

AGENDA

CALL TO ORDER

ROLL CALL / QUORUM ANNOUNCEMENT

OLD BUSINESS

- [1.](#) **Approval of Minutes, May 17th, 2023, Regular Meeting**

NEW BUSINESS

- [2.](#) **Conditional Use Permit Case 2023-DEV-007**

The Applicant is requesting the approval of a Day Care – In home, Major, as classified by Article 4 of the Lansing UDO. The property is located at 104 Daisy St. The Future Land Use Map of the Lansing Comprehensive Plan categorizes this property as Single-Family Residential. An In-Home Day Care is allowed with a Conditional Use Permit as per UDO Article 4.03 Permitted Uses. The Applicant is licensed through the Kansas Department of Health and Environment (KDHE), license number 0009240, with a maximum capacity of 10 children. The UDO requires a Conditional Use Permit for any in-home day care with more than 6 children.

NOTICES AND COMMUNICATIONS

REPORTS - Commission and Staff Members

- Commission Members
- Director, Community & Economic Development
- Director, Public Works / City Engineer
- Director, Wastewater Utility
- Building Inspector, Community & Economic Development

ADJOURNMENT

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



PLANNING COMMISSION MAY REGULAR MEETING

Council Chambers, 800 1st Terrace, Lansing, KS 66043
Wednesday, May 17, 2023, at 7:00 PM

MINUTES

CALL TO ORDER

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

ROLL CALL / QUORUM ANNOUNCEMENT-

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

OLD BUSINESS

1. Approval of Minutes, April 19, 2023, Regular Meeting

Motion was made by Commissioner Labbee-Holdeman to approve the minutes as written and it was seconded by Commissioner Geis. Motion passed 5-0.

NEW BUSINESS

2. Greenamyre Rezone- Case #2023-DEV-003-RZ

The Applicant proposes to rezone a 1.8-acre tract of land from B-3 to R-4. The Future Land Use Map of the Lansing Comprehensive Plan categorizes this property as Commercial. The applicant is proposing to develop the property as a continuation of the Santa Fe Townhomes property. The property has access to Santa Fe Drive. The rezoning would expand the allowed uses to include, among others, the Row House dwelling unit type, as per UDO Article 4.03 Permitted Uses.

The Public Hearing was opened at 7:01 pm for discussion. Mr. Jeremy Greenamyre, applicant, stated that it's a good transitional zoning between Commercial to the West and Residential to East and North. There was a traffic study done on phase 1 that showed no impact on the traffic for the development. Mr. Greenamyre stated that the City of Lansing needs affordable housing, especially in the last few years. The price range for this projected housing would be between \$700-\$1,800 a month.

Mr. Richard Huhn at 601 N 2nd Terrace, stated that he has lived in the neighborhood for 48 years and he and his wife are against this rezoning. He stated that there are already 2 twelve-plex's as well as fourteen more units that were just recently built. There are about 68 cars in the area from Mr. Greenamyre's current developments alone. The quality of what has been produced so far is poor quality and is not of the same value as the rest of the homes in the area. He would rather it stay commercial, as people at the businesses go home at night and there is not as much traffic. It was stated that Mr. Greenamyre previously came to the City Council and wanted to put in 28 units

and the City Council said at the time that 28 units was too many. But Mr. Huhn stated that Mr. Greenamyre has half that many currently. And the units that are being put in are not going to help raise other residents' property value in the surrounding area.

James Andrews, who lives at 118 Fern St. stated that he against the rezoning and has concerns about the quality of construction that is being built. He also stated that he can see the current units from his window, which is not desirable.

The Public Hearing closed at 7:05 pm.

Commissioner Labbee-Holdeman asked how many units there will potentially be, to which Mr. Gentzler, Community and Economic Director, responded that it is still to be determined, but probably around 24 units. He also added that nothing is set in stone. City Attorney Greg Robinson stated that this meeting is only about zoning, not what will potentially be built. Mr. Gentzler then stated that we are not here to discuss details like the number of units or what is allowed, etc.

