

## PLANNING COMMISSION JUNE REGULAR MEETING

Council Chambers, 800 1st Terrace, Lansing, KS 66043  
Wednesday, June 15, 2022 at 7:00 PM

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### MINUTES

#### CALL TO ORDER-

The regular June 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 Nancy McDougal, Janette Labbee-Holdeman, Richard Hannon and Jerry Gies. Chairman Kowalewski noted that there was a quorum present.

#### OLD BUSINESS-

**1. Approval of Minutes, May 18, 2022, Regular Meeting**

Motion was made by Commissioner Janette Labbe-Holdeman to approve the minutes as written and motion was seconded by Commissioner Nancy McDougal. Motioned passed 5-0.

#### NEW BUSINESS-

**2. Site Plan Case SP-2022-2**

The Applicant proposes to construct one building for a new medical office (Dental) use on the site. The building to be constructed with this site plan is a twenty-six-foot-tall single-story structure that is 3,524 sq. ft. The site plan does show the ability to expand this building in the future, as well as a potential additional building in the future to the east of the proposed building.

Commissioner Janette Labbee- Holdeman expressed concern regarding the detention basin being so far from the property and asked if there will be any underground water system to run it off. Mr Schmitz stated that the site plan shows an underground water sewer and explained where it runs off. The area was designed with the development being developed in mind and meets the requirements of public works. Commissioner Jerry Gies stated that a lot of the pipe is already built, to that Mr Schmitz stated that it is and since it sits in a drainage easement it just needs to tie into the curb, without having to have permission from the property owner. Mr. Schmitz stated that the biggest concern that was addressed with the applicant was the sanitary sewer line, but it's for the future building and it can be relocated when the future building is done. This current project meets all the requirements.

Mr. Schmitz stated that the preference of the city staff is that the sidewalk be connected and extended now, for the future project. Commissioner Nancy McDougal confirmed that the plans do show the sidewalk. The applicant is aware that the sanitary sewer tie-in needs to be 6 inches rather than 4 inches, due to it being a commercial project. Mr. Schmitz stated that the landscaping may need to shift a little to keep it away from the sanitary sewer. The trees on the west will likely be in a utility easement, so they will want to look at which utilities are there, during the construction process.

Commissioner Janette Labbee-Holdeman also shared concerns about the lack of sidewalks to the dental office itself, and Mr. Schmitz confirmed that there are sidewalks in front of the parking lot, as well as the West side that tie into all three access points to the building.

Commissioner Jerry Gies made a motion to accept the site plan with conditions within the staff report and the addition of the future sidewalk, and it was seconded by Commissioner Janette Labbee- Holdeman. Motion passed 5-0.

**NOTICES AND COMMUNICATIONS-** None

**REPORTS: Commission and Staff Members-**

Commissioner Janette Labbee-Holdeman had concerns with the water runoff, just North of 724 Desoto Rd since they built the new house. There is a constant running of water over the sidewalk in that area, and she shared concerns about deterioration underneath and possible future expenses for the city. Mr. Schmitz suggested that she speak with Mr. Spickelmier, Director of Public Works. Mr. Schmitz stated that Kansas Gas service believes they hit a spring of some sort, causing the water to come forth.

**ADJOURNMENT-**

Commissioner Nancy McDougal made a motion to adjourn, and it was seconded by Commissioner Jerry Gies. Meeting was adjourned by acclamation at 7:15 pm.

For information on how to view prior meetings, please visit our website at <https://www.lansingks.org>. If you require any special assistance, please notify the Community and Economic Development Director prior to the meeting.

Respectfully submitted,

Melissa Baker, Secretary

Reviewed by,

Matthew R. Schmitz, MPA – Director, Community and Economic Development