

# PLANNING COMMISSION AUGUST REGULAR MEETING

Council Chambers, 800 1st Terrace, Lansing, KS 66043  
Wednesday, August 20, 2025 at 7:00 PM

---

## AGENDA

### CALL TO ORDER

### ROLL CALL / QUORUM ANNOUNCEMENT

### OLD BUSINESS

1. Approval of Minutes, July 16th, 2025, Regular Meeting

### NEW BUSINESS

2. Case 2025-DEV-010- Monroe Manor Rezone

The Applicant proposes to rezone a 25.5-acre tract of land from R-2-P to R-2 Single-Unit Residential District. The property owner is asking for a rezoning in preparation for future development of this property and has received conditional approval for a preliminary plat based on this rezoning. The Future Land Use Map of the Lansing Comprehensive Plan categorizes this property's usage as Single-Family Residential. The rezoning would grant the property owner the ability to subdivide the property in order to sell approximately 103 lots to a home builder.

### NOTICES AND COMMUNICATIONS

3. Monroe Manor RHID Public Hearing Notice

### 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 JULY REGULAR MEETING

Council Chambers, 800 1st Terrace, Lansing, KS 66043  
Wednesday, July 16, 2025, at 7:00 PM

---

### MINUTES

#### CALL TO ORDER

The July regular meeting of the Lansing Planning Commission was called to order by Chairman Jerry Gies at 7:00 p.m.

#### ROLL CALL / QUORUM ANNOUNCEMENT-

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

#### OLD BUSINESS-

**1. Approval of Minutes, May 21<sup>st</sup>, 2025, Regular Meeting**

A motion was made by Commissioner Labbee-Holdeman to approve the minutes as written, and it was seconded by Commissioner Riddle. Commissioner Payne was not present for the vote. Motion passed 5-0.

#### NEW BUSINESS-

**2. Site Plan Case 2025-DEV-007- Fairlane Townhomes Phase II**

The Applicant proposes to construct 21 homes to build out Lot 1 of Fairlanes Townhomes subdivision. The homes will consist of 6 townhomes and 2 duplexes, with unit size space in the duplexes at 600 square feet (sf) and 1,110 sf for the townhome units.

Discussion began with the applicant Jeremy Greenemyre with Greenemyre Rentals shared that the phase 2 will consist of mostly the same floor plans and interiors as the previously built properties. There will be two smaller units with 1 bedroom and 1 bath. Pictures were shown of the units. Mr. Spickelmeir, director of Public Works, was asked about the drainage, and he stated that the drainage was included in a regional detention and will tie into the existing storm sewer system.

With no further discussion, Commissioner Suozzo moved to approve Case No. 2025-DEV-007 with conditions as outlined in the staff report. Commissioner McDougal seconded it. Motion passed 6-0.

**3. Preliminary Plat Case 2025-DEV-008- Monroe Manor**

The applicant is requesting the approval of a Preliminary Plat for Monroe Manor subdivision, a 45.28-acre subdivision with a proposed 194 single-family lots. The developer is proposing to build out the subdivision through 3 phases. The developer is proposing to develop the 40' lots with an average lot size of 6,578 sf.

Discussion began with Mr. Gentzler, director of Community and Economic Development, stating that he would recommend approval with the condition of changing the zoning, at a later date, from R-2P to R-2. Mr. Geis explained that having it zoned R-2P gives both the developer and the community flexibility. With it being zoned R-2P, the developer is required to give concepts of possible development. Mr. Geis then explained that the layout is very close to the original plan in 2018. Mr. Gentzler stated that the city approved smaller lots within the city and the developer is taking advantage of that opportunity. Commissioner McDougal inquired about the size and zoning of the lots in the subdivision south of the potential development. To the immediate North is zoned R-4. Mr. Gentzler stated that they are about 60.7 ft.

Roman Haehn of Circle H, the developer, explained the reason they are doing the 40-foot lots was because Lansing had a marketing study done and there was a need for smaller homes in the purposed price range- \$300,000 or less. The builder that was selected for this project is Hakes Brothers, located in Lansing. Circle H has reached out to various local companies to contribute and participate in this project. Commissioner Riddle stated that the existing homes would have several directly behind their lots and she inquired about buffers. Mr. Gentzler stated that the plat has a 10-foot-wide tract that provides a buffer. Ben Gasper with SMH Consultants explained the buffer and stated that their goal is to maintain as many trees as possible. Mr. Gasper went on to explain buffers, tree lines, and the tract. Mr. Geis stated that there would be an HOA that would need to maintain the tracts and also mentioned the existing trail and possible easements as buffers. Commissioner McDougal stated that the HOA will not be able to take care of a 10 foot buffer and that it either needs to be bigger or none at all. Mr. Gasper explained that this is a preliminary plat and we would address specifics about extending lots, adding buffers or extending the trail for the final plat. He stated that they desire to keep the existing trail. There was discussion about dedicating land vs accepting money in Lou of. And that there is a 12% requirement for open space for the city and there is 19% on this plat.

Some members of the public voiced concerns regarding walkways/trail and if those will be taken out or not. There were concerns about trees and the trail being taken out, to which the developer stated that they plan to keep as many trees as possible as well as the trail. There were concerns about traffic on De Soto Rd, as well as well as congestion in schools, the increase in population in Ward 4, and taxes being raised for residents.

Mr. Haehn stated that the walking trail will remain the same, as well as the majority of the trees. As for the traffic issue, there will be additional access ways in the development to help with traffic congestion.

With no further discussion, Commissioner Labbee-Holdeman moved to approve Case 2025-DEV-008 with the amendments including the following added conditions: 3: The applicant shall obtain approval from the Governing Body for a Zoning Map Amendment to rezone the subject property from R-2-P (Planned Unit Development) to R-2 to ensure consistency with the proposed subdivision layout and applicable zoning standards. No permits for public infrastructure or building construction shall be issued on the R-2-P zoned land until the rezoning is adopted and effective. Condition. 4: Add a 20 ft. tree preservation easement that would be added along property lines in order to address concerns of the Planning Commission of the layout of the plat and the Planning Commission will potentially accept less than 12% open space, as long as the tree preservation easement keeps as planned.

Motion carried 6-0.

## **REPORTS- Commission and Staff Members-**

Chairman Gies- City Council has proposed adoption of a new Comprehensive Plan, and the Planning Commission will be involved in that process. Bids will be going out soon for this. The goal is to keep this within 12 months for this process.

The Planning Commission also received two different RHID public hearing notifications. This was included in the agenda packet that was posted on the City of Lansing website.

## **ADJOURNMENT-**

Commissioner McDougal moved to adjourn, and the motion was seconded by Commissioner Suozzo. The meeting was adjourned by acclamation at 8:16 pm.

