

## **AGENDA**

### **CALL TO ORDER**

### **PLEDGE OF ALLEGIANCE**

### **ROLL CALL**

### **OLD BUSINESS**

- [1.](#) Approval of Minutes

### **AUDIENCE PARTICIPATION**

### **PRESENTATIONS**

- [2.](#) Annual Library Update

### **NEW BUSINESS**

- [3.](#) Resolution B-3-2025 the creation of the RHID application for the Riverbend Heights subdivision
- [4.](#) Ord No. 1127 Hayslett LCHS Rezone - Case 2024-DEV-007
- [5.](#) Ord No. 1128 Delaware Ridge Rezone
- [6.](#) Resolution & Letter of Support-Leavenworth Waterworks Grant Application
- [7.](#) Ordinance No. 1126 – Establishing Utility Provider Solicitor Licensing and Fees

### **REPORTS** - City Attorney, City Administrator, Department Heads, Councilmembers

- [8.](#) 4th Quarter Treasurer's Report ending 12/31/2024
- [9.](#) City Administrator Report

### **PROCLAMATIONS**

### **OTHER ITEMS OF INTEREST**

- [10.](#) Kansas Moderate Income Housing (MIH) Program Fairlane Townhomes Project award letter

### **ADJOURNMENT**

Regular meetings are held on the first and third Thursday of each month. For information on how to view prior meetings, please visit our website at <https://www.lansingks.org>. Any person wishing to address the City Council, simply proceed to the microphone in front of the dais after the agenda item has been introduced and wait to be recognized by the Mayor. When called upon, please begin by stating your name and address. A time designated "Audience Participation" is listed on the agenda for any matter that does not appear on this agenda. The Mayor will call for audience participation. Please be aware that the City Council and staff may not have had advance notice of your topic and that the City Council may not be able to provide a decision at the meeting. If you require any special assistance, please notify the City Clerk prior to the meeting.

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# AGENDA ITEM

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TO: Tim Vandall, City Administrator  
FROM: Tish Sims, City Clerk  
DATE: February 27, 2025  
SUBJECT: Approval of Minutes

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The Regular Meeting Minutes of February 20, 2025 are enclosed for your review.

Action: Staff recommends a motion to approve the Regular Meeting Minutes of February 20, 2025, as presented.

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## AGENDA ITEM # 1

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**CITY OF LANSING**  
CITY COUNCIL MEETING

REGULAR MEETING MINUTES  
February 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 February 6, 2025, were provided for review.

**Councilmember Kirby made a motion to approve the Regular Meeting Minutes of February 6, 2025, as presented. Councilmember Kowalewski seconded the motion.**

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

**Audience Participation:**

**Presentations:**

**COUNCIL CONSIDERATION OF AGENDA ITEMS:**

**Waste Management Contract Extension.**

The Waste Management notified the City three months ago of a potential rate increase at the conclusion of our current contract, which is set to expire February 28, 2025. Waste Management provided options to allow the City to offset some costs by establishing recycling every other week. The City put out a survey to residents to gauge their interest in every other week recycling, and over 57% of our residents preferred to keep recycling weekly, in spite of the \$3.38/month increase. Waste Management's current rate is \$18.27/month, when including administrative costs, totals an even \$19/month for our residents. Waste Management is proposing a rate of \$21.65 for the same service to our residents (potentially more with administrative costs). According to Waste Management, the lion's share of the increase is the result of increasing wages to their drivers.

**Councilmember Kirby made a motion to approve of three-year extension with Waste Management Councilmember Studnicka seconded the motion.** Discussion occurred between the Council and Waste Management Account Manager John Blessing regarding the after-hour notice of changes to trash collection on February 6, 2025, as well as updates from the Waste Management App. Councilmember Kowalewski asked for clarification about whether the rate for this contract is locked or if there is an annual escalator. Mr. Blessing stated that if the term of the contract is longer than one year, there will be an annual escalator. He further stated that the reason that the increase that the city is receiving is maybe larger than it has in the past is because it's been under these three- and five-year contracts for so long that had smaller annual escalators. Councilmember Garvey stated he disagreed with what Mr. Blessing just said as Waste

Management asked the city to increase the rates in the middle of the current contract. Mr. Blessing stated that there could be one off issues that could come up while the city is under this new contract. The council continued discussions regarding one- or three-year contract pros and cons. Councilmember Studnicka asked for clarification about whether there would still be a senior rate. City Administrator Tim Vandall explained that that is an internal decision by the city, and the city was still planning to do a senior rate.

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

**REPORTS:**

**Department Heads:** Nothing to report.

**City Attorney:** Nothing to report.

**City Administrator:**

- Discussed the rezones and the procedures involved.
  - Rezoning is requested by property owners.
  - Rumors regarding the city withholding Planning Commission contact information. The Planning Commission does not have city emails. The city did not want to give personal email addresses of our volunteers that make up the Planning Commission.
  - There are multiple projects happening on McIntyre with different owners, different projects, different goals.
- Discussions have occurred on whether to assign city emails to volunteer board members.
- Discussion continued with council regarding personal emails and social media.

**Governing Body:**

Councilmember Kirby:

- Nothing to discuss.

Councilmember Kowalewski:

- I want to put this out publicly and this is just my opinion:
  - Future land use maps, comprehensive plans are living documents. They're intended to evolve over time in response to changing conditions, community needs, and policy priorities. They are not law. They are not policies. They are not doctrines.
  - Our most recent versions are over 13 years old and are not reflective of the current infrastructure or today's economic environment.
  - Current data, market trends, and community goals must be considered when we are making decisions.

Councilmember Garvey:

- Nothing to discuss.

Councilmember Robinson:

- Great job by the city for getting the snow cleaned up.

Councilmember Clemons:

- Thank you to Mr. Vandall and staff regarding the Fire District 1 packet sent to County Commissioners.
- LCPA was cancelled due to weather.

Councilmember Brungardt:

- Well said, Councilmember Kowalewski.

Councilmember Studnicka:

- Nothing to discuss.

Councilmember Gardner:

- Based on the growth in Piper and Bashor as well as the state funding going to straighten out Highway 5, it is not surprising that the southern end of town is attractive to developers.

**ADJOURNMENT:**

**Councilmember Gardner made a motion to adjourn. Councilmember Brungardt seconded the motion.**

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

The meeting was adjourned at 7:38 PM.

**ATTEST:**

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City Clerk Tish Sims, CMC

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# AGENDA ITEM

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TO: Tim Vandall, City Administrator  
FROM: Terri Wojtalewicz, Library Director  
DATE: February 28, 2025  
SUBJECT: Annual Library Update

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Library Director, Terri Wojtalewicz, will present a 2024 annual review of Lansing Community Library.

Policy Consideration: None.

Financial Consideration: None

Action: None.

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# AGENDA ITEM # 2

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# AGENDA ITEM

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TO: Tim Vandall, City Administrator  
FROM: Joshua Gentzler JG  
DATE: February 26, 2025  
SUBJECT: Riverbend Heights RHID Public Hearing Resolution

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*Overview:* The City of Lansing is considering establishing the Riverbend Heights Reinvestment Housing Incentive District (the “District”) under the Kansas Reinvestment Housing Incentive District Act (K.S.A. 12-5241 et seq.) to encourage the construction of quality housing and related public infrastructure. A housing needs analysis, titled *Housing Lansing*, concluded that new residential development is necessary to meet local demand. Under the proposed plan, Ad Astra Development, LLC intends to develop an approximate 412-unit single-family subdivision, supported by new streets, utilities, and other public improvements.

In accordance with state law, the attached resolution (1) declares the City’s intent to establish the District; (2) adopts a development plan for housing and public facilities within the District; (3) sets April 17, 2025, as the date for a public hearing on the matter; and (4) directs notice of that public hearing to be published and delivered to Leavenworth County, Lansing USD 469, and the City’s Planning Commission.

*Policy Consideration:* N/A

*Financial Consideration:* The City’s participation is based on capturing property tax increments generated from new development within the District. A feasibility study indicates that the tax increment revenue and private developer contributions will be sufficient to cover eligible public improvement costs.

*Action:* Staff recommends to adopt Resolution B-3-2025 the creation of the RHID application for the Riverbend Heights subdivision.

(Published in the *Leavenworth Times* on April \_\_, 2025)

**RESOLUTION NO. B-3-2025**

**A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LANSING, KANSAS DETERMINING THAT THE CITY IS CONSIDERING ESTABLISHING A REINVESTMENT HOUSING INCENTIVE DISTRICT WITHIN THE CITY AND ADOPTING A PLAN FOR THE DEVELOPMENT OF HOUSING AND PUBLIC FACILITIES IN SUCH PROPOSED DISTRICT; ESTABLISHING THE DATE AND TIME OF A PUBLIC HEARING ON SUCH MATTER, AND PROVIDING FOR THE GIVING OF NOTICE OF SUCH PUBLIC HEARING (RIVERBEND HEIGHTS REINVESTMENT HOUSING INCENTIVE DISTRICT)**

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**WHEREAS**, the Kansas Reinvestment Housing Incentive District Act, K.S.A. 12-5241 *et seq.* (the “Act”) authorizes cities incorporated in accordance with the laws of the state of Kansas (the “State”) to designate reinvestment housing incentive districts within such city; and

**WHEREAS**, the City of Lansing, Kansas (the “City”) constitutes a city as said term is defined in the Act; and

**WHEREAS**, a housing needs analysis titled Housing Lansing (the “Analysis”) has been performed with regard to the City, a copy of which is on file in the office of the City Clerk; and

**WHEREAS**, Resolution No. B-2-2025 adopted by the City Council (the “Governing Body”) made certain findings relating to the need for financial incentives for the construction of quality housing within the City, declared it advisable to establish a reinvestment housing incentive district pursuant to the Act and authorized the submission of such Resolution and the Analysis to the Kansas Department of Commerce in accordance with the Act; and

**WHEREAS**, the Secretary of the Kansas Department of Commerce, pursuant to a letter dated           , 2025, authorized the City to proceed with the establishment of a reinvestment housing incentive district pursuant to the Act; and

**WHEREAS**, the City has caused to be prepared a plan (the “Plan”) for the development or redevelopment of housing and public facilities in the proposed Riverbend Heights Reinvestment Housing Incentive District (the “District”) in accordance with the provisions of the Act; and

**WHEREAS**, the Plan includes:

1. The legal description and map required by K.S.A. 12-5244(a);
2. The existing assessed valuation of the real estate in the proposed District listing the land and improvement values separately;
3. A list of the names and addresses of the owners of record of all real estate parcels within the proposed District;
4. A description of the housing and public facilities project or projects that are proposed to be constructed or improved in the proposed District, and the location thereof;
5. A listing of the names, addresses and specific interests in real estate in the proposed District of the developers responsible for development of the housing and public facilities in the proposed District;



6. The contractual assurances, if any, the Governing Body has received from such developer or developers, guaranteeing the financial feasibility of specific housing tax incentive projects in the proposed District;

7. A comprehensive analysis of the feasibility of providing housing tax incentives in the proposed District as provided in the Act, which shows that the public benefits derived from such District will exceed the costs and that the income therefrom, together with all public and private sources of funding, will be sufficient to pay for the public improvements that may be undertaken in the District.

**WHEREAS**, the Governing Body proposes to continue proceedings necessary to create the District and adopt the Plan by the calling of a public hearing on such matters in accordance with the provisions of the Act.

**THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LANSING, KANSAS AS FOLLOWS:**

**Section 1. Proposed Reinvestment Housing Incentive District.** The Governing Body hereby declares an intent to consider establishing the District. The District is proposed to be formed within the boundaries of the real estate legally described in *Exhibit A* attached hereto, and shown on the map depicting the existing parcels of land attached hereto as *Exhibit B*. A list of the names and addresses of the owners of record of all real estate parcels within the proposed District and the existing assessed valuation of said real estate, listing the land and improvement values separately, is attached hereto as *Exhibit C*.

**Section 2. Proposed Plan.** The Governing Body hereby further declares its intent to adopt the Plan in substantially the form presented to the Governing Body on this date, with such changes or supplements as may be approved by the City. A copy of the Plan shall be filed in the office of the City Clerk and be available for public inspection during normal business hours. A description of the housing and public facilities projects that are proposed to be constructed or improved in the proposed District, and the location thereof are described in *Exhibit D* attached hereto. A summary of the contractual assurances by the developer and the comprehensive feasibility analysis is contained in *Exhibit E* attached hereto.

**Section 3. Public Hearing.** Notice is hereby given that a public hearing will be held by the Governing Body of the City to consider the establishment of the District and adoption of the Plan on **April 17, 2025** at City Hall, located at 800 First Terrace, Lansing, Kansas 66043; the public hearing to commence at 7:00 p.m. or as soon thereafter as the Governing Body can hear the matter. At the public hearing, the Governing Body will receive public comment on such matters, and may, after the conclusion of such public hearing, consider the findings necessary for establishment of the District and adoption of the Plan, all pursuant to the Act.

**Section 4. Notice of Public Hearing.** The City Clerk is hereby authorized and directed to provide for notice of the public hearing by taking the following actions;

- A. A certified copy of this Resolution shall be delivered to:
  - i. The Board of County Commissioners of Leavenworth County, Kansas;
  - ii. The Board of Education of Unified School District No. 469, Leavenworth County, Kansas (Lansing); and
  - iii. The Planning Commission of the City of Lansing, Kansas.

B. This Resolution, including *Exhibits A* through *E* attached hereto, shall be published at least once in the official newspaper of the City not less than one week or more than two weeks preceding the date of the public hearing.

C. This Resolution, including *Exhibits A* through *E* attached hereto, is available for inspection at the office of the clerk of the City at normal business hours. Members of the public are invited to review the plan and attend the public hearing on the date announced in this Resolution.

**Section 5. Further Action.** The Mayor, City Administrator, City Clerk and the officials and employees of the City, including the City Attorney and Gilmore & Bell, P.C., as counsel to the City, are hereby further authorized and directed to take such other actions as may be appropriate or desirable to accomplish the purposes of this Resolution.

**Section 6. Effective Date.** This Resolution shall take effect after its adoption by the Governing Body.

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**ADOPTED** by the Governing Body of the City of Lansing, Kansas on March 6, 2025.

(SEAL)

\_\_\_\_\_  
Anthony R. McNeill, Mayor

ATTEST:

\_\_\_\_\_  
Tish Sims, City Clerk

**EXHIBIT A**

**LEGAL DESCRIPTION OF PROPOSED  
RIVERBEND HEIGHTS REINVESTMENT HOUSING INCENTIVE DISTRICT**

**PROPERTY A**

**13209 McIntyre Rd Leavenworth, KS 66048**

Approximately 34.24 acres

Tract 1:

A tract of land in the Northeast 1/4 of Section 6, Township 10 South, Range 23 East of the 6th P.M. in Leavenworth County, Kansas being more fully described as follows: Beginning at a point that is (N 90° 00' 00" W) 660.60 feet from the Northeast corner of the Northeast 1/4 of said Section 6, said point of beginning also being on the North line of the said Northeast 1/4; thence (S 00° 00' 00" W) 441.64 feet; thence (N 90° 00' 00" W) 690.42 feet; thence (N 00° 00' 00" E) 441.64 feet to a point on the North line of said Northeast 1/4; thence (S 90° 00' 00" E) 690.42 feet to the point of beginning, less any part thereof taken or used for road purposes.(hereinafter referred to as "Tract 1").

AND

Tract 2:

A tract of land in the Northeast 1/4 of Section 6, Township 10 South, Range 23 East of the 6th P.M., in Leavenworth County, Kansas being more fully described as follows: Beginning at a point that is (N 90° 00' 00" W) 418.98 feet from the Northeast corner of the Northeast 1/4 of said Section 6, said point of beginning also being on the North line of said Northeast 1/4; thence (S 05° 52' 20" W) 579.76 feet; thence (S 39° 08' 57" W) 100.80 feet; thence (S 00° 30' 34" W) 195.55 feet; thence (S 74° 41' 26" W) 1402.72 feet; thence (N 02° 30' 47" W) 1221.97 feet to a point on the North line of said Northeast 1/4; thence (N 90° 00' 00" E) 599.18 feet; thence (S 00° 00' 00" W) 441.64 feet; thence (N 90° 00' 00" E) 690.42 feet; thence (N 00° 00' 00" E) 441.64 feet to a point on the North line of said Northeast 1/4; thence (N 90° 00' 00" E) 241.62 feet to the point of beginning, less any part thereof taken or used for road purposes. (hereinafter referred to as "Tract 2")

ALSO DESCRIBED AS:

A tract of land in the Northeast Quarter of Fractional Section 6, Township 10 South, Range 23 East of the 6th P.M., in Leavenworth County, Kansas being more fully described as follows: Beginning at a point that is S 90° 00' 00" W 418.98 feet from the Northeast corner of the Northeast Quarter of said Section 6, said point of beginning also being on the North line of said Northeast Quarter; thence South 05° 52' 20" West 579.76 feet; thence South 39° 08' 57" West 100.80 feet; thence South 00° 30' 34" West 195.55 feet; thence South 74° 41' 26" West 1402.72 feet; thence North 02° 30' 47" West 1221.97 feet to a point on the North line of said Northeast Quarter; thence North 90° 00' 00" East 1531.22 feet to the point of beginning, less any part thereof taken or used for road purposes.

**PROPERTY B**

**00000 131st St Leavenworth, KS 66048**

Approximately 99.86 acres

All of the Northeast Quarter of Fractional Section 6, Township 10 South, Range 23 East of the 6<sup>th</sup> P.M., Leavenworth County, Kansas, less any part thereof taken or used for road or street purposes,

AND ALSO LESS AND EXCEPT:

A tract of land in the Northeast Quarter of Section 6, Township 10 South, Range 23 East of the 6<sup>th</sup> P.M., Leavenworth County, Kansas, more fully described as follows: Beginning at a point that is South 90° 00' 00" West 418.98 feet from the Northeast corner of the Northeast Quarter of said Section 6, said point of beginning also being on the North line of the Northeast Quarter; thence South 05° 52' 20" West 579.76 feet; thence South 39° 08' 57" West 100.80 feet; thence South 00° 30' 34" West 195.55 feet; thence South 74° 41' 26" West 1402.72 feet; thence North 02° 30' 47" West 1221.97 feet to a point on the North line of said Northeast Quarter; thence North 90° 00' 00" East 1531.22 feet to the point of beginning,

AND ALSO LESS AND EXCEPT:

A tract of land in the Southeast Quarter of the Northeast Quarter of Fractional Section 6, Township 10 South, Range 23 East of the 6<sup>th</sup> P.M., Leavenworth County, Kansas, more fully described as follows: Beginning at the East Quarter corner of said Section 6; thence South 88° 27' 20" West 485.00 feet along the South line of the Northeast Quarter of said Section 6; thence North 01° 53' 43" West 450.00 feet; thence North 88° 27' 20" East 485.00 feet to the East line of the Northeast Quarter of said Section 6; thence South 01° 53' 43" East 450.00 feet along said East line to the point of beginning, according to the Tract Split Survey dated June 29, 2010 by Hahn Surveying, as recorded on July 16, 2010 as Document No. 2010S023.

AND ALSO LESS AND EXCEPT:

Lots 1, 2, 3, 4 and 5, MILLS WOODS, a subdivision in Leavenworth County, Kansas.

**PROPERTY C**

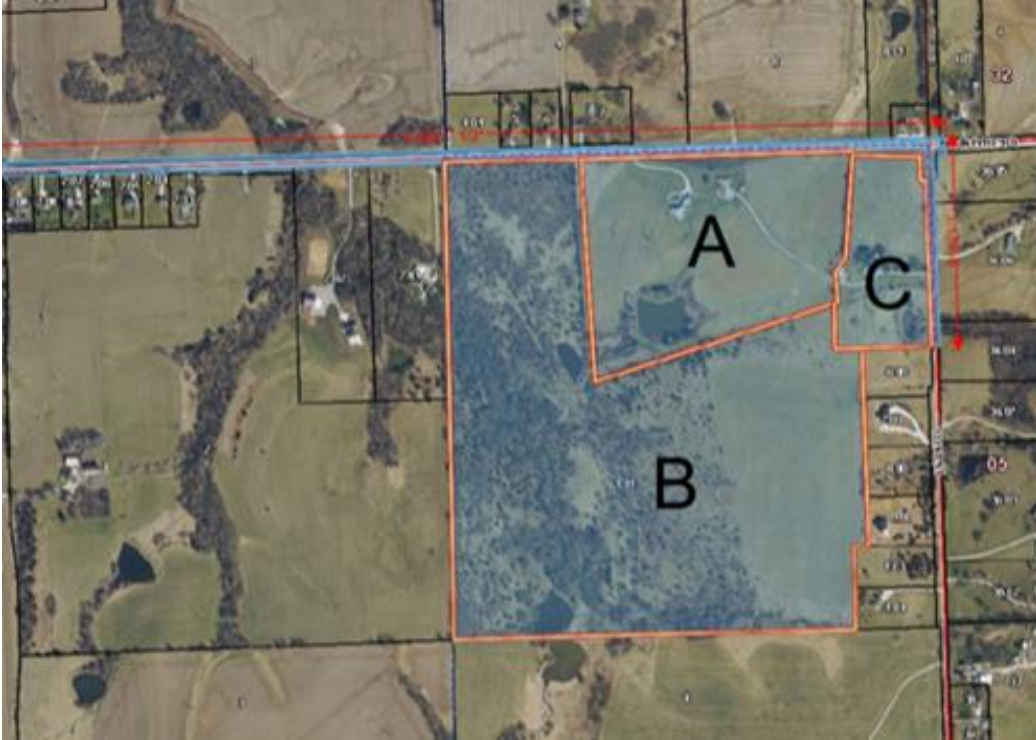
**24303 131st St Leavenworth, KS 66048**

Approximately 11.16 acres

Lot 1, MILLS WOODS, a subdivision in Leavenworth County, Kansas.

Together with public rights-of-way adjacent thereto.

**EXHIBIT B**  
**MAP OF PROPOSED**  
**RIVERBEND HEIGHTS REINVESTMENT HOUSING INCENTIVE DISTRICT**



**EXHIBIT C**

**NAMES AND ADDRESSES OF THE OWNERS OF RECORD  
OF ALL REAL ESTATE PARCELS WITHIN THE PROPOSED  
RIVERBEND HEIGHTS REINVESTMENT HOUSING INCENTIVE DISTRICT  
AND THE EXISTING ASSESSED VALUATION OF SAID REAL ESTATE PARCELS  
AND NAMES AND ADDRESSES OF THE DEVELOPERS**

Owners of Real Property: Charles D. Engelhardt Trust  
13209 McIntyre Road  
Leavenworth, Kansas, 66048

Developer: Ad Astra Lansing Development, LLC  
5701 Mission Drive  
Mission Hills, Kansas 66208

Individuals with specific interest: Ad Astra Land Holdings, LLC, has  
obtained an option to purchase the real  
estate proposed to be within the  
boundaries of the District.

