



# PLANNING COMMISSION DECEMBER REGULAR MEETING

Council Chambers, 800 1st Terrace, Lansing, KS 66043  
Wednesday, December 20, 2023, at 7:00 PM

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## MINUTES

### CALL TO ORDER

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

### ROLL CALL / QUORUM ANNOUNCEMENT-

In attendance were Chairman Jake Kowalewski, Commissioners Brian Payne, Janette Labbee-Holdeman, Jerry Gies, Nancy McDougal and Richard Hannon. Commissioner Suozzo later arrived at 7:05pm after roll call was taken. Chairman Jake Kowalewski noted that there was a quorum present.

### OLD BUSINESS-

#### 1. **Approval of Minutes, October 25<sup>th</sup>, 2023, Regular Meeting**

A motion was made by Commissioner McDougal to approve the minutes as written and it was seconded by Commissioner Hannon. Motion passed 6-0. Commissioner Suozzo was not present for the vote at that time.

### NEW BUSINESS-

#### 2. **Sunningdale Estates Preliminary Plat Case # 2023-DEV-012**

The applicant is requesting the approval of a preliminary plat for the Sunningdale Estates subdivision. This preliminary plat, if approved, will allow the applicant to continue the platting process and apply for a Final Plat, which will subdivide approximately 32.6 acres into eight (8) lots allowing for the potential future construction of a single-family subdivision development. No modification of zoning is being requested in association with this Preliminary Plat.

Discussion began with Commissioner Hannon asking if the water district for this area was approached, to which Mr. Gentzler, Community and Economic Director, replied yes and that the water is available. It was stated that there is no sewer from the city in that area and it won't be available for many years at that location. Mr. Gentzler then referred to the picture of the plat that there are purposed areas for septic, but they are not definite. And that if there is not sewer within 100 feet, they are not required to connect to the sewer system. Mr. Gentzler added that when more development occurs, we will work with Leavenworth County and their standards for septic. Commissioner McDougal asked if we are allowing them to leave it zoned as agricultural during the platting process, to which Mr. Gentzler responded that yes, it will remain agricultural and that it is allowed have family homes built on agricultural land. Commissioner Labbee-Holdeman then asked if it will be required to have sidewalks on that side of the road, and Mr. Gentzler stated that it will not be required on the south side of Eisenhower. There will be a connection across Eisenhower on the NW corner, but due to the multiuse trail/path that was

built, sidewalks will not be required. Commissioner Hannon then asked about the number of entrances that they plan to have into the housing areas, and it was stated that there will be individual driveways to the homes. Director of Public Works, Michael Spickelmier stated that there is an exception, and mentioned that there is an existing curb cut that will be utilized, which was placed when the Eisenhower Road project was done. He went on to say that there will be one additional shared access on Eisenhower Road. It was explained that Lot One will have access off of 162<sup>nd</sup> St. Lots Two and Three will be sharing access to Eisenhower Road. Lot Four will use the existing curb cut that was previously mentioned. And Lot Five will have access off New Lawrence Dr.

Commissioner Hannon then turned the discussion to TJ Vilkanskas, with Back 9 Development, and asked why there were not more houses being built due to the amount of acreage there. Mr. Vilkanskas explained that they have been building custom homes for 15 years and they have never built the same house twice. He stated that with the larger lots with access to water, it makes sense for what they are wanting to accomplish for that area. He stated that they are hoping that it leads to their ability to get more custom home clients and that it feeds into the product that they are comfortable working on. Commissioner Hannon asked what the square footage is for the homes, to which Mr. Vilkanskas stated that they are still working on the specific guidelines, but the smallest house would be in the between 5,000-6,000 square footage range, with some of the homes in the range of 10,000 square foot. Mr. Vilkanskas then gave some background about the company including what kind of projects they like to do, and where they operate from. Commissioner Geis asked if they had looked at the soil to make sure the septic would work for that area. Mr. Vikanskas stated that they did look into it and that the sellers assured them it would work. It was noted that the homes across the street are septic as well.

With no further discussion, a motion was made to accept the checklist as finding of fact by Commissioner McDougal and it was seconded by Commissioner Hannon. Motion passed 7-0. A motion was then made by Commissioner Gies to approve the preliminary plat application and it was seconded by Commissioner Labbee-Holdeman. Motion passed 7-0.

**NOTICES AND COMMUNICATIONS-** None

**REPORTS-** None

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

**ADJOURNMENT-**

Commissioner Hannon made a motion to adjourn the meeting, the motion was seconded by Commissioner Suozzo and the meeting was adjourned by acclamation at 7:16 pm.

Respectfully submitted,  
Melissa Baker, Secretary

Reviewed by,  
Joshua Gentzler, Community and Economic Development Director