Respectfully submitted,  
Melissa Baker, Secretary

Reviewed by,  
Joshua Gentzler, Community and Economic Development Director



## Planning Commission Staff Report

August 20, 2025

Monroe Manor Rezone

Case 2025-DEV-010

### Project Facts

#### Applicant

SMH Consultants

#### Owner

Circle H Holdings

#### Address

00000 Pebble Beach

#### Property ID

106-13-0-30-01-049.00

#### Zoning

R-2-P Single-Unit Residential  
District Planned Overlay

#### Future Land Use

Single-Family Residential

#### Land

25.5 acres

#### Building

Existing: None

Proposed: Residential

#### Requested Approvals

Rezoning



### Project Summary

#### Summary

The Applicant proposes to rezone a 25.5-acre tract of land from R-2-P to R-2 Single-Unit Residential District. The property owner is asking for a rezoning in preparation for future development of this property and has received conditional approval for a preliminary plat based on this rezoning. The Future Land Use Map of the Lansing Comprehensive Plan categorizes this property's usage as Single-Family Residential. The rezoning would grant the property owner the ability to subdivide the property in order to sell approximately 103 lots to a home builder.

## 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 .2 acres to 97.6 acres in size.</i> <i>The average size of parcel is 44 acres in size.</i> <i>Character: The neighborhood is single-family residential in use.</i>	✓	
<b>2. Zoning and uses of nearby property</b> <i>Adjacent Uses: County Residential, Vacant &amp; Agricultural</i> <i>Adjacent Zoning: A-1, R-2 &amp; R-4</i>	✓	
<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 R-P-2 zoning.</i>		✓
<b>4. Extent to which removal of the restrictions will detrimentally affect nearby property</b> <i>Nearby properties would not 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"/></i> <i>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>  <i>In the event of the approval of the rezoning, this will allow the applicant to develop the acreage as a single-family residential development.</i>	✓	
<b>7. Conformance to the Comprehensive Plan</b> <i>Future Land Use Map Category: Single-Family Residential</i> <i>Comprehensive Implementation Strategy (Article 6): The proposed use is 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
- Joe Gates – Fire Chief

## Staff Comments

**Community & Economic Development**

The applicant is requesting to rezone this property to enable development of the property with single-family homes with a plan separate from the currently approved Planned District site plan.

## 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-010, Monroe Manor Rezone, at 00000 Pebble Beach.

## Action Options

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

**“I move to recommend approval of Case No. 2025-DEV-010 based on staff’s recommendation and analysis of the Golden Factors.”**

2. If to recommend approval of the rezoning application to the City Council for other reasons than specified in the staff report:

**“I move to recommend approval of Case No. 2025-DEV-010 based on Factor(s) \_\_\_\_\_ [can be multiple] of the Golden Factors [or name the reason].”**

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

**“I move to recommend denial of Case No. 2025-DEV-010 based on Factor(s) \_\_\_\_\_ [can be multiple] of the Golden Factors [or name the reason].”**

4. 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. Tract 2 Legal Description
2. Zoning Map
3. Future Land Use Map
4. Preliminary Plat

## **Description For Rezoning of Tract 2 of Title Commitment – Easterly Tract**

(Taken straight from title commitment with no edits.)

7-18-25

MLB

All the part of the East 1/2 of the Southwest 1/4 of Section 13, Township 9, Range 22 that lies South of Fairway Estates, 4th Plat, in Lansing, Leavenworth County, Kansas, subject to that part of any, in streets, roadways, highways or other public rights-of-ways.



- NOTES:
1. PLAN SCALE IS 1"=100' (THIS SHEET).
  2. EXISTING AND PROPOSED TOPOGRAPHY IS AS INDICATED ON PLAN.
  3. LEGAL DESCRIPTION IS AS SHOWN ON PLAN.
  4. EXISTING AND PROPOSED ZONING IS AS SHOWN ON PLAN.
  5. PROPERTY BOUNDARY IS AS SHOWN ON PLAN.
  6. EXISTING AND PROPOSED RIGHT-OF-WAYS ARE AS SHOWN ON PLAN.
  7. APPROXIMATE LOCATION OF PROPOSED UTILITIES ARE AS SHOWN ON PLAN.
  8. PHASING IS AS SHOWN ON PLAN.
  9. GENERAL CONFIGURATION OF LOTS AS INDICATED ON PLAN.
  10. ALL UTILITY EASEMENTS AS SHOWN ON PLAN.
  11. ALL PROPOSED STREETS ARE TO BE PUBLIC.
  12. CUL-DE-SAC RADII'S ARE AS SHOWN ON PLAN.
  13. TOPOGRAPHIC INFORMATION WAS PROVIDED BY SMH CONSULTANTS INC. CONTOURS ARE AT 2' INTERVALS.
  14. UTILITY EASEMENTS SHALL BE PROVIDED ALONG SIDE AND REAR LOTS AT TIME OF PLATTING AS REQUIRED. EASEMENTS SHALL BE A MINIMUM WIDTH OF 10 FEET ALONG SIDE AND REAR LOT LINES. EASEMENTS OF ADDITIONAL WIDTH SHALL BE PROVIDED TO ENCOMPASS UTILITIES AS NEEDED.
  15. ALL BUILDING LINES SHOWN ON PLAN ARE 15 FEET FROM RIGHT-OF-WAY LINE.
  16. RESIDENTIAL UNIT TYPES ARE SINGLE FAMILY.
  17. STREET NAMES SHALL BE SUBJECT TO CHANGE UNTIL FINAL PLAT RECORDING.

FEMA Floodplain Note:  
Flood Plain: Flood Zone X, an area determined to be outside the 0.2% annual chance floodplain, FEMA FIRM (Flood Insurance Rate Map) Community Panel Number 2010C00143G, effective date, July 16, 2015.

SITE DATA TABLE:  
EXISTING LAND USE:  
EXISTING ZONING:  
PROPOSED ZONING:  
GROSS SITE AREA:  
TRACT AREA:  
RIGHT-OF-WAY AREA:  
LOT AREA:  
PROPOSED NUMBER OF LOTS:  
MINIMUM LOT SIZE:  
AVERAGE LOT SIZE:  
MAXIMUM LOT SIZE:  
BUILDING SETBACKS:

VACANT/AGRICULTURAL  
R-2/R-2-P  
R-2/R-2-P  
45.28 ACRES  
6.97 ACRES (15.39% OF TOTAL AREA)  
9.01 ACRES (19.90% OF TOTAL AREA)  
29.30 ACRES (64.71% OF TOTAL AREA)  
194  
4,800 SF  
6,578 SF  
13,336 SF  
FRONT YARD: 15 FEET  
REAR YARD: 15 FEET  
SIDE YARD: 5 FEET

LAND AREA LEGEND	
LOTS	29.30 ACRES
TRACTS	6.97 ACRES
RIGHT-OF-WAY	9.01 ACRES
TOTAL	45.28 ACRES

PHASE LEGEND		
PHASE NUMBER	ACREAGE	LOTS
PHASE I	14.86 ACRES	64
PHASE II	16.25 ACRES	63
PHASE III	14.17 ACRES	67
TOTAL	45.28 ACRES	194

Preliminary Plat  
**MONROE MANOR**  
Part of the SW 1/4, Section 13, Township 9 South, Range 22 East  
City of Lansing, Leavenworth County, Kansas

