

AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

OLD BUSINESS

1. Approval of Minutes

AUDIENCE PARTICIPATION

PRESENTATIONS

2. Citizens' Academy Graduation
3. Arbor Day Proclamation
4. Child Abuse Prevention Month Proclamation
5. National Library Week Proclamation

NEW BUSINESS

6. Ordinance No. 1130: Amending the City of Lansing Zoning Map
7. LCHS Hayslett Replat Final Plat
8. Executive Session – Preliminary Discussion of the Acquisition of Real Property

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

9. Spring Soccer Report
10. April Library Newsletter
11. City Administrator Report

PROCLAMATIONS

OTHER ITEMS OF INTEREST

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.

AGENDA ITEM

TO: Tim Vandall, City Administrator
FROM: Tish Sims, City Clerk
DATE: March 26, 2025
SUBJECT: Approval of Minutes

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

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

AGENDA ITEM # 1

CITY OF LANSING
CITY COUNCIL MEETING

REGULAR MEETING MINUTES
March 20, 2025

Call To Order:

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

Roll Call:

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

Councilmembers Present:

- Ward 1:** Kevin Gardner and Gene Kirby
- Ward 2:** Donald Studnicka and Jake Kowalewski
- Ward 3:** Kerry Brungardt and Jesse Garvey
- Ward 4:** Dan Clemons and Pete Robinson

Councilmembers Absent:

OLD BUSINESS:

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

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

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

Tabled - Ord No. 1128 Delaware Ridge Rezone

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

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

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

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

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

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

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

Audience Participation: None

Presentations: None

COUNCIL CONSIDERATION OF AGENDA ITEMS:

Professional Services Agreement - 2025 Inflow and Infiltration Study

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

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

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

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

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

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

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

Ordinance No. 1129-Adopting the Codification of Ordinances

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

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

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

Executive Session – Consultation with Attorney

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

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

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

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

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

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

REPORTS:

Department Heads:

Community and Economic Development Director Joshua Gentzler:

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

City Attorney: Nothing to report.

City Administrator: Nothing to report.

Governing Body:

Councilmember Garvey:

- Nothing to report.

Councilmember Robinson:

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

Councilmember Clemons:

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

Councilmember Brungardt:

- Ditto.

Councilmember Studnicka:

- Nothing to add.

Councilmember Gardner:

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

Councilmember Kirby:

- Agree with all the previous statements.

Councilmember Kowalewski:

- Nothing to add.

ADJOURNMENT:

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

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

The meeting was adjourned at 8:45 PM.

ATTEST:

City Clerk Tish Sims, CMC

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

3/18/2025

City of Lansing Planning and Development Department
Lansing, KS

Subject: Letter of Support for the Delaware Ridge Development Plan

Dear City of Lansing Planning and Development Department,

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

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

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

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

Thank you for your time and consideration.

Sincerely,



Jim Bray
913-240-4555

AGENDA ITEM

TO: Tim Vandall, City Administrator
FROM: Ken Miller, PIO
DATE: March 26, 2025
SUBJECT: Citizens' Academy Graduation

Explanation: On April 3, 2025, twelve (12) participants will graduate from the fifteenth (15th) annual Lansing Citizens' Academy. The Citizens' Academy provides an interactive experience for participants to learn about the functions and responsibilities of each City department. Participants meet with the Mayor and City staff members and learn about ways to volunteer on City boards and commissions.

Classes were held monthly from Sept. 2024 – March 2025. Sessions were led by staff, often taking place at the appropriate City facility. Each session lasted about two hours and class attendees were given an opportunity to rate each presentation.

Staff recommends the City offer the program again in 2025-2026.

This year's Citizens' Academy graduates are:

- Ginger Riddle**
- Ben Hernandez**
- Rebecca Gordon**
- Lance Gordon**
- Loyd D. Jackson**
- Joe Wilson**
- Shannon Lewis**
- Princess Bakair**
- Michael Schwartz**
- Kristin Schwartz**
- Shaylee Borcsani**
- Bruce Logan**

Policy Consideration: None

Financial Consideration: The costs are minimal and include folders, handouts and snacks for the participants at sessions. The participants also receive plaques to signify their graduation from the program.

Action: Staff is requesting that Mayor McNeill present plaques to the graduates. PIO Miller will be available to assist.

AGENDA ITEM #2

AGENDA ITEM

TO: Tim Vandall, City Administrator
FROM: Jason Crum, Parks and Recreation Director
DATE: March 26, 2025
SUBJECT: Tree City Proclamation

One of the long-term goals of the Lansing Tree Board is to retain status as a Tree City U.S.A. Lansing has been recognized as such for 25 years. One of the criteria for gaining this status is an Arbor Day Proclamation. Attached is a proclamation declaring April 4, 2025, as Arbor Day in Lansing. Representatives from the Tree Board will be present to receive the proclamation from the Mayor.

On April 4, 2025, at 10:00 a.m. a ceremonial tree will be planted at Bernard Park.

Policy Consideration: N/A

Financial Consideration: N/A

Action: None

AGENDA ITEM # 3



Arbor Day Proclamation

Whereas, In 1872 J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and

Whereas, This holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and

Whereas, Arbor Day is now observed throughout the nation and the world, and

Whereas Trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen, and provide habitat for wildlife, and

Whereas, Trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products, and

Whereas, Trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, and

Whereas, Trees wherever they are planted, are a source of joy and spiritual renewal, and

Whereas, The City of Lansing has been recognized as a Tree City USA by the National Arbor Day Foundation and desires to continue its tree-planting ways.

Now, Therefore, I, Anthony R. McNeill, Mayor of the City of Lansing, in the State of Kansas, do hereby proclaim the 4th day of April, in the year Two-Thousand Twenty-Five as

"Arbor Day"

in the City of Lansing, and I urge all citizens to support efforts to protect our trees and woodlands and to support our city's urban forestry program, and

Further, I urge all citizens to plant trees to gladden the heart and promote the well-being of present and future generations.

In witness thereof, I have hereunto set my hand and caused the official seal of the City of Lansing, Kansas to be affixed. This the 3rd day of April, in the year Two-Thousand Twenty-Five.

City of Lansing

Anthony R. McNeill, Mayor

Tish Sims, City Clerk

AGENDA ITEM

TO: Tim Vandall, City Administrator
FROM: Tish Sims, City Clerk
DATE: March 26, 2025
SUBJECT: Proclamation – Child Abuse Prevention

The City was approached by the First Judicial District CASA Association to sign a proclamation declaring the month of April as National Child Abuse Prevention Month.

Policy Consideration: N/A

Financial Consideration: N/A

Action: None

AGENDA ITEM # 4



Child Abuse Prevention Proclamation

Whereas, our children are our most valuable resources and will shape the future of our communities; and

Whereas, a majority of child abuse and neglect occurs when people find themselves in stressful situations that are preventable, but without community resources and support, they don't know how to cope; and

Whereas, child abuse and neglect not only directly harm children, but also increase the likelihood of criminal behavior, substance abuse, health problems such as heart disease and obesity, and risky behavior such as smoking; and

Whereas, child abuse and neglect is a community problem that can be reduced by making sure each family has the support of prevention programs created among social service agencies, schools, faith communities, civic organizations, law enforcement agencies, and business community; and

Whereas, together we can strengthen and support families in raising their children in a safe, nurturing environment.

NOW, THEREFORE: I, Anthony R. McNeill, Mayor of the City of Lansing, State of Kansas, do hereby proclaim Lansing's full support of recognizing April 2025 as

"National Child Abuse Prevention Month"

In witness thereof, I have hereunto set my hand and caused the great seal of the City of Lansing to be affixed this 3 day of April, in the Year of Two Thousand and Twenty-five.

City of Lansing

Anthony R. McNeill, Mayor

Tish Sims, City Clerk

AGENDA ITEM

TO: Tim Vandall, City Administrator
FROM: Tish, City Clerk
DATE: March 26, 2025
SUBJECT: National Library Week Proclamation

A proclamation in recognition of National Library Week on April 7-13, 2024.

Terri Wojtalewicz of the Lansing Community Library will be present to receive the proclamation.

Policy Consideration: N/A

Financial Consideration: N/A

Action: None

AGENDA ITEM # 5



National Library Week Proclamation

WHEREAS, Today's libraries are not just about books but what they have for and with people;

WHEREAS, libraries of all types are at the heart of cities, towns, schools and campuses;

WHEREAS, Libraries have long served as trusted and treasured institutions where people of all backgrounds can be together and connect;

WHEREAS, Libraries and librarians build strong communities through transformative services, programs and expertise;

WHEREAS, Libraries, which promote the free exchange of information and ideas for all, are cornerstones of democracy;

WHEREAS, Libraries promote civic engagement by keeping people informed and aware of community events and issues;

WHEREAS, Librarians and library workers partner with other civic organizations to make sure their community's needs are being met;

WHEREAS, Libraries and librarians empower their communities to make informed decisions by providing free access to information;

WHEREAS, Libraries are a resource for all members of the community regardless of race, ethnicity, creed, ability, sexual orientation, gender identity or socio-economic status, by offering services and educational resources that transform lives and strengthen communities;

WHEREAS, libraries, librarians, library workers and supporters across America are celebrating

National Library Week

NOW, THEREFORE, be it resolved that I, Anthony R. McNeill, Mayor of the City of Lansing, State of Kansas, proclaim National Library Week, April 6-12, 2025. I encourage all residents to visit the library this week and explore what's new at your library and engage with your librarian. Because of you, Libraries Transform.

City of Lansing

Anthony R McNeill, Mayor

Tish Sims, City Clerk

AGENDA ITEM

TO: Tim Vandall, City Administrator
 FROM: Joshua Gentzler
 DATE: April 3rd, 2025
 SUBJECT: Epic Estates Rezone - Case 2025-DEV-002

Overview:

The applicant is requesting a rezoning of approximately 145.54 acres located adjacent to Kansas Highway 7 and McIntyre Road, from **A-1 (Agricultural District)** to the following zoning designations:

- **R-4 (Multi-Family Residential District)** – Tract 1: 38.477 acres
- **I-1 (Light Industrial District)** – Tract 2: 85.484 acres
- **B-3 (Regional Business District)** – Tract 3: 21.581 acres

The purpose of this rezoning is to entitle the property for future development opportunities and improve its marketability. No specific development plans are currently proposed.

The proposal would enable future commercial, residential, and industrial development. The Comprehensive Plan envisions “Main Street will be the heart of our community, providing enhanced shopping areas and attractive places to live and work” (page 70). The Future Land Use Map designates this land as Office.

At the March meeting, the Planning Commission voted 4-1 to recommend approval 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; or
- Return the application to the Planning Commission for further review of specified factors.

Policy Consideration: n/a

Financial Consideration: n/a

Action: Staff recommends a motion to adopt Ordinance No. 1130 to amend the City of Lansing Zoning Map.