Existing Assessed Valuation of the District: Land: \$12,014  
Improvements: \$9,390

***EXHIBIT D***

**DESCRIPTION OF THE HOUSING AND PUBLIC FACILITIES PROJECT OR PROJECTS  
THAT ARE PROPOSED TO BE CONSTRUCTED OR IMPROVED IN THE PROPOSED  
RIVERBEND HEIGHTS REINVESTMENT HOUSING INCENTIVE DISTRICT**

**Housing Facilities**

The housing facilities will consist of developing an aggregate 412-unit single-family residential subdivision.

**Public Facilities**

Public facilities and public improvements will include construction of infrastructure improvements located within the boundaries of the District, including but not limited to street, sidewalk, parking, water, sanitary sewer, storm sewer, gas, and electric improvements as outlined in the development plan. Infrastructure improvements may be constructed prior to or concurrently with the housing facilities in the project.



***EXHIBIT E*****SUMMARY OF THE CONTRACTUAL ASSURANCES BY THE DEVELOPER AND OF THE COMPREHENSIVE FEASIBILITY ANALYSIS****Contractual Assurances**

The Governing Body of the City of Lansing will enter into a development agreement with Ad Astra Lansing Development, LLC, and/or Ad Astra Land Holdings, LLC, the developer. This agreement will include the project construction schedule, a description of projects to be constructed, financial obligations of the developer and administrative support from the City of Lansing, Kansas.

**Feasibility Study**

The developer has conducted a study to determine whether the public benefits derived from the District will exceed the costs and that the income from the District, together with other sources of revenue provided by the developer, would be sufficient to pay for the public improvements to be undertaken in the District. The analysis estimates the property tax revenues that will be generated from the development of the District, less existing property taxes to determine the revenue stream available to support the costs of the public infrastructure. The estimates indicate that the revenue realized from the project together with other sources of Developer funds would be adequate to pay the eligible costs.

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# AGENDA ITEM

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TO: Tim Vandall, City Administrator  
FROM: Joshua Gentzler  
DATE: March 3, 2025  
SUBJECT: Hayslett LCHS Rezone - Case 2024-DEV-007

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*Overview:* 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.

*Policy Consideration:* n/a

*Financial Consideration:* n/a

*Action:* Staff recommends a motion to adopt Ordinance No. 1127 to amend the City of Lansing Zoning Map.

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## AGENDA ITEM # 4

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**AN ORDINANCE GRANTING A CHANGE OF ZONING  
TO CERTAIN PROPERTY WITHIN THE CITY OF LANSING, KANSAS.**

WHEREAS, the Planning Commission of the City of Lansing has recommended to rezone particular real estate property within the City of Lansing, Kansas; and

WHEREAS, after proper legal publication and notice pursuant to the statutes of the State of Kansas, a public hearing was held on February 19, 2025, at 7:00 p.m. at the Lansing City Hall, Lansing, Kansas; and

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF LANSING, KANSAS:

Section 1. Change of Land Uses. The land uses for the following property currently addressed as 1104 S Main Street within the city limits of the City of Lansing, County of Leavenworth, State of Kansas, legally described as follows:

**LEGAL DESCRIPTION:**

A tract of land being a part of Lot 1, LCHS HAYSLETT SUBDIVISION, City of Lansing, Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on November 8, 2024, more fully described as follows: Beginning at the Northeast corner of said Lot 1; thence South 00 degrees 51'30" West for a distance of 121.09 feet along the Westerly right of way line of U.S. Highway 7-73; thence South 87 degrees 34'16" West for a distance of 217.22 feet; thence North 04 degrees 04'17" East for a distance of 121.67 feet to the North line of said Lot 1; thence North 87 degrees 34'16" East for a distance of 210.39 feet to the point of beginning, together with and subject to covenants, easement and restriction of record. Said property contain 0.59 Acres, 25846 Square Feet, more or less.

EXCEPT AND SUBJECT TO: Easements, restrictions and assessments of record, and all the taxes and assessments that may be levied, imposed or become payable hereafter.

All in Leavenworth County, Kansas, less any part taken or used for road; presently zoned as "A-1" Agricultural District is hereby changed to "B-2" General Business District.

Section 2. Amend Zoning District Map. That upon the taking effect of this ordinance, the above zoning change shall be entered and shown on the Zoning District Map, and said official zoning map shall be and is hereby reincorporated as a part of the Zoning Ordinance as amended.

Section 3. Effective Date. This ordinance shall take effect and be enforced from and after its passage, approval, and publication in the official city newspaper, as provided by law.

**PASSED AND APPROVED** by the governing body of the City of Lansing, Kansas, this 6<sup>th</sup> day of March, 2025.

\_\_\_\_\_  
Anthony R. McNeill, Mayor

ATTEST

\_\_\_\_\_  
Tish Sims, City Clerk

(Seal)

Publication Date: \_\_\_\_\_

Published: The Leavenworth Times

## CITY OF LANSING

### FORM OF SUMMARY FOR PUBLICATION OF ORDINANCE

#### **Ordinance No. 1127: An Ordinance Granting a Change of Zoning to Certain Property Within the City of Lansing**

Pursuant to the general laws of the State, a general summary of the subject matter contained in this ordinance shall be published in the official City newspaper in substantially the following form:

#### **Ordinance No. 1127 Summary:**

On March 6, 2025, the City of Lansing, Kansas adopted Ordinance No. 1127, an ordinance granting a change of zoning to certain property within the City of Lansing, Kansas. A complete copy of this ordinance is available at [www.lansingks.org](http://www.lansingks.org) or at City Hall, 800 First Terrace, Lansing, KS 66043. This summary is certified by Gregory C. Robinson, City Attorney.

This Summary is hereby certified to be legally accurate and sufficient pursuant to the laws of the State of Kansas.

DATED: March 6, 2025

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Gregory C. Robinson, City Attorney

## Project Facts

### Applicant

Krystal A. Voth  
Herring Surveying

### Owner

Daniel Hayslett & J Jesus  
Delgado Ayala

### Address

1104 S Main Street

### Property ID

107-25-0-00-00-179.00

### Zoning

A-1 (Agricultural District)

### Future Land Use

Commercial

### Land

25,846 SF (0.59 acres)

### Building

Existing: N/A  
Proposed: Commercial

### Requested Approvals

Rezoning



## Project Summary

### Summary

The Applicant proposes to rezone a 0.59-acre portion of the lot located at 114 W Gilman/1104 S Main of land from A-1 – Agricultural District to B-2 – General Business District. The Future Land Use Map of the Lansing Comprehensive Plan categorizes this property as Commercial and Open Space Agriculture. The applicant is proposing to use the property as a continuation of 1024 S Main Street immediately to the north. The applicant is aware that any building activity is subject to review as most of the property is covered by FEMA floodway. The property has access to S Main Street. The rezoning would grant the property owner the ability to utilize the lot as storage for a business.

### Discussion points from Checklist

The checklist was reviewed and completed by the Director of Community & Economic Development. There are no concerns marked as outstanding, and the application is in order.

Factors to Be Considered

The following factors are to be considered by the Planning Commission and the City Council when approving or disapproving this Rezone request:		
	Met	Not Met
<b>1. Character of the neighborhood</b> <i>Density: Surrounding parcels range in size from 0.5 acres to 47.5 acres in size.                      The average size of parcel is 12 acres in size.                      Character: The neighborhood is dominated by a state highway and a small commercial node.</i>	✓	
<b>2. Zoning and uses of nearby property</b> <i>Adjacent Uses: Commercial, Single-Family Residential, &amp; Agricultural                      Adjacent Zoning: A-1, B-3 &amp; I-2</i>	✓	
<b>3. Suitability of the Property for the uses to which it has been restricted</b> <i>The Property is not suitable for the land uses restricted by A-1 zoning.</i>	✓	
<b>4. Extent to which removal of the restrictions will detrimentally affect nearby property</b> <i>Nearby properties are unlikely to be detrimentally affected if the current zoning were to be amended.</i>	✓	
<b>5. Length of time the property has been vacant as zoned</b> <i>Vacant: <input checked="" type="checkbox"/> - Property has been vacant since 2014.                      Not Vacant: <input type="checkbox"/></i>		
<b>6. Relative gain to economic development, public health, safety and welfare</b> <i>The requested rezoning application does have the potential to impact economic development, public health, safety or welfare.</i>	✓	
<b>7. Conformance to the Comprehensive Plan</b> <i>Future Land Use Map Category: Open Space Agriculture &amp; Commercial                      Comprehensive Implementation Strategy (Article 6): The proposed use is not compatible with the future land use designation.</i>		✓

Acknowledgments

The following City of Lansing staff members reviewed this project and provided information for this report:

- Joshua Gentzler – Director, Community & Economic Development
- Michael Spickelmier, P.E. – Director, Public Works / City Engineer
- Anthony Zell, MBA – Director, Wastewater

Staff Comments

The applicant is requesting a rezoning from A-1 –Agricultural District to B-2 – General Business District. The applicant has proposed to rezone and then subdivide Lot 1 of the Hayslett LCHS Subdivision, and this resulting parcel then be under the ownership of the adjacent property owner for use.

## Notice of City Codes

The property owner is subject to all applicable City codes within the Municipal Code – whether specifically stated in this report or not – including, but not limited to, Zoning, Buildings and Construction, Subdivisions, and Sign Code. The Property Owner is also subject to all applicable Federal, State, and local laws.

## Recommendation

Staff recommends **approval** of Case No. 2023-DEV-007, LCHS Hayslett Rezone, at 1104 S Main.

## Action Options

1. If to recommend approval the rezoning application to the City Council:

**“I move to recommend approval of Case No. 2023-DEV-007 based on staff’s recommendation and analysis of the Golden Factors.”**

2. If to recommend denial of the rezoning application to the City Council:

**“I move to recommend denial of Case No. 2023-DEV-007 based on Factor(s) \_\_\_\_\_ [can be multiple] of the Golden Factors [or name the reason].”**

3. If to continue the public hearing to another date, time and place.

**“I move to continue the public hearing to the next regularly scheduled Planning Commission meeting [or insert date].”**

## Attachments

1. Application
2. Zoning Map
3. Future Land Use Map
4. Preliminary Plat





# Rezoning Application

Date: 12/20/2024

### Applicant / Owner

Applicant Name: Daniel Hayslett  
 Address: 315 N 5th Street  
 City, State, Zip: Leavenworth, KS 66048  
 Phone: 4176222907  
 Agent: Krystal Voth  
 Address: This request is being made so that the property owner can develop this parcel with a use that is not allowed in the A-1 zoning district.  
 City, State, Zip: Krystal A. Voth  
 Phone:

Owner Name: AYALA, J JESUS DELGADO  
 Address: 1024 S Main St  
 City, State, Zip: Lansing, Kansas 66043  
 Phone:  
 Agent:  
 Address:  
 City, State, Zip:  
 Phone:

### Request

Address: 114 W GILMAN RD, Lansing, KS 66043  
 City, State, Zip: ,  
 Parcel: 052-107-25-0-00-00-179.00-0  
 Legal:

Current Zone: A-1 Agricultural District  
 Proposed Zone: B-2 General Business District

### Property Details

Section:  
 Township:  
 Range:  
 Corner:  
 Between:  
 Side:  
 Between:

I do hereby certify that the information contained herein is true and correct.

\_\_\_\_\_ Name

\_\_\_\_\_ Date

AGENT AUTHORIZATION


STATE OF Kansas

COUNTY OF Leavenworth

We, Jesus Delgado Ayala and \_\_\_\_\_, being duly sworn, do hereby depose and say that we are the owners of said property involved in this petition and that the following agent is authorized to represent us as it relates to this petition.

Authorized Agent: J. Jesus Delgado Ayala  
\_\_\_\_\_  
\_\_\_\_\_

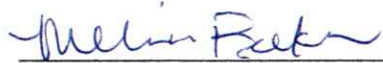
Signed and entered into this 19<sup>th</sup> day of December, 2024.

  
Signed \_\_\_\_\_

Signed \_\_\_\_\_

Subscribed and sworn to before me on this 19<sup>th</sup> day of December, 2024.



  
Notary Public

My Commission Expires 8/26/2025.

**AFFIDAVIT**

STATE OF Kansas )  
COUNTY OF Leavenworth ) §

Comes now J Jesus Delgado Ayala, of lawful age and having been first duly sworn on my oath state that:

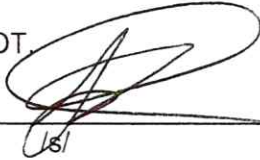
1. That I am (the) (a) lawful and/or equitable owner of the real estate described in the attached application.

2. To the best of my knowledge and belief, the following individuals are the only other individuals other than the affiant which have a legal or equitable ownership interest in the property described in the attached application.

3. List of property owners and addresses:

J Jesus Delgado Ayala  
1024 S Main St  
Lansing Ks 66043  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. I certify and affirm that on the date of the application only the above individuals or entities have a legal or equitable ownership interest in the property involved in this application.

FURTHER AFFIANT SAYETH NOT, 

STATE OF Kansas )  
COUNTY OF Leavenworth ) §



BE IT REMEMBERED that on this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, that before me, the undersigned, a Notary Public, in and for the State and County aforesaid, came J. Jesus Delgado Ayala, who is personally known to me to be the person who executed the foregoing instrument of writing and such person duly acknowledged execution of same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the date last above mentioned.

Melissa Baker  
Notary Public

My Appointment Expires: 8/26/2005

**AGENT AUTHORIZATION**

STATE OF Kansas

COUNTY OF Leavenworth

We, Denise Hyslop and \_\_\_\_\_, being duly sworn, do hereby depose and say that we are the owners of said property involved in this petition and that the following agent is authorized to represent us as it relates to this petition.

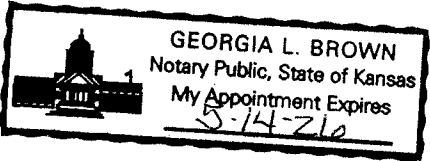
Authorized Agent: Joe Herring and/or  
Krystal Voth

Signed and entered into this 4<sup>th</sup> day of December, 2024

[Signature]  
Signed

\_\_\_\_\_  
Signed

Subscribed and sworn to before me on this 4<sup>th</sup> day of December, 2024.



Georgia L. Brown  
Notary Public

My Commission Expires 5-14-26

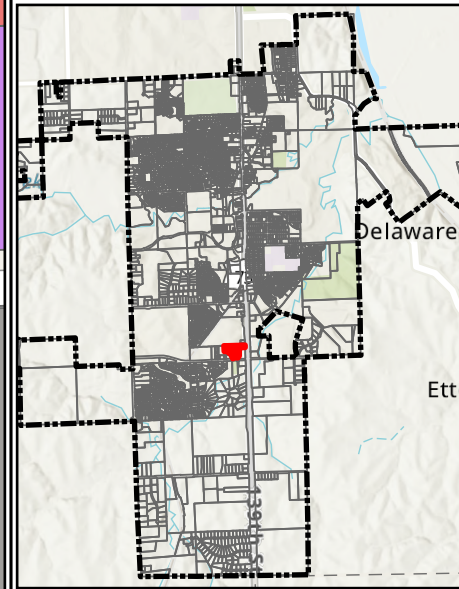
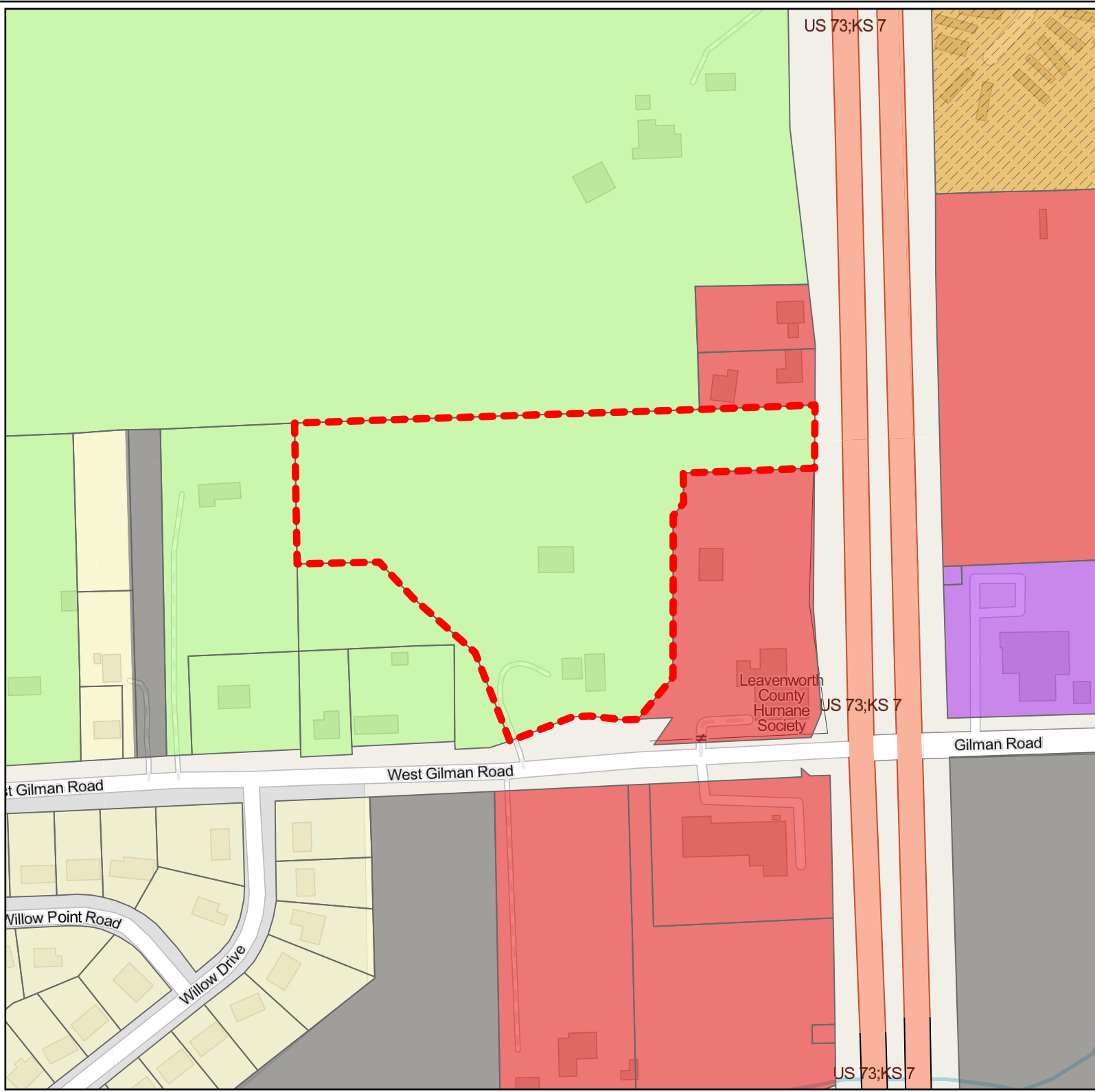
# Lansing Zoning

PID: 052-107-25-00 **Agenda Item 4.**

## Legend

### Zoning Districts

- A-1 - Agricultural District
- B-1 - Neighborhood Business District
- B-2 - General Business District
- B-3 - Regional Business District
- B-3-P - Regional Business District - PI Overlay
- I-1 - Light Industrial District
- I-2 - Heavy Industrial District
- R-1 - Suburban Residential District
- R-2 - Single-Unit Residential District
- R-2-P - Single-Unit Residential District - PI Overlay
- R-3 - Mixed-Density Neighborhood District
- R-4 - Multi-Family Residential District
- R-5 - Manufactured Home Planned District
- R-R-2.5 - Rural Residential District 2.5A
- PUD - Planned Unit Development
- CP - City Property



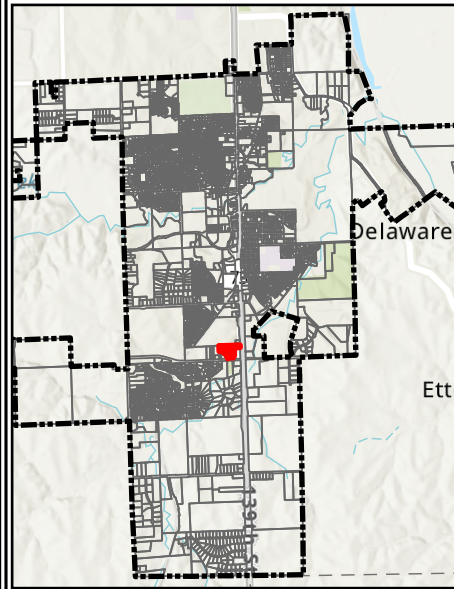
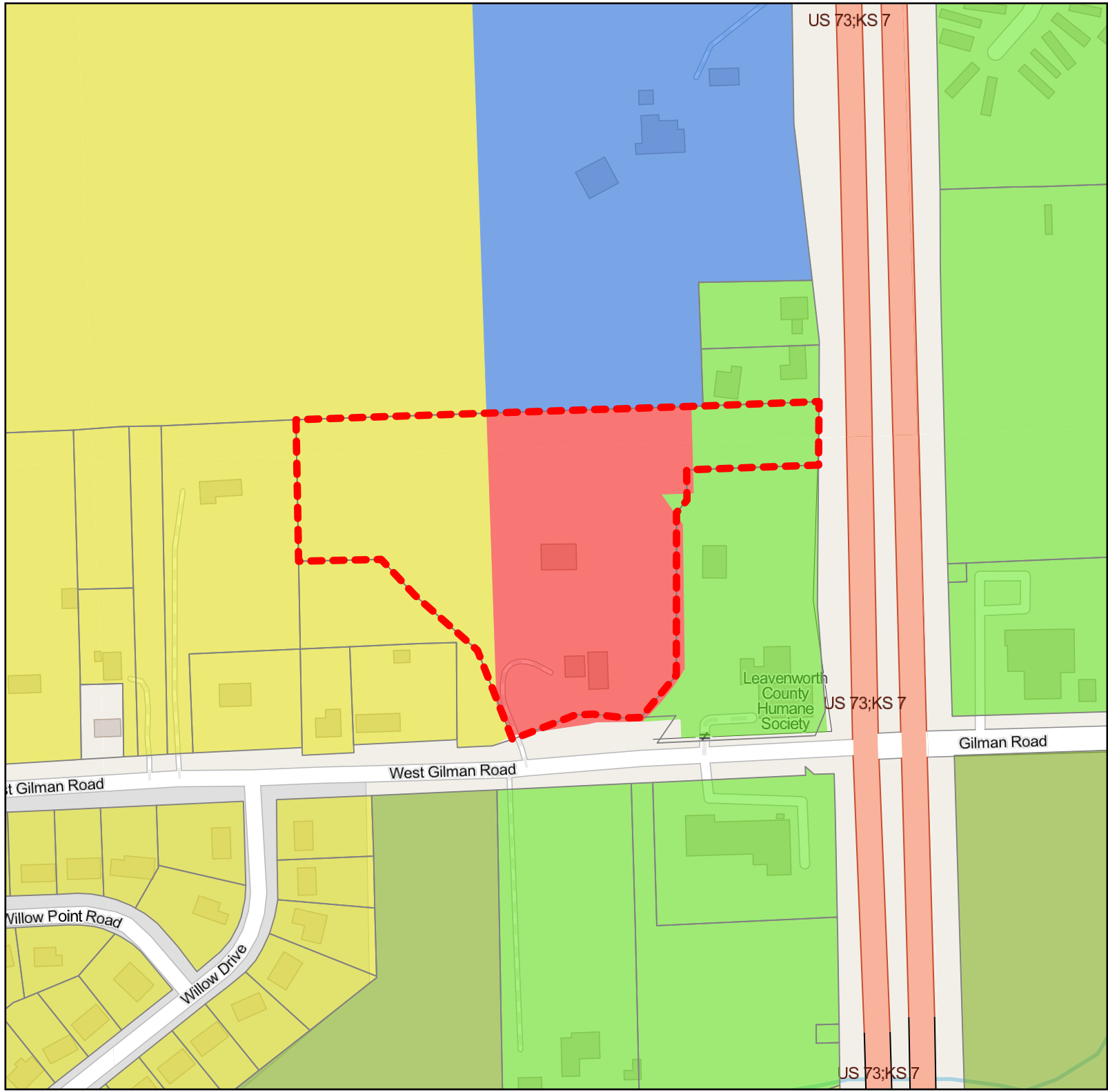
1 inch = 250 feet

# Lansing Future Land Use

PID: 052-107-25-00 Agenda Item 4.