LEGAL DESCRIPTION:

Tract 1:  
The South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 13, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas EXCEPT: A tract of land in the South Half of the Southwest Quarter of the Southwest Quarter of Section 13, Township 9, Range 22, East of the 6th Principal Meridian, described as follows: Beginning at a point on the West line of Section 13, said point being 662.91 feet North of the Southwest corner of said Section; thence North 87°43'00" East 208.71 feet to a point; thence South and parallel to the West line of said Section 208.71 feet to a point; thence South 87°43'00" West 208.71 feet to a point on the West line of said Section; thence North along said West line 208.71 feet to the point of beginning, Leavenworth County, Kansas, less that part taken for road purposes

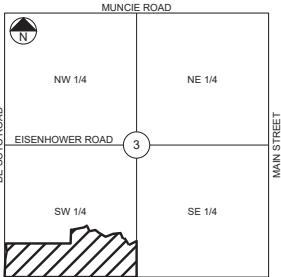
ALSO EXCEPT: A tract of land in the Northwest Quarter of the Southwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 13, Township 9 South, Range 22 East of the 6th P.M., City of Lansing, Leavenworth County, Kansas, described as follows: Commencing at the Southwest corner of said Section 13; thence North 01°20'07" East (assumed), 394.07 feet along the West line of Section 13 to the point of beginning of this tract; thence, North 01°20'07" East 60.00 feet along said West line; thence, North 89°11'24" East 208.71 feet parallel with the North line of the South half of the Southwest Quarter of Section 13; thence, North 01°20'07" East, 208.71 feet to the North line of the South half of the Southwest Quarter of Section 13; thence North 89°11'24" East, 156.00 feet along said North line; thence South 01°20'07" West, 268.71 feet; thence, South 89°11'24" West, 364.71 feet to the point of beginning, Leavenworth County, Kansas, less part taken or used for road purposes

Tract 2:  
All the part of the East 1/2 of the Southwest 1/4 of Section 13, Township 9, Range 22 that lies South of Fairway Estates, 4th Plat, in Lansing, Leavenworth County, Kansas, subject to that part of any, in streets, roadways, highways or other public rights-of-ways.

Tract 3:  
A tract of land in the South Half of the Southwest Quarter of the Southwest Quarter of Section 13, Township 9, Range 22, East of the 6th Principal Meridian, described as follows: Beginning at a point on the West line of Section 13, said point being 662.91 feet North of the Southwest corner of said Section; thence North 87°43'00" East 208.71 feet to a point; thence South and parallel to the West line of said Section 208.71 feet to a point; thence South 87°43'00" West 208.71 feet to a point on the West line of said Section; thence North along said West line 208.71 feet to the point of beginning, Leavenworth County, Kansas, less that part taken for road purposes

AND

A tract of land in the Northwest Quarter of the Southwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 13, Township 9 South, Range 22 East of the 6th P.M., City of Lansing, Leavenworth County, Kansas, described as follows: Commencing at the Southwest corner of said Section 13; thence North 01°20'07" East (assumed), 394.07 feet along the West line of Section 13 to the point of beginning of this tract; thence, North 01°20'07" East 60.00 feet along said West line; thence, North 89°11'24" East 208.71 feet parallel with the North line of the South half of the Southwest Quarter of Section 13; thence, North 01°20'07" East, 208.71 feet to the North line of the South half of the Southwest Quarter of Section 13; thence North 89°11'24" East, 156.00 feet along said North line; thence South 01°20'07" West, 268.71 feet; thence, South 89°11'24" West, 364.71 feet to the point of beginning, Leavenworth County, Kansas, less part taken or used for road purposes



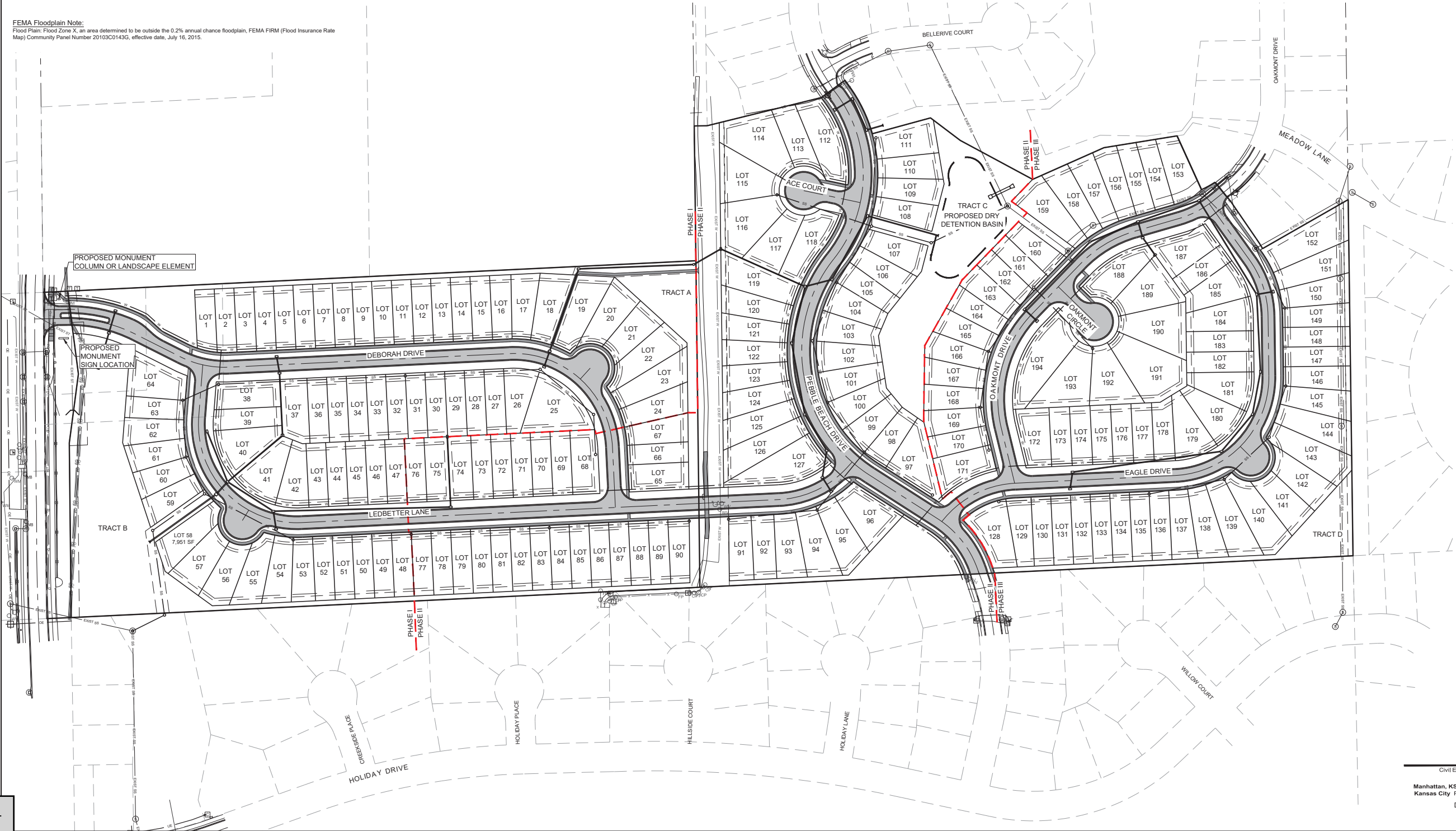
VICINITY MAP  
Section 13, T09S, R22E  
Leavenworth County, Kansas

