



PLANNING COMMISSION APRIL REGULAR MEETING

Council Chambers, 800 1st Terrace, Lansing, KS 66043
Wednesday, April 20, 2022 at 7:00 PM

MINUTES

CALL TO ORDER- The regular April 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 Amy Baker, Mike Suozzo, Richard Hannon, Janette Labbee-Holdeman and Jerry Gies. Chairman Kowalewski noted there was a quorum present.

OLD BUSINESS-

1. Approval of Minutes, March 16, 2022, Regular Meeting

Motion was made by Commissioner Labbee-Holdeman to approve the meeting minutes as written. It was seconded by Commissioner Baker. Motion passed 5-0. Richard Hannon abstained.

NEW BUSINESS-

2. Subdivision Case SDPP-2022-2

Leon D. Osbourn, KS PE/RLS, Randall C. Purdue, KS PE, and Jason R. Loader, KS RLS, authorized agents for Robert E. Eberth, Bev Rench, and Ed Eberth, owners of property at 00000 Gilman Rd., have applied for approval of a preliminary plat for the Gilman Road Business Park subdivision, which will replat an existing unplatted tract. This preliminary plat, if approved, will allow the property owners to continue the platting process and apply for a Final Plat, which will subdivide approximately 28.40 acres into fifteen lots and one tract allowing for the potential future construction of industrial projects. The property is currently zoned A-1, and a separate rezoning request is also on the agenda for consideration. No additional Right of Way was requested by Staff for this preliminary plat.

Commissioner Labbee- Holdeman made a motion to accept the checklist of the finding of fact for the preliminary plat, and Commissioner Geis seconded, motion passed 6-0.

Commissioner Geis wanted to confirm that the right of way was sufficient, and Mr. Schmitz stated that it was sufficient. Chairman Kowalewski then asked if there was a requirement for sidewalks, and Mr. Schmitz stated that according to code, sidewalks are required. Commissioner Labbee-Holdeman asked why there would be a desire to be zoned light industry if they do not currently have a plan. Mr. Schmitz stated that there is a site plan being worked on for 1-A.

Randy Perdue from Kaw Valley Engineering was in attendance and stated that there is a plan for 1-A and the rest is tentatively for sale. He hasn't received a final answer regarding if they are platting all of it or just 1-A. They are contemplating platting all of it at once. Commissioner Geis made a motion to accept the final plat contingent on the items in the staff report and was seconded by Commissioner Baker. Motion passed 6-0.

3. Rezone Case RZ-2022-1

Leon D. Osbourn, KS PE/RLS, Randall C. Purdue, KS PE, and Jason R. Loader, KS RLS, authorized agents for Robert E. Eberth, Bev Rench, and Ed Eberth, owners of property at 00000 Gilman Rd., have applied to rezone the subject property from A-1 Agricultural District to I-1 Light Industrial District. This rezoning, if approved, will allow the property owners to develop a business park in this area. A preliminary plat is also on the agenda for this subject property.

The public hearing was opened at 7:09 pm. With no input from the public, the public hearing was closed at 7:10 pm. There was no further discussion.

Commissioner Geis made a motion to accept the findings of facts, seconded by Commissioner Suozzo. Motion passed 6-0.

Commissioner Geis made a motion to recommend the approval of the rezoning request to the city council, seconded by Commissioner Baker. Motion passed 6-0.

4. Subdivision Case # SDFP-2022-1

Brian & Lisa Rees, owners of property at 1217 S De Soto Road, and John & Donna Scanlon, owners of property at 1227 S De Soto Road, have applied for approval of a final plat for the Reeslon Addition subdivision, which will replat an existing unplatted tract (1217 S. De Soto Road) and Lot 1 (1227 S. De Soto Road) of Southern Hills Subdivision Plat 2. This final plat, if approved, will allow the property owners to subdivide approximately 10.48 acres from the existing two lots into three allowing for the potential future construction of a single-family home between the two existing homes along De Soto Road. No modification of zoning is being requested in association with this preliminary plat, however City Staff did request additional right-of-way in front of 1217 S De Soto Road to extend the right of way in this area so that it is uniform between the properties on the east side of De Soto Road.

Commissioner Labbee-Holdeman expressed her concern when it comes to shared driveways, in regard to future occupants, and asked about the ordinance for shared driveways. Mr. Schmitz stated that as part of the UDO, shared driveways are allowed. Mr. Schmitz then stated that there is a fifteen-foot shared access easement on the North, and a Twenty-foot access on the South of the property. Commissioner Labbee-Holdeman stated that there are nine 'no's' on the checklist. Mr. Schmitz explained that it's based on the version that was submitted, and it hasn't been signed or executed by the property owner, planning commission or city council, therefore we must mark 'no' on all of those. Ideally, we would like to see it signed by property owner, surveyor, etc., when it comes into the planning commission. But that rarely happens.

Commissioner Kowalewski asked with the construction, if there is no additional impact with the storm runoff. Mr. Spickelmier stated that its required to have that certification and that all concerns were addressed. When asked if it would be sewer or septic, Mr. Schmitz stated that this home will be sewer, and that there is sewer on site, within 100 feet.

With no further discussion or comments, Commissioner Geis made a motion to recommend this plat to the city council with conditions and Commissioner Labbee-Holdeman seconded it. Motion passed 6-0.

Mr. Schmitz stated that the rezoning request and the final plat that were just approved by the planning commission will both go to the May City Council Meeting.

NOTICES AND COMMUNICATIONS- Mr. Schmitz stated that we will have discussion of maximum lot sizes on the agenda next month. Our code has minimum lot sizes but not maximum.

REPORTS: Commission and Staff Members- None

ADJOURNMENT- Commissioner Labbee-Holdeman made a motion to adjourn and was seconded by Commissioner Suozzo. The meeting was adjourned at 7:28 pm.

For information on how to view prior meetings, please visit our website at <https://www.lansings.org>. If you require any special assistance, please notify the Community and Economic Development Director prior to the meeting.

Respectfully submitted,

Melissa Baker, Secretary

Reviewed by,

Matthew R. Schmitz, Community and Economic Development Director