## Legend

- Future Land Use**
- Airport
  - Business Park/Light Industrial
  - Civic
  - Proposed from Civic to Single Family Residential
  - Commercial
  - High Density Residential
  - Proposed from High Density to Single Family Residential
  - Medium Density Residential
  - Mixed Use
  - Office
  - Open Space Agriculture
  - Parks
  - Proposed from Parks to Single Family Residential
  - Rural Residential
  - Single-Family Residential



1 inch = 250 feet

# LCHS HAYSLETT REPLAT

A Replat of Lot 1, LCHS HAYSLETT SUBDIVISION,  
City of Lansing, Leavenworth County, Kansas.

## PRELIMINARY PLAT

PREPARED FOR:  
 HAYSLETT, DANIEL P & JALISA  
 114 W GILMAN RD  
 LANSING, KS 66043  
 PID # 107-25-0-00-00-179

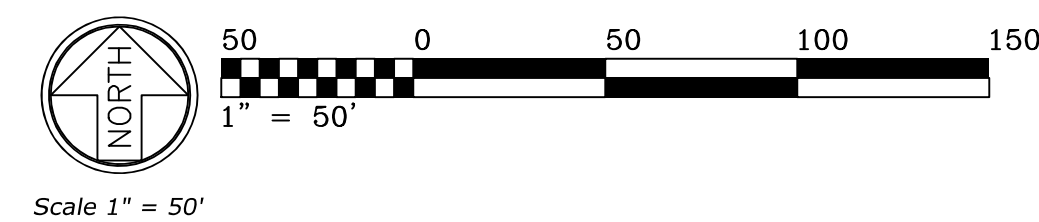
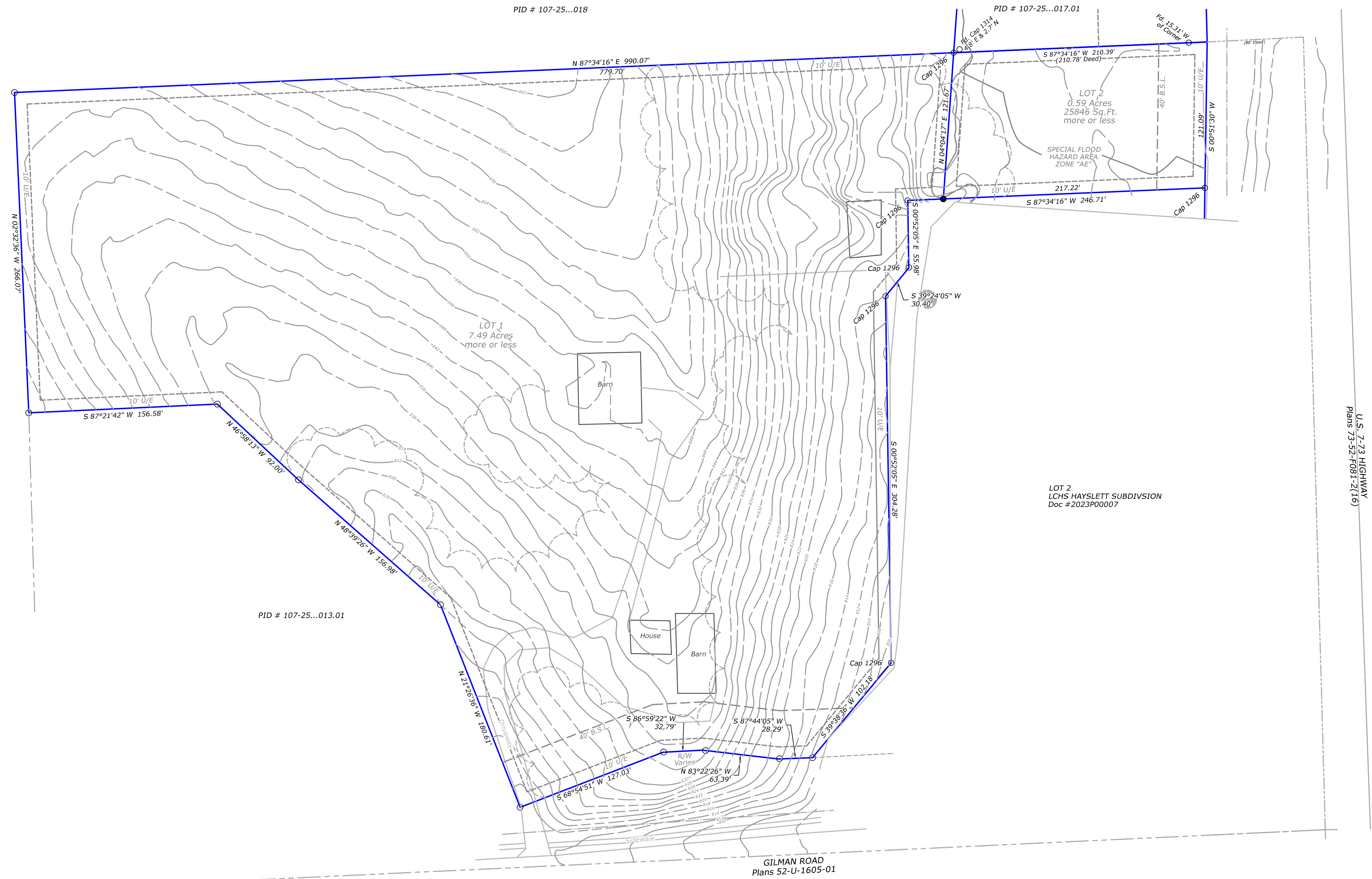
AYALA, J JESUS DELGADO  
 1024 S MAIN ST  
 LANSING, KS 66043

RECORD DESCRIPTION:  
Lot 1, LCHS HAYSLETT SUBDIVISION, City of Lansing, Leavenworth County, Kansas.



RESTRICTIONS:  
 1) Lot 1 is limited to a single entrance.  
 2) Access to Kansas Highway 7-73 is controlled by KDOT.  
 3) Lot 2 is nearly 100% in the FEMA Flood Plain and subject to flood plane regulations, preventing the build of any future home on this lot.

NOTES:  
 1) This survey does not show ownership.  
 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.  
 3) All recorded and measured distances are the same, unless otherwise noted.  
 4) Error of Closure - 1 : 258325, 8.08 Acres, more or less  
 5) Basis of Bearing - KS SPC North Zone 1501  
 6) Monument Origin Unknown, unless otherwise noted.  
 7) Benchmark - NAVD88  
 8) Project Benchmark (BM) - Top Center Manhole - 850.18'  
 9) Easements listed in the title commitment are existing and not shown hereon.  
 10) Property is in a Special Flood Hazard Area Zone AE per FEMA FIRM Map 20103C0232G dated July 16, 2015  
 11) Survey References:  
 (D.G.W) - D.G.White LS-356 Survey  
 LCHS HAYSLETT SUBDIVISION - Doc #2023P00007  
 12) Current Use of Lots - Agriculture and Residential  
 Proposed Use of Lots - Lot 1 - Agriculture and Residential, Lot 2 - Business  
 13) Max Lot Size - 7.49 Acres, Min. Lot Size - 0.59 Acres, Average - 4.04 Acres  
 14) Proposed 2 Buildable Lots - Lot 2 see plat restriction #3.



23V  
 South 1/4 Corner  
 Section 25-9-22  
 - 2" x 8" Stone marked with 2" Alum. Cap

LEGEND:  
 ● - 1/2" Rebar Set with Cap No.1296  
 ○ - 1/2" Rebar Found Cap No. 356, unless otherwise noted.  
 R/W - Permanent Dedicated Roadway  
 NS - Not Set this survey per agreement with client  
 POB - Point of Beginning  
 POC - Point of Commencing

ZONING:  
 LOT 1  
 A-1 Agricultural District  
 LOT 2  
 B-3 Regional Business District

Job # K-24-1317  
 October 13, 2024 Rev. 1-31-25

J. Herring, Inc. (dba)  
**HERRING**  
 SURVEYING  
 & COMPANY

315 North 5th Street, Leav., KS 66048  
 Ph. 913.651.3858 Fax 913.674.5361  
 Email - survey@eamcash.com

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# AGENDA ITEM

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TO: Tim Vandall, City Administrator  
 FROM: Joshua Gentzler  
 DATE: March 3, 2025  
 SUBJECT: Delaware Ridge Rezone - Case 2025-DEV-001

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*Overview:* 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, which aligns partially with the Future Land Use Map designations of Single-Family Residential, Medium Density Residential, and Commercial.

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. In accordance with Lansing's UDO, the City Council may:

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

*Policy Consideration:* n/a

*Financial Consideration:* n/a

*Action:* Staff recommends a motion to adopt Ordinance No. 1128 to amend the City of Lansing Zoning Map.

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## AGENDA ITEM # 5

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**AN ORDINANCE GRANTING A CHANGE OF ZONING  
TO CERTAIN PROPERTY WITHIN THE CITY OF LANSING, KANSAS.**

WHEREAS, the Planning Commission of the City of Lansing has recommended to rezone particular real estate property within the City of Lansing, Kansas; and

WHEREAS, after proper legal publication and notice pursuant to the statutes of the State of Kansas, a public hearing was held on February 19, 2025, at 7:00 p.m. at the Lansing City Hall, Lansing, Kansas; and

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF LANSING, KANSAS:

Section 1. Change of Land Uses. The land uses for the following property currently addressed as 24132 139<sup>th</sup> Street within the city limits of the City of Lansing, County of Leavenworth, State of Kansas, legally described as follows:

**LEGAL DESCRIPTION:**

A tract of land in the Northwest Quarter of Section 6, Township 10 South, Range 23 East of the 6th P.M., City of Lansing, Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 11, 2025, more fully described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 88 degrees 10'12" West for a distance of 1361.34 feet along the North line of said Northwest Quarter; thence South 01 degrees 43'25" East 329.06 feet along the East line of Curtiss Estate to the Southeast corner of said Curtiss Estates; thence South 88 degrees 13'06"1 West for a distance of 472.76 along said South line to the TRUE POINT OF BEGINNING; thence South 01 degrees 35'29" East for a distance 577.50 feet; thence South 64 degrees 38'04" West for a distance of 247.04 feet; thence South 52 degrees 33'09" West for a distance of 221.87 feet; thence North 66 degrees 15'30" West for a distance of 91.51 feet; thence South 89 degrees 53'54" West for a distance of 108.95 feet to the East right of way of U.S. Highway 7-73; thence North 01 degrees 39'32" West for a distance of 172.19 feet along said right of way; thence North 02 degrees 09'19" East for a distance of 300.67 feet along said right of way; thence North 01 degrees 39'32" West for a distance of 291.01 feet along said right of way to the South line of Curtiss Estates; thence North 88 degrees 13'06" East for a distance of 578.61 feet along said South line to the point of beginning, together with and subject to covenants, easement and restriction of record.

Said property contain 9.53 acres, more or less.

All in Leavenworth County, Kansas, less any part taken or used for road; presently zoned as "A-1" Agricultural District is hereby changed to "B-3" Regional Business District.

A tract of land in the Northwest Quarter of Section 6, Township 10 South, Range 23 East of the 6th P.M., City of Lansing, Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 11, 2025, more fully described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 88 degrees 10'12" West for a distance of 822.07 feet along the North line of said Northwest Quarter; thence South 01 degrees 04'00" East for a distance of 50.00 feet to the TRUE POINT OF BEGINNING, said point being the South right of way of McIntyre Road as it exists today; thence continuing South 01 degrees 04'00" East for a distance of 1271.03 feet; thence South 88 degrees 10'12" West for a distance of 337.51 feet; thence North 59 degrees 40'51" West for a distance of 779.45 feet; thence North 01 degrees 35'29" West for a distance of 577.50 feet to the South line of Curtiss Estates, as it exists today; thence North 88 degrees 13'06" East for a distance of 472.76 feet along said South line to the Southeast corner of said Curtiss Estates; thence North 01 degrees 43'25" West for a distance of 329.06 feet along the East line of Curtiss Estates to South right of way of said McIntyre Road; thence North 88 degrees 10'12" East for a distance of 538.69 feet along said right of way to the point of beginning, together with and subject to covenants, easement and restriction of record.

Said property contain 23.25 acres, more or less.

All in Leavenworth County, Kansas, less any part taken or used for road; presently zoned as "A-1" Agricultural District is hereby changed to "R-4" Multi-family Residential District.

A tract of land in the Northwest Quarter of Section 6, Township 10 South, Range 23 East of the 6th P.M., City of Lansing, Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 11, 2025, more fully described as follows: Commencing at the Northeast corner of said Northwest Quarter;

thence South 88 degrees 10'12" West for a distance of 822.07 feet along the North line of said Northwest Quarter; thence South 01 degrees 04'00" East for a distance of 1321.03 feet; thence South 88 degrees 10'12" West for a distance of 337.51 feet to the TRUE POINT OF BEGINNING; thence South 16 degrees 04'33" West for a distance of 356.30 feet; thence South 21 degrees 24'10" East for a distance of 326.80 feet; thence South 07 degrees 14'09" East for a distance of 338.12 feet; thence South 06 degrees 10'04" West for a distance of 347.18 feet to the South line of said Southwest Quarter; thence South 87 degrees 50'51" West for a distance of 1214.73 feet along the South line of said Northwest Quarter to East right of way of U.S. Highway 7-73; thence North 03 degrees 20'30" East for a distance of 36.05 feet along said right of way; thence North 01 degrees 39'32" West for a distance of 400.00 feet; thence North 08 degrees 18'48" West for a distance of 302.03 feet along said right of way; thence North 01 degrees 40'42" West for a distance of 827.81 feet along said right of way; thence North 89 degrees 53'54" East for a distance of 108.95 feet; thence South 66 degrees 15'30" East for a distance of 91.51 feet; thence North 52 degrees 33'09" East for a distance of 221.87 feet; thence 64 degrees 38'04" East for a distance of 247.04 feet; thence South 59 degrees 40'51" East for a distance of 779.45 feet to the point of beginning, together with and subject to covenants, easement and restriction of record.

Said property contain 44.47 acres, more or less.

EXCEPT AND SUBJECT TO: Easements, restrictions and assessments of record, and all the taxes and assessments that may be levied, imposed or become payable hereafter.

All in Leavenworth County, Kansas, less any part taken or used for road; presently zoned as "A-1" Agricultural District is hereby changed to "B-3" Regional Business District.

Section 2. Amend Zoning District Map. That upon the taking effect of this ordinance, the above zoning change shall be entered and shown on the Zoning District Map, and said official zoning map shall be and is hereby reincorporated as a part of the Zoning Ordinance as amended.

Section 3. Effective Date. This ordinance shall take effect and be enforced from and after its passage, approval, and publication in the official city newspaper, as provided by law.

**PASSED AND APPROVED** by the governing body of the City of Lansing, Kansas, this 6<sup>th</sup> day of March, 2025.

\_\_\_\_\_  
Anthony R. McNeill, Mayor

ATTEST

\_\_\_\_\_  
Tish Sims, City Clerk

(Seal)

Publication Date: \_\_\_\_\_

Published: The Leavenworth Times

## CITY OF LANSING

### FORM OF SUMMARY FOR PUBLICATION OF ORDINANCE

#### **Ordinance No. 1128: An Ordinance Granting a Change of Zoning to Certain Property Within the City of Lansing**

Pursuant to the general laws of the State, a general summary of the subject matter contained in this ordinance shall be published in the official City newspaper in substantially the following form:

#### **Ordinance No. 1128 Summary:**

On March 6, 2025, the City of Lansing, Kansas adopted Ordinance No. 1128, an ordinance granting a change of zoning to certain property within the City of Lansing, Kansas. A complete copy of this ordinance is available at [www.lansingks.org](http://www.lansingks.org) or at City Hall, 800 First Terrace, Lansing, KS 66043. This summary is certified by Gregory C. Robinson, City Attorney.

This Summary is hereby certified to be legally accurate and sufficient pursuant to the laws of the State of Kansas.

DATED: March 6, 2025

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Gregory C. Robinson, City Attorney



# Planning Commission Staff Report

February 19, 2025

Delaware Ridge Rezone

Case 2025-DEV-001

## Project Facts

### Applicant

Jay Healy  
GBA

### Owner

Kevin D & Chad R Schimke

### Address

24132 139<sup>th</sup> Street

### Property ID

163-06-0-00-00-002.00

### Zoning

A-1 (Agricultural District)

### Future Land Use

Single-Family Residential  
Medium Density Residential  
Commercial

### Land

112.8 Acres

### Building

**Existing:** 3 structures  
1 Residential & 2 Agriculture  
**Proposed:** Commercial,  
Residential, and Industrial

### Requested Approvals

Rezoning



## Project Summary

### Summary

The Applicant proposes to rezone a 112.8-acre tract of land from A-1 to R-4, B-3, and I-2. The property owner is asking for a rezoning in preparation for future development of this property and has also provided a conceptual plan of a potential build-out of the property (see attachments). The Future Land Use Map of the Lansing Comprehensive Plan categorizes this property’s usage as Single-Family Residential, Medium Density Residential, and Commercial. The Comprehensive Plan also recognizes and encourages development to occur along the Main Street (Kansas Highway 7) corridor. Development should start along this corridor and spread east and west from that corridor. The rezoning would grant the property owner the ability to subdivide the property in order to market and develop these lots with Commercial, Residential, and Industrial users.

Discussion points from Checklist

The checklist was reviewed and completed by the Director of Community & Economic Development. There are no concerns marked as outstanding, and the application is in order.

Factors to Be Considered

The following factors are to be considered by the Planning Commission and the City Council when approving or disapproving this Rezone request:		
	Met	Not Met
<p><b>1. Character of the neighborhood</b>  <i>Density: Surrounding parcels range in size from 1 acre to 135.2 acres in size.                      The average size of parcel is 44 acres in size.</i>  <i>Character: The neighborhood is dominated by a state highway and most parcels are filled with combined Agricultural and Residential uses.</i></p>		✓
<p><b>2. Zoning and uses of nearby property</b>  <i>Adjacent Uses: County Residential, Vacant &amp; Agricultural                      Adjacent Zoning: A-1, B-3, &amp; RR-2.5</i></p>	✓	
<p><b>3. Suitability of the Property for the uses to which it has been restricted</b>  <i>The Property is suitable for the land uses restricted by A-1 zoning.</i></p>		✓
<p><b>4. Extent to which removal of the restrictions will detrimentally affect nearby property</b>  <i>Nearby properties could be detrimentally affected if the current zoning were to be amended.</i></p>		
<p><b>5. Length of time the property has been vacant as zoned</b>                      Vacant: <input type="checkbox"/>                      Not Vacant: <input checked="" type="checkbox"/></p>		
<p><b>6. Relative gain to economic development, public health, safety and welfare</b>  <i>The requested rezoning application does have the potential to impact economic development, public health, safety or welfare.</i>   <i>In the event of the approval of the rezoning, this will allow the applicant to develop 112.8 acres with a commercial node, options for multiple types of residential development, and industrial-zoned land that would enable a substantial increase in the tax base and productive capability of the City.</i></p>	✓	
<p><b>7. Conformance to the Comprehensive Plan</b>  <i>Future Land Use Map Category: Single-Family Residential, Medium Density Residential, and Commercial                      Comprehensive Implementation Strategy (Article 6): The proposed use is partially compatible with the future land use designation.</i></p>		

Acknowledgments

The following City of Lansing staff members reviewed this project and provided information for this report:

- Joshua Gentzler – Director, Community & Economic Development
- Michael Spickelmier, P.E. – Director, Public Works / City Engineer

- Anthony Zell, MBA – Director, Wastewater

### Staff Comments

#### **Community & Economic Development**

The applicant is requesting to rezone this property to enable development of a property that fronts onto Kansas Highway 7 and McIntyre Road (City Arterial) from A-1 – Agricultural District to R-4 – Multi-Family Residential District, B-3 – Regional Business District, and I-2 – Heavy Industrial District.

On the Parcel Exhibit attached, the requested zoning districts are split out and labeled as parcels showing:

- Parcel 1: 9.53 acres - B-3 – Regional Business District
- Parcel 2A: 23.15 acres - R-4 Multi-Family Residential District
- Parcel 2B: 44.47 acres - B-3 – Regional Business District
- Parcel 3: 35.61 acres - I-2 – Heavy Industrial District

The rezoning would add a significant increase of developable residential, commercial, and industrial property that the City does not have in its limits at this time.

#### **Fire Department**

- A Fire Hydrant is needed near the entrance of Parcel 1 if and when a self-storage facility is developed on-site.

### Notice of City Codes

The Property Owner is subject to all applicable City codes within the Municipal Code – whether specifically stated in this report or not – including, but not limited to, Zoning, Buildings and Construction, Subdivisions, and Sign Code. The Property Owner is also subject to all applicable Federal, State, and local laws.

### Recommendation

Staff recommends **approval** of Case No. 2025-DEV-001, Delaware Ridge Rezone, at 24132 139<sup>th</sup> Street.