AGENDA ITEM # 6

**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 March 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 13788 McIntyre Road and 00000 139th Street within the city limits of the City of Lansing, County of Leavenworth, State of Kansas, legally described as follows:

LEGAL DESCRIPTION:

All that part of the Southwest Quarter of Section 31, Township 09 South, Range 23 East of the Sixth Principal Meridian in the City of Lansing, Leavenworth County, Kansas, described in the Warranty Deed recorded in Document No. 2022R07540, at the Leavenworth County Register of Deeds office, as prepared by Timothy Blair Wiswell, KS. PLS-1136, of George Butler Associates, Corporate CLS-8, on February 12, 2025, and being more particularly described as follows:

Commencing at the West Quarter corner of said Section 31; thence North 88°12'55" East, on the North of said Southwest Quarter, a distance of 212.00 feet to the POINT OF BEGINNING, being a point on the East right-of-way line of Kansas Highway No. 7 as recorded in Condemnation Case No. 40220 in said Register of Deeds office; thence continuing North 88°12'55" East on the North line of said Southwest Quarter, a distance of 627.17 feet to a point on the Northerly extension of the Easterly side of a 20 foot wide Sanitary Sewer Easement recorded in Document No. 2023R07485 in said Register of Deeds office; thence Southerly on said Easterly side and its Northerly extension the following ten (10) courses: South 16°25'16" East, a distance of 383.98 feet; thence South 43°40'27" East, a distance of 123.21 feet; thence South 10°02'43" East, a distance of 244.48 feet; thence South 07°24'13" West, a distance of 239.58 feet; thence South 00°09'53" West, a distance of 154.42 feet; thence South 17°07'27" East, a distance of 234.52 feet; thence South 33°40'00" East, a distance of 232.27 feet; thence South 14°56'44" West, a distance 331.74 feet; thence South 65°32'57" East, a distance of 247.17 feet; thence South 44°07'09" East, a distance of 37.03 feet; thence South 88°09'41" West, departing said Easterly line, a distance of 1175.20 to a point on the East right-of-way line of said Kansas Highway No. 7; thence North on said East right-of-way line the following four (4) courses: North 01°57'41" East, a distance of 204.98 feet; thence 01°51'19" West, a distance 700.00; thence North 03° 51' 41" East, a distance of 301.50 feet; thence North 01° 51' 19" West, a distance of 770.28 feet, to the POINT OF BEGINNING.

Said property contain 38.477 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.

All that part of the Southwest Quarter of Section 31, Township 09 South, Range 23 East of the Sixth Principal Meridian in the City of Lansing, Leavenworth County, Kansas, described in the Warranty Deed recorded in Document No. 2022R07540, at the Leavenworth County Register of Deeds office, as prepared by Timothy Blair Wiswell, KS. PLS-1136, of George Butler Associates, Corporate CLS-8, on February 2025, and being more particularly described as follows:

Commencing at the West Quarter corner of said Section 31; thence North 88°12'55" East, on the North line of said Southwest Quarter, a distance of 839.17 feet, to the POINT OF BEGINNING, said point being on the Northerly extension of the Easterly side of a 20 foot wide Sanitary Sewer Easement recorded in Document No. 2023R07485 in said Register of Deeds office; thence Southerly on said Easterly side and extension the following twelve (12) courses: South 16°25'16" East, a distance of 383.98 feet; thence South 43°40'27" East, a distance of 123.21 feet; thence South 10°02'43" East, a distance of 244.48 feet; thence South 07°24'13" West, a distance of 239.58 feet; thence South 00°09'53" West, a distance of 154.42 feet; thence South 17°07'27" East, a distance of 234.52 feet; thence South 33°40'00" East, a distance of 232.27 feet; thence South 14°56'44" West, a distance of 331.74 feet; thence South 65°32'57" East, a distance 247.17 feet; thence South 44°07'09" East, a distance of 622.04 feet; thence South 70°51'31" East, a distance of 276.56 feet;

thence South 08°30'33" East, a distance of 96.17 feet, to a point on the North right-of-way line of McIntyre Road, as now established; thence North 88°10'12" East, on said North right-of-way line, a distance of 608.35 feet to a point on the East line of said Southwest Quarter; thence North 01°24'10" West on said East line, a distance of 2600.09 feet to the Northeast corner thereof; thence South 88°12'55" West, on the North line of said Southwest Quarter, a distance of 1796.03 feet to the POINT OF BEGINNING, containing 3,723,689 square feet, equal to 85.484 acres,

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

All that part of the Southwest Quarter of Section 31, Township 09 South, Range 23 East of the Sixth Principal Meridian in the City of Lansing, Leavenworth County, Kansas, described in the Warranty Deed recorded Document No. 2022R07540, at the Leavenworth County Register of Deeds office, as prepared by Timothy Wiswell, KS. PLS-1136, of George Butler Associates, Corporate CLS-8, on February 12, 2025, and being particularly described as follows:

Commencing at the West Quarter corner of said Section 31; thence North 88°12'55" East, on the North said Southwest Quarter, a distance of 212.00 feet, to a point on the East right-of-way line of Kansas Highway No. 7 as recorded in Condemnation Case No. 40220 in said Register of Deeds office: thence South on said East right-of-way line the following four (4) courses: South 01°51'19" East, a distance of 770.28 feet; thence South 03°51'41" West, a distance of 301.50 feet; thence South 01°51'19" East, a distance of 700.00 feet; thence South 01°57'41" West, a distance of 204.98 feet to the POINT OF BEGINNING; thence North 88°East, departing said East right-of-way line, a distance of 1175.20 feet to a point on the East line of a 20 wide Sanitary Sewer Easement filed in Document No. 2023R07485; thence Southerly on said East line, following three (3) courses: South 44°07'09" East, a distance of 585.01 feet; thence South 70°51'31" East, distance of 276.56 feet; thence South 08°30'33" East, a distance of 96.17 feet to a point on the North right-of-way line of McIntyre Road, as now established; thence South 88°10'12" West, on said North right-line, a distance of 1815.57 feet, to a point on the East right-of-way line of said Kansas Highway No. 7; thence North on said East right-of-way line the following three (3) courses: North 54°58'19" West, a distance of feet; thence North 01° 51' 19" W, a distance of 510.00 feet; thence North 01°57'41" East, a distance of 95.72 feet, to the POINT OF BEGINNING, containing 940,081 square feet, equal to 21.581 acres,

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 3rd day of April 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. 1130: An Ordinance amending the Zoning District Map of the City of Lansing, Kansas.

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. 1130 Summary:

On April 3rd, 2025, the City of Lansing, Kansas, adopted Ordinance No. 1130, an ordinance amending the Zoning District Map of the City of Lansing, Kansas. A complete copy of this ordinance is available at www.lansingsks.org or at City Hall, 800 First Terrace, Lansing, KS 66043. This summary 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: April 3rd, 2025

Gregory C. Robinson, City Attorney

Project Facts

Applicant

Jay Healy
 GBA

Owner

Epic Estates 3 LLC

Address

13788 McIntyre Road
 &
 00000 139th Street

Property ID

163-06-0-00-00-002.00

Zoning

A-1 (Agricultural District)

Future Land Use

Office

Land

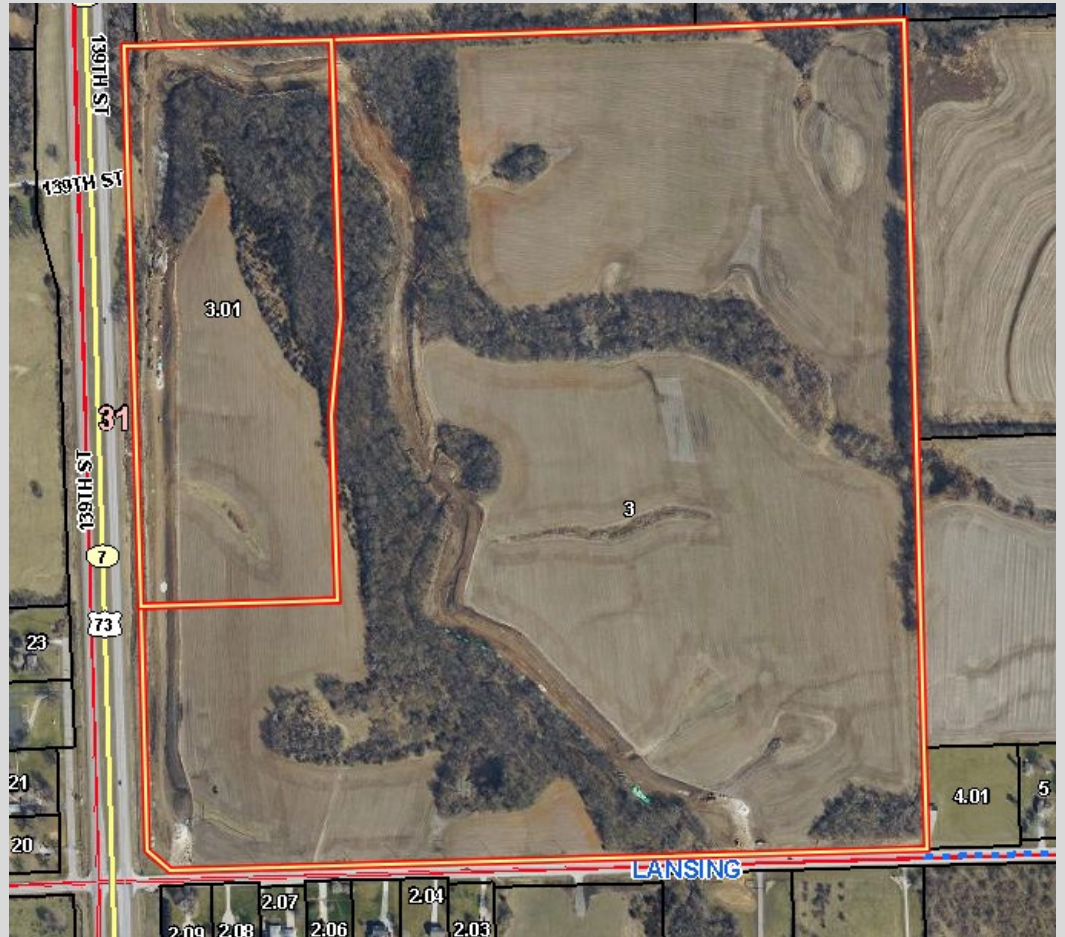
145.54 Acres

Building

Existing: None
Proposed: Commercial,
 Residential, and Industrial

Requested Approvals

Rezoning



Project Summary

Summary

The Applicant proposes to rezone a 145.5-acre tract of land from A-1 to R-4, B-3, and I-1. The property owner is asking for a rezoning in order to entitle the property for future development of this property. No development is currently under consideration for the property, but the owner seeks the rezoning in order to market the property. The Future Land Use Map of the Lansing Comprehensive Plan categorizes this property’s usage as Office. 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 business owners and developers.

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
1. Character of the neighborhood <i>Density: Surrounding parcels range in size from 1 acre to 159.8 acres in size. The average size of parcel is 23 acres in size.</i> <i>Character: The neighborhood is dominated by a state highway and parcel usage consists of Industrial parcels and combined Agricultural and Residential parcels.</i>	✓	
2. Zoning and uses of nearby property <i>Adjacent Uses: Industrial, County Residential, Vacant & Agricultural Adjacent Zoning: A-1, B-3, & RR-2.5</i>	✓	
3. Suitability of the Property for the uses to which it has been restricted <i>The Property is suitable for agricultural land uses yet due to its proximity to Main Street (Kansas Highway 7) and McIntyre Road, the suitability of the property is more properly considered to be developed with commercial, residential and industrial uses.</i>		✓
4. Extent to which removal of the restrictions will detrimentally affect nearby property <i>Nearby properties could be detrimentally affected if the current zoning were to be amended.</i>		
5. Length of time the property has been vacant as zoned <i>Vacant: Since 2006 <input checked="" type="checkbox"/></i> <i>Not Vacant: <input type="checkbox"/></i>		
6. Relative gain to economic development, public health, safety and welfare <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 145-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>	✓	
7. Conformance to the Comprehensive Plan <i>Future Land Use Map Category: Office Comprehensive Implementation Strategy: The proposed use is partially 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

Community & Economic Development

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

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

Tract 1: 38.477 acres - R-4 – Multi-Family Residential District

Parcel 2: 85.484 acres - I-1 – Light Industrial District

Parcel 3: 21.581 acres - B-3 – Regional Business District

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

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.

Staff Recommendation

Staff recommends **approval** of Case No. 2025-DEV-002, Epic Estates 3 Rezone.