Commissioner Leebbe-Holdeman stated that usually developments that are made between single family and commercial, there is a barrier from multi-family and asked if that is still appropriate for the City of Lansing. City Attorney Robinson stated that there is usually a buffer zone, and it most always goes from less dense to more dense and then into commercial. These types of units are generally what you would want.

With no further discussion, a motion was made by Commissioner McDougal to approve the rezoning request from B-3 to R-4. Commissioner Geis seconded it. Motion passed 5-0.

3. Reilly Development Rezone- Case # 2023-DEV-004-RZ

The Applicant proposes to rezone a 16.9-acre tract of land from A-1 to R-2. The Future Land Use Map of the Lansing Comprehensive Plan categorizes this property as Medium Density. The applicant is proposing to develop the property as a continuation of the Fairway Estates subdivision. The property has access to North De Soto Road. The rezoning would grant the ability to create 6,000 sq. ft. minimum single-family Residential lots, as per UDO Article 4.03 Permitted Uses.

The Public Hearing was opened at 7:10 pm for discussion. Mike Reilly with Reilly Development, applicant, started by saying that this potential development is consistent with the comprehensive plan. The same zoning is to the South, with the Maple Subdivision, tying into Fairway Estates. It was also stated that there are roughly 17 acres that are being developed along Desoto Rd. The density for this development is 2.8 homes per acre, for about 48 homes. The entrance will be on Desoto Rd. and the price range starts at \$400,000 and up.

Melissa P. at 604 N Desoto Rd. stated that she has not been in the area long but wanted to confirm that the entrance will be on Desoto Road, as stated by Mr. Reilly. She then asked to confirm how many houses there would potentially be, to which Chairman Kowalewski stated between 48-50 properties. Melissa then stated that there will be roughly 100 additional vehicles on Desoto Rd. because of this development. She asked if there had been a traffic study done and it was confirmed that there has not been a traffic study completed yet, but that one will likely take place prior to any construction. Melissa stated that Desoto Rd. is already a very busy road, and she has concerns about the amount of traffic that the development will bring. Commissioner Geis stated that the City of Lansing paid for that road, for the purpose of development.

Brenna Rhodes stated that she and her husband are first time homebuyers, and they are currently under contract to purchase the property at 677 Hillside Ct. She is devastated that a whole

subdivision will potentially be built behind their future property. The walking trail, quietness and trees are a big reason why they are buying the house. She has concerns about the trees being cut down. And she is asking that the City of Lansing consider making a provision to protect the walking trail and tree line, in order to keep a buffer and privacy for residents, as well as to not decrease their property value. She suggested a 50-foot buffer be in place.

Richard Faulkner at 171st Street, stated that the county built the trail for recreation for the residents of Lansing. He would like to see 50–100-meter space or buffer to make it livable for the residents that occupy the area. City Attorney Robinson stated again that this is a rezone and all the things that were mentioned will be addressed and discussed later, prior to construction. It is a rezone to see if it is a good fit in the zoning of the area. If there is a preliminary plat submitted in the future, those issues will be discussed then. Mr. Faulkner then asked the Planning Commission to deny the rezoning request.

Donna Rhodes at 502 N Desoto Rd. said that her concern is about the trail being left alone as well as the traffic on Desoto Rd. She stated that with the current morning and rush hour traffic, she has trouble getting out of her own driveway. With the new subdivision, she mentioned that it will bring even more traffic, and the subdivision will cause more problems with transportation.

With no further discussion from the public, the hearing was closed at 7:19 pm.

Chairman Jake Kowalewski noted that the trail does in fact fall in the City Right of Way and it is City property. Commissioner Jerry Geis asked the public if they walk on it, to which most of them replied 'yes, almost every day'. Commissioner Geis then asked Mr. Gentzler if it is consistent with the comprehensive plan to which he stated that it is. The neighborhood and property have been considered, and it would be in line with the Maples Subdivision.

Commissioner McDougal made a motion to approve the rezoning from A-1 to R-2. Commissioner Labbee- Holdeman seconded the motion. Motion passed 5-0.