### Action Options

1. If to recommend approval the rezoning application to the City Council:

**“I move to recommend approval of Case No. 2025-DEV-001 based on staff’s recommendation and analysis of the Golden Factors.”**

2. If to recommend denial of the rezoning application to the City Council:

**“I move to recommend denial of Case No. 2025-DEV-001 based on Factor(s) \_\_\_\_\_ [can be multiple] of the Golden Factors [or name the reason].”**

3. If to continue the public hearing to another date, time and place.

**“I move to continue the public hearing to the next regularly scheduled Planning Commission meeting [or insert date].”**

## Attachments

1. Application
2. Zoning Map
3. Future Land Use Map
4. Zoning Exhibit
5. Concept Drawing
6. CRWD #1 Comments

# DELAWARE RIDGE

Parcels of land in the Northwest Quarter of Section 6, Township 10 South, Range 23 East of the 6th P.M., City of Lansing, Leavenworth County, Kansas.

## ZONING EXHIBIT

THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY

**Reviewed by Public Works**

02/13/2025 3:56:38 PM

By mspickelmier

[See Review Comments](#)

### SURVEYOR'S DESCRIPTION:

A tract of land in the Northwest Quarter of Section 6, Township 10 South, Range 23 East of the 6th P.M., City of Lansing, Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 11, 2025, more fully described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 01 degrees 04'00" East for a distance of 1321.03 along the East line of said Northwest Quarter to the TRUE POINT OF BEGINNING; thence continuing South 01 degrees 04'00" East for a distance of 1320.97 feet along said East line to the Southeast corner of said Northwest Quarter; thence South 87 degrees 50'51" West for a distance of 2373.25 feet along the South line of said Northwest Quarter to East right of way of U.S. Highway 7-73; thence North 03 degrees 20'30" East for a distance of 36.05 feet along said right of way; thence North 01 degrees 39'32" West for a distance of 400.00 feet; thence North 08 degrees 18'48" West for a distance of 302.03 feet along said right of way; thence North 01 degrees 40'42" West for a distance of 1000.00 feet along said right of way; thence North 02 degrees 09'19" East for a distance of 300.67 feet along said right of way; thence North 01 degrees 39'32" West for a distance of 291.01 feet along said right of way to the South line of Curtiss Estates, as it exists today; thence North 88 degrees 13'06" East for a distance of 1051.37 feet along said South line to the Southeast corner of said Curtiss Estates; thence North 01 degrees 43'25" West for a distance of 329.06 feet along the East line of Curtiss Estates to the North line of said Northwest Quarter; thence North 88 degrees 10'12" East for a distance of 539.27 feet; thence South 01 degrees 04'00" East for a distance of 1321.03 feet; thence North 88 degrees 10'12" East for a distance of 822.07 feet to the point of beginning, together with and subject to covenants, easement and restriction of record. Said property contain 113.38 acres, more or less, including road right of way. Error of Closure - 1 : 1855407

### PARCEL 1:

A tract of land in the Northwest Quarter of Section 6, Township 10 South, Range 23 East of the 6th P.M., City of Lansing, Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 11, 2025, more fully described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 88 degrees 10'12" West for a distance of 1361.34 feet along the North line of said Northwest Quarter; thence South 01 degrees 43'25" East 329.06 feet along the East line of Curtiss Estate to the Southeast corner of said Curtiss Estates; thence South 88 degrees 13'06" West for a distance of 472.76 feet along said South line to the TRUE POINT OF BEGINNING; thence South 01 degrees 35'29" East for a distance of 577.50 feet; thence South 64 degrees 38'04" West for a distance of 247.04 feet; thence South 52 degrees 33'09" West for a distance of 221.87 feet; thence North 66 degrees 15'30" West for a distance of 91.51 feet; thence South 89 degrees 53'54" West for a distance of 108.95 feet to the East right of way of U.S. Highway 7-73; thence North 01 degrees 39'32" West for a distance of 172.19 feet along said right of way; thence North 02 degrees 09'19" East for a distance of 300.67 feet along said right of way; thence North 01 degrees 39'32" West for a distance of 291.01 feet along said right of way to the South line of Curtiss Estates; thence North 88 degrees 13'06" East for a distance of 578.61 feet along said South line to the point of beginning, together with and subject to covenants, easement and restriction of record. Said property contain 9.53 acres, more or less. Error of Closure - 1 : 475126

### PARCEL 2:

A tract of land in the Northwest Quarter of Section 6, Township 10 South, Range 23 East of the 6th P.M., City of Lansing, Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 11, 2025, more fully described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 88 degrees 10'12" West for a distance of 822.07 feet along the North line of said Northwest Quarter; thence South 01 degrees 04'00" East for a distance of 50.00 feet to the TRUE POINT OF BEGINNING, said point being the South right of way of McIntyre Road as it exists today; thence continuing South 01 degrees 04'00" East for a distance of 1271.03 feet; thence South 88 degrees 10'12" West for a distance of 337.51 feet; thence South 16 degrees 04'33" West for a distance of 356.30 feet; thence South 21 degrees 24'10" East for a distance of 326.80 feet; thence South 07 degrees 14'09" East for a distance of 338.12 feet; thence South 06 degrees 10'04" West for a distance of 347.18 feet to the South line of said Southwest Quarter; thence South 87 degrees 50'51" West for a distance of 1214.73 feet along the South line of said Northwest Quarter to East right of way of U.S. Highway 7-73; thence North 03 degrees 20'30" East for a distance of 36.05 feet along said right of way; thence North 01 degrees 39'32" West for a distance of 400.00 feet; thence North 08 degrees 18'48" West for a distance of 302.03 feet along said right of way; thence North 01 degrees 40'42" West for a distance of 827.81 feet along said right of way; thence North 89 degrees 53'54" East for a distance of 108.95 feet; thence South 66 degrees 15'30" East for a distance of 91.51 feet; thence North 52 degrees 33'09" East for a distance of 221.87 feet; thence 64 degrees 38'04" East for a distance of 247.04 feet; thence North 01 degrees 35'29" West for a distance of 577.50 feet to the South line of Curtiss Estates, as it exists today; thence North 88 degrees 13'06" East for a distance of 472.76 feet along said South line to the Southeast corner of said Curtiss Estates; thence North 01 degrees 43'25" West for a distance of 329.06 feet along the East line of Curtiss Estates to South right of way of said McIntyre Road; thence North 88 degrees 10'12" East for a distance of 538.69 feet along said right of way to the point of beginning, together with and subject to covenants, easement and restriction of record. Said property contain 67.62 acres, more or less. Error of Closure - 1 : 1043641

### PARCEL 3:

A tract of land in the Northwest Quarter of Section 6, Township 10 South, Range 23 East of the 6th P.M., City of Lansing, Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 11, 2025, more fully described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 01 degrees 04'00" East for a distance of 1321.03 along the East line of said Northwest Quarter to the TRUE POINT OF BEGINNING; thence continuing South 01 degrees 04'00" East for a distance of 1320.97 feet along said East line to the Southeast corner of said Northwest Quarter; thence South 87 degrees 50'51" West for a distance of 1158.52 feet along the South line of said Northwest Quarter; thence North 06 degrees 10'04" East for a distance of 347.18 feet; thence North 07 degrees 14'09" West for a distance of 338.12 feet; thence North 21 degrees 24'10" West for a distance of 326.80 feet; thence North 16 degrees 04'33" East for a distance of 356.30 feet; thence North 88 degrees 10'12" East for a distance of 1159.58 feet to the point of beginning, together with and subject to covenants, easement and restriction of record. Said property contain 35.61 acres, more or less. Error of Closure - 1 : 1004540

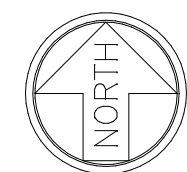
This access configuration is considered "temporary" until the further site develops

We need some form of stormwater detention

PARCEL 1  
9.53 Acres  
more or less

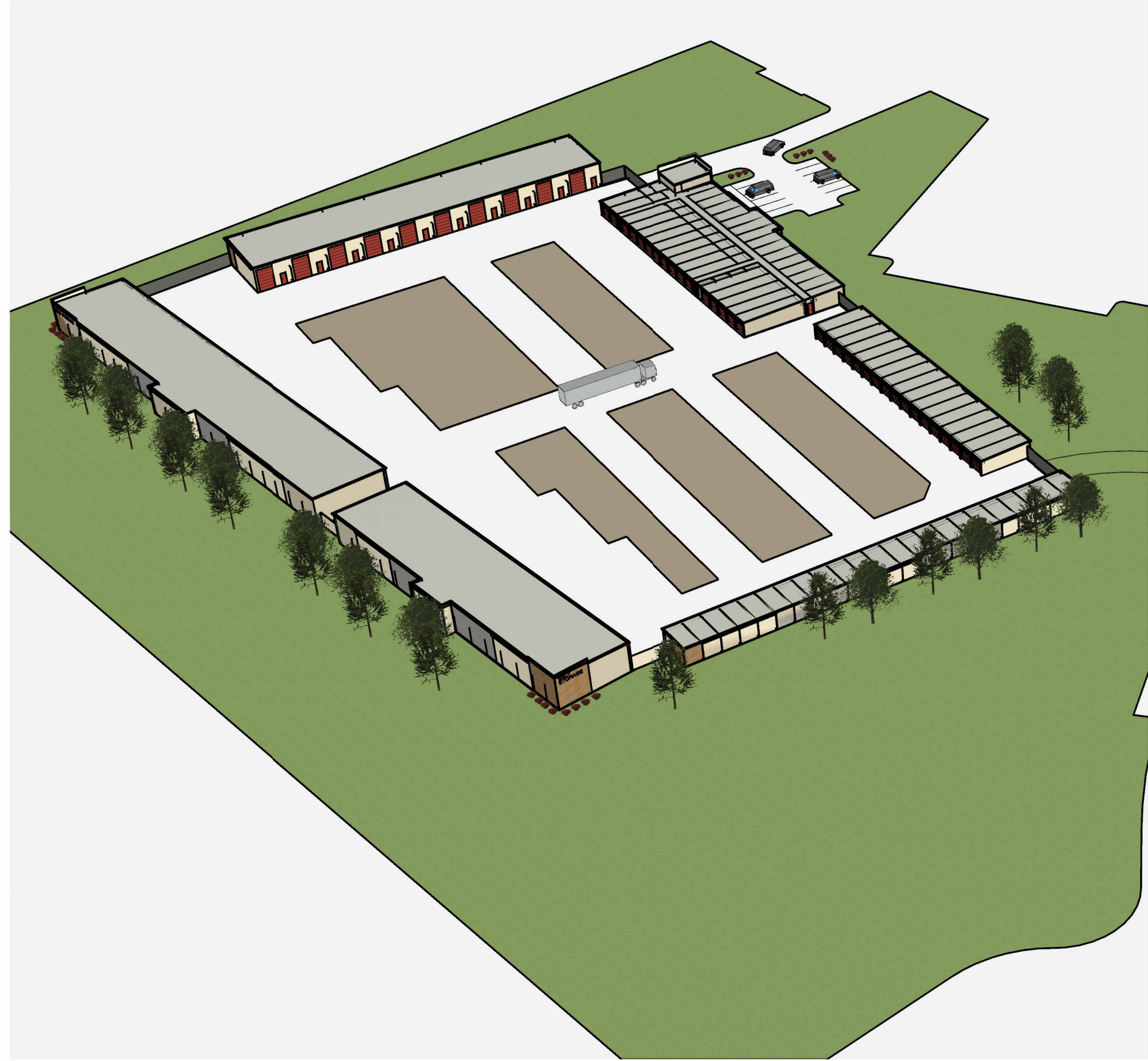
PARCEL 2  
67.62 Acres  
more or less

PARCEL 3  
35.61 Acres  
more or less





**Reviewed by Public Works**  
02/13/2025 3:59:53 PM  
By mspickelmier  
See Review Comments



**2** Aerial Perspective from SW



**3** Perspective from West (K-7)

Stormwater Detention?  
 



**1** ARCHITECTURAL SITE PLAN - 49,814 S.F. PHASE 1  
1" = 30'-0"

**SELF STORAGE - DELAWARE RIDGE**  
LANSING, KS



1100 Rhode Island St.  
Lawrence, Kansas 66044  
785 - 749 - 5806

ARCHITECTURAL SITE PLAN

Date: 2025/01/15  
Drawn by: SJB  
Checked by: SCH  
Revisions:

**AS1.0**

DESIGN MEMORANDUM

To: Mr. Chad Schimke  
 From: Chris Novosel, P.E., ENV SP; Trey Bebee, I.E.  
 Date: January 15, 2025  
 Subject: Lansing Storage Facility (Lansing, KS)

**Reviewed by Public Works**  
**No Exceptions**  
 02/13/2025 3:55:20 PM  
 By mspickelmier

This only applies to this limited application, further phases will need full TIS for the increased traffic

Project Background

As requested by the City of Lansing, this narrative provides traffic details related to the proposed Lansing Storage Facility. The site is located at 24132 139<sup>th</sup> Street, in the southeast quadrant of the McIntyre Road and K-7 (US-73) intersection. Currently, the 113-acre property is undeveloped and has a single entrance approximately 1,465 feet east of the K-7 centerline. Based on current City of Lansing zoning, the property is zoned “A-1: Agricultural District”. The proposed self-storage facility utilizes approximately 9.5 acres of the property and will require rezoning of the site to “B-3: Regional Business District”.

Proposed Conditions

The proposed development includes a self-storage facility to be built in multiple phases. The initial build is proposed to include 49,814 Sq. Ft. of storage space spread across six buildings. Similarly, a future build is proposed to include an additional 36,250 Sq. Ft. of storage space across five buildings. Ultimately, the site is proposed to include 86,064 Sq. Ft. of storage space across eleven buildings. The site plan for the proposed development is provided in **Exhibit A**. The proposed development does not require any new access points and will instead utilize the existing access point on McIntyre Road. Importantly, a new two-lane roadway is proposed to connect the existing access point to the site.

Proposed Trip Generation

Estimates of expected trip generation for the proposed development were based on data provided in the 11<sup>th</sup> Edition of The Institute of Transportation Engineers’ (ITE) “**Trip Generation Manual.**” ITE Land Use Code 151 “Mini-Warehouse” was used to model trip generation for the proposed self-storage facility. **Table 1** displays the proposed trip generation for the site.

**Table 1. Proposed Trip Generation**

ITE Land Use Code	ITE Land Use Code	Quantity	Units	A.M. Peak Hour			P.M. Peak Hour			Weekday ADT (VPD)
				In	Out	Total	In	Out	Total	
151	Mini-Warehouse	49,814	Sq. Ft. (GFA)	3	1	4	4	3	7	72
<b>Initial Build Subtotal</b>				<b>3</b>	<b>1</b>	<b>4</b>	<b>4</b>	<b>3</b>	<b>7</b>	<b>72</b>
151	Mini-Warehouse	36,250	Sq. Ft. (GFA)	2	1	3	3	2	5	53
<b>Future Build Subtotal</b>				<b>2</b>	<b>1</b>	<b>3</b>	<b>3</b>	<b>2</b>	<b>5</b>	<b>53</b>
<b>Full Build Total</b>				<b>5</b>	<b>2</b>	<b>7</b>	<b>7</b>	<b>5</b>	<b>12</b>	<b>125</b>



# Rezoning Application

Date: 01/15/2025

### Applicant / Owner

Applicant Name: Jay Healy  
 Address: 9801 Renner Blvd Suite 200  
 City, State, Zip: Lenexa  
 Phone: 9135778440  
 Agent: Jay Healy  
 Address: To enable further development not currently allowed by zoning. Parcel 1: B-3, Parcel 2: B-3, Parcel 3: I-1.  
 City, State, Zip: Jay Healy  
 Phone:

Owner Name: SCHIMKE,KEVIN D & SCHIMKE,CHAD R  
 Address: 11710 KELLY RD LEAVENWORTH, KS 66048  
 City, State, Zip: ,  
 Phone:  
 Agent:  
 Address:  
 City, State, Zip:  
 Phone:

### Request

Address: 24132 139TH ST, Leavenworth, KS 66048  
 City, State, Zip: LANSING, KS 66048  
 Parcel: 052-163-06-0-00-00-002.00-0  
 Legal:

Current Zone: A-1 Agricultural District  
 Proposed Zone: B-3 Regional Business District

### Property Details

Section:  
 Township:  
 Range:  
 Corner:  
 Between:  
 Side:  
 Between:

I do hereby certify that the information contained herein is true and correct.

\_\_\_\_\_ Name

\_\_\_\_\_ Date

**AGENT AUTHORIZATION**

STATE OF Kansas

COUNTY OF Leavenworth

We, Chad Schimke and Kevin Schimke, being duly sworn, do hereby depose and say that we are the owners of said property involved in this petition and that the following agent is authorized to represent us as it relates to this petition.

**Authorized Agent:** George Butler Associates, Inc. (GBA)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signed and entered into this 13<sup>th</sup> day of January, 2025.

*Chad Schimke*  
Signed

*Kevin Schimke*  
Signed

Subscribed and sworn to before me on this 13<sup>th</sup> day of January, 2025.



*Brandy Tanner*  
Notary Public

My Commission Expires 9.27.28.

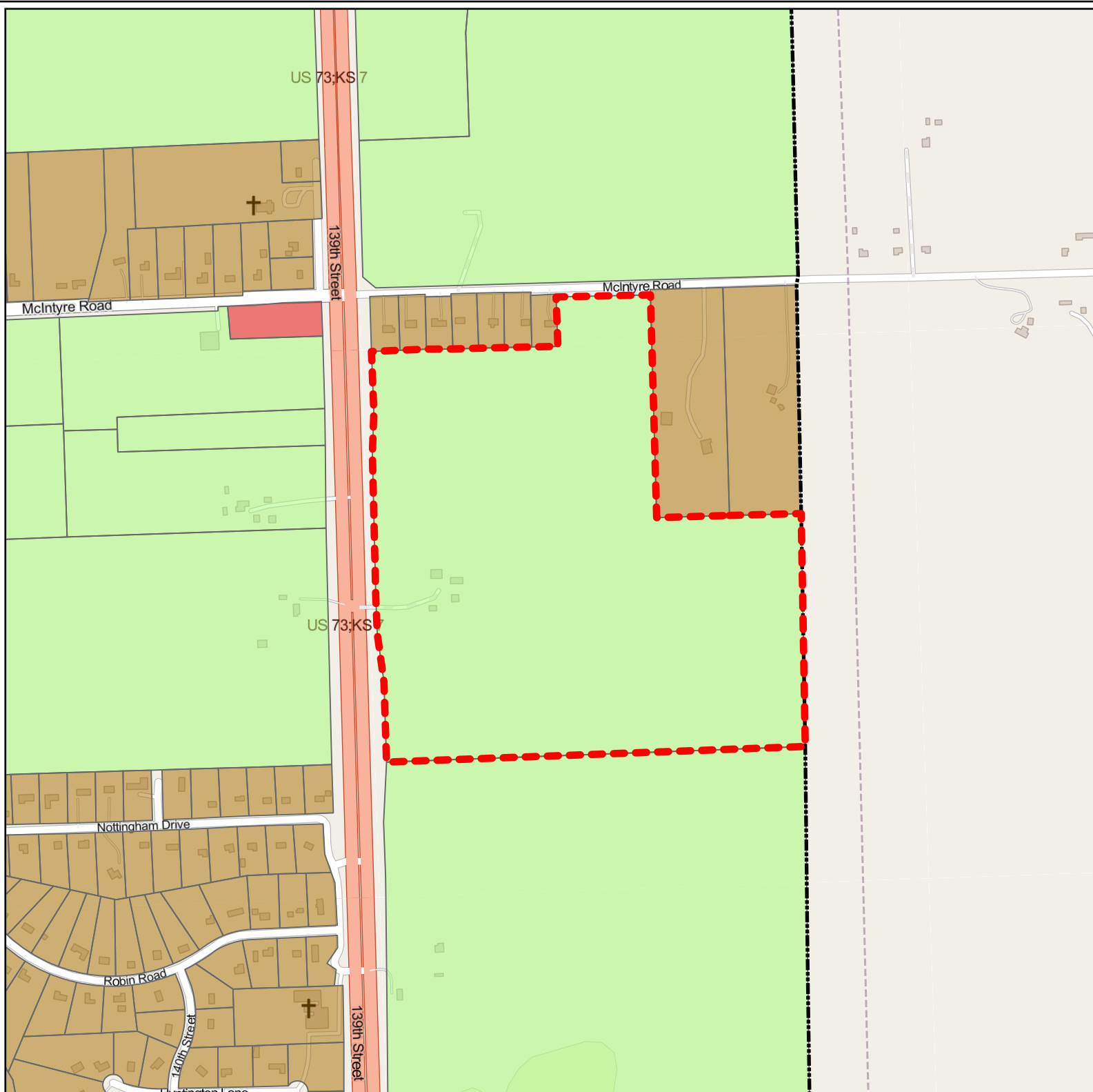
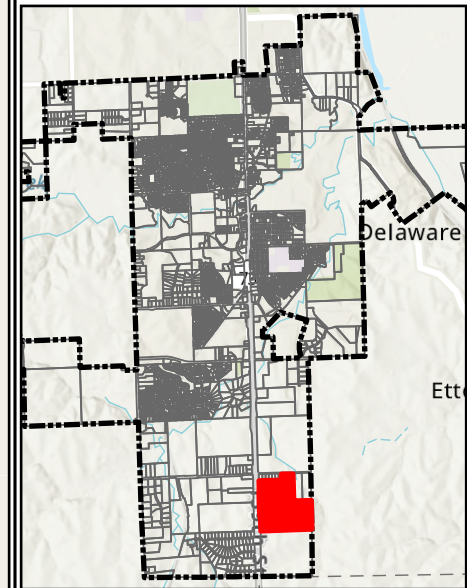
# Lansing Zoning

PID: 052-163-06-0 Agenda Item 5.