SHEET INDEX:

- 1 - Overall Layout
- 2 - Subdivision Plan (West)
- 3 - Subdivision Plan (East)

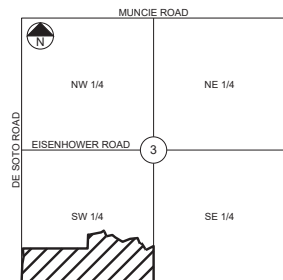
OWNER/DEVELOPER:  
CIRCLE H HOLDINGS, LLC  
5858 NAPLES DR.  
FLOWER MOUND, TX 75028

ENGINEER/SURVEYOR:  
SMH CONSULTANTS  
5201 JOHNSON DRIVE, SUITE 405  
MISSION, KS 66205



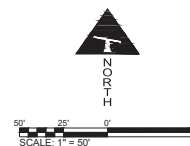
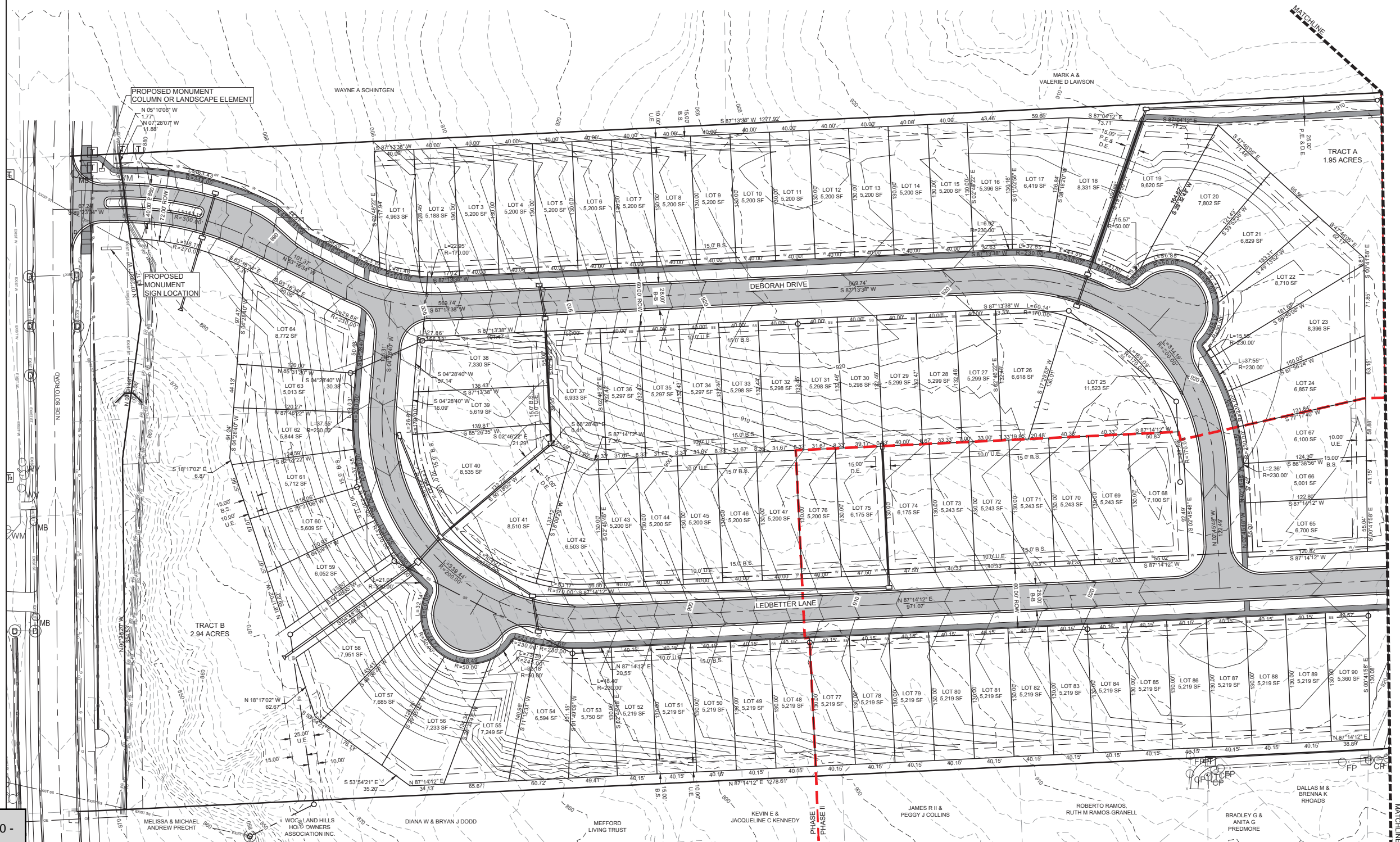


Preliminary Plat  
**MONROE MANOR**  
Part of the SW 1/4, Section 13, Township 9 South, Range 22 East  
City of Lansing, Leavenworth County, Kansas



VICINITY MAP  
Section 13, T9S, R22E  
Leavenworth County, Kansas

SHEET INDEX:  
1 - Overall Layout  
2 - Subdivision Plan (West)  
3 - Subdivision Plan (East)