Action Options

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

“I move to recommend approval of Case No. 2025-DEV-002 based on staff’s recommendation and the 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-002 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. CRWD #1 Comments



Rezoning Application

Date: 02/12/2025

Applicant / Owner

Applicant Name: Jay Healy
 Address: 9801 Renner Blvd
 City, State, Zip: Lenexa, KS 66219
 Phone: 913-577-8440
 Agent: Jay Healy
 Address: To enable further development not currently allowed by the current zoning.
 City, State, Zip: Jay Healy
 Phone:

Owner Name: EPIC ESTATES 3 LLC
 Address: 708 HORIZON ST FLOWER MOUND, TX 75028
 City, State, Zip: ,
 Phone:
 Agent:
 Address:
 City, State, Zip:
 Phone:

Request

Address: 13788 MC INTYRE RD, Leavenworth, KS 66048
 City, State, Zip: LANSING, KS 66048
 Parcel: 052-099-31-0-00-00-003.00-0
 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

AFFIDAVIT

STATE OF TEXAS)
)
COUNTY OF DENTON) §

Comes now VENKATESH YERRAMETTY, 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. We, VENKATESH YERRAMETTY and _____ being duly sworn, depose and say that we are the owners of said property involved in this petition and that the foregoing signatures, statements, and answers herein contained in the information herewith submitted, are in all respects true and correct to the best of our knowledge and belief.

3. 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.

4. List of property owners and addresses:

EPIC ESTATES 3 LLC
708 HORIZON ST
FLOWER MOUND, TX - 75028

5. 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.

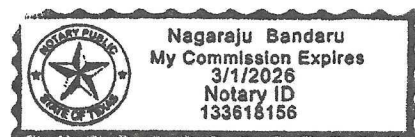
STATE OF TEXAS /s/
)
) §
COUNTY OF DENTON)

BE IT REMEMBERED that on this 10th day of February, 2025, that before me, the undersigned, a Notary Public, in and for the State and County aforesaid, came Venkatesh Yerrametty, 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.

Nagaraju Bandaru
Notary Public

My Appointment Expires: 03/01/2026



AGENT AUTHORIZATION

STATE OF TEXAS

COUNTY OF DENTON

We, Venkatash Yerramsetty 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: Jay Healy
GBA
9801 Renner Blvd
Lenexa, KS 66219

Signed and entered into this 10th day of February, 2025.

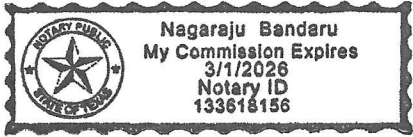
[Signature]
Signed

Signed

Subscribed and sworn to before me on this 10th day of February, 2025.

[Signature]
Notary Public

My Commission Expires 03/01/2026.



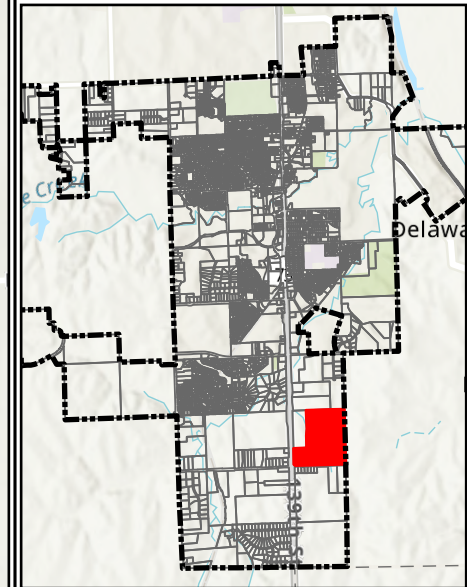
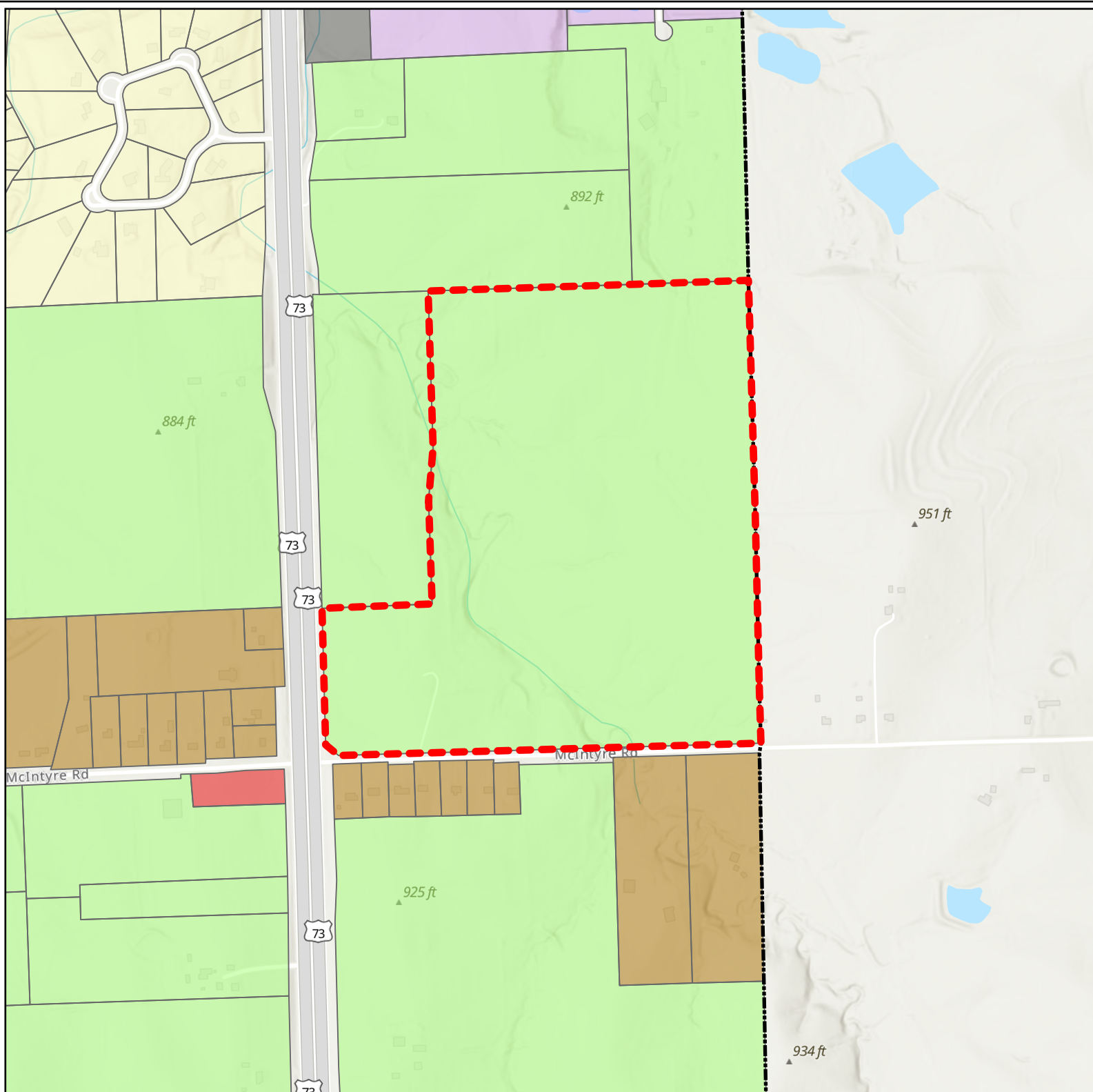
Lansing Zoning

PID: 052-099-31-00 **Agenda Item 6.**

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

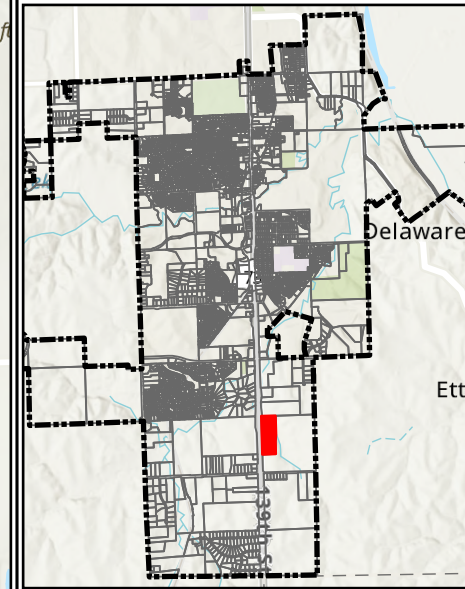
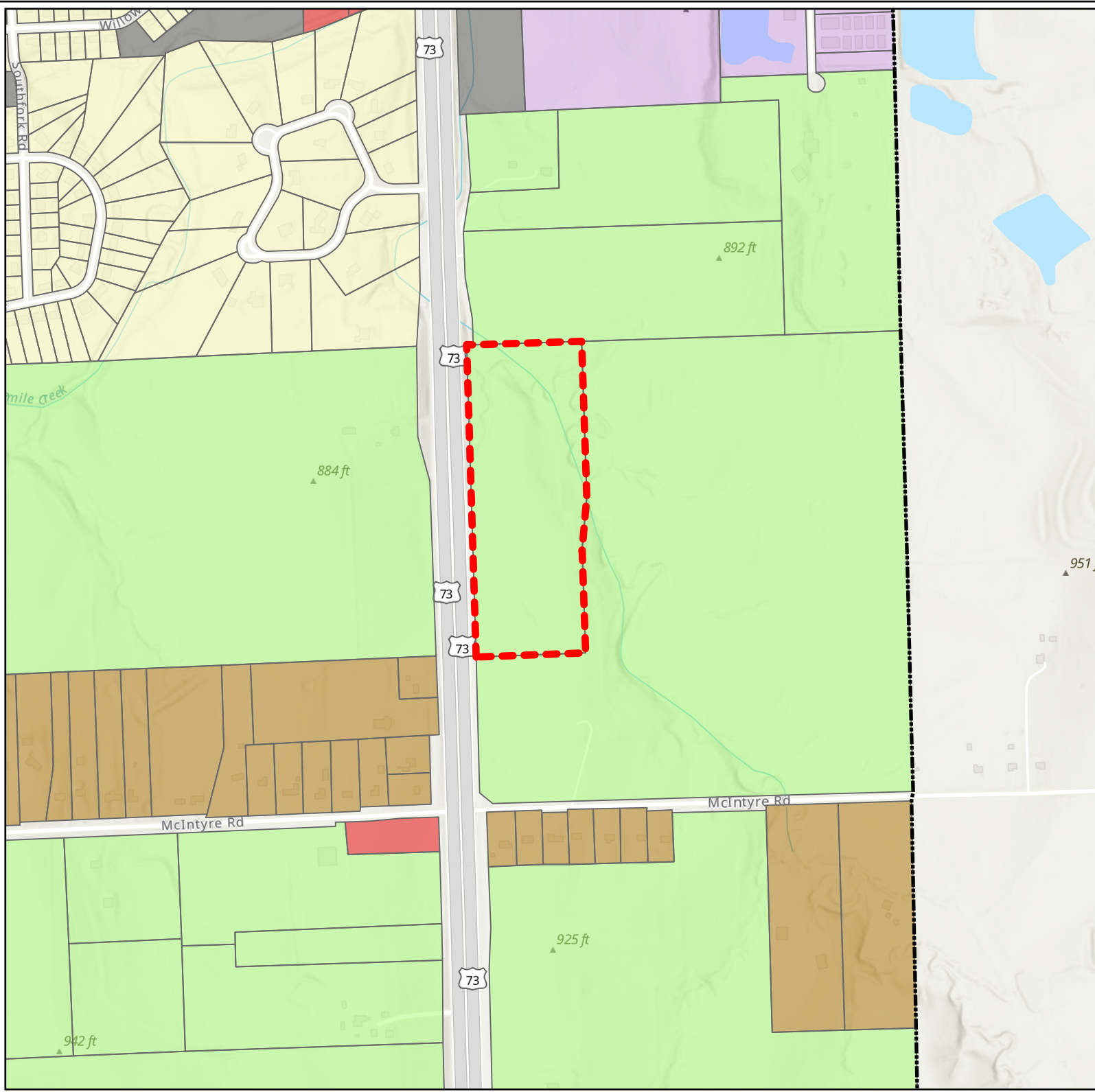
Lansing Zoning

PID: 052-099-31-0
Agenda Item 6.