## Legend

### Zoning Districts

- A-1 - Agricultural District
- B-1 - Neighborhood Business District
- B-2 - General Business District
- B-3 - Regional Business District
- B-3-P - Regional Business District - PI Overlay
- I-1 - Light Industrial District
- I-2 - Heavy Industrial District
- R-1 - Suburban Residential District
- R-2 - Single-Unit Residential District
- R-2-P - Single-Unit Residential District - PI Overlay
- R-3 - Mixed-Density Neighborhood District
- R-4 - Multi-Family Residential District
- R-5 - Manufactured Home Planned District
- R-R-2.5 - Rural Residential District 2.5A
- PUD - Planned Unit Development
- CP - City Property



1 inch = 750 feet

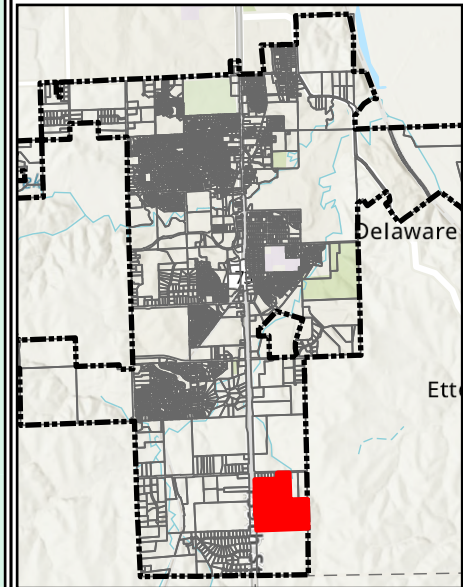
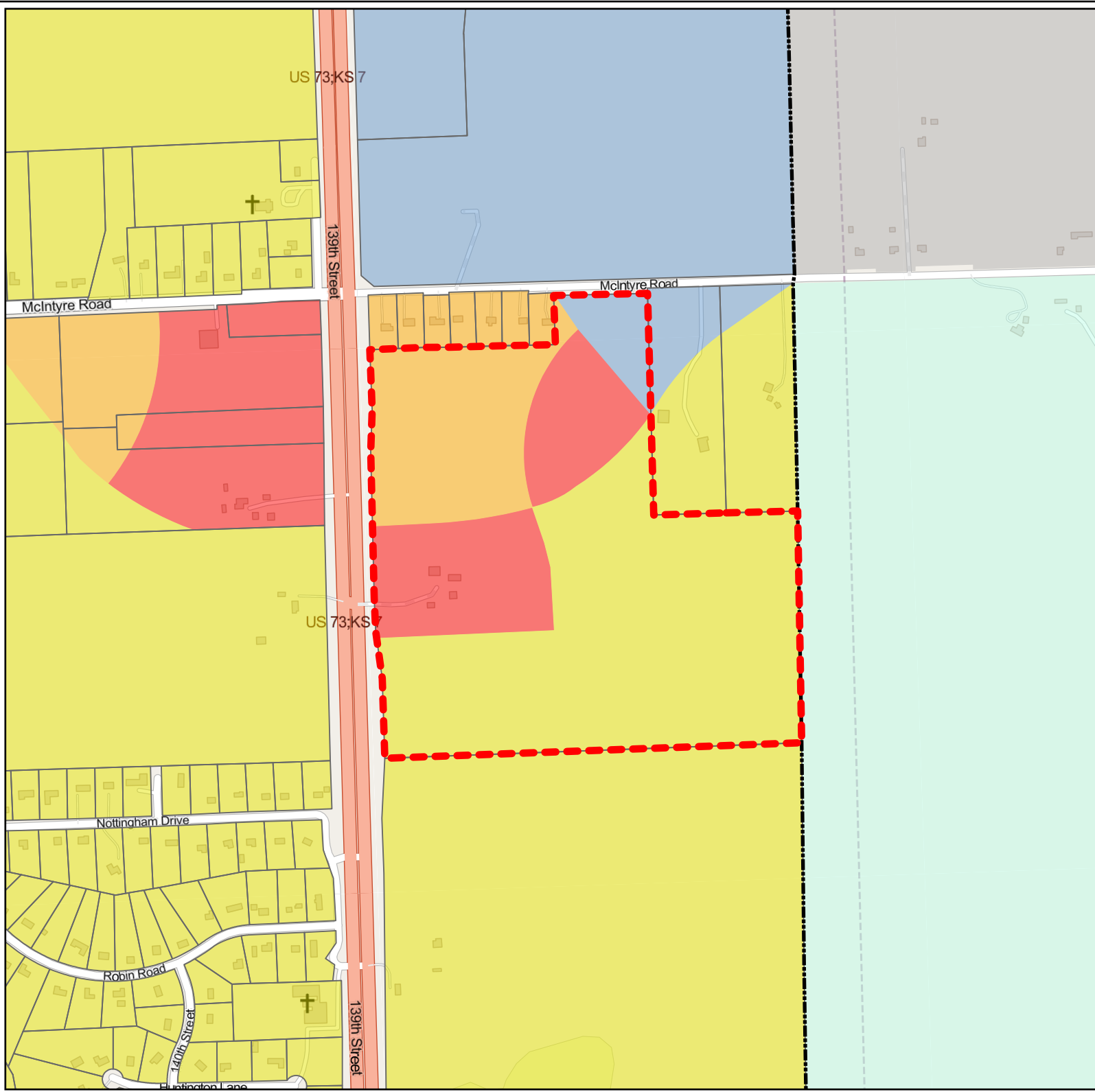
# Lansing Future Land Use

PID: 052-163-06-00 *Agenda Item 5.*

## Legend

### Future Land Use

- Airport
- Business Park/Light Industrial
- Civic
- Proposed from Civic to Single Family Residential
- Commercial
- High Density Residential
- Proposed from High Density to Single Family Residential
- Medium Density Residential
- Mixed Use
- Office
- Open Space Agriculture
- Parks
- Proposed from Parks to Single Family Residential
- Rural Residential
- Single-Family Residential



1 inch = 750 feet

# DELAWARE RIDGE

Parcels of land in the Northwest Quarter of Section 6, Township 10 South Range 23 East of the 6th P.M., City of Lansing, Leavenworth County, Kansas.

## ZONING EXHIBIT

THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY

### SURVEYOR'S DESCRIPTION:

A tract of land in the Northwest Quarter of Section 6, Township 10 South, Range 23 East of the 6th P.M., City of Lansing, Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 11, 2025, more fully described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 01 degrees 04'00" East for a distance of 1321.03 along the East line of said Northwest Quarter to the TRUE POINT OF BEGINNING; thence continuing South 01 degrees 04'00" East for a distance of 1320.97 feet along said East line to the Southeast corner of said Northwest Quarter; thence South 87 degrees 50'51" West for a distance of 2373.25 feet along the South line of said Northwest Quarter to East right of way of U.S. Highway 7-73; thence North 03 degrees 20'30" East for a distance of 36.05 feet along said right of way; thence North 01 degrees 39'32" West for a distance of 400.00 feet; thence North 08 degrees 18'48" West for a distance of 302.03 feet along said right of way; thence North 01 degrees 40'42" West for a distance of 1000.00 feet along said right of way; thence North 02 degrees 09'19" East for a distance of 300.67 feet along said right of way; thence North 01 degrees 39'32" West for a distance of 291.01 feet along said right of way to the South line of Curtiss Estates, as it exists today; thence North 88 degrees 13'06" East for a distance of 1051.37 feet along said South line to the Southeast corner of said Curtiss Estates; thence North 01 degrees 43'25" West for a distance of 329.06 feet along the East line of Curtiss Estates to the North line of said Northwest Quarter; thence North 88 degrees 10'12" East for a distance of 539.27 feet; thence South 01 degrees 04'00" East for a distance of 1321.03 feet; thence North 88 degrees 10'12" East for a distance of 822.07 feet to the point of beginning, together with and subject to covenants, easement and restriction of record. Said property contain 113.38 acres, more or less, including road right of way. Error of Closure - 1 : 1855407

### PARCEL 1:

A tract of land in the Northwest Quarter of Section 6, Township 10 South, Range 23 East of the 6th P.M., City of Lansing, Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 11, 2025, more fully described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 88 degrees 10'12" West for a distance of 1361.34 feet along the North line of said Northwest Quarter; thence South 01 degrees 43'25" East 329.06 feet along the East line of Curtiss Estate to the Southeast corner of said Curtiss Estates; thence South 88 degrees 13'06" West for a distance of 472.76 feet along said South line to the TRUE POINT OF BEGINNING; thence South 01 degrees 35'29" East for a distance of 577.50 feet; thence South 64 degrees 38'04" West for a distance of 247.04 feet; thence South 52 degrees 33'09" West for a distance of 221.87 feet; thence North 66 degrees 15'30" West for a distance of 91.51 feet; thence South 89 degrees 53'54" West for a distance of 108.95 feet to the East right of way of U.S. Highway 7-73; thence North 01 degrees 39'32" West for a distance of 172.19 feet along said right of way; thence North 02 degrees 09'19" East for a distance of 300.67 feet along said right of way; thence North 01 degrees 39'32" West for a distance of 291.01 feet along said right of way to the South line of Curtiss Estates; thence North 88 degrees 13'06" East for a distance of 578.61 feet along said South line to the point of beginning, together with and subject to covenants, easement and restriction of record. Said property contain 9.53 acres, more or less. Error of Closure - 1 : 475126

### PARCEL 2A - (Zone R-3):

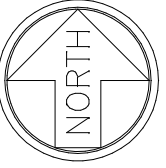
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### PARCEL 2B - (Zone B-3):

A tract of land in the Northwest Quarter of Section 6, Township 10 South, Range 23 East of the 6th P.M., City of Lansing, Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 11, 2025, more fully described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 88 degrees 10'12" West for a distance of 822.07 feet along the North line of said Northwest Quarter; thence South 01 degrees 04'00" East for a distance of 1321.03 feet; thence South 88 degrees 10'12" West for a distance of 337.51 feet to the TRUE POINT OF BEGINNING; thence South 16 degrees 04'33" West for a distance of 356.30 feet; thence South 21 degrees 24'10" East for a distance of 326.80 feet; thence South 07 degrees 14'09" East for a distance of 338.12 feet; thence South 06 degrees 10'04" West for a distance of 347.18 feet to the South line of said Southwest Quarter; thence South 87 degrees 50'51" West for a distance of 1214.73 feet along the South line of said Northwest Quarter to East right of way of U.S. Highway 7-73; thence North 03 degrees 20'30" East for a distance of 36.05 feet along said right of way; thence North 01 degrees 39'32" West for a distance of 400.00 feet; thence North 08 degrees 18'48" West for a distance of 302.03 feet along said right of way; thence North 01 degrees 40'42" West for a distance of 1000.00 feet along said right of way; thence North 02 degrees 09'19" East for a distance of 300.67 feet along said right of way; thence North 01 degrees 39'32" West for a distance of 291.01 feet along said right of way to the South line of Curtiss Estates; thence North 88 degrees 13'06" East for a distance of 578.61 feet along said South line to the point of beginning, together with and subject to covenants, easement and restriction of record. Said property contain 44.47 acres, more or less. Error of Closure - 1 : 529335

### PARCEL 3:

A tract of land in the Northwest Quarter of Section 6, Township 10 South, Range 23 East of the 6th P.M., City of Lansing, Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 11, 2025, more fully described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 01 degrees 04'00" East for a distance of 1321.03 along the East line of said Northwest Quarter to the TRUE POINT OF BEGINNING; thence continuing South 01 degrees 04'00" East for a distance of 1320.97 feet along said East line to the Southeast corner of said Northwest Quarter; thence South 87 degrees 50'51" West for a distance of 1158.52 feet along the South line of said Northwest Quarter; thence North 06 degrees 10'04" East for a distance of 347.18 feet; thence North 07 degrees 14'09" West for a distance of 338.12 feet; thence North 21 degrees 24'10" West for a distance of 326.80 feet; thence North 16 degrees 04'33" East for a distance of 356.30 feet; thence North 88 degrees 10'12" East for a distance of 1159.58 feet to the point of beginning, together with and subject to covenants, easement and restriction of record. Said property contain 35.61 acres, more or less. Error of Closure - 1 : 1004540



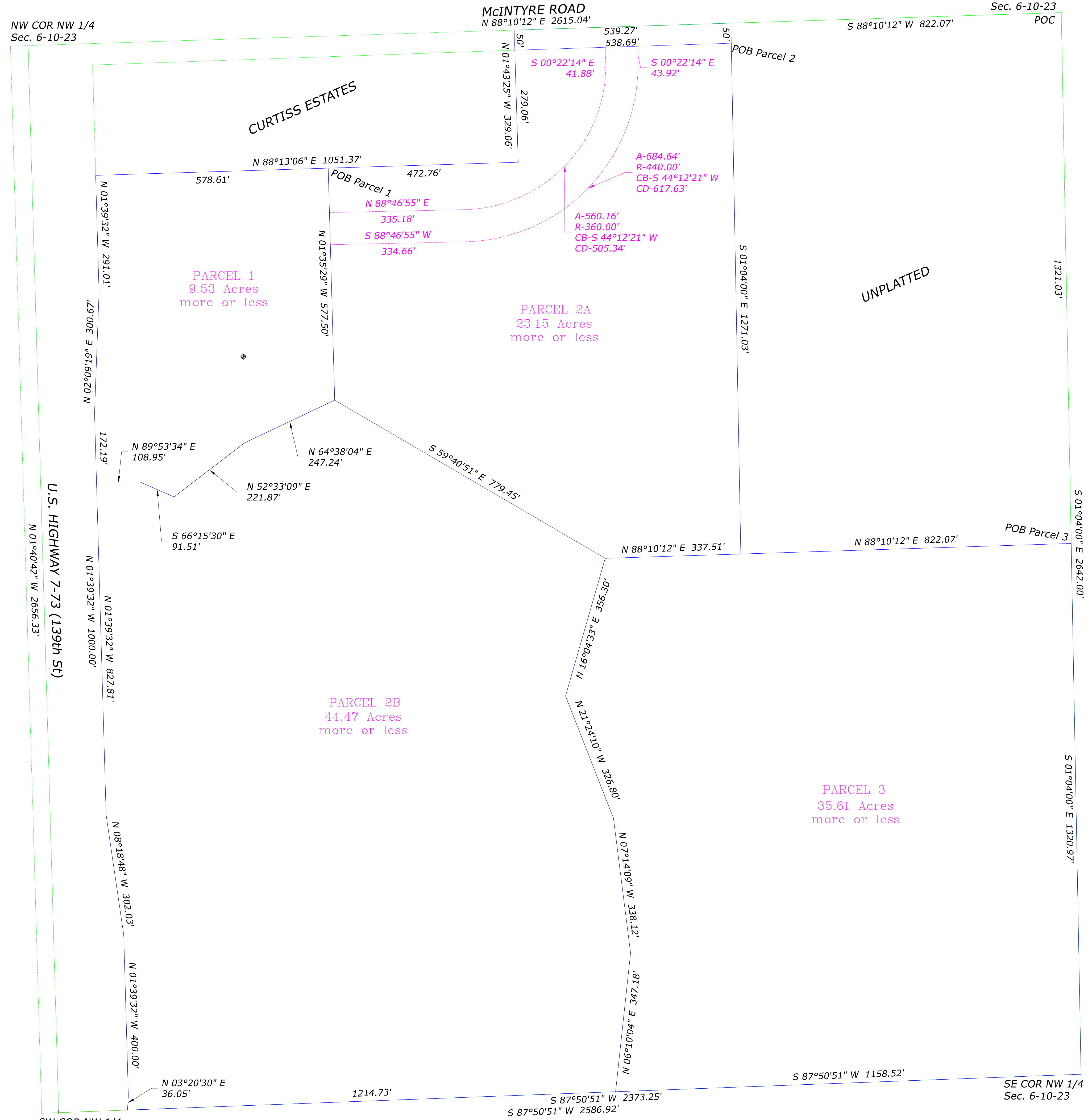
315 North 5th Street, Leav., KS 66048  
Ph. 913.651.3858 Fax 913.674.5361  
Email: survey@herringinc.com

NW COR NW 1/4  
Sec. 6-10-23

SW COR NW 1/4  
Sec. 6-10-23

NE COR NW 1/4  
Sec. 6-10-23

SE COR NW 1/4  
Sec. 6-10-23



## DESIGN MEMORANDUM

To: Mr. Chad Schimke  
 From: Chris Novosel, P.E., ENV SP; Trey Bebee, I.E.  
 Date: January 15, 2025  
 Subject: Lansing Storage Facility (Lansing, KS)

### Project Background

As requested by the City of Lansing, this narrative provides traffic details related to the proposed Lansing Storage Facility. The site is located at 24132 139<sup>th</sup> Street, in the southeast quadrant of the McIntyre Road and K-7 (US-73) intersection. Currently, the 113-acre property is undeveloped and has a single entrance approximately 1,465 feet east of the K-7 centerline. Based on current City of Lansing zoning, the property is zoned “A-1: Agricultural District”. The proposed self-storage facility utilizes approximately 9.5 acres of the property and will require rezoning of the site to “B-3: Regional Business District”.

### Proposed Conditions

The proposed development includes a self-storage facility to be built in multiple phases. The initial build is proposed to include 49,814 Sq. Ft. of storage space spread across six buildings. Similarly, a future build is proposed to include an additional 36,250 Sq. Ft. of storage space across five buildings. Ultimately, the site is proposed to include 86,064 Sq. Ft. of storage space across eleven buildings. The site plan for the proposed development is provided in **Exhibit A**. The proposed development does not require any new access points and will instead utilize the existing access point on McIntyre Road. Importantly, a new two-lane roadway is proposed to connect the existing access point to the site.

### Proposed Trip Generation

Estimates of expected trip generation for the proposed development were based on data provided in the 11<sup>th</sup> Edition of The Institute of Transportation Engineers’ (ITE) “**Trip Generation Manual.**” ITE Land Use Code 151 “Mini-Warehouse” was used to model trip generation for the proposed self-storage facility. **Table 1** displays the proposed trip generation for the site.

**Table 1. Proposed Trip Generation**

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151	Mini-Warehouse	49,814	Sq. Ft. (GFA)	3	1	4	4	3	7	72
<b>Initial Build Subtotal</b>				<b>3</b>	<b>1</b>	<b>4</b>	<b>4</b>	<b>3</b>	<b>7</b>	<b>72</b>
151	Mini-Warehouse	36,250	Sq. Ft. (GFA)	2	1	3	3	2	5	53
<b>Future Build Subtotal</b>				<b>2</b>	<b>1</b>	<b>3</b>	<b>3</b>	<b>2</b>	<b>5</b>	<b>53</b>
<b>Full Build Total</b>				<b>5</b>	<b>2</b>	<b>7</b>	<b>7</b>	<b>5</b>	<b>12</b>	<b>125</b>

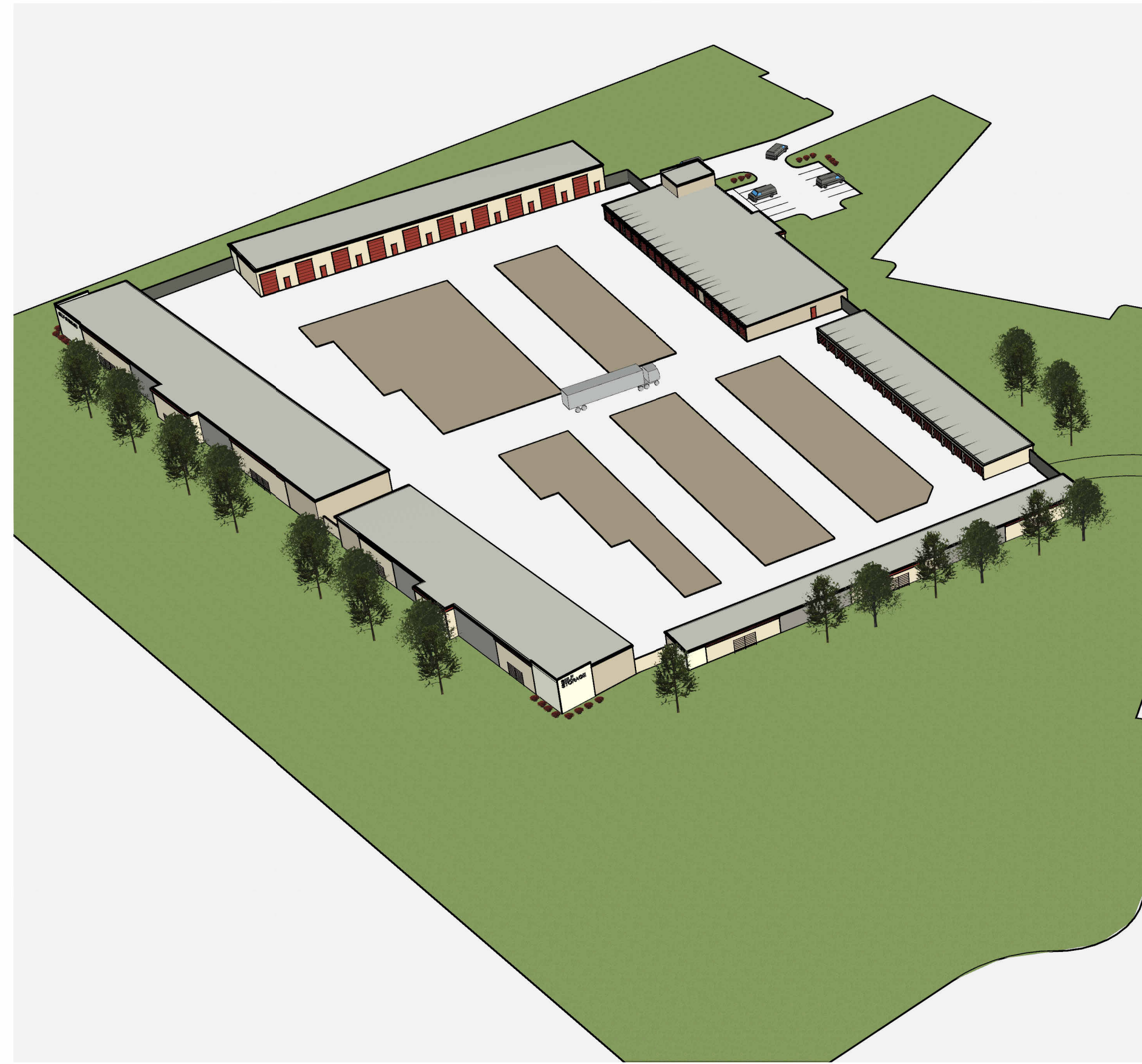


As shown in **Table 1**, the full build-out of the proposed self-storage facility is expected to generate 7 A.M. Peak Hour, 12 P.M. Peak Hour, and 125 Daily vehicle-trips.

### Conclusion

As requested by the Lansing, this narrative was completed to provide details related to the proposed Lansing Self Storage Facility. Based on the conducted trip generation analysis, the proposed facility is expected to generate a relatively low number of trips across the A.M. Peak Hour, P.M. Peak Hour, and Daily periods. Due to such trip generation estimates, it is expected that the proposed self-storage facility will have minimal impacts on the surrounding roadway networks. Therefore, no traffic improvements to the surrounding roadway network are proposed as a result of the proposed self-storage facility.

