

CITY OF LANSING
CITY COUNCIL MEETING

REGULAR MEETING MINUTES
March 20, 2025

Call To Order:

The regular meeting of the Lansing City Council was called to order by Mayor McNeill at 7:00 p.m.

Roll Call:

Mayor McNeill called the roll and indicated which Councilmembers were in attendance.

Councilmembers Present:

Ward 1: Kevin Gardner and Gene Kirby

Ward 2: Donald Studnicka and Jake Kowalewski

Ward 3: Kerry Brungardt and Jesse Garvey

Ward 4: Dan Clemons and Pete Robinson

Councilmembers Absent:

OLD BUSINESS:

The Regular Meeting minutes of March 6, 2025, were provided for review.

Councilmember Brungardt made a motion to approve the Regular Meeting Minutes of March 6, 2025, as presented. Councilmember Kirby seconded the motion.

Roll Call Vote: Aye: Councilmembers Garvey, Robinson, Clemons, Brungardt, Studnicka, Gardner, Kirby, and Kowalewski; Nay: none; Abstain: none; Absent: none; The motion was approved.

Tabled - Ord No. 1128 Delaware Ridge Rezone

The applicant requests approval to rezone a 112.8-acre parcel located at 24132 139th Street from A-1 (Agricultural District) to R-4 (Multi-Family Residential District), B-3 (Regional Business District), and I-2 (Heavy Industrial District). The proposal envisions future commercial, residential, and industrial development on the site. At its meeting, the Planning Commission voted 3-2 to recommend approval of the R-4 and B-3 portions of the rezoning application. However, the Planning Commission did not recommend approval of the requested industrial zoning (I-2) and voted to remove the portion of land that the Applicant requested Industrial zoning off of the application. At the request of the applicant, this matter was tabled from the March 6, 2025, City Council meeting. In accordance with Lansing's UDO, the City Council may:

- o Approve the application in accordance with the Planning Commission's Recommendation;
- o Override the Planning Commission's recommendation (in whole or in part) by a two thirds majority vote of the Council;
- o Return the application to the Planning Commission for further review of specified factors;
- o Deny the application.

Public Comments from property owners began at 7:02PM and ended at 8:10PM:

- Chad Schimke – 11710 Kelly Rd Leavenworth, KS
- Rebecca Minion – 13883 McIntyre Rd
- Mary Moppet – 13885 McIntyre Rd
- John Redden – 24170 131st St Leavenworth, KS
- Paul Cromer – 23916 131st St Leavenworth, KS
- April Cromer – 23916 131st St Leavenworth, KS
- Trina Gilbert – 24227 139th St Leavenworth, KS (Letter from Sarah George)

- Janie Stockton – 24324 131st St Leavenworth, KS
- Larry Boswell – 24648 127th St Leavenworth, KS
- Joseph Irwin – 24282 126th St Leavenworth, KS
- Chuck Irwin – 24282 126th St Leavenworth, KS
- Kirstin Workman
- Scott Tenner – 13697 McIntyre

Councilmember Kirby made a motion approve the application in accordance with the Planning Commission's recommendation and to adopt Ordinance No. 1128 to amend the City of Lansing Zoning Map. Councilmember Garvey seconded the motion.

Roll Call Vote: Aye: Councilmembers Garvey, Robinson, Clemons, Brungardt, Kirby, and Kowalewski; Nay: Mayor McNeill and Councilmembers Studnicka and Gardner; Abstain: none; Absent: none; The motion failed as a super majority is required.

Audience Participation: None

Presentations: None

COUNCIL CONSIDERATION OF AGENDA ITEMS:

Professional Services Agreement - 2025 Inflow and Infiltration Study

This project will take place in sub-basin 6, generally defined by Fairlane on the south, Woodland to the north, and K7 to the east. The scope of the work includes multiple investigative techniques.

Councilmember Kirby made a motion to approve the scope and fee from GBA for the 2025 Inflow and Investigation Study in the amount of \$134,471.00 (base fee of \$128,067.00 plus a contingency of 5%). Councilmember Kowalewski seconded the motion.

Roll Call Vote: Aye: Councilmembers Garvey, Robinson, Clemons, Brungardt, Studnicka, Gardner, Kirby, and Kowalewski; Nay: none; Abstain: none; Absent: none; The motion was approved.

Ordinance No. 1127 Hayslett LCHS Rezone - Case 2024-DEV-007

The Applicant proposes to rezone a 0.59-acre tract of land from A-1 to B-2. The Future Land Use Map of the Lansing Comprehensive Plan categorizes this property as Commercial and Open Space Agriculture. The applicant is proposing to split the property to sell the property to the property owner at 1024 S Main (adjacent to the North). The property has access to South Main Street

Councilmember Brungardt made a motion to adopt Ordinance No. 1127 to amend the City of Lansing Zoning Map. Councilmember Garvey seconded the motion.

Roll Call Vote: Aye: Councilmembers Garvey, Robinson, Clemons, Brungardt, Studnicka, Gardner, Kirby, and Kowalewski; Nay: none; Abstain: none; Absent: none; The motion was approved.