NOTICES AND COMMUNICATIONS- None

REPORTS - Director, Community & Economic Development:

Mr. Gentzler would like to start training classes for the Planning Commission soon, that would take place after regular monthly meetings. The purpose of the trainings would be to discuss and learn about various topics that we regularly discuss among the Planning Commission. Further details regarding the training will be discussed at the next regular Planning Commission meeting.

ADJOURNMENT-

Commissioner Hannon made a motion to adjourn, the motion was seconded by Commissioner McDougal and the meeting was adjourned by acclamation at 7:27 pm.

Respectfully submitted,
Melissa Baker, Secretary

Reviewed by,
Joshua Gentzler, Community and Economic Development Director



Planning Commission Staff Report

August 16, 2023

Hunt Day Care

104 Daisy Street

Project # 2023-DEV-007 Conditional Use Permit

Project Facts

Applicant

Cindy Lu Hunt

Property Owner

Joseph & Cindy Hunt

Address

104 Daisy Street

Property ID

106-24-0-20-05-010.00

Zoning

R-2 (Single-Unit Residential District)

Future Land Use

Single-Family Residential

Land

10,289 SF (0.2 acres)

Building

Existing: Single-family home &
Outbuilding

Proposed: N/A

Requested Approvals

Conditional Use Permit



Project Summary

Summary

The Applicant is requesting the approval of a Day Care – In home, Major, as classified by Article 4 of the Lansing UDO. The Future Land Use Map of the Lansing Comprehensive Plan categorizes this property as Single-Family Residential. An In Home Day Care is allowed with a Conditional Use Permit as per **UDO Article 4.03 Permitted Uses**. The Applicant is licensed through the Kansas Department of Health and Environment (KDHE), license number 0009240, with a maximum capacity of 10 children. The UDO requires a Conditional Use Permit for any in-home day care with more than 6 children.

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 Conditional Use Permit request:		
	Met	Not Met
1. Character of the neighborhood <i>Density: Surrounding parcels range in size from 0.2 acres to 0.3 acres in size. The average size of parcel is 0.26 acres in size. The surrounding residential properties average 3.8 Dwelling Units per Acre. Character: The neighborhood consists of Single-family residential uses.</i>	✓	
2. Zoning and uses of nearby property <i>Adjacent Uses: Single-Family Residential Adjacent Zoning: R-2</i>	✓	
3. Suitability of the Property for the uses to which it has been restricted <i>The Property is suitable for the land uses restricted by R-2 zoning.</i>	✓	
4. Extent to which removal of the restrictions will detrimentally affect nearby property <i>Nearby properties are unlikely to be detrimentally affected if the current zoning were to remain in place</i>	✓	
5. Length of time the property has been vacant as zoned <i>Vacant: <input type="checkbox"/> Not Vacant: <input checked="" type="checkbox"/></i>		
6. Relative gain to economic development, public health, safety and welfare <i>The requested Conditional Use Permit application does have the potential to impact economic development, public health, safety or welfare by allowing the continuation of a Day Care for residents of the City of Lansing. This would contribute to the economic development of the city as another business would be allowed within the City.</i>	✓	
7. Conformance to the Comprehensive Plan <i>Future Land Use Map Category: Single-Family Residential Comprehensive Implementation Strategy (Article 6): The proposed use is compatible with the future land use designation.</i>	✓	

Acknowledgments

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

- Joshua Gentzler – Director, Community & Economic Development

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

- Ron Patterson – Field Supervisor, Lan-Del Water District

Staff Comments

The applicant is requesting a Conditional Use permit for a Day Care, In Home, Major on a R-2 – Single-Unit Residential District lot. Staff is generally in favor of this request.

Notice of City Codes

The Applicant 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 Applicant is also subject to all applicable Federal, State, and local laws.

Recommendation

Staff recommends approval of Case No. 2023-DEV-007, Hunt Day Care Conditional Use Permit, at 104 Daisy Street.