**SMH**  
CONSULTANTS

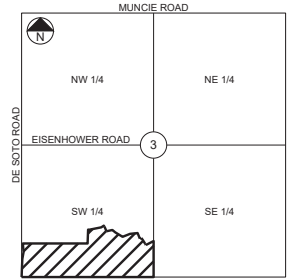
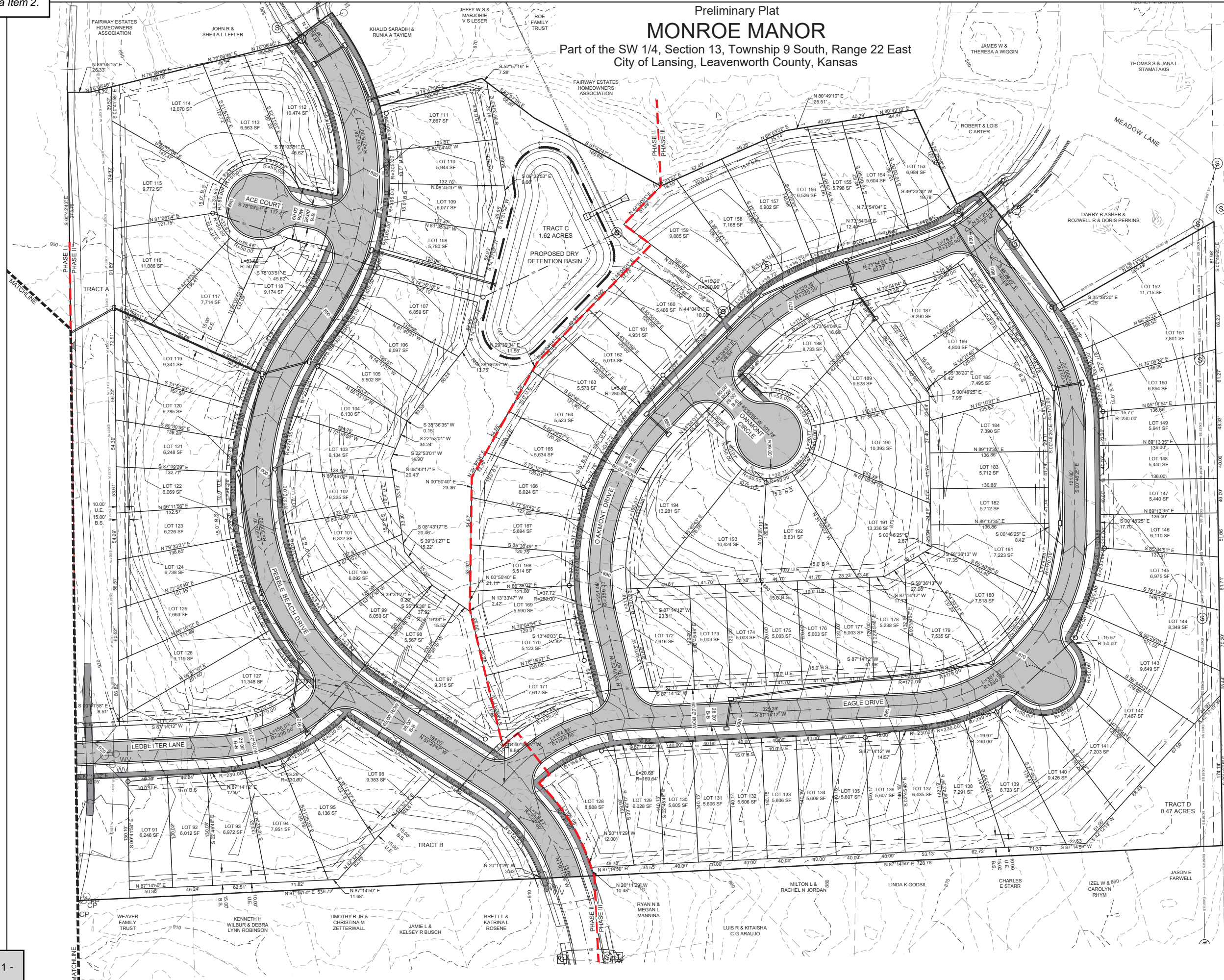
Civil Engineering • Land Surveying • Landscape Architecture

Manhattan, KS - HQ P: (785) 776-0541 • Dodge City, KS P: (620) 255-1952  
Kansas City P: (913) 444-9615 • Colorado Springs, CO P: (719) 428-8677

Drawn By: JMT Project #2501-0018 TDS:101

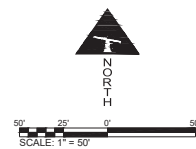
**JULY 2025**





VICINITY MAP  
Section 13, T09S, R22E  
Leavenworth County, Kansas

- SHEET INDEX:  
1 - Overall Layout  
2 - Subdivision Plan (West)  
3 - Subdivision Plan (East)



**SMH**  
CONSULTANTS

Civil Engineering • Land Surveying • Landscape Architecture  
www.smhconsultants.com  
Manhattan, KS - HQ P: (785) 776-0541 • Dodge City, KS P: (620) 255-1952  
Kansas City P: (913) 444-9615 • Colorado Springs, CO P: (719) 428-8677

Drawn By: JMT Project #2501-0018 TDS:101

JULY 2025

## **REZONING CHECKLIST**

**Case No.** 2025-DEV-010  
**Date Filed:** July 16, 2025  
**Date Advertised:** July 30, 2025  
**Date Notices Sent:** July 30, 2025  
**Public Hearing Date:** August 20, 2025

**APPLICANT:** SMH Consultants/Circle H

**LOCATION OF PROPERTY:** 00000 Pebble Beach

**PRESENT ZONING:** PUD                      **REQUESTED ZONING:** R-2

**PRESENT USE OF PROPERTY:** None

**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	R-4
South	Residential	R-2
East	Residential	R-2
West	Agriculture	R-2

**CHARACTER OF THE NEIGHBORHOOD:** Single Family Residential

**NEAREST EQUIVALENT ZONING:**

**LOCATION:** Adjacent

**CURRENT USE:** Vacant

**RELATIONSHIP TO EXISTING ZONING PATTERN:**

1. Would proposed change create a small, isolated district unrelated to surrounding districts? No
2. Are there substantial reasons why the property cannot be used in accord with existing zoning? No If yes, explain: \_\_\_\_\_
3. Are there adequate sites for the proposed use in areas already properly zoned? No If yes, where? \_\_\_\_\_

**CONFORMANCE WITH COMPREHENSIVE PLAN:**

1. Consistent with Development Policies? Yes
2. Consistent with Future Land Use Map? Yes
3. Are Public Facilities adequate? No