# Exhibit A



2 Aerial Perspective from SW



3 Perspective from West (K-7)



1 ARCHITECTURAL SITE PLAN - 49,814 S.F. PHASE 1  
1" = 30'-0"

## SELF STORAGE - DELAWARE RIDGE LANSING, KS

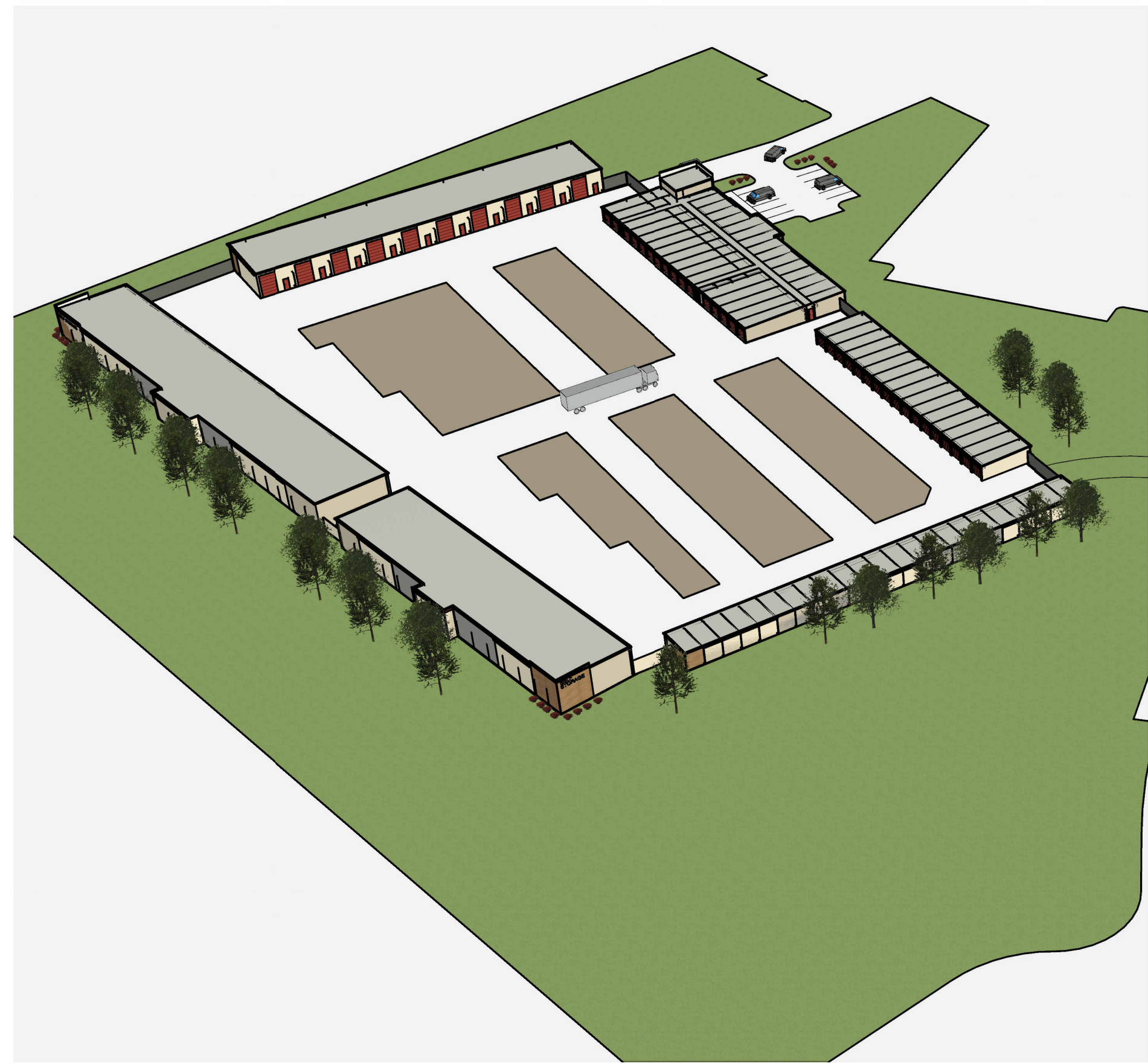
**Hernly**  
ASSOCIATES, INC.  
ARCHITECTS  
PRESENTATION CONSULTANTS  
GRANT ADMINISTRATORS

1100 Rhode Island St.  
Lawrence, Kansas 66044  
785 - 749 - 5806

ARCHITECTURAL SITE  
PLAN

Date: 2025/01/08  
Drawn by: SJB  
Checked by: SCH  
Revisions:

AS1.0



2 Aerial Perspective from SW



3 Perspective from West (K-7)



1 ARCHITECTURAL SITE PLAN - 49,814 S.F. PHASE 1  
1" = 30'-0"

SELF STORAGE - DELAWARE RIDGE  
LANSING, KS

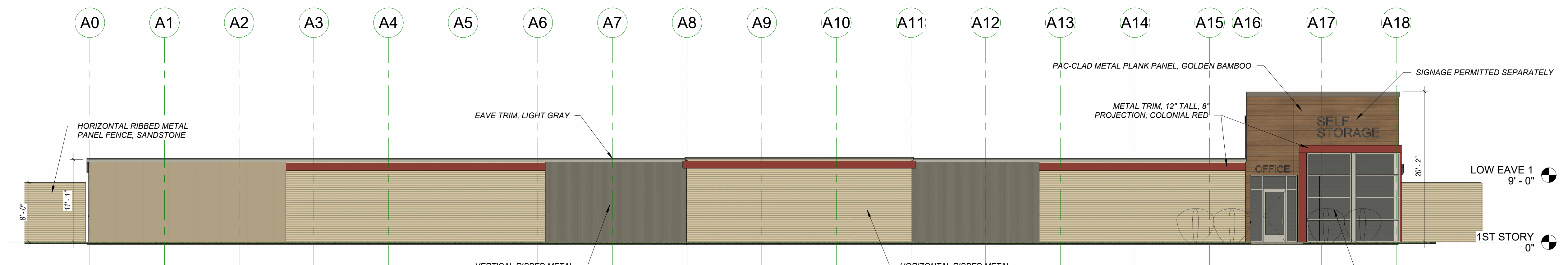


1100 Rhode Island St.  
Lawrence, Kansas 66044  
785 - 749 - 5806

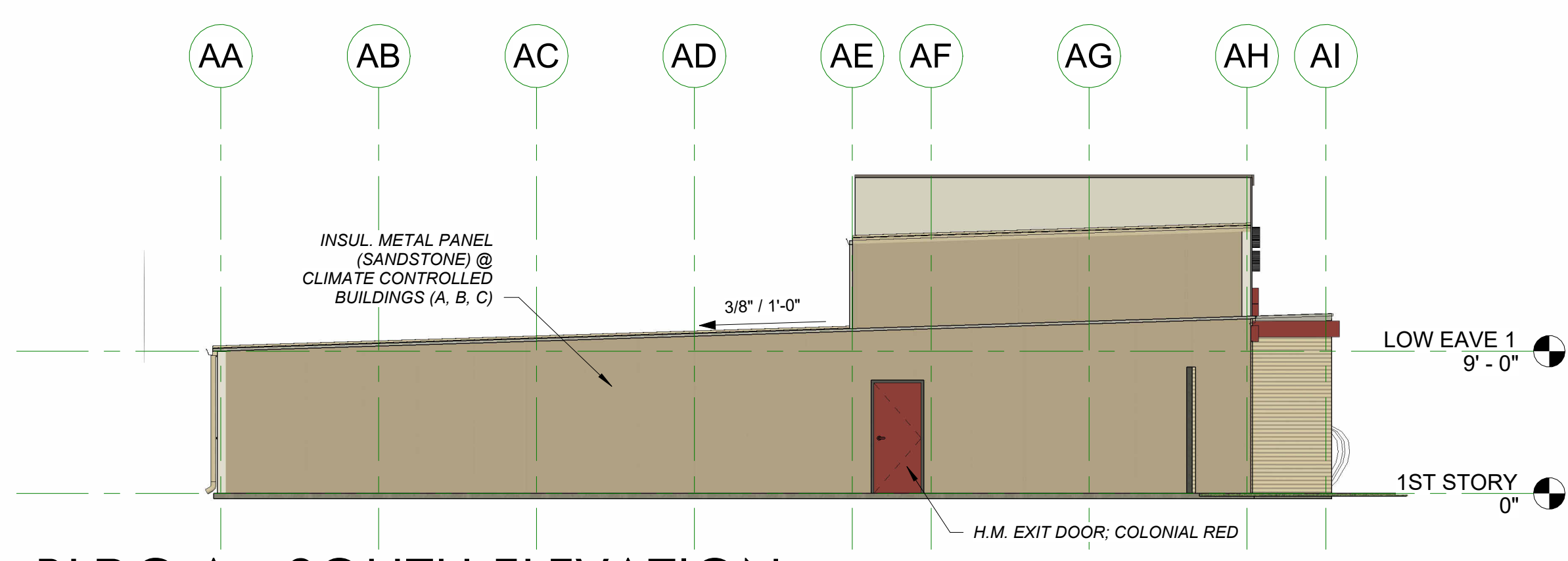
ARCHITECTURAL SITE PLAN

Date: 2025/01/15  
Drawn by: SJB  
Checked by: SCH  
Revisions:

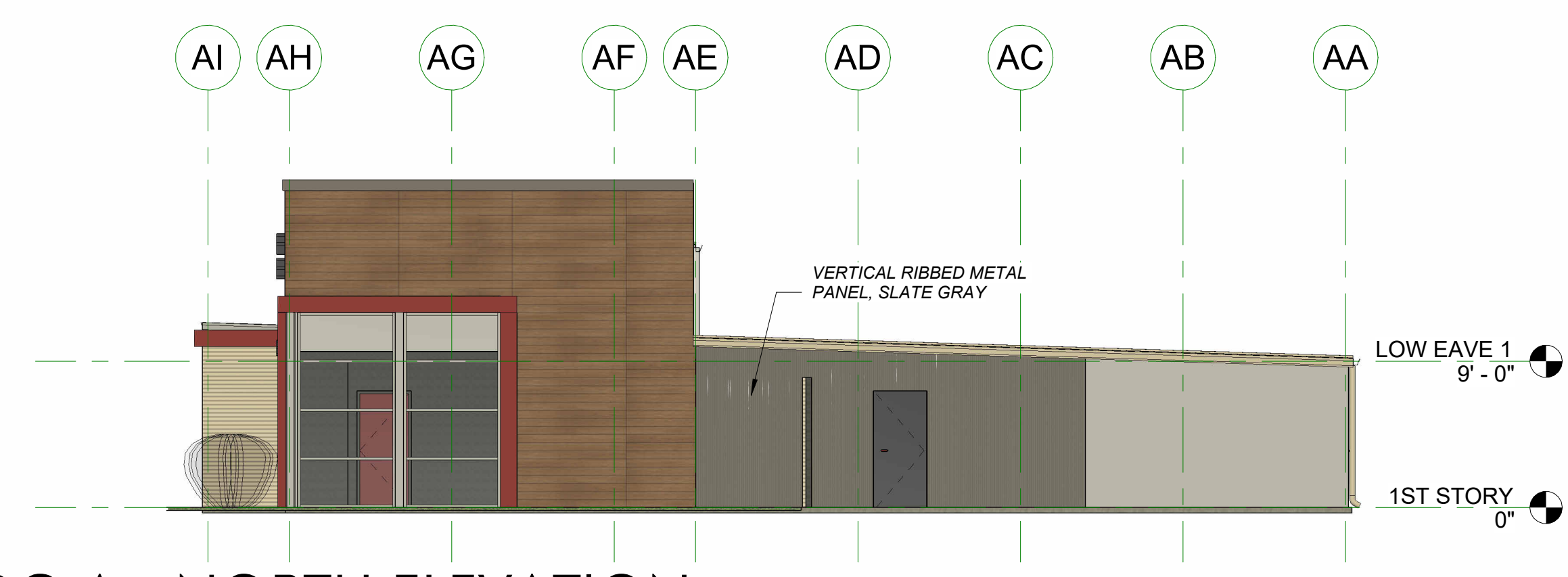
AS1.0



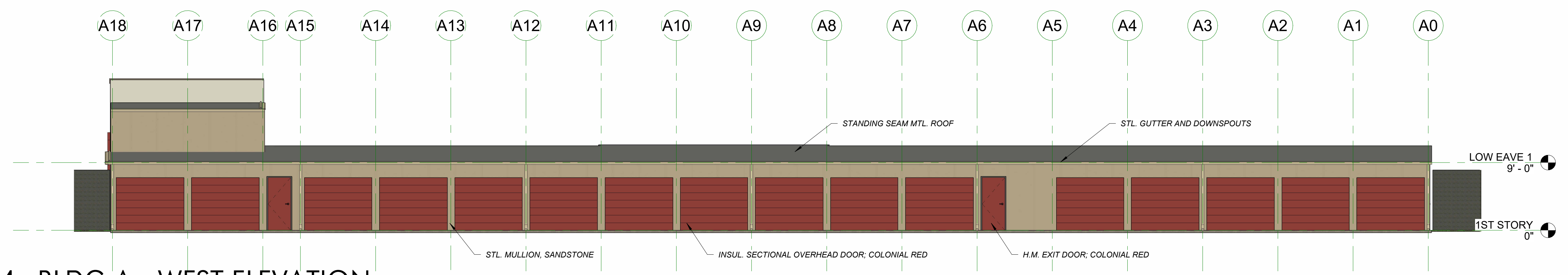
**1 BLDG A - EAST ELEVATION**  
1/8" = 1'-0"



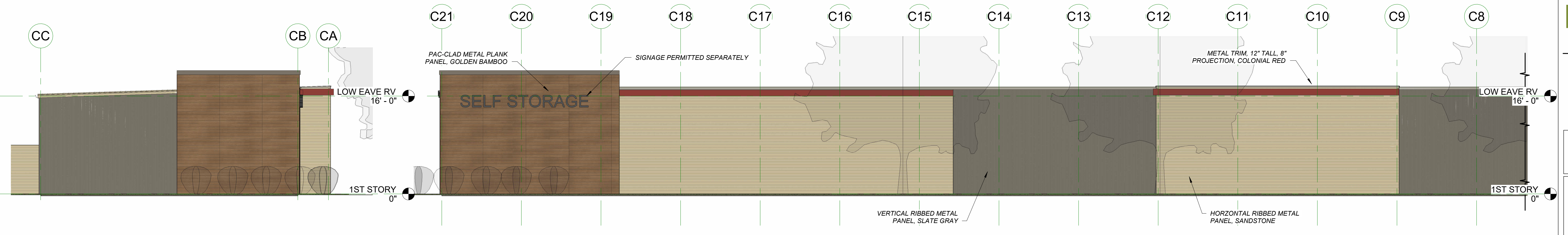
**2 BLDG A - SOUTH ELEVATION**  
1/8" = 1'-0"



**3 BLDG A - NORTH ELEVATION**  
1/8" = 1'-0"



**4 BLDG A - WEST ELEVATION**  
1/8" = 1'-0"



**5 BLDG C - NORTH ELEVATION**  
1/8" = 1'-0"

**6 BLDG C - WEST ELEVATION - NORTH PORTION**  
1/8" = 1'-0"

**SELF STORAGE - DELAWARE RIDGE**  
LANSING, KS

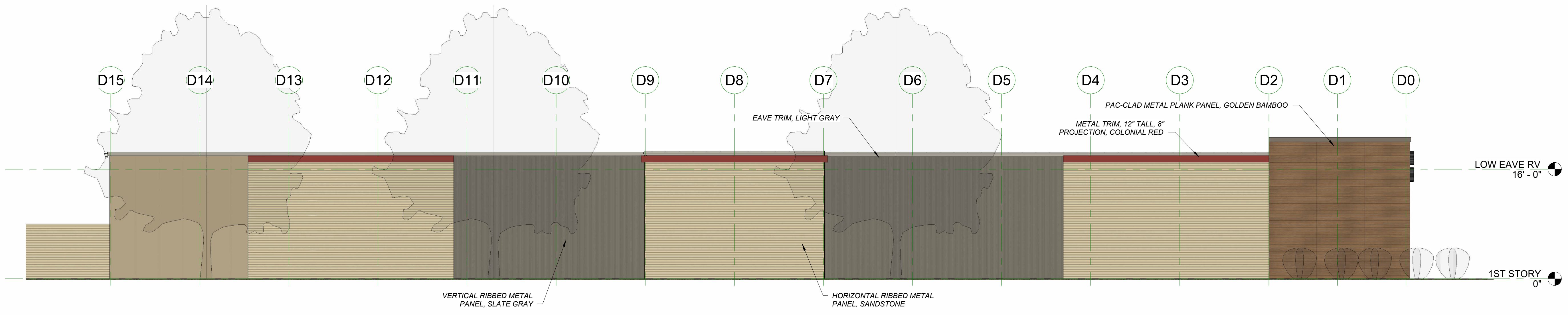


1100 Rhode Island St.  
Lawrence, Kansas 66044  
785 - 749 - 5806

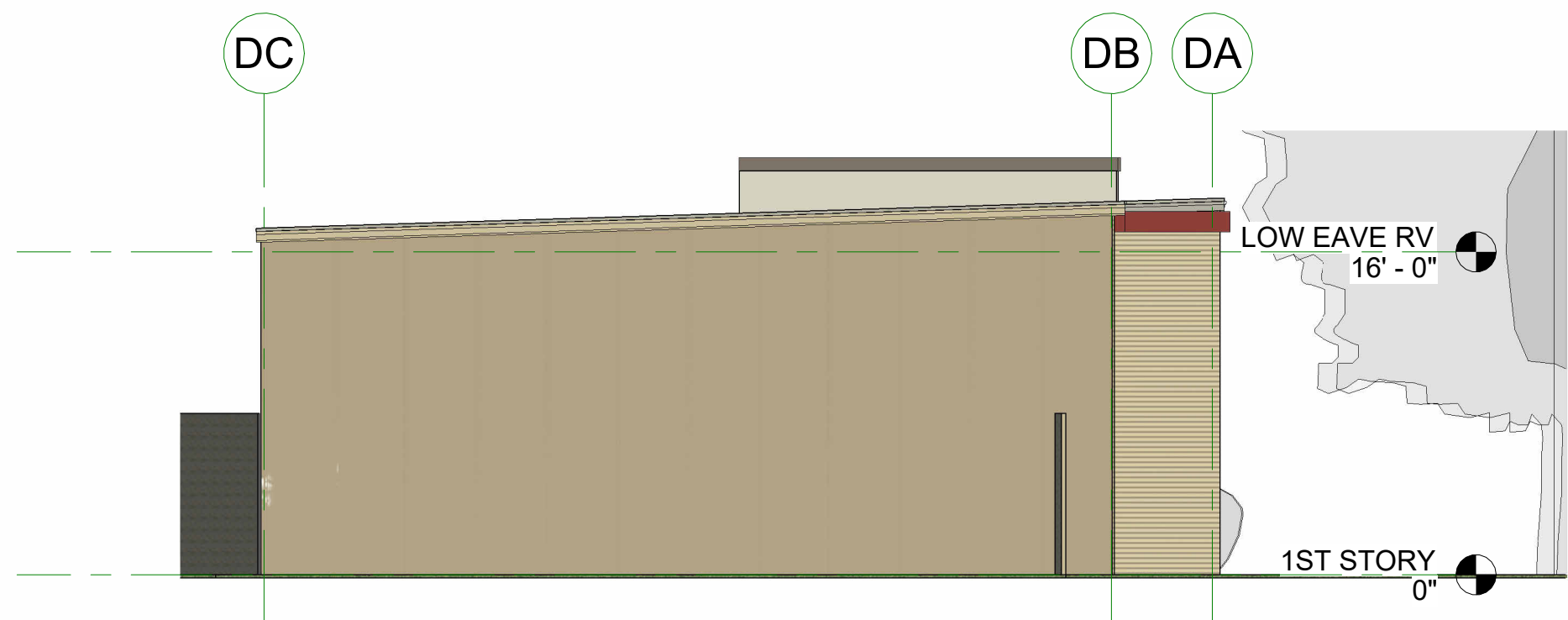
**ELEVATIONS**

Date: 2025/01/15  
Drawn by: SJB  
Checked by: SCH  
Revisions:

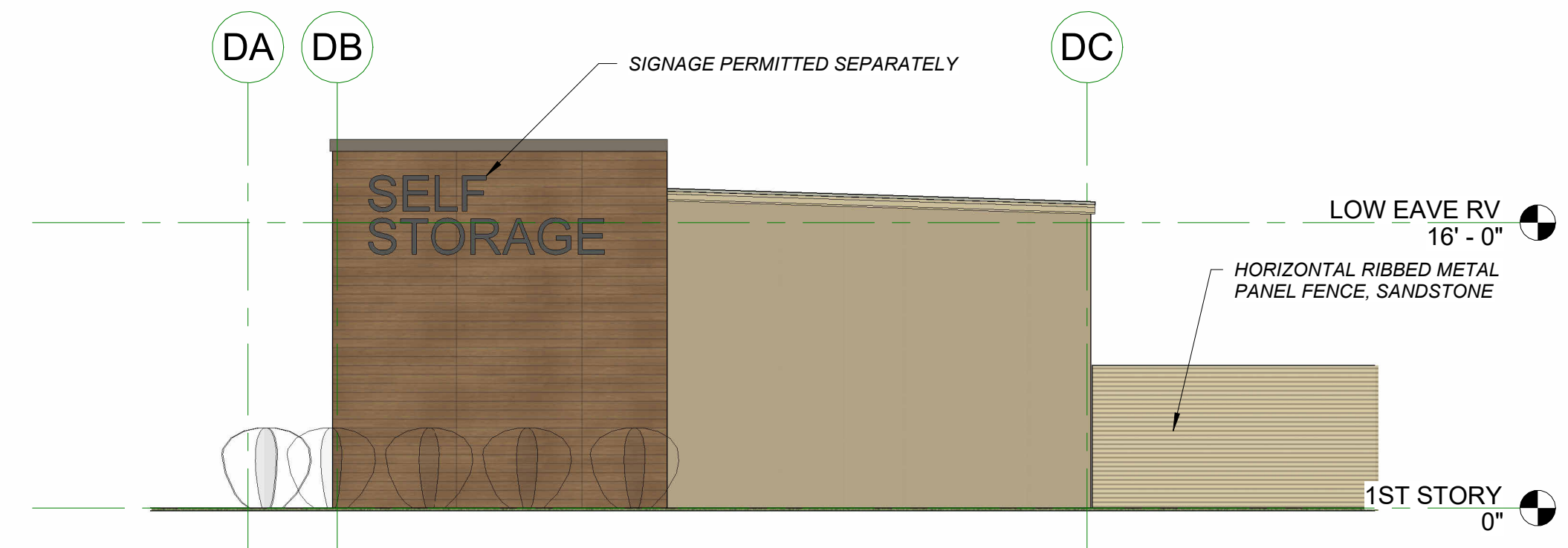
**A2.0**



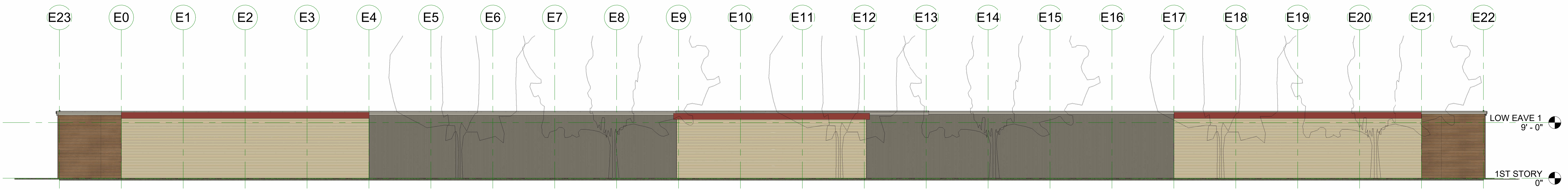
**1** BLDG D - WEST ELEVATION  
1/8" = 1'-0"



