

PLANNING COMMISSION APRIL REGULAR MEETING

**Council Chambers, 800 1st Terrace, Lansing, KS 66043
Wednesday, April 21, 2021**

AGENDA

CALL TO ORDER

ROLL CALL / QUORUM ANNOUNCEMENT

OLD BUSINESS

1. Approval of Minutes, March 16th, 2021, Regular Meeting

NEW BUSINESS

2. **Future Land Use Map Update**

The modification of the Future Land Use classification for what was Lost 80 Park, as well as the High-Density area to the west of Bittersweet on both the North and South side of Mary Street. The existing Future Land Use Map, and the proposed Future Land Use Map are included for review.

NOTICES AND COMMUNICATIONS

REPORTS - Commission and Staff Members

ADJOURNMENT

Lansing Planning Commission
March 16th, 2021

Call to Order - The regular monthly meeting of the Lansing Planning Commission was called to order by Chairman Ron Barry at 7:00 p.m. In attendance were Commissioners Amy Baker, Nancy McDougal, Richard Hannon, Jerry Gies and Vice-Chairman Jake Kowalewski. Chairman Barry noted there was a quorum present.

Approval of Minutes – February 17th, 2021, Regular Meeting – Commissioner Richard Hannon made a motion to approve the minutes of the February 17th, 2021, meeting, seconded by Vice-Chairman Jake Kowalewski. The motion passed 6-0.

Old Business: None

New Business:

1. New Business- Rezoning Application Case # RZ-2021-3 1153 and 1155

Industrial Terrace - LANDSEAFOOD LLC., applicant, has applied to rezone the subject property from B-3 Regional Business District to I-1 Light Industrial District. This rezoning, if approved, will allow the applicant to develop a future light industrial project on the subject property (a 15,000 sq. ft. building to grow produce and perhaps seafood for resale, but not out of this location). A site plan for the property will be submitted soon if the rezoning is approved. A public hearing notice was published in the Leavenworth Times on February 23, 2021, and the notice was mailed to property owners within 200 feet of the subject property on February 22, 2021.

Chairman Barry opened the public hearing at 7:02 p.m.

Carl Waldenmaier, Managing Partner for LandSeaFood LLC, 8141 Westgate Drive, Lenexa, KS 66215, stated he looked forward to having Lansing as the company's International Headquarters. Carl mentioned they have "been in the hydroponic lettuce business for the last 4 years and have added farm raised oyster mushrooms, all which are farmed indoors. It could be considered all organic depending on the state, because it is all grown in water, hence the name 'hydroponic'. Once grown, it is sold locally within a 50-mile radius to larger grocery chains such as Price Chopper. Hy-Vee, which has roughly 40 stores in the Kansas City market, would like to add LandSeaFood's products to their stores, which is why there is a need for a larger facility. The land is suited for our needs and all the utilities are there. This would allow expansion into the Leavenworth/Lansing areas."

Chairman Barry closed the public hearing at 7:04 p.m. This opens-up the 14-day protest period.

Commissioner Richard Hannon asked for Mr. Waldenmaier to elaborate on the term seafood and how you can "grow seafood". Mr. Waldenmaier answered that "the lettuce will be grown aquaponically, meaning 'in water'. The shrimp will be grown in saltwater tanks, so in their natural environments without the use of solid foods for feeding. The oyster mushrooms will be a protein source for the shrimp. Initially we will focus on growing the salad and oyster mushroom side of the business, as the shrimp are a major investment of over \$100,000 dollars. Once revenue is built up, we'll expand to the seafood side of the business."

Vice-Chairman Jake Kowalewski asked if there is any concern regarding the sanitary sewer/wastewater systems due to the assumed large amount of water that the facility will be using. Mr. Waldenmaier answered "No, 85% of the water used is used in the growing process of the lettuce which the lettuce absorbs so there is little waste left over. Also, the water is in its pure state by the process of reverse osmosis." Matthew Schmitz, Community and Economic

Development Director, confirmed that waste was not a concern when this idea was proposed once the process was explained.

Commissioner Jerry Gies asked who the current provider of water for the property is, and Mr. Schmitz answered, "Consolidated Water District No. 1."

Chairman Barry asked for a motion to approve the checklist as a finding of fact for the Rezoning application for 1153 and 1155 Industrial Terrace, Lansing, Kansas.

Commissioner Jerry Gies made a motion to approve as a finding of fact seconded by Commissioner Amy Baker. Motion passes 6-0.

Chairman Barry asked for a motion to recommend approval, approval with conditions, or recommend disapproval to the Governing Body the Rezoning Application for LANDSEAFOOD LLC.

Vice-Chairman Jake Kowalewski recommended approval seconded by Commissioner Nancy McDougal. The motion passes 6-0.

Mr. Schmitz noted this will go before the City Council on April 1st, 2021.

- 2. UDO Text Amendment** - Sign Size / Setback Regulations After working with the applicant for Harbor Freight on their sign location, Staff has identified through collaboration with our Consultant on the Unified Development Ordinance (UDO), Gould Evans, some modifications to the sign setback requirements outlined in the UDO that we believe should be reviewed and modified. This item is to consider those modifications to the UDO.