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
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- PUD - Planned Unit Development
- CP - City Property



1 inch = 750 feet

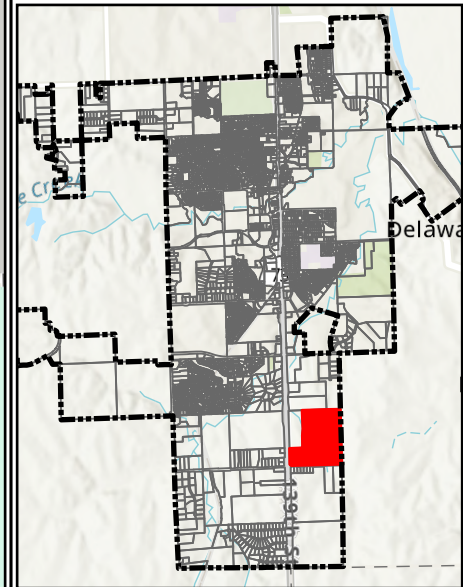
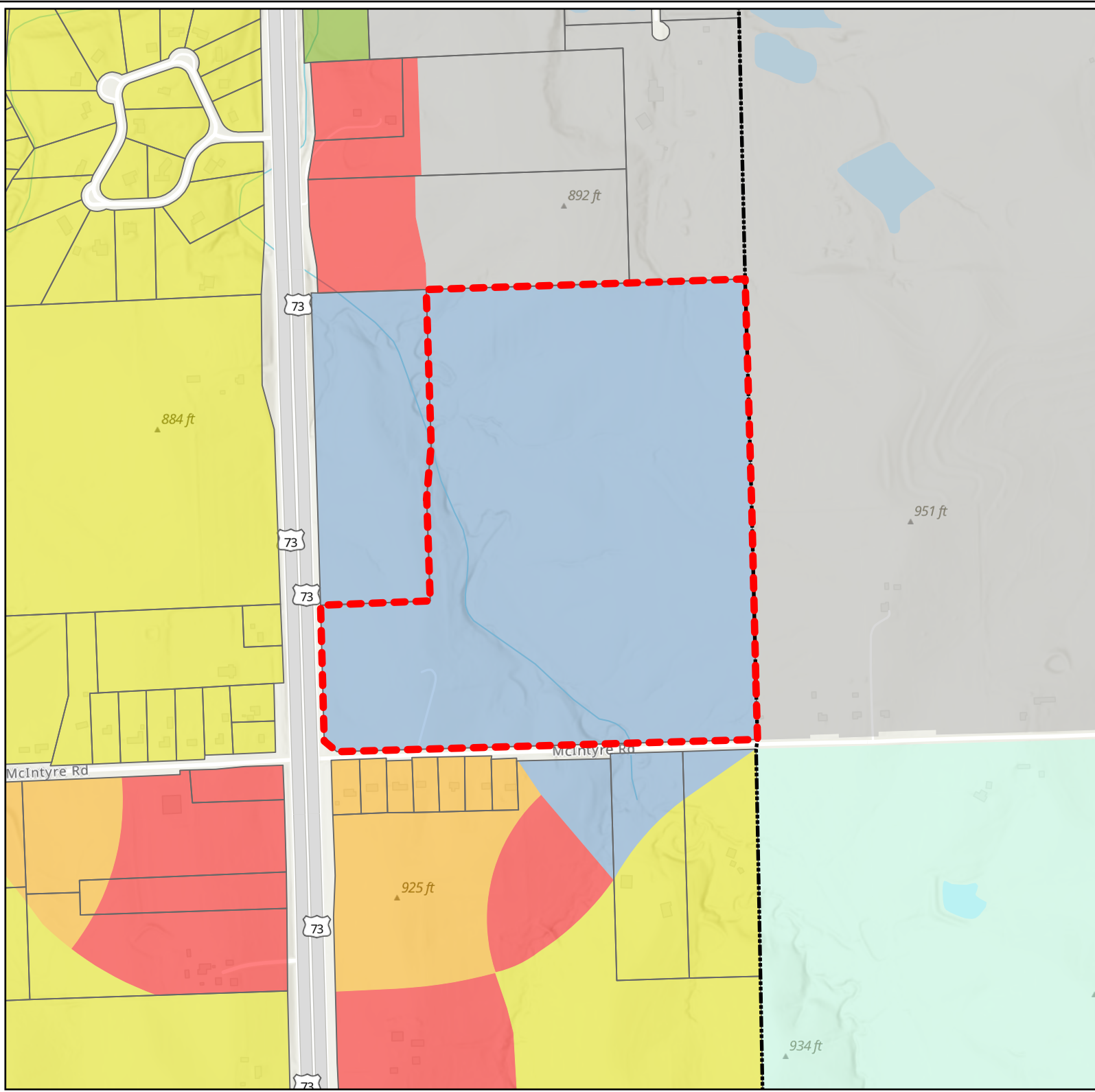
Lansing Future Land Use

PID: 052-099-31-00 *Agenda Item 6.*

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

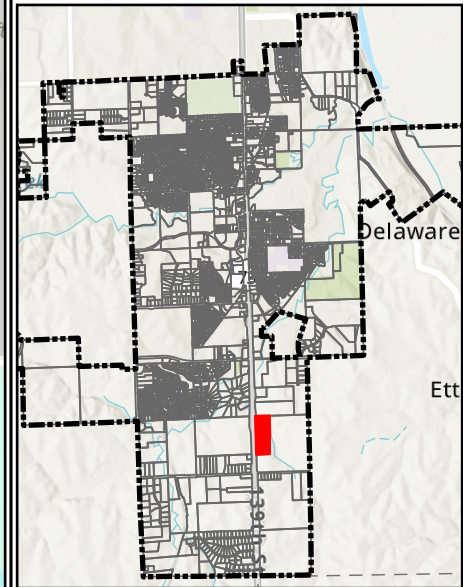
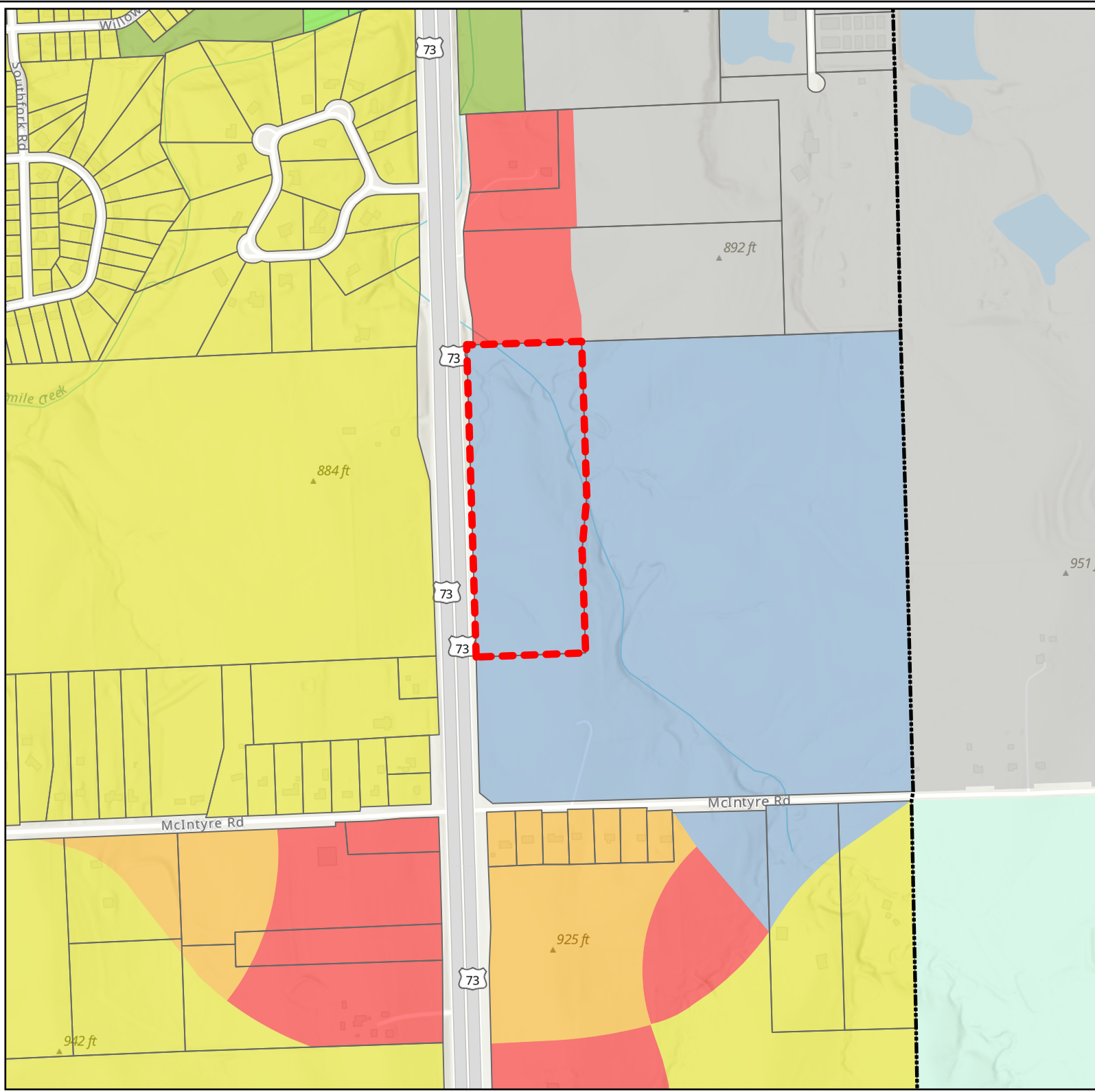
Lansing Future Land Use

PID: 052-099-31-00 **Agenda Item 6.**

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
- Office
- Open Space Agriculture
- Parks
- Proposed from Parks to Single Family Residential
- Rural Residential
- Single-Family Residential



1 inch = 750 feet

EXHIBIT A

Rezoning Descriptions:

Tract 1:

All that part of the Southwest Quarter of Section 31, Township 09 South, Range 23 East of the Sixth Principal Meridian in the City of Lansing, Leavenworth County, Kansas, described in the Warranty Deed recorded in Document No. 2022R07540, at the Leavenworth County Register of Deeds office, as prepared by Timothy Blair Wiswell, KS. PLS-1136, of George Butler Associates, Corporate CLS-8, on February 12, 2025, and being more particularly described as follows:

Commencing at the West Quarter corner of said Section 31; thence North 88°12'55" East, on the North line of said Southwest Quarter, a distance of 212.00 feet to the POINT OF BEGINNING, being a point on the East right-of-way line of Kansas Highway No. 7 as recorded in Condemnation Case No. 40220 in said Register of Deeds office; thence continuing North 88°12'55" East on the North line of said Southwest Quarter, a distance of 627.17 feet to a point on the Northerly extension of the Easterly side of a 20 foot wide Sanitary Sewer Easement recorded in Document No. 2023R07485 in said Register of Deeds office; thence Southerly on said Easterly side and its Northerly extension the following ten (10) courses: South 16°25'16" East, a distance of 383.98 feet; thence South 43°40'27" East, a distance of 123.21 feet; thence South 10°02'43" East, a distance of 244.48 feet; thence South 07°24'13" West, a distance of 239.58 feet; thence South 00°09'53" West, a distance of 154.42 feet; thence South 17°07'27" East, a distance of 234.52 feet; thence South 33°40'00" East, a distance of 232.27 feet; thence South 14°56'44" West, a distance of 331.74 feet; thence South 65°32'57" East, a distance of 247.17 feet; thence South 44°07'09" East, a distance of 37.03 feet; thence South 88°09'41" West, departing said Easterly line, a distance of 1175.20 feet to a point on the East right-of-way line of said Kansas Highway No. 7; thence North on said East right-of-way line the following four (4) courses: North 01°57'41" East, a distance of 204.98 feet; thence North 01°51'19" West, a distance 700.00; thence North 03° 51' 41" East, a distance of 301.50 feet; thence North 01° 51' 19" West, a distance of 770.28 feet, to the POINT OF BEGINNING, containing 1,676,058 square feet, equal to 38.477 acres, more or less.