Ordinance No. 1129-Adopting the Codification of Ordinances

This ordinance codifies any changes and ordinances passed since the last codification ordinance. By adopting this ordinance, the City Code will be codified with these changes. This is supplement #10 to the City Code.

Councilmember Kirby made a motion to adopt Ordinance No. 1129-Adopting the Codification of Ordinances. Councilmember Kowalewski seconded the motion. No discussion took place.

Roll Call Vote: Aye: Councilmembers Garvey, Robinson, Clemons, Brungardt, Studnicka, Gardner, Kirby, and Kowalewski; Nay: none; Abstain: none; Absent: none; The motion was approved.

Executive Session – Consultation with Attorney

Councilmember Kirby made a motion to enter into Executive Session for consultation with the Attorney for the City which would be deemed privileged in an Attorney-Client relationship, K.S.A. 75-4319(b)(2) for 20 minutes, beginning at 8:15 PM and returning to the Council Chambers at 8:35 PM and to include the Governing Body, City Administrator, Fire Chief, and City Attorney. Councilmember Kowalewski seconded the motion.

Roll Call Vote: Aye: Councilmembers Garvey, Robinson, Clemons, Brungardt, Studnicka, Gardner, Kirby, and Kowalewski; Nay: none; Abstain: none; Absent: none; The motion was approved.

Councilmember Kirby made a motion to return to Open Session at 8:35 PM. Councilmember Kowalewski seconded the motion. No binding action was taken.

Roll Call Vote: Aye: Councilmembers Garvey, Robinson, Clemons, Brungardt, Studnicka, Gardner, Kirby, and Kowalewski; Nay: none; Abstain: none; Absent: none; The motion was approved.

Councilmember Clemons made a motion to allow Leavenworth Board of County Commissioners to proceed with Fire District #1 actions as they see fit and release the Board of County Commissioners from the Fire Protection Service contract upon demand on April 1, 2025, or beyond. Councilmember Brungardt seconded the motion.

Roll Call Vote: Aye: Councilmembers Garvey, Robinson, Clemons, Brungardt, Studnicka, Gardner, Kirby, and Kowalewski; Nay: none; Abstain: none; Absent: none; The motion was approved.

REPORTS:

Department Heads:

Community and Economic Development Director Joshua Gentzler:

- Independence Day 2026 and the country's 250th anniversary.
- Proposal of celebration on July 3, 2026, instead of June 27, 2026. Discussion occurred and the general consensus of the Council was to hold the celebration on July 3, 2026.

City Attorney: Nothing to report.

City Administrator: Nothing to report.

Governing Body:

Councilmember Garvey:

- Nothing to report.

Councilmember Robinson:

- Disappointed that the Board did not hold through to making housing a priority.

Councilmember Clemons:

- Leavenworth County Port Authority Docket update.
- Leavenworth Board of County Commissioners budget is based on 90% property taxes and 10% business and industry. The only way to lower taxes for the citizens is to get industry and rooftops.

Councilmember Brungardt:

- Ditto.

Councilmember Studnicka:

- Nothing to add.

Councilmember Gardner:

- Council has an obligation to listen to the people and to grow.
- McIntyre Rd will be affected by the approved plans for Highway 5 becoming a main artery to 435.
- Growth is limited to the south.
- The council has duties and obligations. If Lansing doesn't grow, we're going to stagnate and people around us are going to grow and we're going to suffer.
- Change has to happen whether we like it or not.

Councilmember Kirby:

- Agree with all the previous statements.

Councilmember Kowalewski:

- Nothing to add.

ADJOURNMENT:

Councilmember Kowalewski made a motion to adjourn. Councilmember Garvey seconded the motion.

Roll Call Vote: Aye: Councilmembers Garvey, Robinson, Clemons, Brungardt, Studnicka, Gardner, Kirby, and Kowalewski; Nay: none; Abstain: none; Absent: none; The motion was approved.

The meeting was adjourned at 8:45 PM.

ATTEST:



City Clerk Tish Sims, CMC

Jim Bray
630 Willow Dr.
Lansing, KS 66043
bray.jim@icloud.com

3/18/2025

City of Lansing Planning and Development Department
Lansing, KS

Subject: Letter of Support for the Delaware Ridge Development Plan

Dear City of Lansing Planning and Development Department,

I am writing to express my strong support for the Delaware Ridge development plan and to encourage its approval for the benefit of our community. As a resident of the city of Lansing, I believe this development will bring numerous positive opportunities to our city, including economic growth and increased housing options.

Additionally, the project will generate new property tax revenue, which will help support local schools, emergency services, and other essential public services. By increasing the tax base, Delaware Ridge will help alleviate the financial burden on current homeowners ensuring a more balanced and sustainable funding structure for city resources.

I personally applaud this project for many reasons- most importantly, the forementioned taxes and fees generated would be a huge help in a community that has been stagnant in growth for the past decade from a business point of view.

I urge city officials to approve and support the Delaware Ridge development plan. By moving forward with this initiative, Lansing will continue to thrive as a vibrant and welcoming community for all.

Thank you for your time and consideration.

Sincerely,



Jim Bray
913-240-4555