Chairman Barry asked Mr. Schmitz to elaborate on the purpose of this request.

Mr. Schmitz noted that during the Harbor Freight application process, it was apparent there were hard to understand sign regulations in the UDO that needed to be clarified. The City reached out to Gould Evans consultants and developed revisions that made the regulations clearer and easier for all parties involved in an application, to understand and apply. For example, "if someone wants a 75' sign, that will require a 30' setback if it is on a pole, or if it is on a monument, that is a 20' setback."

Chairman Barry asked how the measurement increments were developed. Mr. Schmitz answered, "those measurements were already established. This modification request is more of a revision for clarity, not necessarily a change of wording or regulations." Further discussion included the definition of setbacks and why size of signage and setbacks are important for a City and/or business aesthetically as well as necessary for visibility. There are exceptions that have been made in the MSOD for areas such as K7. Chairman Barry asked if exceptions are really necessary and Mr. Schmitz answered, "if not, then the only size that would be allowed, whether monument or pole, would be 150 square feet, which would appear really small if it sits high in the air, next to a highway. If we are going to look at modifying the exceptions, then I would want to look at what neighboring cities have adopted, to ensure we are in line with what is standard." It was noted that again, Harbor Freight and their proposed monument sign(s), brought to light the discrepancies in the current regulations as monument signs are not common, so a revision for clarification is necessary for current and future Lansing businesses.

Chairman Barry asked for a motion to approve, approve with conditions, or disapprove the Modification application for the UDO Text Amendment.

Commissioner Jerry Gies made a motion for approval seconded by Vice-Chairman Jake Kowalewski. Chairman Barry asked if the Planning Commission was able to make the final decision and Mr. Schmitz answered since this is an amendment to the code itself, this request will have to go to City Council. Motion passed 6-0.

Notices and Communications - None

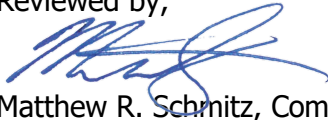
Reports-Commission and Staff Members – Mr. Schmitz said he will contact Gould Evans after tonight's meeting to discuss next steps for the code revision and look to set up a work session for the Commission at a future date. There may be a potential for more revisions to be made in the UDO since it has been two years since it has been revised.

Adjournment – Commissioner Jerry Gies made a motion to adjourn seconded by Vice-Chairman Kowalewski. Motion passed by acclamation. The meeting adjourned at 7:26 p.m.

Respectfully submitted,

Debra Warner, Secretary

Reviewed by,



Matthew R. Schmitz, Community and Economic Development Director



Planning Commission Staff Report

April 21, 2021

Land Use Map Update Various Locations

Project Facts

Applicant

N/A

Address

Various Locations

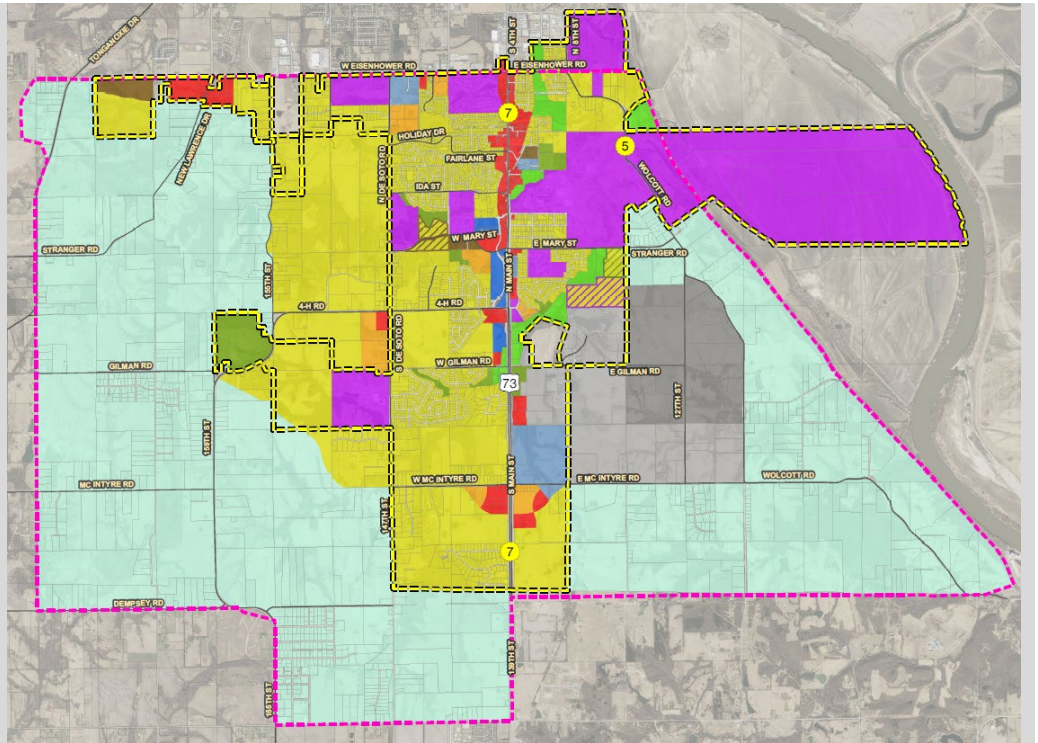
Property ID

N/A

Future Land Use Map Update

Requested Approvals

Update of Future Land Use Map



Summary

At previous Planning Commission meetings, Staff has been asked to provide for updates to the Future Land Use Map. The map has been updated and is presented for consideration herein. Staff will answer any questions that the Planning Commission has.