Descriptions continued on next page...



Bearings are based on the West line of the Southwest Quarter being North 01°50'19" West.

Timothy Blair Wiswell
Kansas Land Surveyor No. 1136
twiswell@gbateam.com
GBA CLS #8

This is to certify that this boundary description has been prepared by me or under my direct supervision.

EXHIBIT A

Tract 2:

All that part of the Southwest Quarter of Section 31, Township 09 South, Range 23 East of the Sixth Principal Meridian in the City of Lansing, Leavenworth County, Kansas, described in the Warranty Deed recorded in Document No. 2022R07540, at the Leavenworth County Register of Deeds office, as prepared by Timothy Blair Wiswell, KS. PLS-1136, of George Butler Associates, Corporate CLS-8, on February 12, 2025, and being more particularly described as follows:

Commencing at the West Quarter corner of said Section 31; thence North 88°12'55" East, on the North line of said Southwest Quarter, a distance of 839.17 feet, to the POINT OF BEGINNING, said point being on the Northerly extension of the Easterly side of a 20 foot wide Sanitary Sewer Easement recorded in Document No. 2023R07485 in said Register of Deeds office; thence Southerly on said Easterly side and its extension the following twelve (12) courses: South 16°25'16" East, a distance of 383.98 feet; thence South 43°40'27" East, a distance of 123.21 feet; thence South 10°02'43" East, a distance of 244.48 feet; thence South 07°24'13" West, a distance of 239.58 feet; thence South 00°09'53" West, a distance of 154.42 feet; thence South 17°07'27" East, a distance of 234.52 feet; thence South 33°40'00" East, a distance of 232.27 feet; thence South 14°56'44" West, a distance of 331.74 feet; thence South 65°32'57" East, a distance of 247.17 feet; thence South 44°07'09" East, a distance of 622.04 feet; thence South 70°51'31" East, a distance of 276.56 feet; thence South 08°30'33" East, a distance of 96.17 feet, to a point on the North right-of-way line of McIntyre Road, as now established; thence North 88°10'12" East, on said North right-of-way line, a distance of 608.35 feet to a point on the East line of said Southwest Quarter; thence North 01°24'10" West on said East line, a distance of 2600.09 feet to the Northeast corner thereof; thence South 88°12'55" West, on the North line of said Southwest Quarter, a distance of 1796.03 feet to the POINT OF BEGINNING, containing 3,723,689 square feet, equal to 85.484 acres, more or less.

Descriptions continued on next page...



Timothy Blair Wiswell
Kansas Land Surveyor No. 1136
twiswell@gbateam.com
GBA CLS #8

Bearings are based on the West line of the Southwest Quarter being North 01°50'19" West.

This is to certify that this boundary description has been prepared by me or under my direct supervision.



9801 Renner Boulevard
Lenexa, Kansas 66219
913.492.0400
www.gbateam.com

PROJECT NUMBER
15390.00

DATE
2/12/2025

REZONING EXHIBIT
SW 1/4, SEC. 31-T09S-R23E
CITY OF LANSING
LEAVENWORTH CO., KS

PAGE NUMBER

2 OF 4

EXHIBIT A

Tract 3:

All that part of the Southwest Quarter of Section 31, Township 09 South, Range 23 East of the Sixth Principal Meridian in the City of Lansing, Leavenworth County, Kansas, described in the Warranty Deed recorded in Document No. 2022R07540, at the Leavenworth County Register of Deeds office, as prepared by Timothy Blair Wiswell, KS. PLS-1136, of George Butler Associates, Corporate CLS-8, on February 12, 2025, and being more particularly described as follows:

Commencing at the West Quarter corner of said Section 31; thence North 88°12'55" East, on the North line of said Southwest Quarter, a distance of 212.00 feet, to a point on the East right-of-way line of Kanas Highway No. 7 as recorded in Condemnation Case No. 40220 in said Register of Deeds office: thence South on said East right-of-way line the following four (4) courses: South 01°51'19" East, a distance of 770.28 feet; thence South 03°51'41" West, a distance of 301.50 feet; thence South 01°51'19" East, a distance of 700.00 feet; thence South 01°57'41" West, a distance of 204.98 feet to the POINT OF BEGINNING; thence North 88°09'41" East, departing said East right-of-way line, a distance of 1175.20 feet to a point on the East line of a 20 foot wide Sanitary Sewer Easement filed in Document No. 2023R07485; thence Southerly on said East line, the following three (3) courses: South 44°07'09" East, a distance of 585.01 feet; thence South 70°51'31" East, a distance of 276.56 feet; thence South 08°30'33" East, a distance of 96.17 feet to a point on the North right-of-way line of McIntyre Road, as now established; thence South 88°10'12" West, on said North right-of-way line, a distance of 1815.57 feet, to a point on the East right-of-way line of said Kansas Highway No. 7; thence North on said East right-of-way line the following three (3) courses: North 54°58'19" West, a distance of 36.00 feet; thence North 01° 51' 19" W, a distance of 510.00 feet; thence North 01°57'41" East, a distance of 95.72 feet, to the POINT OF BEGINNING, containing 940,081 square feet, equal to 21.581 acres, more or less.



Timothy Blair Wiswell
Kansas Land Surveyor No. 1136
twiswell@gbateam.com
GBA CLS #8

Bearings are based on the West line of the Southwest Quarter being North 01°50'19" West.

This is to certify that this boundary description has been prepared by me or under my direct supervision.



9801 Renner Boulevard
Lenexa, Kansas 66219
913.492.0400
www.gbateam.com

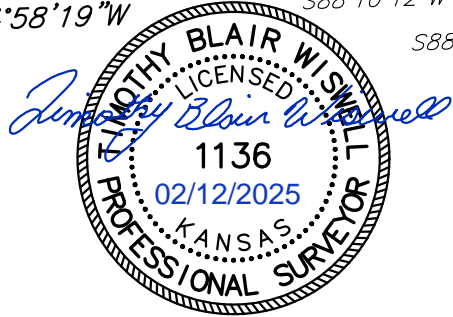
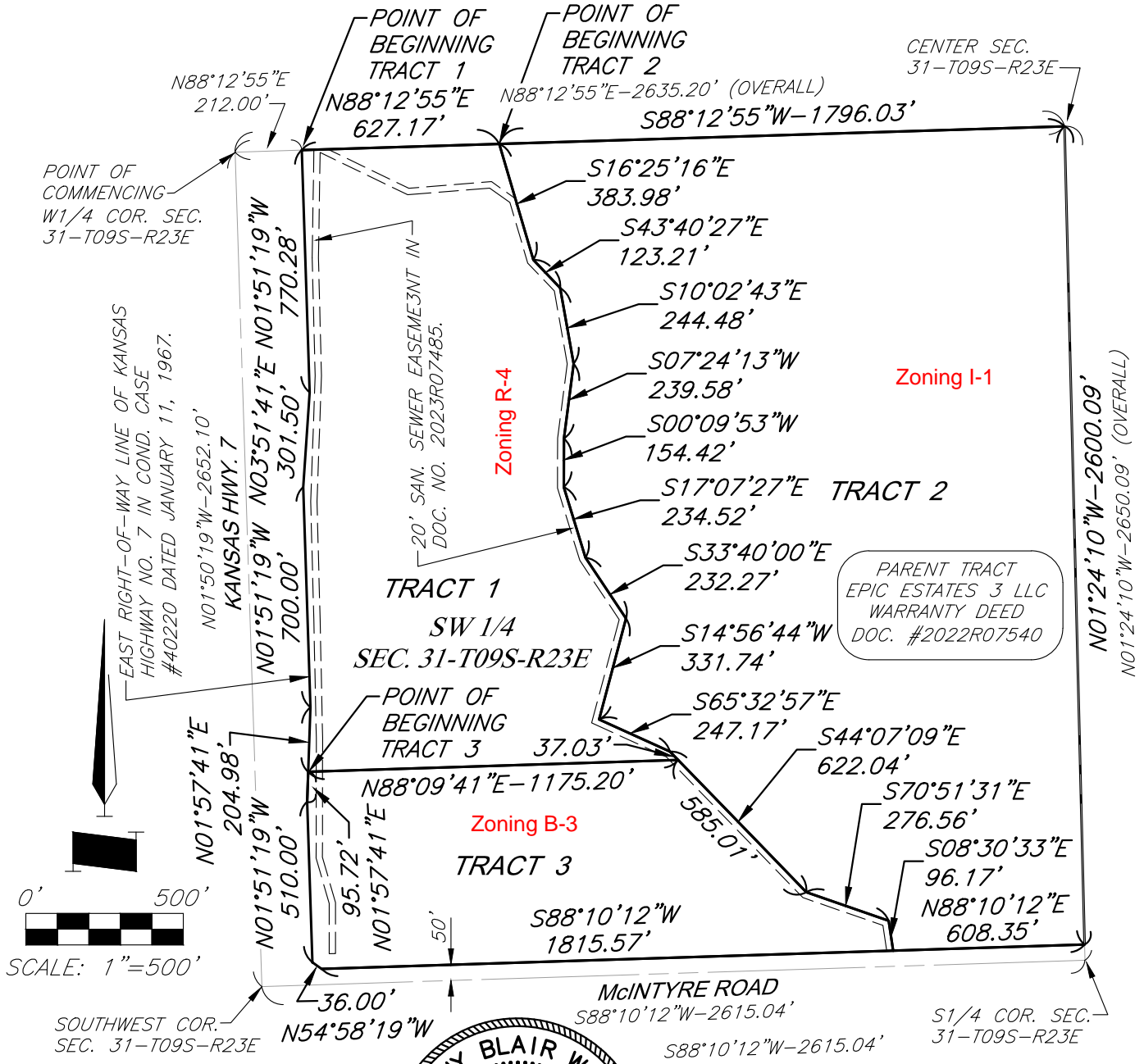
PROJECT NUMBER
15390.00

DATE
2/12/2025

REZONING EXHIBIT
SW 1/4, SEC. 31-T09S-R23E
CITY OF LANSING
LEAVENWORTH CO., KS

PAGE NUMBER
3 OF 4

EXHIBIT A



Timothy Blair Wiswell
 Kansas Land Surveyor No. 1136
 twiswell@gbateam.com
 GBA CLS #8

Bearings are based on the West line of the Southwest Quarter being North 01°50'19" West.

This is to certify that this real property exhibit was prepared by me or under my direct supervision. This exhibit does not warrant that a boundary survey was performed upon the hereon shown tract of land.

Areas:
 Tract 1: 38.477± Acres
 Tract 2: 85.484± Acres
 Tract 3: 21.581± Acres

GBA
 architects
 engineers

9801 Renner Boulevard
 Lenexa, Kansas 66219
 913.492.0400
 www.gbateam.com

PROJECT NUMBER	15390.00
DATE	2/12/2025

REZONING EXHIBIT
 SW 1/4, SEC. 31-T09S-R23E
 CITY OF LANSING
 LEAVENWORTH CO., KS

PAGE NUMBER	4 OF 4
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February 14, 2025

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

Re: Epic Estates Rezoning

Joshua,

Below are comments for the proposed Epic Estates Rezoning at K7 & McIntyre Rd. 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 rezoning application provided on February 13th, and is providing comments based on the information provided. We reserve the right to change and/or add additional comments based on additional information.
2. Consolidated Water has no objection to the rezoning of this property.
3. Depending on final 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. Consolidated Water District #1 looks forward to providing water service to new customers associated with this plat.