**TRAFFIC CONDITIONS:**

1. Street(s) with Access to Property: Pebble Beach Drive & Oakmont Drive

**2. Classification of Street(s):**

Arterial \_\_\_\_\_ Collector X Local X

**3. Right of Way Width:** 60', 50' & 60'

**4. Will turning movements caused by the proposed use create an undue traffic hazard?** No

**5. Comments on Traffic:** None

**SHOULD PLATTING OR REPLATTING BE REQUIRED TO PROVIDE FOR:**

**1. Appropriately Sized Lots?** Yes

**2. Properly Sized Street Right of Way?** Yes

**3. Drainage Easements?** Yes

**4. Utility Easements:**

Electricity? Yes

Gas? Yes

Sewers? Yes

Water? Yes

**5. Additional Comments:** None

**UNIQUE CHARACTERISTICS OF PROPERTY IN QUESTION:** None


**ADDITIONAL COMMENTS:** None









## **PLANNED UNIT DEVELOPMENT**

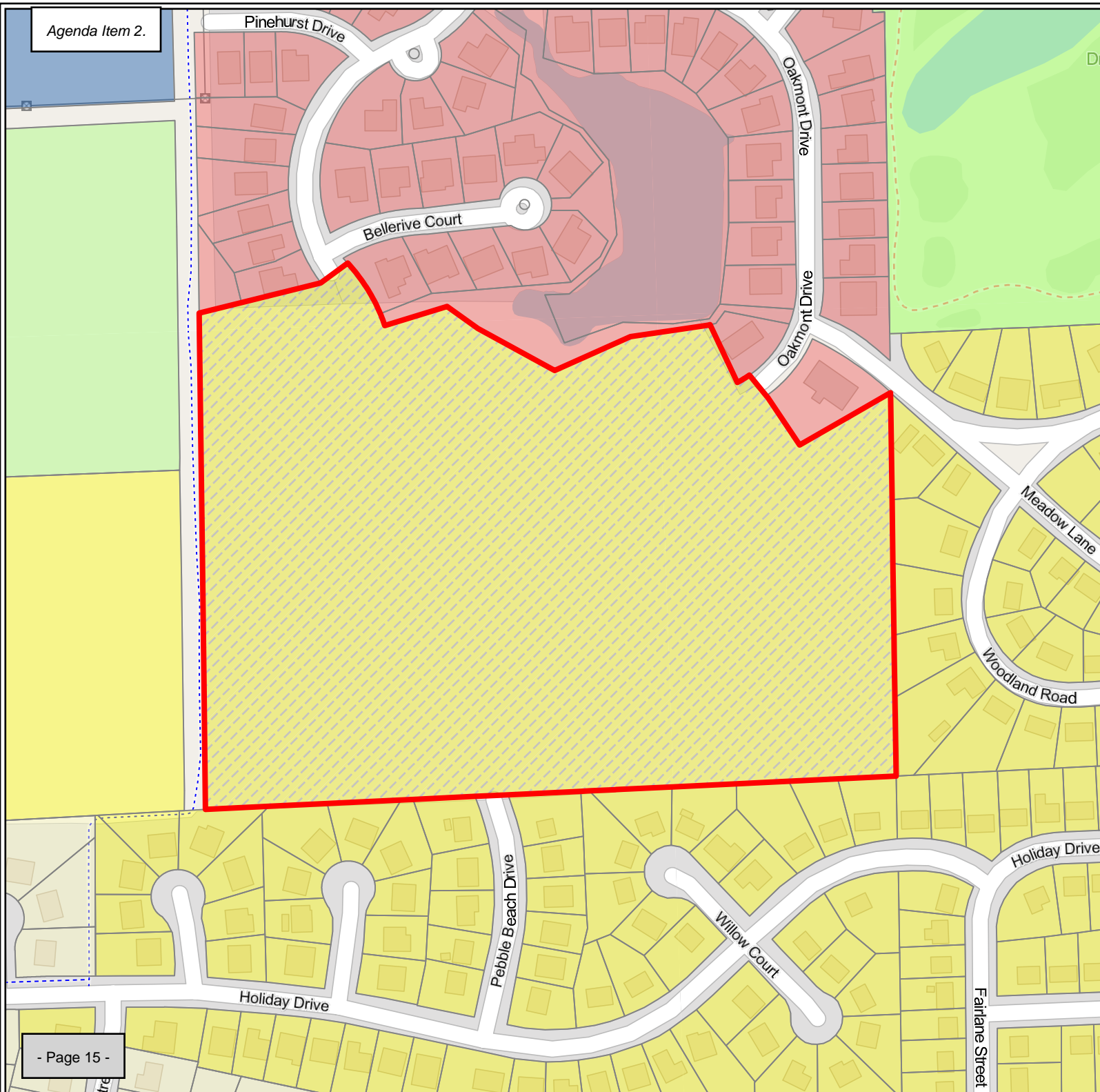
1. In what respects the Plan is or is not in general conformity with the provisions of the Comprehensive Plan of the City. \_\_\_\_\_
2. In what respects the Plan is or is not consistent with the Statement of Objectives for Planned Unit Development. \_\_\_\_\_
3. The nature and extent of the common open space in the Planned Unit Development, the reliability of the proposals for maintenance and conservation of the common open space, and the adequacy or inadequacy of the amount and function of the common open space in terms of the densities and dwelling types proposed in the Plan. \_\_\_\_\_
4. Whether the Plan does or does not make adequate provisions for public services, provide adequate control over vehicular traffic, and further the amenities of light and air, recreation and visual enjoyment. \_\_\_\_\_
5. Whether the Plan will or will not have a substantially adverse effect on adjacent property and the development or conservation of the neighborhood area. \_\_\_\_\_
6. In what respects the Plan is or is not in conformance with the development standards and criteria of this Article. \_\_\_\_\_
7. In what respects the Plan is or is not in compliance with the requirements for application for tentative approval of the Planned Unit Development. \_\_\_\_\_
8. The sufficiency of the terms and conditions proposed to protect the interest of the public and the residents of the Planned Unit Development in the case of a Plan which proposes development over a period of years. \_\_\_\_\_