Specifically, the modification of the Future Land Use classification for what was Lost 80 Park, as well as the High-Density area to the west of Bittersweet on both the North and South side of Mary Street have been included in this proposed revision. The existing Future Land Use Map, and the proposed Future Land Use Map are included for your review. Staff is also asking for guidance on where high density could be located in the City, should a project be applied for that requires high density.

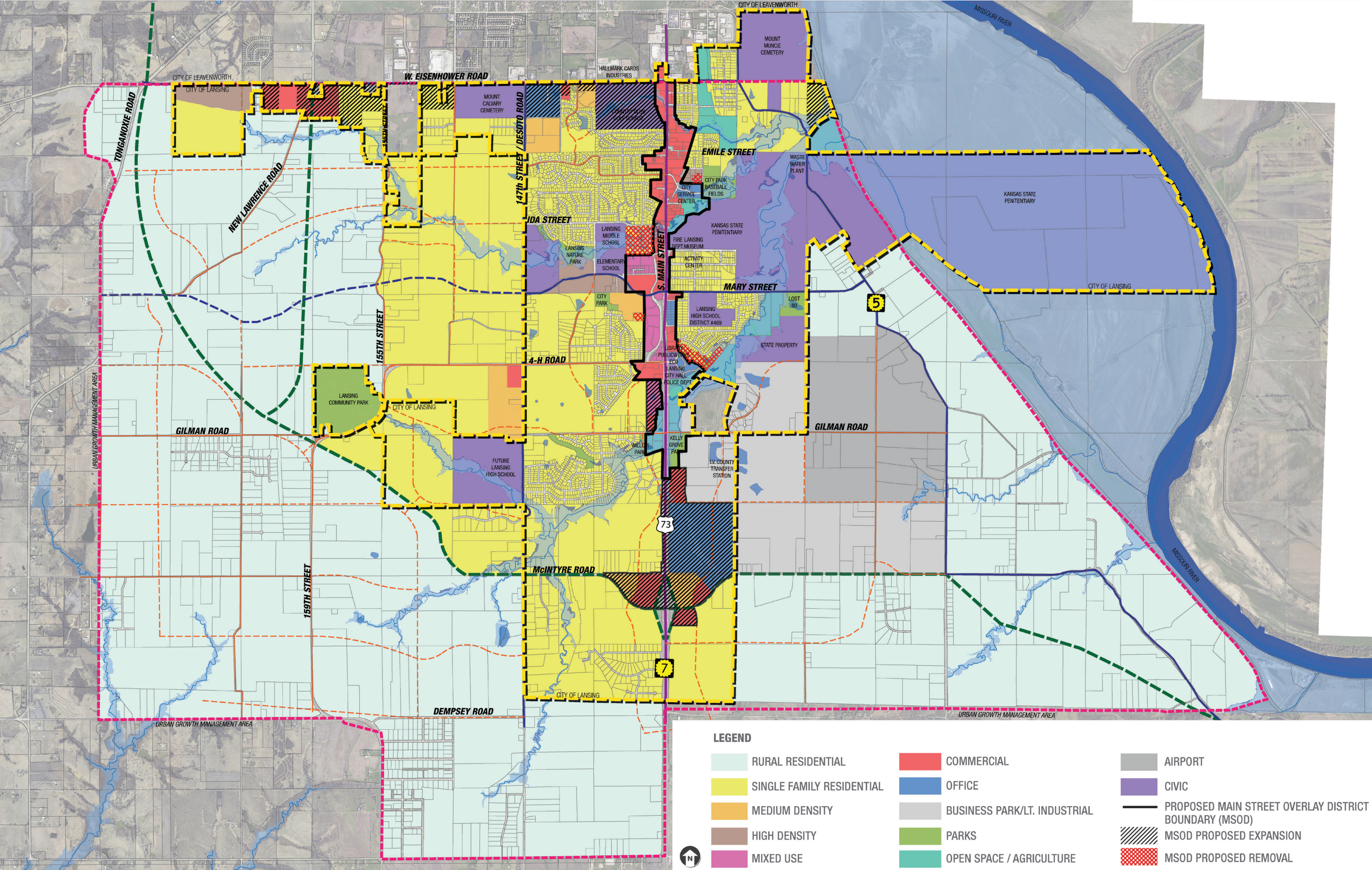
Acknowledgments

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

- Matthew R. Schmitz, M.P.A. – Director, Community & Economic Development
- Kelly Hanne – GIS/Engineering Technician, Public Works

Recommendation

Staff recommends that the Planning Commission recommend approval of this item to the City Council.



Legend

- Urban Growth Management Area
- 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
 - Parcels

0 3,500 7,000 Feet

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