Respectfully,

Mike Fulkerson
General Manager

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

Joshua Gentzler

From: Boone Heston <Boone.Heston@evergy.com>
Sent: Wednesday, February 19, 2025 10:54 AM
To: Joshua Gentzler
Subject: [External] - Re: [EXTERNAL]Review Request - Epic Estates Rezoning - 2025-DEV-002
Categories: Planning, Econ Dev

Internal Use Only

Good morning,

Evergy has no concerns with the rezoning. Please pass along to developer that the proposed long term development looks like it will use a large demand of electricity and the earlier they can start the conversation with Evergy the better.

The contact for this parcel moving forward will be myself.

Thank you,

Boone Heston

SR TD Designer
 Leavenworth, KS
Evergy
Boone.Heston@evergy.com
 O 785-508-2590

From: Joshua Gentzler <jgentzler@lansingsks.org>
Sent: Thursday, February 13, 2025 4:24 PM
To: Anthony Zell Jr. <azell@lansingsks.org>; Michael W. Spickelmier <mspickelmier@lansingsks.org>; Design Group Leavenworth <designgroupleavenworth@evergy.com>; Ryan Barrett [KDOT] <ryan.barrett@ks.gov>; david.seitz@ks.gov <david.seitz@ks.gov>; Kirk Mackey <kmackey@lansingsks.org>; Mike Fulkerson (Mfulkerson@crwd1.com) <Mfulkerson@crwd1.com>; Joe Gates <jgates@lansingsks.org>
Cc: Tim Vandall <tvandall@lansingsks.org>
Subject: [EXTERNAL]Review Request - Epic Estates Rezoning - 2025-DEV-002

This Message Is From an External Sender
 This message came from outside your organization.

Report Suspicious

All,

The City has received an application for a Rezoning request of the following:

Case Number: 2025-DEV-002

Current Zoning: A-1

Proposed Zoning:

Tract 1: R-4

Tract 2: I-1

Tract 3: B-3

Property Address: 13788 McIntyre Road, Lansing & 00000 139th Street, Leavenworth

PID (Quick Ref): 099-31-0-00-00-003.00 & 099-31-0-00-00-003.01 (R9587 & R9586)

Owner: Epic Estates 3 LLC

Applicant: George Butler Associates

I've attached the application and any additional documents to this email.

Please review the request and return any comments by Thursday, February 20th, 2025.

Joshua Gentzler, AICP
Director, Community and Economic Development
City of Lansing | 730 First Terrace Ste. 2, Lansing, KS 66043
Phone: 913.364.6920
www.lansingks.org

Joshua Gentzler

From: Anthony Zell Jr.
Sent: Friday, February 14, 2025 7:00 AM
To: Joshua Gentzler
Subject: RE: [Internal] - Review Request - Epic Estates Rezoning - 2025-DEV-002

Looks good to me.

Regards,
Tony

Anthony J. Zell, Jr., MBA, CPM
 Wastewater Utility Director
 City of Lansing, Kansas
 800 First Terrace
 Lansing, KS 66043
 Phone 913-364-5915

“...protecting public health and your environment.”

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From: Joshua Gentzler <jgentzler@lansingsks.org>
Sent: Thursday, February 13, 2025 4:25 PM
To: Anthony Zell Jr. <azell@lansingsks.org>; Michael W. Spickelmier <mspickelmier@lansingsks.org>; Design Group Leavenworth <designgroupleavenworth@evergy.com>; Ryan Barrett [KDOT] <ryan.barrett@ks.gov>; david.seitz@ks.gov; Kirk Mackey <kmackey@lansingsks.org>; Mike Fulkerson (Mfulkerson@crwd1.com) <Mfulkerson@crwd1.com>; Joe Gates <jgates@lansingsks.org>
Cc: Tim Vandall <tvandall@lansingsks.org>
Subject: [Internal] - Review Request - Epic Estates Rezoning - 2025-DEV-002

All,

The City has received an application for a Rezoning request of the following:

Case Number: 2025-DEV-002
 Current Zoning: A-1
 Proposed Zoning:
 Tract 1: R-4
 Tract 2: I-1
 Tract 3: B-3

Property Address: 13788 McIntyre Road, Lansing & 00000 139th Street, Leavenworth
 PID (Quick Ref): 099-31-0-00-00-003.00 & 099-31-0-00-00-003.01 (R9587 & R9586)

Owner: Epic Estates 3 LLC
Applicant: George Butler Associates

I've attached the application and any additional documents to this email.

Please review the request and return any comments by Thursday, February 20th, 2025.

Joshua Gentzler, AICP
Director, Community and Economic Development
City of Lansing | 730 First Terrace Ste. 2, Lansing, KS 66043
Phone: 913.364.6920
www.lansingks.org

AGENDA ITEM

TO: Tim Vandall, City Administrator
FROM: Joshua Gentzler
DATE: April 3, 2025
SUBJECT: LCHS Hayslett Replat Final Plat

Overview: The Applicant proposes to replat the existing Lot 1 of the LCHS Hayslett subdivision (a 8.08-acre lot) into two separate lots, Lot 1 being 7.49 acres in size and Lot 2 being 0.59 acres in size. The Planning Commission voted 5-0 to approve the Preliminary and Final Plats.

Policy Consideration: n/a

Financial Consideration: n/a

Action: Staff recommends a motion to approve the LCHS Hayslett Replat Final Plat and accept the dedication of land for public purposes as outlined thereon.

AGENDA ITEM # 7



Planning Commission Staff Report
March 19, 2025

Cases 2024-DEV-008 & 009
114 W Gilman Road & 1104 S Main Street

Project Facts

Applicant

Herring Surveying

Owner

Daniel Hayslett & J Jesus Delgado Ayala

Address

114 W Gilman Road & 1104 S Main Street

Property ID

107-25-0-00-00-179.00

Zoning

A-1 Agriculture District & B-2 General Business District

Future Land Use

Commercial & Open Space
Agriculture

Land

8.08 acres

Building

Existing: 1 Residential, 3
Agricultural
Proposed: No additional

Requested Approvals

Preliminary & Final Plat



Summary

The applicant is requesting the approval of a Preliminary and Final plat for the LCHS Hayslett Replat subdivision, which will replat a Lot 1 of LCHS Hayslett Subdivision. These plat, if approved, will create two lots:

- Lot 1 – 7.49 acres
- Lot 2 – 0.59 acres

And enable the current owner to sell Lot 2 to the property owner immediately north of Lot 2 at 1024 S Main Street. The City Council approved an amendment to the Zoning Map to enable this division at the March 6th, 2025 meeting.

Discussion points from Checklist

The checklist was reviewed and completed by the Director of Community & Economic Development. Items marked no are discussed below:

Preliminary Plat

- Item 3 – Physical copies of the plat were not submitted.
- Item 6– Letters from utilities were not requested due to the proposed plat being located an existing area with utility service already in place. Lan-Del and Kansas Gas did not respond to the request for review.

Final Plat

- Item 1 – Approval granted with passage of plat with this case.
- Item 2 & 4 - Hard copies not yet provided
- Item 9D – Statement of paid taxes not provided. Register of Deeds will not record document until completed.

Community & Economic Development / Public Works and City Engineer / Wastewater Comments

Comments on this preliminary plat have not been addressed to date but can be during the process of moving from preliminary to final plat.

Community & Economic Development (from Article 2.02-D of the UDO):

- The application is in accordance with the Comprehensive Plan and in particular the physical patterns, arrangement of streets, blocks, lots and open spaces, and public realm investments that reflect the principles and concepts of the plan.
 - The City’s 2030 Comprehensive Plan Future Land Use Map has defined this area as commercial use. This adds an additional commercially zoned property to the City.
- Compliance with the requirements of this Land Development Code, and in particular the blocks and lots proposed are capable of meeting all development and site design standards under the existing or proposed zoning.
 - The current zoning for the site is B-2 General Business District. All proposed lots have the potential to provide building sites conforming to City zoning requirements.
- Any phasing proposed in the application is clearly indicated and demonstrates a logical and coordinated approach to development, including coordination with existing and potential development on adjacent property.
 - No phasing has been indicated on the preliminary plat.
- Any impacts identified by specific studies or technical reports, including a preliminary review of storm water, are mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments.
 - The Public Works Director / City Engineer has reviewed the Preliminary and Final Plat.
- The application does not deter any existing or future development on adjacent property from meeting the goals and policies of the Comprehensive Plan.
 - The current use conforms with the goals and policies of the Comprehensive Plan, and the application would not deter future development from meeting current goals and policies.
- The design does not impede the construction of anticipated or planned future public infrastructure within the area.
 - There are no impacts to planned future public infrastructure within the area.
- The recommendations of professional staff, or any other public entity asked to officially review the plat.
 - There are no items outstanding other than those listed in specific sections within this report.

Public Works / City Engineer:

- Flood Plain
 - Staff added a note to the restrictions that Lot 2 is “nearly 100% in the FEMA Flood Plain and subject to flood plain regulations.

Wastewater:

- None

Acknowledgments

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

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

Recommendation

Staff recommends approval of Cases 2024-DEV-008 & 009, LCHS Hayslett Replat Preliminary & Final Plat.

Action Options

“I move to _____.”

1. Approve Cases No. 2024-DEV-008 & 009; or
2. Conditionally approve Cases No. 2024-DEV-008 & 009 for specified reason[s]; or
3. Deny Case No. 2023-DEV-009 for specified reason[s]; or
4. Table the case to another date, time and place.

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.



**PLANNING COMMISSION MARCH
REGULAR MEETING**
Council Chambers, 800 1st Terrace, Lansing, KS 66043
Wednesday, March 19, 2025, at 7:00 PM

MINUTES

CALL TO ORDER

The March 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, Richard Hannon, Janette Labbee-Holdeman and Nancy McDougal. Vice-Chairman Brian Payne, and Commissioner Mike Suozzo were not present. Chairman Gies noted that there was a quorum present.

OLD BUSINESS-

1. Approval of Minutes, February 19th, 2025, Regular Meeting

A motion was made by Commissioner Hannon to approve the minutes as written, and it was seconded by Commissioner McDougal. Motion passed 4-0, with Commissioner Labbee-Holdeman abstaining.

NEW BUSINESS-

2. Cases 2024-DEV-008 & 009- LCHS Hayslett Replat

The applicant is requesting the approval of a Preliminary and Final plat for the LCHS Hayslett Replat subdivision, which will replat a Lot 1 of LCHS Hayslett Subdivision. These plat, if approved, will create two lots: • Lot 1 – 7.49 acres • Lot 2 – 0.59 acres and enable the current owner to sell Lot 2 to the property owner immediately north of Lot 2 at 1024 S Main Street. The City Council approved an amendment to the Zoning Map to enable this division at the March 6th, 2025 meeting.

Discussion began with Commissioner Hannon confirming who the current owner is and Mr. Gentzler stated that Mr. Hayslett is in partnership with Mr. Delgado, who is the property owner to the North of this property, and will be selling to Mr. Delgado. Commissioner Labbee-Holdeman had concerns that this property is in the floodplain. It was mentioned that steps were made in preparation by digging out the hillside to build it into the hill. And she had concerns that the water has nowhere to go on this property. She then requested that there be a three-foot barrier, or a French drain, to prevent the building and property from washing out. Mr. Spickelmier confirmed that the majority of this property is in the floodplain as mentioned, according to the FEMA flood maps, and any work being done would require a floodplain permit through the Lansing Public Works department. Mr. Delgado was made aware of this via letter, which explained the rules and regulations of the floodplain.