## Legend


 Parcel - 052-106-13-0-30-01-049.00-0

## Current Zoning





-  A-1
-  PUD
-  R-1
-  R-2
-  R-2-P
-  R-4

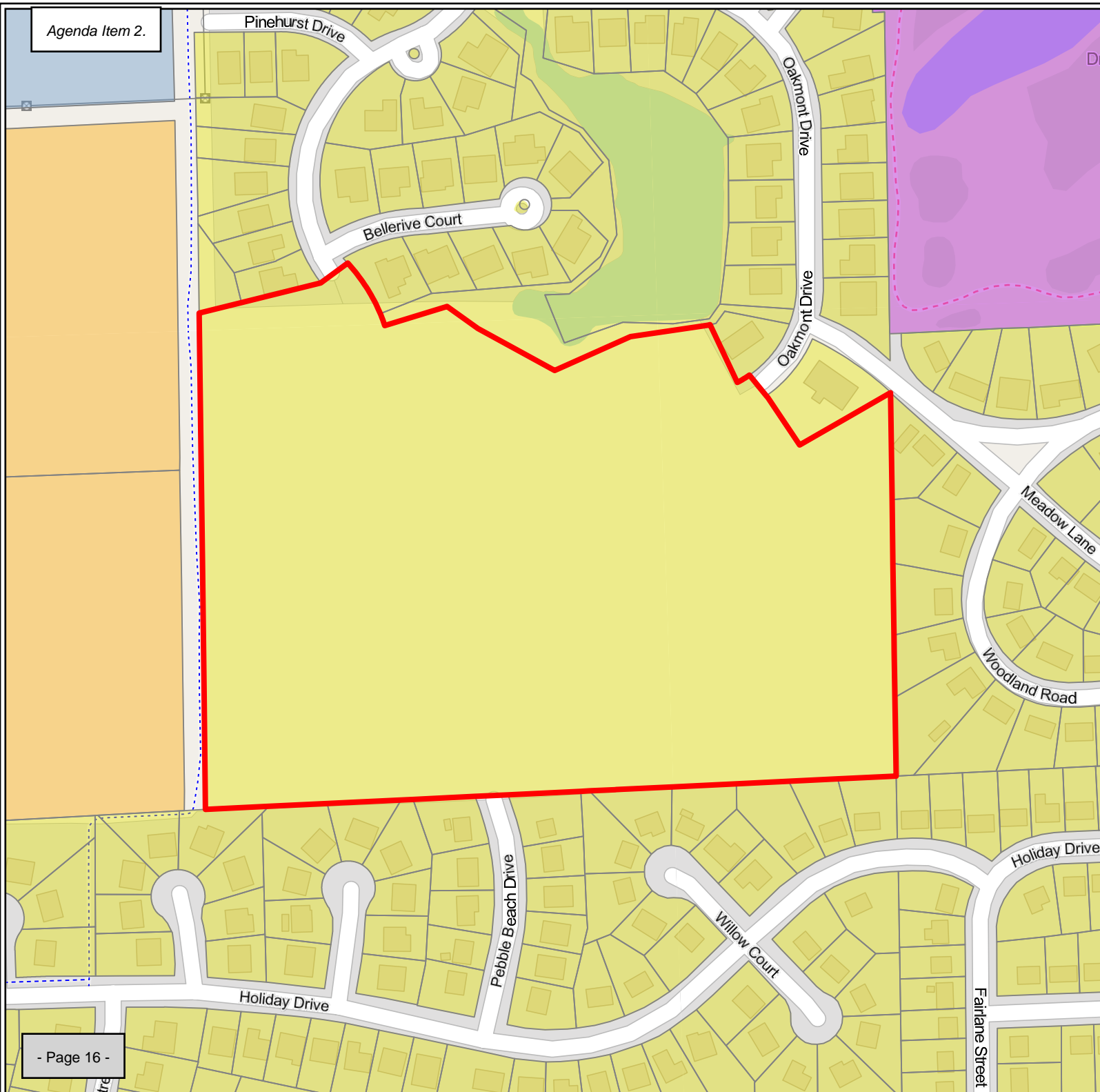


**Legend**

 Parcel - 052-106-13-0-30-01-049.00-0

**Future Land Use**

-  Civic
-  Medium Density Residential
-  Office
-  Single-Family Residential





**EXCERPT OF MINUTES OF A MEETING  
OF THE GOVERNING BODY OF  
THE CITY OF LANSING, KANSAS  
HELD ON AUGUST 7, 2025**

The City Council (the "Governing Body") met in regular session at the usual meeting place in the City at 7:00 p.m., the following members being present and participating, to-wit:

Councilmembers Robinson, Clemons, Brungardt,  
Studnicka, Gardner, Kirby, Kowalewski, and Garvey

Absent: None

The Mayor declared that a quorum was present and called the meeting to order.

\* \* \* \* \*  
(Other Proceedings)

There was presented a Resolution entitled:

**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 (MONROE MANOR REINVESTMENT HOUSING INCENTIVE DISTRICT)**

Councilmember Gardner moved that the Resolution be adopted. The motion was seconded by Councilmember Garvey. Resolution was duly read and considered, and upon being put, the motion for the adoption of the Resolution was carried by the vote of the governing body as follows:

Yea: Councilmembers Robinson, Clemons, Brungardt,  
Studnicka, Gardner, Kirby, Kowalewski and Garvey

Nay: None

The Mayor declared the Resolution duly adopted and the Resolution was then duly numbered Resolution No. B-7-2025 and was signed by the Mayor and attested by the Clerk. The Clerk was directed to arrange for the publication of the Resolution one time in the official newspaper of the City not less than one week or more than two weeks preceding the date fixed for the public hearing.


\* \* \* \* \*  
(Other Proceedings)

[BALANCE OF THIS PAGE INTENTIONALLY LEFT BLANK]

### CERTIFICATE

I hereby certify that the foregoing Excerpt of Minutes is a true and correct excerpt of the proceedings of the Governing Body of the City of Lansing, Kansas held on the date stated therein, and that the official minutes of such proceedings are on file in my office.



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

(Signature Page to Excerpt of Minutes)

RESOLUTION NO. B-7-2025

**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 (MONROE MANOR REINVESTMENT HOUSING INCENTIVE DISTRICT)**

---

**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-10-2024 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 August 12, 2024, 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 Monroe Manor 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 **September 18, 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.

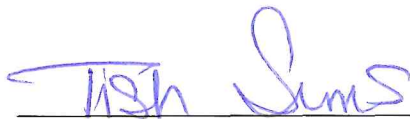
[BALANCE OF THIS PAGE INTENTIONALLY LEFT BLANK]

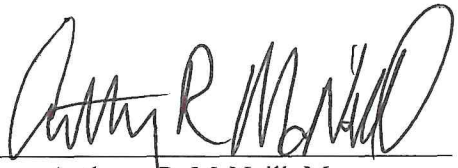
**ADOPTED** by the Governing Body of the City of Lansing, Kansas on August 7, 2025.

(SEAL)



ATTEST:

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

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



**EXHIBIT A**

**LEGAL DESCRIPTION OF PROPOSED  
MONROE MANOR REINVESTMENT HOUSING INCENTIVE DISTRICT**

**Tract 1:**

The South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 13, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas

EXCEPT: A tract of land in the South Half of the Southwest Quarter of the Southwest Quarter of Section 13, Township 9, Range 22, East of the 6th Principal Meridian, described as follows: Beginning at a point on the West line of Section 13, said point being 662.91 feet North of the Southwest corner of said Section; thence North 87°43'00" East 208.71 feet to a point; thence South and parallel to the West line of said Section 208.71 feet to a point; thence South 87°43'00" West 208.71 feet to a point on the West line of said Section; thence North along said West line 208.71 feet to the point of beginning, Leavenworth County, Kansas. less that part taken for road purposes, as shown on survey dated April 30, 2008, by Donald G. White.

ALSO EXCEPT: A tract of land in the Northwest Quarter of the Southwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 13, Township 9 South, Range 22 East of the 6th P.M., City of Lansing, Leavenworth County, Kansas, described as follows; Commencing at the Southwest corner of said Section 13; thence North 01°20'07" East (assumed), 394.07 feet along the West line of Section 13 to the point of beginning of this tract; thence, North 01°20'07" East 60.00 feet along said West line; thence, North 89°11'24" East 208.71 feet parallel with the North line of the South half of the Southwest Quarter of Section 13; thence, North 01°20'07" East, 208.71 feet to the North line of the South half of the Southwest Quarter of Section 13; thence North 89°11'24" East, 156.00 feet along said North line; thence South 01°20'07" West, 268.71 feet; thence, South 89°11'24" West, 364.71 feet to the point of beginning, Leavenworth County, Kansas. less part taken or used for road and as per survey dated April 30, 2008, by Donald G. White.

**Tract 2:**

All the part of the East 1/2 of the Southwest 1/4 of Section 13, Township 9, Range 22 that lies South of Fairway Estates, 4th Plat, in Lansing, Leavenworth County, Kansas, subject to that part of any, in streets, roadways, highways or other public rights-of-ways.