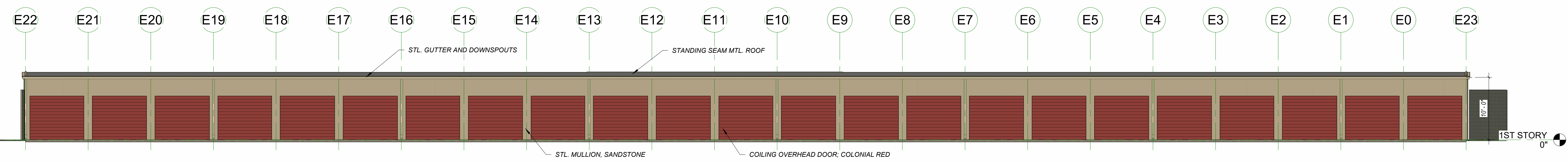
**2** BLDG D - NORTH ELEVATION  
1/8" = 1'-0"



**3** BLDG D - SOUTH ELEVATION  
1/8" = 1'-0"

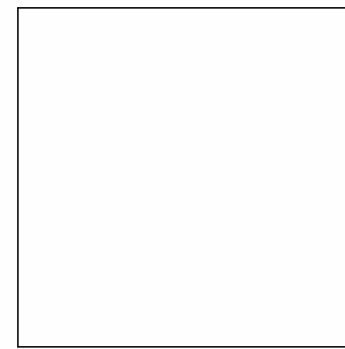


**4** BLDG E - SOUTH ELEVATION  
1/8" = 1'-0"



**5** BLDG E - NORTH ELEVATION  
1/8" = 1'-0"

**SELF STORAGE - DELAWARE RIDGE**  
LANSING, KS



**Hernly**  
ASSOCIATES, INC.  
ARCHITECTS  
PRESERVATION CONSULTANTS  
GRANT ADMINISTRATORS

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Lawrence, Kansas 66044  
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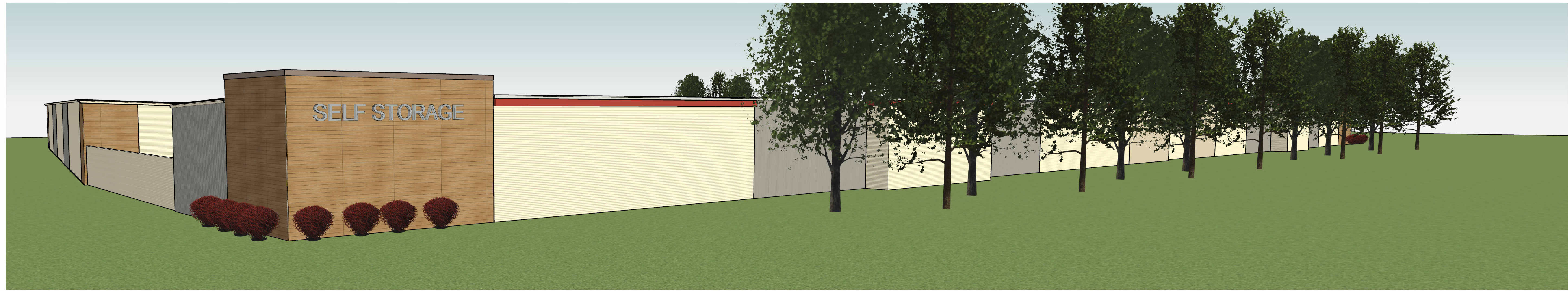
ELEVATIONS

Date: 2025/01/15  
Drawn by: SJB  
Checked by: SCH  
Revisions:

**A2.1**



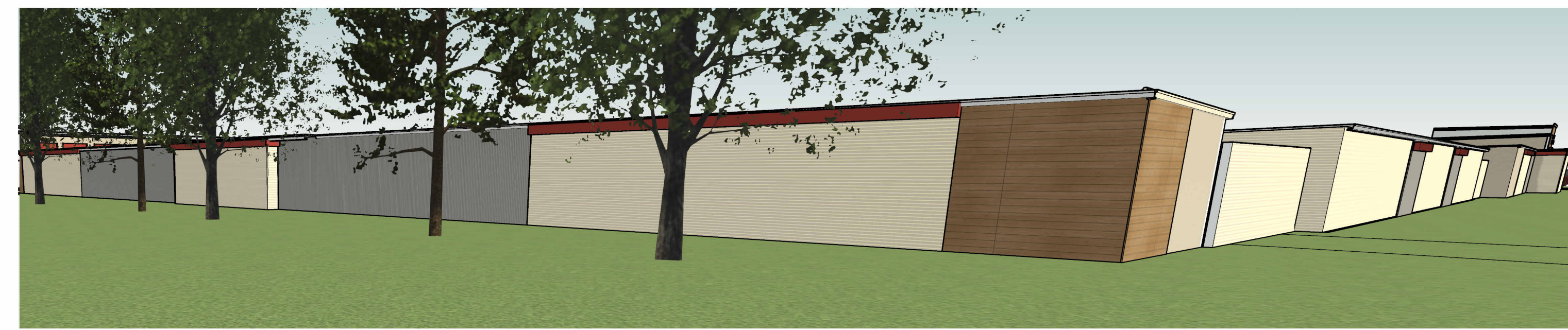
1 3D View 1



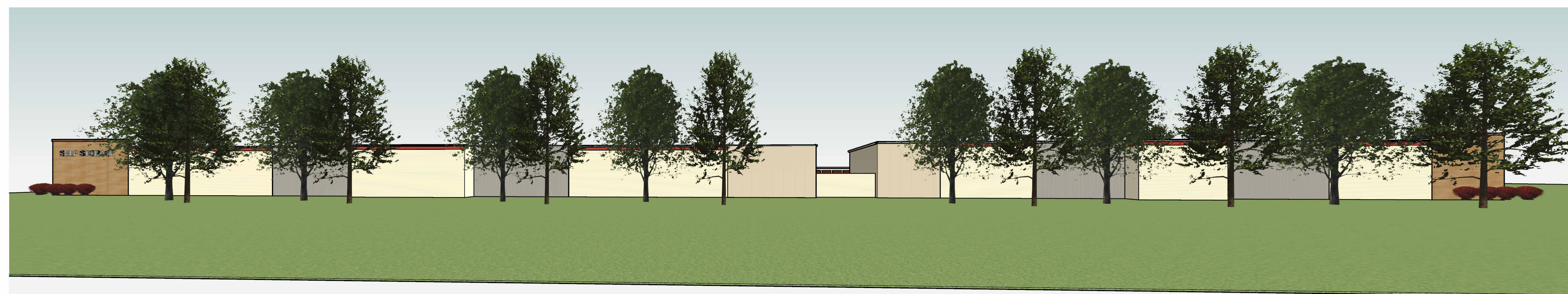
2 3D View 2



3 3D View 3



4 3D View 4



5 3D View 5

SELF STORAGE - DELAWARE RIDGE  
LANSING, KS

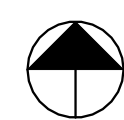
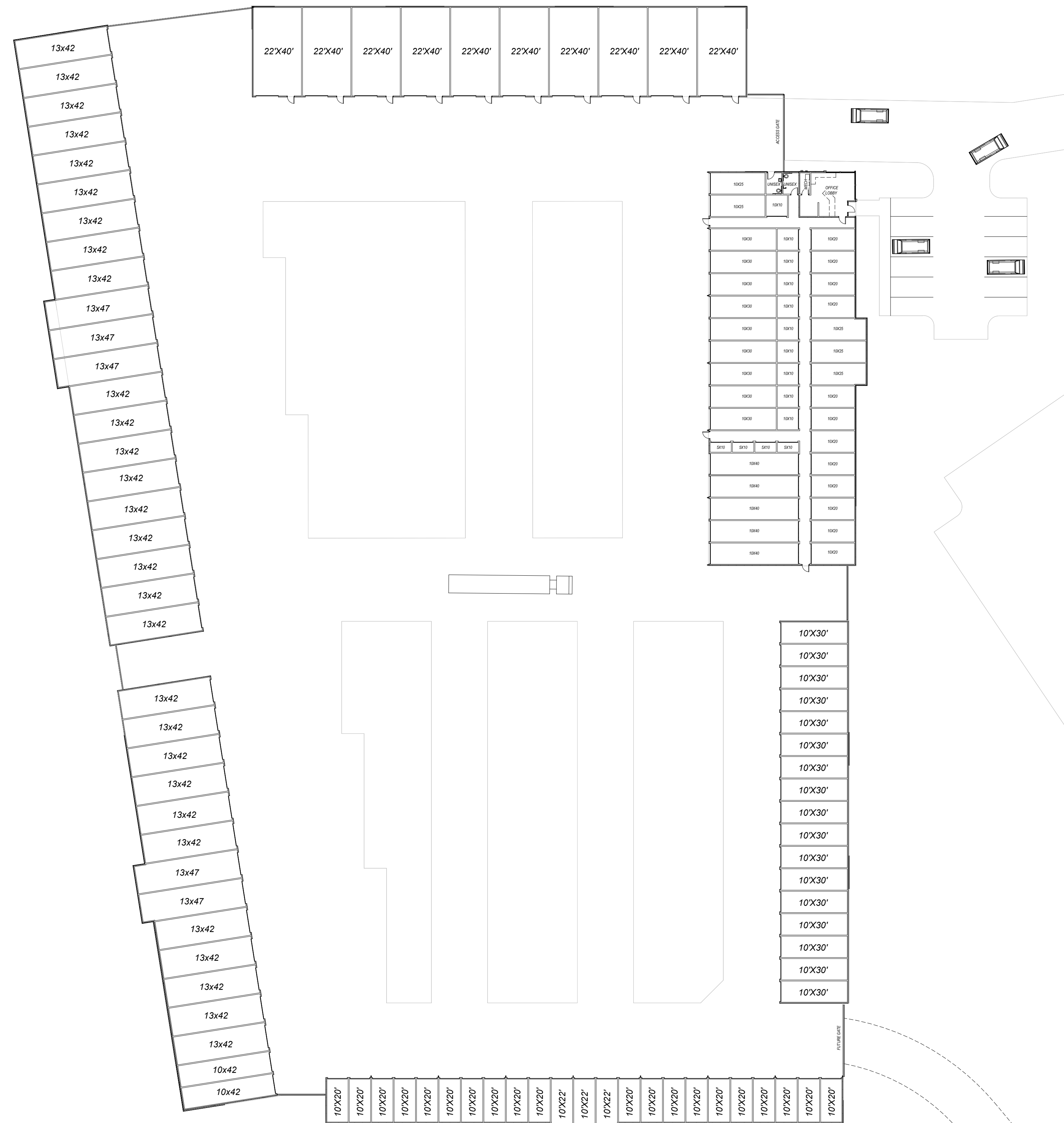
**Hernly**  
ASSOCIATES, INC.  
ARCHITECTS  
PRESENTATION CONSULTANTS  
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1100 Rhode Island St.  
Lawrence, Kansas 66044  
785 - 749 - 5806

PERSPECTIVES

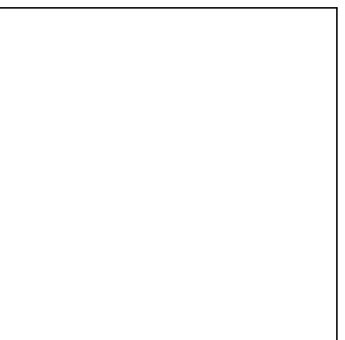
Date: 2025/01/15  
Drawn by: SJB  
Checked by: SCH  
Revisions:

A7.0



**1 UNIT PLANS**  
1" = 30'-0"

**SELF STORAGE - DELAWARE RIDGE**  
**LANSING, KS**



**Hernly**  
ASSOCIATES, INC.  
ARCHITECTS  
PRESENTATION CONSULTANTS  
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785 - 749 - 5806

UNIT PLAN

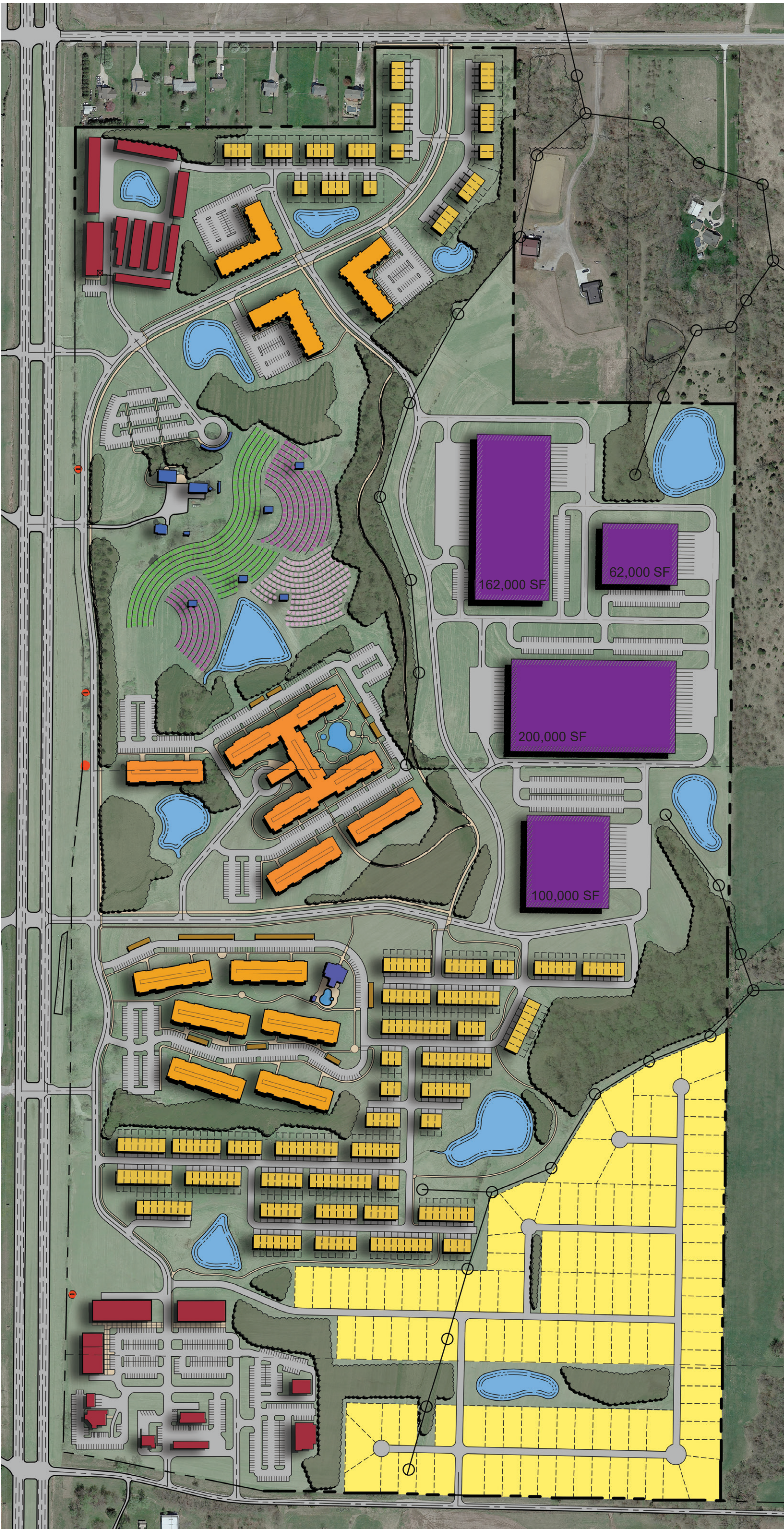
Date: 2025/01/15  
Drawn by: SJB  
Checked by: SCH  
Revisions:

**A1.0**









# Delaware Ridge

## LANDUSE CONCEPT

11/072024



### LEGEND

-  SINGLE-FAMILY (119 Units)
-  TOWNHOME (277 Units)
-  APARTMENT (765 Units)
-  SENIOR LIVING (560 Units)
-  RETREAT FACILITY
-  COMMERCIAL
-  INDUSTRIAL
-  EXISTING BILLBOARDS



January 23, 2025

Joshua Gentzler, AICP  
City of Lansing  
730 First Terrace, Ste. 2  
Lansing, KS 66043

Re: Delaware Ridge

Joshua,

Below are comments for the proposed Delaware Ridge in Lansing. There may be additional comments as more information becomes available, or conditions change etc... Feel free to contact me with any questions or provide additional information.

Plan Review Comments:

1. The water district has reviewed the plans provided on January 17<sup>th</sup>, and is providing comments based on the plans provided. We reserve the right to change and/or add additional comments based on additional information.
2. Future development plans, even if conceptual, would be needed to size water mains accordingly.
3. Depending on future development plans and engineers' review, off-site improvements may be necessary.
4. Fire protection requirements/comments will be needed for water main sizing, for current, and future development.
5. Water mains and appurtenances will be constructed outside the right-of-way, in private or utility easements.
6. Any phasing or timing for the development will be needed for scheduling purposes.
7. Any domestic water service connections will follow water district policies in place at the time of connection.
8. Any on-site fire protection requirements will follow our private fire line policies/practices.
9. The facility shall comply with all federal, state, local, and water district backflow prevention and cross control requirements throughout the entire building. The water district shall be provided access to the facility upon request to conduct a backflow prevention inspection.

Respectfully,

Mike Fulkerson  
General Manager

*We are committed to providing a reliable quality domestic water supply to our customers.*

---

# AGENDA ITEM

---

TO: Mayor McNeill, Lansing City Council  
FROM: Tim Vandall, City Administrator  
DATE: February 28, 2025  
SUBJECT: Resolution & Letter of Support-Leavenworth Waterworks Grant Application

---

The reliable supply of clean water is critical to the economic vitality and health of our community. Presently, most residents in Lansing receive their water from Lan-Del Water, which purchases a significant amount of water from Leavenworth Waterworks every day. Leavenworth Waterworks requires major upgrades to their south treatment plant, which could cost as much as \$57million. Accordingly, Leavenworth Waterworks' customers could see a 10-15% rate increase each of the next five years. Leavenworth Waterworks is applying for a grant through FEMA's Building Resilient Infrastructure and Communities (BRIC) program. If Leavenworth Waterworks is successful in their grant application, rate increases to their customers (Lansing residents included) would likely be less.

Action:  
Approval of Resolution and letter of support.

**RESOLUTION B-4-2025**

**A RESOLUTION IN SUPPORT OF A FEDERAL GRANT APPLICATION BY THE LEAVENWORTH WATERWORKS BOARD FOR IMPROVEMENTS TO THE SOUTH WATER TREATMENT PLANT**

**WHEREAS**, a plentiful, reliable supply of clean drinking water is critical for the health, wellbeing, and economic vitality of our community; and,

**WHEREAS**, the Leavenworth Waterworks Board (the “Board”) statutorily operates, maintains, and controls the drinking water utility (the “System”) for the City of Leavenworth, Kansas, and provides water to nearby municipalities, including Lansing; and,

**WHEREAS**, the degradation of the Missouri River bed has put the supply of water to the North Treatment Plant at risk as a reliable source of drinking water for the future; and

**WHEREAS**, the Board has determined that it is in the best interest of customers of the System to complete certain capacity improvements to the South Treatment Plant to ensure a reliable supply of drinking water to the community; and

**WHEREAS**, the financing of these improvements through rate increases would impose a significant economic burden on the residents, businesses, and Federal & State institutions within the community.

**NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LANSING, KANSAS:**

**Section 1.** The Mayor and City Council of the great City of Lansing supports and approves the Leavenworth Waterworks Board seeking Federal grant funding for their South Treatment Plant Capacity Improvements Project.

**Section 2.** The Mayor and City Council of Lansing urge our Congressional delegation to support the Board’s efforts as well.

**ADOPTED THIS** 6<sup>h</sup> day of March, 2025.

\_\_\_\_\_  
Anthony R. McNeill, Mayor

{Seal}

ATTEST:

\_\_\_\_\_  
Tish Sims, CMC, City Clerk



# The City of Lansing

Office of the Mayor  
www.lansingks.org

March 1, 2025

The Honorable Jerry Moran  
US Senator for Kansas  
Dirksen SOB – RM 521  
Washington, DC 20510

The Honorable Roger Marshall  
US Senator for Kansas  
Russell SOB – 479A  
Washington, DC 20002

The Honorable Derek Schmidt  
US Congressman for Kansas  
1223 Longworth HOB  
Washington, DC 20515

**Subject: Support for Upgrades to Leavenworth Waterworks Infrastructure**

Dear Senator Moran, Senator Marshall and Congressman Schmidt,

The elected representatives of the City of Lansing, who are the customers of Leavenworth Waterworks write to express our urgent support for federal investment in the upgrade and consolidation of the south water treatment plant owned and operated by Leavenworth Waterworks. We request your advocacy supporting this community effort.

The reliable supply of clean water is critical to the economic vitality and public health of our communities. However, the unexpected and severe degradation of the Missouri Riverbed, exacerbated by upstream water diversions, has created a critical vulnerability in our water supply system. During low-flow winter months, the raw water inlets at the north water treatment plant become exposed, jeopardizing the ability to provide essential water services to approximately 60,000 residents, businesses, and vital institutions.

Leavenworth Waterworks has employed the engineering firm Black & Veatch to study current infrastructure and explore solutions. Long-term, the most efficient resolution to this issue involves decommissioning the north treatment plant and consolidating operations to the more efficient and reliable south plant. *Required upgrades to the south treatment plant are estimated to cost as much as \$57 million, which could cause commercial and residential water rates to rise 10-15% for customers EACH of the next five years.* The area is facing a true financial challenge.

Leavenworth Waterworks provides an average of over 500,000 gallons of water per day to Lan-Del Water District and Lansing’s residents. The potential consequences of dramatically increasing water rates for local institutions and residents are severe. Business closures, job losses, annual budget challenges and more importantly future developments could be at risk. Potential security related disruptions at the Federal Penitentiary, Lansing Correctional Facility or the VA Medical Center are especially concerning.

The financial burden of this critical infrastructure upgrade is substantial. Federal investment is essential to ensure the long-term viability of our water supply system and mitigate the potential for severe disruptions.