Action Options

1. Recommend approval of Case No. 2023-DEV-007 to the City Council; or
2. Recommend denial of Case No. 2023-DEV-007 to the City Council for specified reasons; or
3. Continue the public hearing to another date, time and place.

Attachments

1. Conditional Use Permit Checklist
2. Zoning Map
3. Future Land Use Map
4. 2023.07.21 Lan-Del Review

CONDITIONAL USE CHECKLISTChecklist Completed by: Joshua GentzlerConditional Use Case No. 2023-DEV-007Date Filed: July 10, 2023Date Advertised: July 26, 2023Date Notices Sent: July 26, 2023Public Hearing Date: August 16, 2023I. Applicant's Name: Cindy HuntApplicant's Authorized Agent: N/AII. Information in Application Correct? Yes ☒ No ☐

If no, explain: _____

III. Adjacent Zoning and Land Use:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Single Family Dwelling	R1-25
South	Single Family Dwelling	R-2
East	Single Family Dwelling	R1-25
West	Single Family Dwelling	R-2

IV. Present Use of Property: The property is a single family dwelling lot in the 2nd Phase of the Adam's Acres plat .V. Conditional Use Requested: Request a conditional use permit for Day Care- In Home, Major which would allow a small Day Care to operate on the property.

Reference Unified Development Ordinance Section 2.07, B. Review Criteria:

VI. The proposed conditional use does or does not meet the standards:

A. The proposed conditional use complies with all applicable provisions of these regulations, including intensity of use regulations, yard regulations, and use limitations, unless specifically exempted by the provisions of these regulations. Day Care - In Home, Major is allowed in R-2 zoning with a Conditional Use Permit.

Yes ☒ No ☐

B. The proposed conditional use at the specified location will contribute to and promote the welfare or convenience of the public. _____

Yes ☒ No ☐

C. The proposed conditional use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located. This location is currently developed and forcasted for single family development according to the Future Land Use Map. It is staff's opinion that this proposed conditional use meets this requirement.

Yes ☒ No ☐

D. The location and size of the conditional use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the conditional use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the conditional use will so dominate the immediate neighborhood, consideration shall be given to the location, nature, and height of buildings, structures, walls, and fences on the site; and the nature and extent of landscaping and screening on the site. The use of the property as Day Care - In Home, Major to allow for a day care is ancillary to the primary use as a residential home site due to the overall size of the property.

Yes ☒ No ☐

E. Off-street parking and loading areas will be provided in accordance with the standards set forth in these regulations, and such areas shall be screened from adjoining residential uses and located so as to protect such residential uses from any injurious effect. N/A

Yes ☐ No ☐

F. Adequate utility, drainage, and other such necessary facilities have been or will be provided. _____

Yes ☒ No ☐

G. Adequate access roads or entrance and exit drives will be provided and shall be so designed to prevent traffic hazards and to minimize traffic congestion in public streets and alleys. The existing driveways and entrance points are sufficient for this type of use. There is expected to be minimal traffic generated by this proposed use.

Yes ☒ No ☐



Conditional Use Application

Date: 07/10/2023

Applicant / Owner

Applicant Name: Cindy Lu Hunt
Address: 104 Daisy St
City, State, Zip: Lansing
Phone: 9132719874
Email: cindylu32@hotmail.com

Owner Name: HUNT,JOSEPH ANTHONY &
CINDY L
Address: 104 DAISY ST LANSING, KS
66043
City, State, Zip: ,
Phone:
Email:

Project

Location: 104 DAISY ST
City, State, Zip: LANSING, KS 66043
Current Zoning: R-2 Single-Unit Residential
District