**Tract 3:**

A tract of land in the South Half of the Southwest Quarter of the Southwest Quarter of Section 13, Township 9, Range 22, East of the 6th Principal Meridian, described as follows: Beginning at a point on the West line of Section 13, said point being 662.91 feet North of the Southwest corner of said Section; thence North 87°43'00" East 208.71 feet to a point; thence South and parallel to the West line of said Section 208.71 feet to a point; thence South 87°43'00" West 208.71 feet to a point on the West line of said Section; thence North along said West line 208.71 feet to the point of beginning, Leavenworth County, Kansas. less that part taken for road purposes, as shown on survey dated April 30, 2008, by Donald G. White.

AND

A tract of land in the Northwest Quarter of the Southwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 13, Township 9 South, Range 22 East of the 6th P.M., City of Lansing, Leavenworth

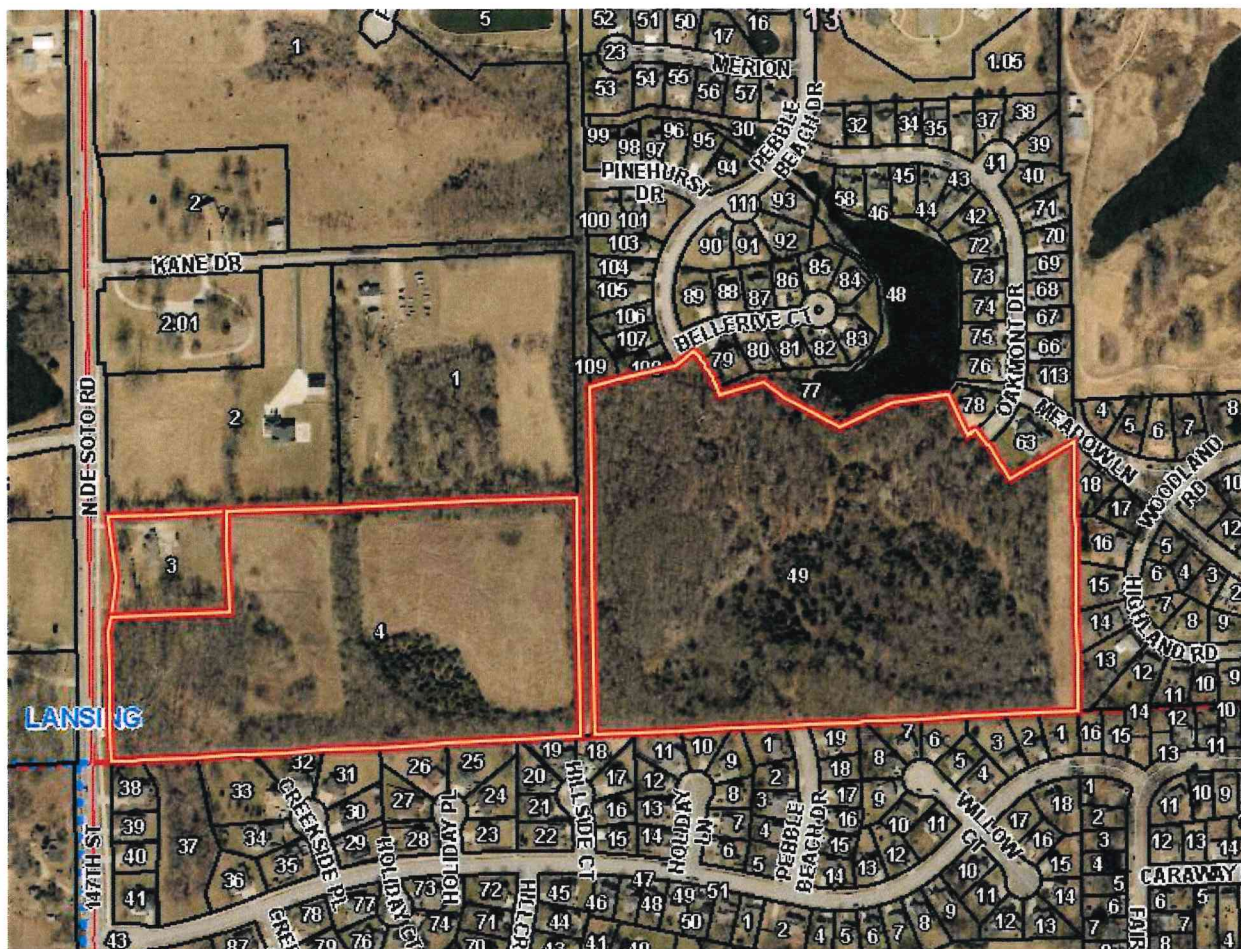
County, Kansas, described as follows; Commencing at the Southwest corner of said Section 13; thence North 01°20'07" East (assumed), 394.07 feet along the West line of Section 13 to the point of beginning of this tract; thence, North 01°20'07" East 60.00 feet along said West line; thence, North 89°11 '24" East 208.71 feet parallel with the North line of the South half of the Southwest Quarter of Section 13; thence, North 01°20'07" East, 208.71 feet to the North line of the South half of the Southwest Quarter of Section 13; thence North 89°11'24" East, 156.00 feet along said North line; thence South 01°20'07" West, 268.71 feet; thence, South 89°11'24" West, 364.71 feet to the point of beginning, Leavenworth County, Kansas. less part taken or used for road and as per survey dated April 30, 2008, by Donald G. White.

Together with public rights-of-way adjacent thereto



**EXHIBIT B**

**MAP OF PROPOSED  
MONROE MANOR REINVESTMENT HOUSING INCENTIVE DISTRICT**



***EXHIBIT C***

**NAMES AND ADDRESSES OF THE OWNERS OF RECORD  
OF ALL REAL ESTATE PARCELS WITHIN THE PROPOSED  
MONROE MANOR 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:	Circle H Holdings, LLC 5858 Naples Drive Flower Mound, TX 75028-2304
Developer:	Circle H Land Development, LLC 5858 Naples Drive Flower Mound, TX 75028-2304
Individuals with specific interest:	Circle H Holdings, LLC, has purchased and solely holds the real estate proposed to be within the boundaries of the District.
Existing Assessed Valuation of the District:	Land: \$86,968  Improvements: \$0

***EXHIBIT D***

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

The housing and public facility project will include the construction and extension of certain infrastructure and utility improvements needed to develop a single-family residential development within the District, which is currently anticipated to include approximately 194 single family homes. The infrastructure and utility improvements constructed within the boundaries of the District are anticipated to include, but not be limited to the following:

Site preparation, construction of streets and roadways, grading, paving, curbing, guttering, and surfacing, sidewalk, parking, water mains and extensions, sanitary sewer, storm sewer, detention basins, gas, electric improvements, signage, erosion control, right-of-way improvements, and other related infrastructure, utility improvements and related expenses. 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 expects to enter into a Development Agreement (the “Development Agreement”) with Circle H Land Development, LLC, a Nevada limited liability company, and/or Circle H Holdings, LLC (the “Developer”). The Development 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. The Development Agreement will include contractual assurances, if any, the Governing Body has received from the Developer guaranteeing the financial feasibility of specific housing tax incentive projects in the proposed district.

**Feasibility Study**

The Developer and Spencer Fane LLP have 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 and certain unavailable property tax revenues 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.