We respectfully urge the Kansas Congressional Delegation to:

- Write support letters related to any applicable federal grant programs.
- Support the inclusion of Leavenworth Waterworks in federal funding opportunities designed to enhance water infrastructure resilience including Congressionally Directed Spending.
- Work with federal, state and local officials to secure necessary approvals and expedite project timelines when necessary and appropriate.

The reliable supply of clean water in the Leavenworth and Lansing area is a matter of national, state, and local importance. We believe that federal investment in the Leavenworth Waterworks south treatment plant is a critical step towards ensuring the long-term health, safety, and economic prosperity of our communities. Please reach out if I may be of further assistance.

**Sincerely,**

Anthony McNeill  
Mayor  
City of Lansing  
[amcneill@lansings.org](mailto:amcneill@lansings.org)  
(913) 727-3233



# The City of Lansing

Office of the Mayor  
www.lansingsks.org

March 1, 2025

The Honorable Cameron Hamilton  
Senior Official Performing the Duties of FEMA Administrator  
Federal Emergency Management Agency  
P O Box 10055  
Hyattsville MD 20702-8055

RE: Support for Upgrades to Leavenworth Waterworks Infrastructure

Mr. Hamilton,

On behalf of the governing body of the City of Lansing, as well as our residents, we wish to express support for the Leavenworth Waterworks application for assistance through FEMA's Building Resilient Infrastructure and Communities (BRIC) program.

The reliable supply of clean water is critical to the economic vitality and health of our communities. However, the severe degradation of the Missouri Riverbed has created a critical vulnerability to our water supply. During low-flow winter months, the raw water inlets at the North Water Treatment Intake become exposed, jeopardizing the ability to provide essential water service to approximately 60,000 residents, businesses, and vital institutions. *The low flows are exacerbated by drought conditions, induced by low rainfall and snowfall throughout the Missouri River basin.*

Leavenworth Waterworks has employed the engineering firm Black & Veatch to study the current infrastructure and explore solutions. Long-term, the most efficient and lowest total cost solution is to construct a second treatment train at their South Water Treatment Plant and consolidate operations. *However, the required upgrades are estimated to cost as much as \$57 million causing water rates to rise 10-15% EACH of the next five years.*

The financial burden of this critical infrastructure upgrade is substantial. We believe that federal investment in the Leavenworth Waterworks' South Water Treatment Plant is a critical step towards ensuring the long-term health, safety, and economic prosperity of our community.

Sincerely,

Anthony R. McNeill  
Mayor  
City of Lansing  
[amcneill@lansingsks.org](mailto:amcneill@lansingsks.org)  
(913) 727-3233

---

# AGENDA ITEM

---

TO: Tim Vandall, City Administrator  
FROM: Tish Sims, City Clerk  
DATE: March 3, 2025  
SUBJECT: Ordinance No. 1126 – Establishing Utility Provider Solicitor Licensing and Fees

---

Ordinance No. 1126 establishes a Utility Provider Solicitor License and adds fees related to their licensing for Lansing.

Policy Consideration: Sections in Chapter 5, Article 2, Amends the licensing of Transient Vendors to include KBI Background Reports, the amount of time and fees to be charged.

Financial Consideration: N/A

Action: A motion to approve and adopt Ordinance No. 1126, An Ordinance Establishing Utility Provider Solicitor Licensing and Fees Related to Licensing of Specific Transient Vendors within the City of Lansing.

---

# AGENDA ITEM # 7

---

**ORDINANCE NO. 1126**

**AN ORDINANCE AMENDING THE SCHEDULE OF FEES RELATED TO  
LICENSING OF UTILITY PROVIDER SOLICITORS WITHIN  
THE CITY OF LANSING.**

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF LANSING:

**Section 1.** Chapter 5, Article 2, Section 201 of the code of the City of Lansing is hereby added to reflect additional license requirements pertaining to Utility Provider Solicitors.

Sec. 5-201 Definitions - A *utility provider solicitor* refers to any employee, representative, or company that offers essential services such as internet, phone, cable, electricity, gas, water, or trash collection. This definition includes individuals or companies that may not have a physical business location within city limits but still provide or sell these services directly to the public through door-to-door outreach. This role is crucial in connecting consumers with necessary utilities and ensuring access to these vital services.

**Section 2.** Chapter 5, Article 2, Section 202 of the code of the City of Lansing is hereby amended to reflect the updated solicitor type associated with Transient Vendors.

Sec. 5-202 Certificate of registration and license. No transient vendor, merchant, solicitor, peddler or utility provider solicitor as defined in Sections 5-201 of this article shall engage in such business within the corporate limits of the City without first obtaining a license therefore unless specifically excluded from the permit requirement under Section 5-203. Any applicant for a license under this article shall file with the City Clerk a sworn application as outlined in Section 5-204. (Ord. No. 1040, 1, 5-7-2020)

**Section 2.** Chapter 5, Article 2, Section 204 of the code of the City of Lansing is hereby amended to reflect the updated license required with Transient Vendors.

Sec. 5-204 (I) The applicant must submit a KBI report processed in the last three (3) months at the time of application. The Utility Provider Solicitor must submit a KBI report processed in the last three (3) months at the time of application and must maintain a current KBI report throughout the duration of the license.

Sec. 5-204 (K) License required. Utility provider solicitors may apply for one (1) license every six months.

**Section 2.** Chapter 5, Article 2, Section 207(C) of the code of the City of Lansing is hereby amended to reflect the updated schedule of fees associated with Utility Provider Solicitors.

Sec. 5-207(C) Utility provider solicitors: a fee of \$600 shall be charged for each licensee and shall be valid for a period of not more than 6 months.

**Section 3.** All other Ordinances or sections of the Lansing Municipal Code which are in conflict herewith are hereby repealed.



**Section 4.** That this ordinance shall take effect from and after its adoption by the governing body and upon publication in the official city newspaper as provided by law.

**PASSED and APPROVED** by the Governing Body on the \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Anthony R. McNeill, Mayor

{SEAL}

ATTEST:

\_\_\_\_\_  
Tish Sims, CMC, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Gregory C. Robinson, City Attorney

**CITY OF LANSING  
TREASURER'S REPORT - QUARTER ENDING DECEMBER 31, 2024**

Fund Name	Fund Number	Unencumbered Cash Balance 9/30/24 DR / (CR)	Receipts	Disbursements	Unencumbered Fund Balance 12/31/24 DR / (CR)	Add Reserves, Account Payable, and Encumbrances	Subtract Receivables, Other Assets, and Net Fixed Assets	Treasurer's Cash Balance 12/31/24
<b>General:</b>	<b>10</b>	3,430,528.11	1,459,549.05	2,128,099.88	2,761,977.28	273,867.67	0.00	3,035,844.95
<b>Special Revenue:</b>								
Fire Department	18	0.00	809,634.59	1,605.50	808,029.09	1,605.50	0.00	809,634.59
Library	20	317,386.99	12,171.17	103,503.82	226,054.34	12,210.56	0.00	238,264.92
Domestic Violence Program Fund	21	200.00	200.00	0.00	400.00	0.00	0.00	400.00
Consolidated Street & Highway	22	303,123.35	87,495.76	142,914.59	247,704.52	11,332.06	0.00	259,036.61
Special Parks & Recreation	23	242,175.63	13,934.33	22,122.57	233,987.39	0.00	0.00	233,987.39
Special Alcoholic Liquor	24	95,189.26	4,243.02	0.00	99,432.28	0.00	0.00	99,432.28
Special Alcohol Drug	25	74,518.03	4,383.78	0.00	78,901.81	0.00	0.00	78,901.81
Sales Tax (\$.45) Fund	26	388,251.64	246,021.75	0.00	634,273.39	0.00	0.00	634,273.39
Swimming Pool	28	142,733.65	243,144.55	0.00	385,878.20	0.00	0.00	385,878.20
Hillbrook Subdivision Escrow	66	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Agency:</b>								
Bonds Posted	41	0.00	0.00	0.00	0.00	18,070.20	0.00	18,070.20
Park Land Trust	59	23.62	0.00	0.00	23.62	0.00	0.00	23.62
Mayor's Christmas	61	11,975.05	2,110.30	5,760.06	8,325.29	2,435.32	0.00	10,760.61
Transient Guest Tax	63	165,665.51	16,932.61	19,986.27	162,611.85	0.00	0.00	162,611.85
ARPA	49	488,037.03	0.00	488,037.03	0.00	0.00	0.00	0.00
<b>Debt Service:</b>								
Bond & Interest	40	57,846.36	29,392.04	13,000.00	74,238.40	0.00	0.00	74,238.40
<b>Enterprise:</b>								
Wastewater Utility	50	1,564,545.05	836,754.08	760,622.20	1,640,676.93	178,597.72	147,852.02	1,671,422.63
Solid Waste Utility	51	237,093.29	201,020.03	237,045.59	201,067.73	54,284.77	50,751.10	204,601.40
<b>Capital Projects:</b>								
Capital Projects Fund	70	783,166.60	(197,086.93)	(369,015.55)	955,095.22	0.00	0.00	955,095.24
Equipment Reserve Fund	80	244,252.00	512.84	160,391.99	84,372.85	136,925.72	0.00	221,298.57
Police Equipment Reserve Fund	45	20,509.14	36,559.75	0.00	57,068.89	0.00	0.00	57,068.89
Town Centre Sewer	52	1,126,752.16	8,770.48	1,081,884.00	53,638.64	1,081,884.00	0.00	1,135,522.64
McIntyre Sanitary Sewer	54	488,814.37	0.00	329,400.55	159,413.82	0.00	0.00	159,413.82
CIP Parks	88	6,301,324.08	47,744.07	4,063,778.30	2,285,289.85	3,078,636.30	0.00	5,363,926.15
Lansing Town Centre	87	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total All Funds</b>		<b>20,476,427.74</b>	<b>3,863,487.27</b>	<b>9,189,136.80</b>	<b>15,150,778.21</b>	<b>4,849,849.82</b>	<b>4,190,919.94</b>	<b>15,809,708.16</b>

STATEMENT OF BOND INDEBTEDNESS				
Bonds	General Obligation		Waste Water Revenue	Total
	Improvement	Revolving Loans		
Outstanding as of 10/01/2024	\$ 33,890,000	\$ -	\$ -	\$ 33,890,000
Retired	-	-	-	-
Issued	-	-	-	-
Refunded	-	-	-	-
Outstanding as of 12/31/2024	\$ 33,890,000	\$ -	\$ -	\$ 33,890,000
Temporary Notes	\$ -			\$ -
Total Outstanding 12/31/2024				\$ 33,890,000

\*Published quarterly in accordance with KSA 12-1608, 12-1609 - Elizabeth Sanford, Director of Finance.



City of Lansing  
800 First Terrace  
Lansing, Kansas 66043

## City Administrator's Report

March 6, 2025

### Agenda Items:

Library Director Terri Wojtalewicz will be present Thursday night to give a briefing on the Lansing Community Library.

The City of Lansing is considering establishing the Riverbend Heights Reinvestment Housing Incentive District under the Kansas Reinvestment Housing Incentive District Act. Presently, the developer plans to develop a 412-unit single family home subdivision over several years. The city recently received approval from the Department of Commerce to proceed with the formation of the district. This resolution lays out notifications, as well as the public hearing for finalization of the district. The current request is for most property taxes to be utilized for infrastructure for 20 years, although the statewide education 20 mills would be shielded. Staff is continuing to work with the developer to finalize the specifics of the district.

A rezone for a parcel located south of 1024 South Main Street is also on the agenda. The Planning Commission recommended the rezone action from A1 (agriculture) to B-2 action by a 5-0 vote.

A rezone for three parcels generally located at 24132 139<sup>th</sup> Street is on the agenda. The Planning Commission recommended to rezone three parcels presently zoned A-1 (agriculture) to B3 for Parcel 1, B3 for Parcel 2B, and R4 for Parcel 2A by a 3-2 vote. The Planning Commission took no action on a fourth parcel (Parcel 3) that had a request to go from A-1 to I-2. The proposed rezone generally meets the spirit and intent of the City's Comprehensive Plan and Future Land Use Map. If approved, the property owner plans to proceed with storage units at the northwestern parcel. A copy of our zoning maps and future land use map can be found at <https://gis.lansingks.org/>.

A resolution and letters of support for Leavenworth Waterworks and their grant applications are on the agenda. Leavenworth Waterworks supplies water to Lan-Del, which services most homes in Lansing. If successful, their grant applications could help to offset rates increases that eventually be passed along to Lansing residents. Projected improvements to Leavenworth Waterworks' facility could cost a total of \$57 million dollars.

Ordinance 1126 is based on discussion at a previous City Council meeting. We have updated the rules for utility-based transient vendors to have a longer permit. This mainly applies to internet companies. This will increase the annual cost for utility solicitors from \$200 to \$600 and allow utilities to solicit for a greater period of time. Permits for commercial vendors will not change and continue to expire after two weeks.

### Public Works:

Public Works staff has been working on the annual update for the National Flood Insurance Program. Based on the Community Rating System (CRS) that judges cities based on their outreach and abatement measures, residents in Lansing who reside in the flood plain are eligible to receive a 15% discount on their flood insurance.



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Pothole operations will commence once roads are fully cleared of snow. There are more potholes to repair due to the amount of freeze/thaw cycles this winter.

We anticipate bidding for mill and overlay to take place in the next month. We plan to add the portion of 155<sup>th</sup> Street in city limits as an alternate due to major deterioration this winter. We also hope to bid out the Bernard Park Bridge joint repairs this year. We also continue to communicate with a property owner in Sherwood Forrest to repair a drainage issue on Nottingham Drive.

**Year End Sales Tax Update:**

The year-to-date sales tax updates are below.

	2024 YTD	2025 YTD	Difference
Local Sales & Use Tax (1.9%)	\$232,528	\$252,852	\$20,324, 8.75%
County Sales Tax	\$75,060	\$73,486	-\$1,574, -2.09%
County Use Tax	\$35,390	\$34,064	-\$1,326, -3.75%
Guest Tax	\$25,113	\$14,547	<b>-\$10,566, -42.07%</b>

The total non-food sales tax rate in Lansing is broken down as follows:

- 6.5% State Sales Tax (varies on food)
- 1% Countywide Sales Tax
- 1% City General Sales Tax-General Fund
- .45% DeSoto Road & Park Improvements (20 years)
- .45% Aquatic Center (20 years)
- 9.4% TOTAL
- 1% Community Improvement Dist. (Mainstreet Chrysler Dodge Jeep Ram property only)

The special sales tax to pay for the Aquatic Center generated \$60,685 in January. The special sales tax to pay for DeSoto Road and Bernard Park Improvements also generated \$60,685 (both special sales taxes are for the same amount, .45%). At this rate, both special sales taxes would generate \$728,220 by the end of the year.

**Wastewater:**

Construction on the Town Centre Trunk Sewer Replacement Project began on February 2<sup>nd</sup>. Approximately 100' of sewer has been installed, and the existing manhole has been cored. A supply chain issue has delayed the delivery of the first new manhole for the project. Clearwave Fiber is in the process of relocating their fiber optic facilities that are in direct conflict with the sewer project. This project is scheduled for 120 days.

All easements for the Ida/Gamble Sewer Relocation Project have been acquired and filed with the Register of Deeds. The project will be bid in the coming weeks, with construction taking place during the USD469 summer



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break, as Ida Street will be temporarily closed. The project will relocate sewers near this intersection that are oversized for current flows to the new 7 Mile Creek 36” interceptor.

**Meetings & Announcements:**

The Kansas Moderate Incoming Housing Grant we jointly applied for on the Fairlane Townhomes Second Phase project in November was successful. This grant will allocate \$650,000 to help spur the next phase of the Fairlane Townhomes, which is projected for 21 more units along Santa Fe Drive. The City approved a resolution of support at the November 7<sup>th</sup> City Council meeting. A copy of the award letter, as well as the list of all successful projects in Kansas is in the agenda.

There are multiple openings for Police Officer I/II. Starting pay for police officers is competitive, with abundant opportunities for overtime. Officers with experience, education, or certification can be started higher on the pay scale. Additionally, the City offers a \$3,000 sign-on bonus for new, uncertified police officers! The City also has Firefighter/EMT positions open. Interested candidates can apply by clicking on the “How Do I?” tab under the website and selecting Job Opportunities.

- Thursday, March 6                      City Council Meeting, 7:00pm, City Hall
- Wednesday, March 19                Planning Commission Meeting, 7:00pm, City Hall
- Thursday, March 20                    City Council Meeting, 7:00pm, City Hall
- Thursday, March 27                    City Council Work Session, 7:00pm, City Hall
  - Pool Construction Update, Jason W. Crum
- Thursday, April 3                      City Council Meeting, 7:00pm, City Hall
- Thursday, April 17                     City Council Meeting, 7:00pm, City Hall
- Thursday, April 24                     City Council Work Session, 7:00pm, City Hall
- Thursday, May 1                        City Council Meeting, 7:00pm, City Hall

Sincerely,

Tim Vandall



Mayor Anthony McNeill  
City of Lansing  
730 1st Terr, Ste 2  
Lansing, KS 66043

February 28, 2025

Dear Mayor McNeill:

As administrator of the Kansas Moderate Income Housing (MIH) Program, Kansas Housing Resources Corporation (KHRC) would like to offer your City **\$650,000 in MIH funds** for the proposed Fairlane Townhomes Phase II project. This award is conditioned on and subject to the following:

1. Execution of, and compliance with, an MIH Grant Agreement;
2. Compliance with all rules and requirements of the MIH Program, as more fully identified in the respective enabling legislation and the NORA;
3. Holding an introductory Pre-Development Meeting with KHRC staff and the grantee's full team (including, but not limited to, the applicant, developer, and contractor); and
4. Provision of a Memorandum of Understanding (MOU), or equivalent document, between the City and the building/developer clearly describing the roles and expectation of all parties involved in the project.

We anticipate that these items may take up to 60 days to complete. We will contact you to schedule the Pre-Development meeting. During this period, we will begin posting MIH award materials to your Procurement WorkCenter. Additional instructions outlining required next steps will also be provided.

KHRC reserves the right to require additional conditions as deemed necessary. If you have any questions you would like to discuss, please contact me or email [MIH@kshousingcorp.org](mailto:MIH@kshousingcorp.org). Our office looks forward to working with your community to address moderate income housing needs in Kansas.

Sincerely,

Alissa Ice  
Director of Housing Development  
785-217-2036  
[aice@kshousingcorp.org](mailto:aice@kshousingcorp.org)

# KANSAS HOUSING

## Program Awards - 2024 Round 4

Moderate Income Housing (MIH)  
Kansas Housing Investor Tax Credit (KHITC)  
Revolving Loan Fund (RLF)

Project Name	MIH Awardee	KHITC Awardee	RLF Awardee	County	KHITC County Size	Project Type	Request Type	Total Units	MIH Award	KHITC Award	RLF Award
<b>Northwest</b>											
Park Place Townhomes	City of Colby	Z Tag Property Management	-	Thomas	Small	Rental	New Construction	24	\$ 650,000.00	\$ 840,000.00	\$ -
<b>Northwest Subtotals:</b>									<b>\$ 650,000.00</b>	<b>\$ 840,000.00</b>	<b>\$ -</b>
<b>North Central</b>											
North Campus Single Family Housing	City of Beloit	Rural Development Group LLC	-	Mitchell	Small	Homeownership	Down Payment Assistance/ New Construction	8	\$ 650,000.00	\$ 280,000.00	\$ -
Clutter Hill Subdivision	City of Little River	Little River Development Group	-	Rice	Medium	Both	New Construction	8	\$ 492,500.00	\$ 280,000.00	\$ -
Manhattan Infill Housing	City of Manhattan	Frontier Development Group	-	Riley	Large	Both	New Construction	40	\$ 650,000.00	\$ 1,200,000.00	\$ -
<b>North Central Subtotals:</b>									<b>\$ 1,792,500.00</b>	<b>\$ 1,760,000.00</b>	<b>\$ -</b>
<b>Northeast</b>											
Maplewood Place	City of Baldwin City	-	-	Douglas		Rental	New Construction	8	\$ 500,000.00	\$ -	\$ -
Fairlane Townhomes Phase II	City of Lansing	-	-	Leavenworth		Rental	New Construction	21	\$ 650,000.00	\$ -	\$ -
Broadway Lofts	City of Marysville	Frontier Development Group	-	Marshall	Medium	Rental	Historic Rehab	12	\$ 650,000.00	\$ 384,000.00	\$ -
Heritage Hills Subdivision	City of Osawatomie	Heritage Hills LLC	-	Miami	Large	Homeownership	New Construction	23	\$ 650,000.00	\$ 690,000.00	\$ -
<b>Northeast Subtotals:</b>									<b>\$ 2,450,000.00</b>	<b>\$ 1,074,000.00</b>	<b>\$ -</b>
<b>Southeast</b>											
Caney Nursing Home Conversion	City of Caney	-	-	Montgomery		Rental	Other	18	\$ 292,354.00	\$ -	\$ -
Hidden Hills	City of Chanute	Chanute Housing LLC	-	Neosho	Medium	Rental	New Construction	32	\$ 650,000.00	\$ 1,024,000.00	\$ -
Partridge Addition	City of Parsons	SEK Construction, Inc.	-	Labette	Medium	Rental	New Construction	3	\$ 96,000.00	\$ 96,000.00	\$ -
<b>Southeast Subtotals:</b>									<b>\$ 1,038,354.00</b>	<b>\$ 1,120,000.00</b>	<b>\$ -</b>
<b>South Central</b>											
124 Lofts*	City of El Dorado	124 S Main LLC	124 S Main LLC	Butler	Large	Rental	Historic Rehab	13	\$ 650,000.00	\$ 390,000.00	\$ 700,000.00
Renner Multi-Family Development	City of Garden Plain	-	-	Sedgwick		Rental	New Construction	10	\$ 300,000.00	\$ -	\$ -
<b>South Central Subtotals:</b>									<b>\$ 950,000.00</b>	<b>\$ 390,000.00</b>	<b>\$ 700,000.00</b>
<b>Southwest</b>											
Greensburg Housing Development 2024	City of Greensburg	-	-	Kiowa		Rental	New Construction	3	\$ 650,000.00	\$ -	\$ -
Elizabeth Subdivision in Kinsley	City of Kinsley	Blue Sky Farms LLC	-	Edwards	Small	Rental	New Construction	6	\$ 650,000.00	\$ 210,000.00	\$ -
<b>Southwest Subtotals:</b>									<b>\$ 1,300,000.00</b>	<b>\$ 210,000.00</b>	<b>\$ -</b>
<b>Summary</b>											
<b>Grand Totals:</b>									<b>\$ 8,180,854.00</b>	<b>\$ 5,394,000.00</b>	<b>\$ 700,000.00</b>

\*Projects have received conditional approval for the Revolving Loan Fund (RLF).