Project Name:
Proposed Use: Day Care Center

Project Description: Home Daycare. NO installation or construction

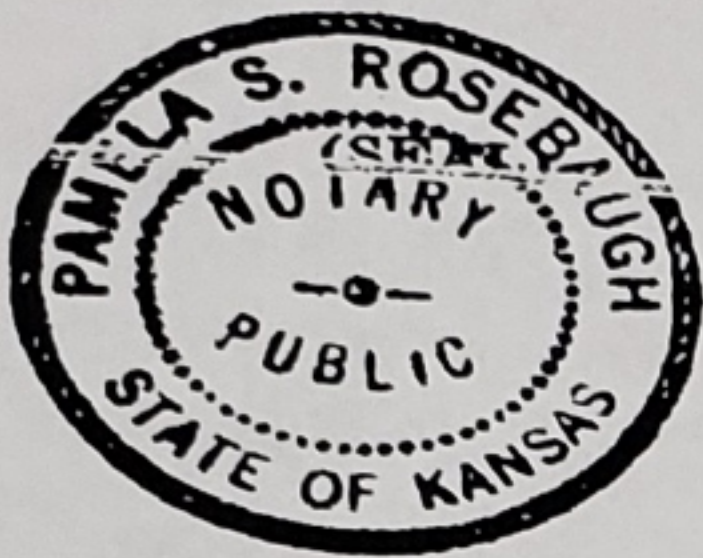
I do hereby certify that the information contained herein is true and correct.

Cindy Lu Hunt

Name

Date

STATE OF KANSAS
BE IT REMEMBERED, That on this 22nd day of August 19 88 before me, the undersigned, a notary public in and for the County and State aforesaid, came Richard E. Smith, Vice President & Trust Officer of BANK IV Topeka, N.A. a corporation duly organized, incorporated and existing under and by virtue of the laws of the United States of America and Norman D. White, Asst VP & Trust Officer of said corporation, who are personally known to me to be such officers, and who are personally known to me to be the same persons who executed, as such officers, the within deed on behalf of said corporation, and such persons duly acknowledged the execution of the same to be the act and deed of said corporation.



IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official Seal the day and year last above mentioned.

Pamela S. Rosebaugh
Pamela S. Rosebaugh Notary Public
Term Expires August 3, 19 91

STATE OF KANSAS
COUNTY OF LEAVENWORTH } SS
FILED FOR RECORD

1988 AUG 25 P 2:55 Z
Dora J. Farmer
DORA J. FARMER
REGISTER OF DEEDS

DEF

MILLER ABSTRACT COMPANY
P. O. Box 28
Leavenworth, Kansas 66048
(913) 682-2438

*One
Quincy Finley, Jr.
444 Regency Parkway Drive
Omaha, NE 68114*

104 Perry - Leavenworth CD 153

THIS DEED MUST BE RECORDED

Corporation Deed

SPECIAL WARRANTY

FROM

TO

Entered in Transfer Record in my office, this

day of 25 Aug 1988

Larry E. Schell
by *Myrtle L. Schell* County Clerk

STATE OF KANSAS

County,

This instrument was filed for record on the

day of 19

at o'clock M., and duly re-

corded in Book, on page

Register of Deeds.

CORPORATION DEED—Special Warranty

8-2 T. W.

This Indenture, Made this 22nd day of August 19 88 , between BANK IV Topeka, N.A.

a corporation duly incorporated and existing under and by virtue of the laws of the State of U. S. of America and having its principal place of business at Topeka in the State of Kansas , of the first part, and Joseph / Anthony Hunt and Cindy L. Hunt, husband and wife, as joint tenants with the right of survivorship and not as tenants in common, of Leavenworth County, in the State of Kansas , of the second part:

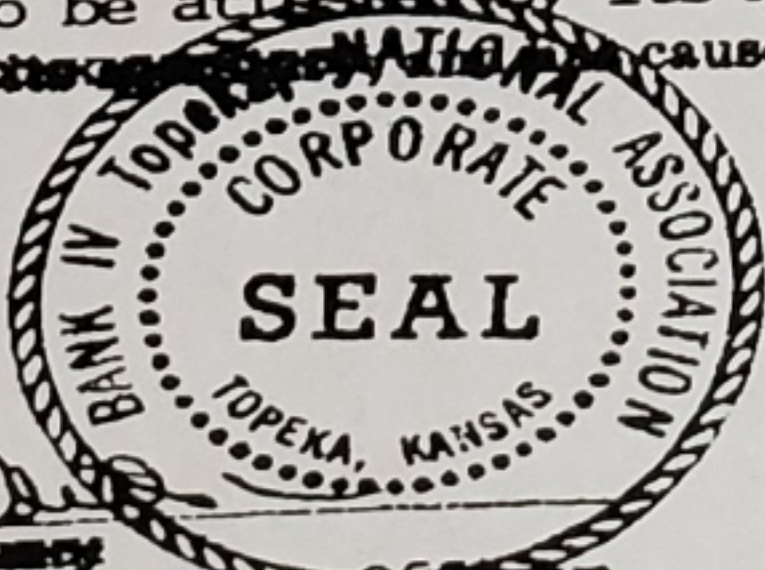
WITNESSETH: That said party of the first part, in consideration of the sum of One Dollar and Other Valuable Consideration ----- and NO/ 100 DOLLARS, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto said parties as joint tenants with the right of survivorship and not as tenants in common, all of the second part, / ~~his and her right, title and interest in and to~~ the following-described real estate situated in the County of Leavenworth and State of Kansas , to-wit:

Lot 5, Block 5, Adams Acres Phase II, in the City of Lansing, Leavenworth County, Kansas.

TO HAVE AND TO HOLD THE SAME together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, forever, as joint tenants, the survivor to take the whole estate.

And said party of the first part, for itself, its successors and assigns, does hereby covenant and agree to and with the parties of the second part that at the delivery of these presents it is lawfully seized of the interest hereby conveyed in and to the above described real estate, with the appurtenances; and that it will as joint tenants with the right warrant and defend the same unto said parties of the second part, / ~~who shall and lawfully may~~ of survivorship and not as tenants in common, against every person or persons lawfully claiming by, through or under it.

IN WITNESS WHEREOF, party of the first part has caused this deed to be signed by its Vice President & Trust Officer and to be attested by its Asst. Vice President and Trust Real Estate Officer ~~and to be countersigned by its Secretary~~ caused its corporate seal to be hereto affixed, on the day and year first above written.



Attest: Norman D. White ~~Secretary~~ Asst. V.P. & Trust Real Estate Officer (SEAL)

BANK IV Topeka, N.A. By Richard E. Smith ~~President~~ Vice President and Trust Officer

