

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 that he 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 has 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- did not give address
- 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 a 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 of the re-zoning is to bring in businesses to offset the tax issue, and that we need to do something about the current property tax issues. She also stated that she understands another purpose of this re-zoning is to find potential 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 all 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 then 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