Commissioner Hannon moved to approve both Cases 2024-DEV-008 & 009. Commissioner Riddle seconded the motion. Motion carried 5-0.

3. Case 2025-DEV-002- Epic Estates Rezone

The Applicant proposes to rezone a 145.5-acre tract of land from A-1 to R-4, B-3, and I-1. The property owner is asking for a rezoning in order to entitle the property for future development of this property. No development is currently under consideration for the property, but the owner seeks the rezoning in order to market the property. The Future Land Use Map of the Lansing Comprehensive Plan categorizes this property's usage as Office. 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 business owners and developers.

The Public Hearing was opened at 7:08 pm.

Speakers include:

- Alicia VanScholandt- 208 S. Main St.
- Rebecca Mahan- 13883 McIntyre Rd.
- Mary Moppin- 13885 McIntyre Rd.
- Tony Lauhan
- April Cromer- 23916 131st St.
- Chuck Eberth- 15186 Briarwood, Basehor KS
- Scott Tener- 13697 McIntyre Rd.
- Paul Cromer- 23916 131st St.
- Pat Melvin- 13438 McIntyre Rd.

There were concerns expressed during the public hearing about affordable housing, the RHID program and development. Safety was also a concern with transfer stations/controlled burns, farm equipment, high density housing and crime that the rezone may bring. Traffic was also a concern with several residents, and there was discussion regarding what kind of businesses industrial zoning can potentially bring in. It was stated that the proposed zoning for the area does not follow the comprehensive plan, and it was suggested that the comprehensive plan be changed prior to the rezone. Chairman Gies stated in response that the comprehensive plan has been modified in the past and that it is more of a wish list than a requirement list. Residents also stated that they would like more communication from City staff for future projects, developments and rezones.

The Public Hearing was closed at 7:31 pm.

Commissioner Labbe-Holdeman stated that she understands the purpose is to bring in businesses to offset the tax issue, and that we need to do something about the property tax issues. She also understands that the purpose of this rezoning is to find buyers. Commissioner Labbe-Holdeman also suggested that a small portion of the property should be zoned industrial, and that the City of Lansing should try to bring in small businesses, etc. Mr. Gentzler was asked to show the maps and sewer lines and the zoning around the area being discussed. Commissioner Gies then stated that we are not looking at a site plan we are just focusing on the zoning of the area. He added that plans or concepts are subject to change as the demand changes. Commissioner McDougal was concerned about the traffic and stated that a traffic study still needs to be done. Mr. Gentzler mentioned that by rezoning this area, it will be preparing the land for marketability, and that all major site plans and plats will have to come to the planning commission for approval in the future.

With no further discussion, Commissioner Hannon moved to recommend approval of Case 2025-DEV-002 to the City Council based on staff's recommendation and the analysis of the Golden Factors. Commissioner Labbee- Holdeman seconded the motion. Motion carried 4-1.

NOTICES AND COMMUNICATIONS-

B-3 2025- RHID resolution was passed on 3/6/25 and is required to go to county commission. There will be a public hearing on 4/17/25. The school board and county would all have to be in agreement. There was discussion among the commissioners about the specifics of the RHID program. It was stated that it will reduce the overall spending by \$5 million dollars.

REPORTS- Commission and Staff Members-

Chairman Gies stated that there is a scheduling conflict for the April Planning Commission meeting and suggested that we move it to the following week. Commissioner Labbee- Holdeman made a motion to move the meeting to April 23, 2025. Commissioner McDougal seconded the motion. Motion passed 4-1.

ADJOURNMENT-

Commissioner Hannon moved to adjourn and the motion was seconded by Commissioner McDougal. The meeting was adjourned by acclamation at 7:49 pm.

Respectfully submitted,
Melissa Baker, Secretary

Reviewed by,
Joshua Gentzler, Community and Economic Development Director

**CHECKLIST FOR COMPLETENESS
OF
APPLICATION FOR PLANNING COMMISSION
REVIEW AND APPROVAL
OF
FINAL PLAT
FOR**

**LCHS Hayslett Replat
(Name of Subdivision)**

Joshua Gentzler
Person Completing Checklist

3/12/2025
Date

COMPLETION OF THIS CHECKLIST IN NO WAY CONSTITUTES AN EVALUATION OF THE MERITS OR ACCURACY OF THE PLANS, DESIGN OR ENGINEERING OF THE FINAL PLAT. THIS STEP IS INTENDED ONLY AS AN ADMINISTRATIVE REVIEW OF THE COMPLETENESS OF THE APPLICATION FOR APPROVAL BEFORE IT UNDERGOES STAFF EXAMINATION BY THE CITY ENGINEER FOR HIS RECOMMENDATION TO THE PLANNING COMMISSION.

FINAL PLAT CHECKLIST

	<u>YES</u>	<u>NO</u>
1. Preliminary Plat has been approved.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. One (1) hard copy has been provided, along with an electronic copy either emailed, delivered on a USB Drive, or uploaded, to the Community and Economic Development Department	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Material is submitted at least fourteen (14) days prior to Planning Commission meeting at which it is desired to be considered.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Original copy contains names and duly acknowledged and notarized signatures of the owner(s) of the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Final Plat is drawn at scale of at least 1" = 200'	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Size of sheet on which final plat is prepared is at least 36 inches by 24 inches. If more than one sheet required, all are same size and index map is provided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. FINAL PLAT CONTAINS:		
A. Name of Subdivision	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. Location, including section, township, range, county and state	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C. Location and description of existing monuments or benchmarks.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D. Location of lots and blocks with dimensions in feet and decimals of feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E. Location of alley, street and highway rights-of-way, parks and other features including radii on curves with dimensions in feet and decimals of feet.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F. Clear numbering for all lots.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G. Clear numbering or lettering.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
H. Locations, widths and names of all streets and alleys to be dedicated.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I. Boundaries and descriptions of any areas other than streets to be dedicated or reserved for public use. (If applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
J. Minimum area and associated minimum elevation for the building on each lot (building site). (If requested by Planning Commission)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Final Plat Checklist
Page 2

		<u>YES</u>	<u>NO</u>
K.	Building setback lines along all streets, with dimensions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
L.	Name, signature, seal of licensed engineer or registered land surveyor preparing plat.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
M.	Scale of plat, (shown graphically) date of prep and north point.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
N.	Statement dedicating all easements, streets, alleys and all other public areas not previously dedicated.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8.	A copy of any restrictive covenants applicable to the subdivision is provided. (N/A if not applicable)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9.	Required certifications/acknowledgements are present:		
A.	Certificate signed and acknowledged by all parties having any record, title or interest in the land subdivided, and consenting to the preparation and recording of said subdivision map.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B.	Certificate (as above) dedicating or reserving all parcels of land shown on the final plat and intended for any public or private use including easements, and those parcels which are intended for the exclusive use of the lot owners of the subdivision, their licensees, visitors, tenants and servants.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C.	Certificate of responsibility by registered land surveyor preparing final map, accompanied by seal.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D.	Certificate(s) signed by City Clerk and County Treasurer that all taxes and special assessments due and payable have been paid.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E.	Notary acknowledgement in proper form.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F.	Endorsement by Planning Commission in proper form.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G.	Public use acceptance by Governing Body in proper form.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

LCHS HAYSLETT REPLAT

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

FINAL PLAT

PREPARED FOR:
HAYSLETT, DANIEL P & JALISA AYALA, J JESUS DELGADO
114 W GILMAN RD 1024 S MAIN ST
LANSING, KS 66043 LANSING, KS 66043
PID # 107-25-0-00-00-179

CERTIFICATION AND DEDICATION
The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: LCCHS HAYSLETT REPLAT.

Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the accompanying plat, and said easements may be employed to locate and maintain sewers, water lines, gas lines, poles and wires and any other form of public utility now and hereafter used by the public over, under and along the strips marked "Utility Easement" (U/E) or "Drainage Easement" (D/E).

Streets shown on the accompanying plat and not heretofore dedicated for public use are hereby so dedicated.

Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line.

In accordance with KSA 12-512b, all rights, obligations, reservations, easements, or interest not shown on this plat shall be vacated as to use and as to title, upon filing and recording of this plat. The proprietors, successors and assigns of property shown on this plat hereby absolve and agree, jointly and severally, to indemnify the City of Lansing, Kansas, of any expense incident to the relocation of any existing utility improvements heretofore installed and required to be relocated in accordance with proposed improvements described in this plat.

IN TESTIMONY WHEREOF
We, the undersigned proprietor has hereunto subscribed its hand.

OWNERS:

Daniel P. Hayslett Jaysela Hayslett

J Jesus Delgado Ayala PID # 107-25...009

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____, 2025, before me, a notary public in and for said County and State came Daniel P. Hayslett and Jaysela Hayslett, husband and wife, to me personally known to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC
My Commission Expires: _____ (seal)

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____, 2025, before me, a notary public in and for said County and State came J Jesus Delgado Ayala, a single person to me personally known to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC
My Commission Expires: _____ (seal)

APPROVALS
This Plat of LCCHS HAYSLETT REPLAT has been submitted and approved by the Lansing Planning Commission this _____ day of _____, 2025.

Chairman - Jerry Gies Secretary - Melissa Baker

This Plat approved by the City Council of Lansing, Kansas, this _____ day of _____, 2025.

Mayor - Anthony R. McNeill Attest: City Clerk - Tish Sims, CMC

Director of Public Works - Michael Spickelmier, P.E. Director of Community & Economic Development Joshua Gentzler, AICP

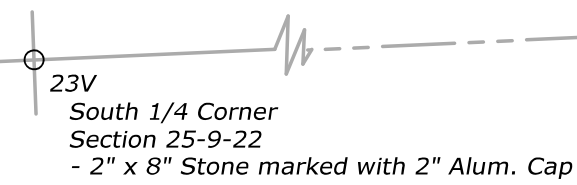
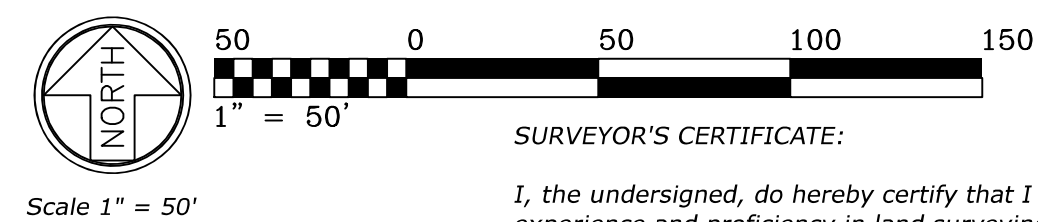
City Attorney - Gregory Robinson

I hereby certify, as the County Treasurer of Leavenworth County, Kansas, that all taxes and special assessments due and payable on the foregoing subdivision have been paid on this _____ day of _____, 2025.