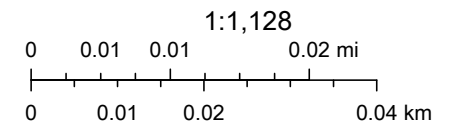
BOOK 625 PAGE 761

FULL_PID	OwnerName	SiteAddr
052-106-24-0-20-04-002.00-0	MC ARDLE, SARA E	700 ENGLEWOOD ST, Lansing, KS 66043
052-106-24-0-20-04-003.00-0	WERTH, RICHARD L	702 ENGLEWOOD ST, Lansing, KS 66043
052-106-24-0-20-05-001.00-0	YEE LIVING TRUST	704 ENGLEWOOD ST, Lansing, KS 66043
052-106-24-0-20-05-002.00-0	RUIS, CURTIS	706 ENGLEWOOD ST, Lansing, KS 66043
052-106-24-0-20-05-003.00-0	BURNEY,LINWOOD E & CHERYL	708 ENGLEWOOD ST, Lansing, KS 66043
052-106-24-0-20-04-010.00-0	TURGEON, TOBY L	124 N BROOKRIDGE ST, Lansing, KS 66043
052-106-24-0-20-04-004.00-0	NOLL, DONNA M	107 DAISY ST, Lansing, KS 66043
052-106-24-0-20-05-011.00-0	CARTER, JUSTIN L	106 DAISY ST, Lansing, KS 66043
052-106-24-0-20-05-004.00-0	UNKNOWN OWNER	125 FERNCLIFF ST, Lansing, KS 66043
052-106-24-0-20-04-005.00-0	ERNZEN,JARED R & EMILIA K	105 DAISY ST, Lansing, KS 66043
052-106-24-0-20-05-005.00-0	MERKEL,RICHARD RANDALL & ANGELA LYNN	123 FERNCLIFF ST, Lansing, KS 66043
052-106-24-0-20-05-010.00-0	HUNT,JOSEPH ANTHONY & CINDY L	104 DAISY ST, Lansing, KS 66043
052-106-24-0-20-04-009.00-0	MONTGOMERY,BART J & KIMBERLY M	122 N BROOKRIDGE ST, Lansing, KS 66043
052-106-24-0-20-05-006.00-0	RUSSELL, BRYAN L	121 FERNCLIFF ST, Lansing, KS 66043
052-106-24-0-20-04-006.00-0	BURMEISTER,DAVID M & TAMMY M	103 DAISY ST, Lansing, KS 66043
052-106-24-0-20-05-009.00-0	JONES, MADONNA	102 DAISY ST, Lansing, KS 66043
052-106-24-0-20-06-032.00-0	MC MAHON,JEANETTE MARIE; TRUST	124 FERNCLIFF ST, Lansing, KS 66043
052-106-24-0-20-05-007.00-0	JOHNSON, VARIESE J	119 FERNCLIFF ST, Lansing, KS 66043
052-106-24-0-20-04-008.00-0	HORTON, JIMMIE R	120 N BROOKRIDGE ST, Lansing, KS 66043
052-106-24-0-20-06-031.00-0	HANF, CLINTON E	122 FERNCLIFF ST, Lansing, KS 66043
052-106-24-0-20-04-007.00-0	USERA,LIBERTY A JR & ROBIN M	101 DAISY ST, Lansing, KS 66043
052-106-24-0-20-05-008.00-0	DOWNS, WILLIAM T	100 DAISY ST, Lansing, KS 66043
052-106-24-0-20-06-030.00-0	OLBERDING, PAULA	120 FERNCLIFF ST, Lansing, KS 66043

2023-DEV-007 CUP Hunt Day Care



August 7, 2023



Map data © OpenStreetMap contributors, CC-BY-SA

Urban Growth Management Area



City Boundary


















Parcels



Future Land Use

Future Land Use

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



Column
AFFIDAVIT OF PUBLICATION

Leavenworth Times
422 Seneca Street
(913) 682-0305

I, Tammy Lawson, of lawful age, being duly sworn upon oath, deposes and says that I am the Paper Planning Specialist of Leavenworth Times, a publication that is a "legal newspaper" as that phrase is defined for the city of Leavenworth, for the County of Leavenworth, in the state of Kansas, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

PUBLICATION DATES:

26 Jul 2023

Notice ID: uRq6gaiJgAe1D7NEZxe4

Publisher ID: 1307950

Notice Name: Public Hearing Notice- Hunt Daycare CUP

PUBLICATION FEE: \$48.40

Tammy Lawson

Paper Planning Specialist

VERIFICATION

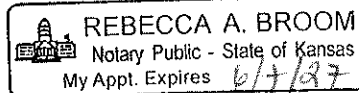
STATE OF KANSAS
COUNTY OF LEAVENWORTH

Signed or attested before me on this

26 day of July, A.D. 2023.

Rebecca A. Broom

Notary Public



PUBLIC HEARING NOTICE

Notice is hereby given to any and all persons that the Planning Commission of the City of Lansing, Leavenworth County, Kansas, will conduct a public hearing to give consideration to a request for a Conditional Use Permit.

Joseph and Cindy Hunt, property owners, are requesting a Conditional Use Permit for a Daycare Center. The property is located at 104 Daisy St. and is zoned R-1 Suburban Residential District.

The parcel ID of the property involved is CAMA #052-106-24-0-20-05-010.00-0 and the legal description of the property is available for public inspection at the office of the Community and Economic Development Department, 730 First Terrace, Suite 2, Lansing, Kansas.

The public hearing will be held August 16, 2023, at 7:00 p.m. in the Council Chamber of the Lansing City Hall, 800 First Terrace, Lansing, Kansas. At that time and place, all interested persons will be granted a hearing by the City of Lansing Planning Commission. Published in the Leavenworth Times, Jul 26, 2023

1307950