low area. Mr. Schmitz stated that the basin will be owned and maintained by the city.

Mr. David Lutgen – 1554 Elm St in Basehor KS, is the civil engineer on the project. Regarding the curb, he stated they moved the curb far enough North so that it was all on the applicant's property. There is a 5-foot gap on the South side and there will be a curb inlet that future development to the south can tie into. Mr. Schmitz stated that there is additional grading work needing to be done on the south, but that property owner has agreed to allow a temporary construction easement to facilitate the project.

Mr. Barry inquired about the fire hydrants/access and if its already there. Mr. Schmitz stated that there is already water access in town center.

Mr. Geis motioned to approve, subject to the corrections being made per the staff report. Mr. Kowalewski seconded it. Motion passed 7-0.

NOTICES AND COMMUNICATIONS-

Mr. Schmitz – The next planning commission meeting is scheduled for August 18, 2021.

REPORTS - Commission and Staff Members

None

ADJOURNMENT- Mr. Geis made motion to adjourn, Mr. Kowalewski seconded. Meeting adjourned at 7:42 p.m.

Respectfully submitted,

Melissa Baker, Secretary

Reviewed by,

Matthew R. Schmitz, Community and Economic Development Director

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