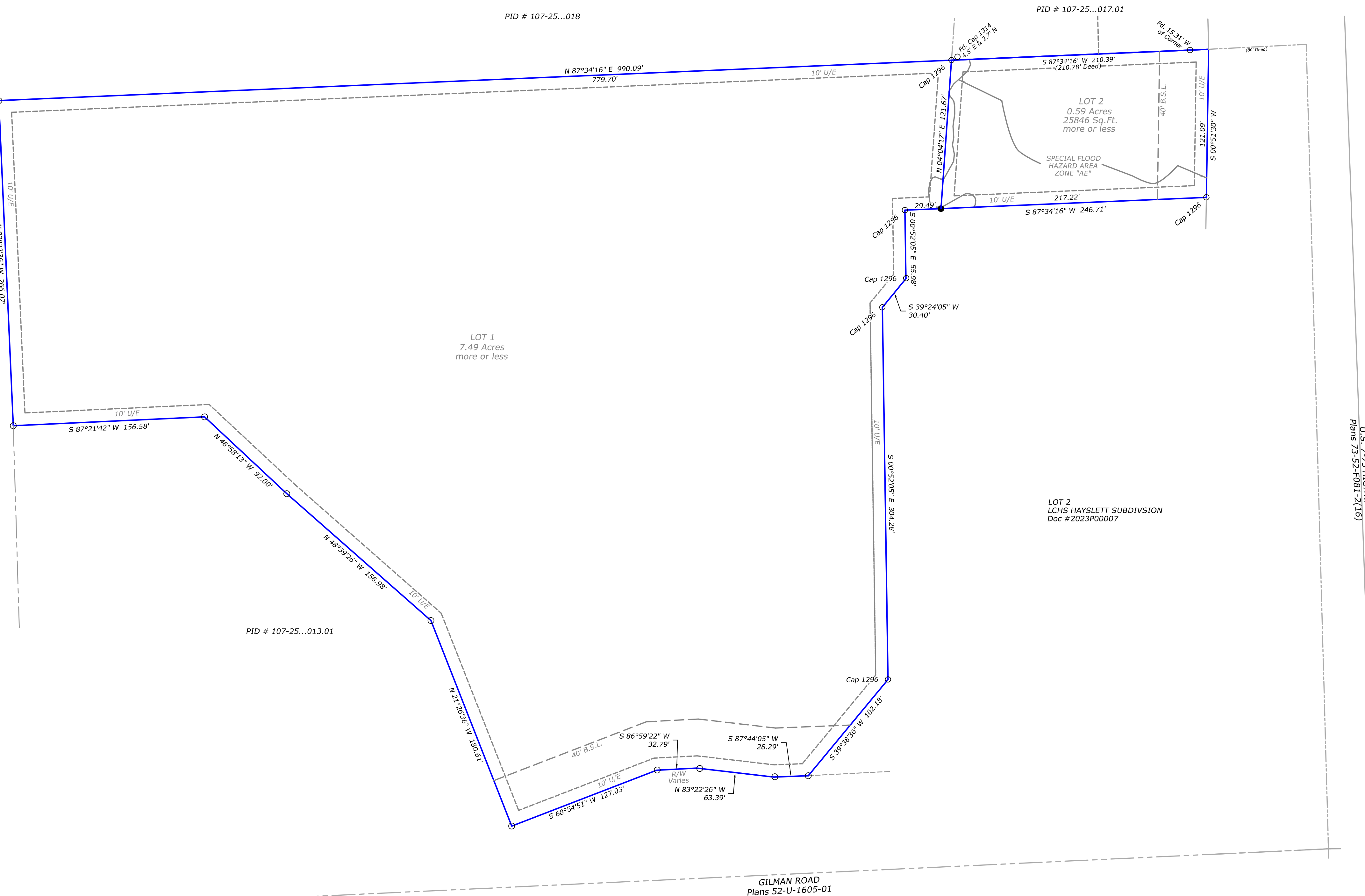
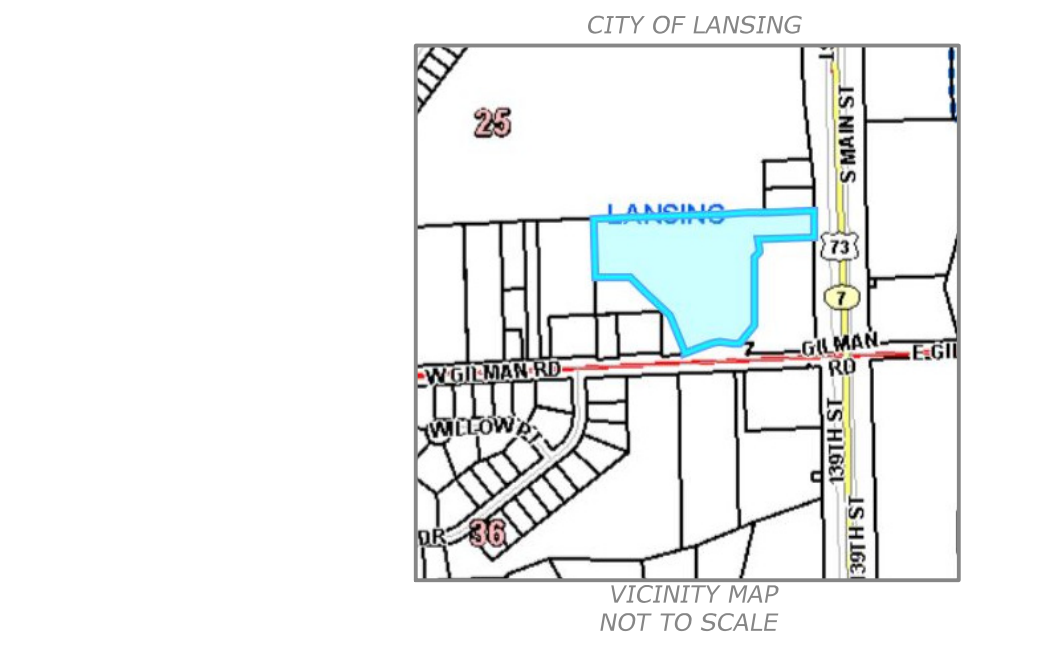
Leavenworth County Treasurer - Caleb Gordon

REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. _____ on this _____ day of _____, 2025 at _____ o'clock _____ M in the Office of the Register of Deeds of Leavenworth County, Kansas,

Register of Deeds - TerriLois G. Mashburn



BY: Joseph A. Herring, KS PS # 1296



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 Reference: (D/GW) - D.G.White LS-356 Survey LCCHS HAYSLETT SUBDIVISION - Doc #2023P00007

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 913.674.5381
Email - survey@jeanmash.com

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

I hereby certify that this plat meets the requirements of K.S.A. 58-2005. The face of this plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.
Daniel Baumchen, PS#1363
County Surveyor

AGENDA ITEM

TO: Tim Vandall, City Administrator
FROM: Tish Sims, City Clerk
DATE: March 31, 2025
SUBJECT: Executive Session – Preliminary Discussion of the Acquisition of Real Property

Executive Session will be called for the preliminary discussion of the acquisition of real property, K.S.A. 75-4319(b)(6) for a period of twenty (20) minutes.

AGENDA ITEM # 8



POLAROID CAMERA

282 REGISTERED PARTICIPANTS

SPRING SOCCER SNAPSHOT

Team Count by Age Division:

U6 - 5 | U8 - 6

U10 - 5 | U12 - 4 | U15 - 3

PRACTICES BEGAN: Monday, March 10th
GAMES EXPECTED TO BEGIN: Saturday, March 29th
(all divisions)

CITY OF LANSING LIBRARY

730 1ST TERRACE | (913) 727-2929

SUNDAY: CLOSED

MONDAY-FRIDAY: 9 AM - 6 PM

SATURDAY: 11 AM - 3 PM



FRIENDS MEMBERS AND VOLUNTEERS HARD AT WORK GETTING THE SALE READY!



LIBRARY NEWS

COMING UP AT THE LIBRARY



Preschool Play

For kids 5 and under, we'll have sensory activities and crafts for your tots! In April, we're celebrating Earth Day!

Yarn Club

Adults can work on projects or learn a new hobby on the second Tues. of each month.

Night Time Storytime

Littles and their grown-ups can join us every Wednesday evening at 5:15 to sing, dance, and read at Storytime!

Adult Book Club

Book Club meets on the last Thursday of each month. In April, they are discussing "Code Name Helene"

The annual Friends of the Library Book Sale is happening **THIS WEEKEND!** This is one of our favorite weekends of the year and we cannot wait! The Book Sale Hours are:

- **Friday, April 4th from 5 PM - 8 PM**
 - This is the Friends Members Night which means an active Friends membership is required. Memberships can be renewed or purchased at the door.
- **Saturday, April 5th from 9 AM - 5 PM**
 - Open to all
- **Sunday, April 6th from 12 PM - 5 PM**
 - \$5/Sack Day!
 - Educators shop for FREE! Please bring your educator identification.

We are hosting a Princess Easter Egg hunt on **Saturday, April 19th!** Join us from 11 AM to 1 PM for a visit from a princess or two followed by an Easter Egg hunt. Registration is required, sign-up online at lansingsks.org/library.

The **Advisory Board Meeting for April has been postponed.** The Advisory Board will next meet on Monday, May 5th at 6:00 PM.





City of Lansing
800 First Terrace
Lansing, Kansas 66043

City Administrator's Report
April 3, 2025

Agenda Items:

There are 11 graduates of the City's Citizens Academy class. All graduates will receive a plaque and congratulations from the Mayor and City Council.

A final plat for the LCHS Hayslett Replat subdivision is on the agenda. The parcel is currently 8.08 acres and would be split into a 7.49-acre lot, and another .59-acre lot. This was approved unanimously at the Planning Commission.

Ordinance No. 1130 is a rezone for the property located at the northeast quadrant of the K7/McIntyre intersection. The parcel is 145.54 acres and is owned by Epic Estates LLC. A 38.477-acre tract is proposed for R-4 Multi-Family Residential, an 85.484-acre tract is proposed for I-1 Light Industrial District, and a 21.581 parcel is proposed for B-3 Regional Business District. The purpose of this rezone is to improve the marketability of the parcel. No specific development plans are currently proposed. This rezone was recommended by the Planning Commission by a 4-1 vote at the March meeting.

An executive session for land acquisition is on the agenda.

The Friends of the Library book sale begins on Friday, April 4th at 5pm. Be sure to go to the Lansing Activity Center to check out this wonderful event!

Public Works:

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. Based on the number of snow events this winter, we exceeded our salt budget. Staff has also been busy recently with street sweeping operations.

The bid opening for our mill and overlay project will be April 10th, with the presentation to the Council slated for April 17th. We also plan to update the Council on our mowing bids.

Parks & Recreation Soccer Registration:

Games for the spring soccer season began on Saturday, March 29th. A total of 282 children registered for all age divisions. U6 had five teams, U8 had six teams, U10 had five teams, U12 had four teams, and U15 had three teams.

Year End Sales Tax Update:

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



City of Lansing
 800 First Terrace
 Lansing, Kansas 66043

	2024 YTD	2025 YTD	Difference
Local Sales & Use Tax (1.9%)	\$675,816	\$768,736	\$92,920, 13.75%
County Sales Tax	\$221,712	\$232,748	\$11,036, 4.98%
County Use Tax	\$98,543	\$110,162	\$11,619, 11.79%
Guest Tax	\$25,113	\$14,547	-\$10,566, -42.07%

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 \$184,497 this year. The special sales tax to pay for DeSoto Road and Bernard Park Improvements also generated \$184,497 (both special sales taxes are for the same amount, .45%). At this rate, both special sales taxes would generate \$737,986 by the end of the year.

Wastewater:

Construction on the Town Centre Trunk Sewer Replacement Project began on February 2nd. 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 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



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\$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 7th City Council meeting.

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.

We anticipate the replat of the Town Center parcels to take place at the April Planning Commission meeting, with final approval tentatively set for May 15th. The replat will create a three-acre parcel directly north of KCKCC’s land, as well as a four acre parcel north of the three acre parcel.

- Thursday, April 3 City Council Meeting, 7:00pm, City Hall
- Friday, April 4-6 Friends of the Library Book Sale, Lansing Activity Center
- Thursday, April 17 City Council Meeting, 7:00pm, City Hall
- Wednesday, April 23 Planning Commission 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
- Thursday, May 15 City Council Meeting, 7:00pm, City Hall
- Wednesday, May 21 Planning Commission Meeting, 7:00pm, City Hall
- Monday, May 26 Memorial Day, City Offices Closed
- Thursday, May 29 City Council Work Session, 7:00pm, City Hall

Sincerely,

Tim Vandall