

## MINUTES

### CALL TO ORDER

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

### OLD BUSINESS-

**1. Approval of Minutes, December 18<sup>th</sup>, 2024, Regular Meeting**

A motion was made by Commissioner Suozzo to approve the minutes as written, and it was seconded by Commissioner Riddle. Motion passed 3-0, with Commissioners McDougal and Suozzo abstaining.

### NEW BUSINESS-

**1. Case 2024-DEV-007- LCHS Hayslett Rezone**

The Applicant proposes to rezone a 0.59-acre portion of the lot located at 114 W Gilman/1104 S Main of land from A-1 –Agricultural District to B-2 – General Business District. The Future Land Use Map of the Lansing Comprehensive Plan categorizes this property as Commercial and Open Space Agriculture. The applicant is proposing to use the property as a continuation of 1024 S Main Street immediately to the north. The applicant is aware that any building activity is subject to review as most of the property is covered by FEMA floodway. The property has access to S Main Street. The rezoning would grant the property owner the ability to utilize the lot as storage for a business.

Crystal Voth representing the applicant, offered to answer any questions. Mr. Delgado would like to expand his existing business. Mr. Gentzler stated that next month we will potentially bring the plat for this property to the body.

The Public Hearing was opened at 7:04 pm, and without any discussion from the public, it was closed at 7:04 pm.

Chairman Gies requested to see the map on the screen for this property as they discussed the zoning of the properties surrounding the parcel, as well as showing the access points.

With no further discussion, a motion was made by Commissioner McDougal to recommend approval of Case 2024-DEV-007 based on staff's recommendation and analysis of the Golden Factors the staff's proposed text amendments and recommend adoption of Case 2024-DEV-007, as amended to the City Council. It was seconded by Commissioner Hannon. Motion passed 5-0.

## 2. Case 2025-DEV-001- Delaware Ridge Rezone

The Applicant proposes to rezone a 112.8-acre tract of land from A-1 to R-4, B-3, and I-2. The property owner is asking for a rezoning in preparation for future development of this property and has also provided a conceptual plan of a potential build-out of the property (see attachments). The Future Land Use Map of the Lansing Comprehensive Plan categorizes this property's usage as Single-Family Residential, Medium Density Residential, and Commercial. 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 users.

Chad Schimke, owner, stated that the growth of Lansing will dictate what will happen with this corridor in the future. Any and all phases in the future have to go through the proper process to get approved and that they meet the requirements. There was mention of the possibility of property tax relief in the future. The plan that was submitted is conceptual. There was discussion about who would develop the future plans. Mr. Gentzler explained which parcels on the map are included in the plan concept.

Commissioner McDougal expressed concerns about the residential areas being surrounded by industrial zoning, as well as the potential use for each zone. It was also discussed that it doesn't fit with the area. Mr. Gentzler reminded everyone that anything that is planned in the future to be developed on this land would still have to go through the proper channels, the planning commission and get approved prior to anything being built. Mr. Gentzler also stated that the city of Lansing lacks industrial areas.

The Public Hearing was opened at 7:36 pm.

Speakers include:

- Chad Schimke- Owner- 11710 Kelly Rd. Leavenworth KS
- Jay Healy- GBA- 9801 Renner Blvd.
- April Cromer- 23916 131<sup>st</sup> St. Leavenworth KS
- Mary Moppin- 13885 McIntyre Rd. Lansing KS
- Paul Cromer- 23916 131<sup>st</sup> St. Leavenworth KS

There were concerns expressed that the proposed zoning does not match the character of the area and does not conform to the comprehensive plan. There were also concerns about traffic and access, sewer, property values, raise in taxes, etc.

The Public Hearing was closed at 7:45 pm.

Mr. Gentzler reiterated what the vote will be for tonight's meeting, and that it is to rezone the 112.8 acres to B-3, R-4 and I-2. The body will not be voting on any future developments or conceptual plans. There was then discussion about the use of each potential zoning area. City Attorney, Greg Robinson, stated that the body does not necessarily need to consider the conceptual concept because that is not what we are voting on at this time. Mr. Gentzler mentioned that the housing survey that was conducted in the last several months stated that housing is an issue, and the City of Lansing can be proactive with this zoning change. To be able to bring businesses and people into Lansing, we have to have areas zoned for those purposes. Mr. Robinson stated that the City of Lansing spent a lot of money on extending the sewer to McIntyre for the reason to potentially develop the area.

There was a motion to recommend denial of Case 2025-DEV-001 to the city council. That motion failed 2-3. A second motion was made to accept as recommended and that motion died due to not having a second.

Commissioner Richard Hannon moved to approve the Commercial and Residential rezoning request based off of staff's recommendation and the analysis of the Golden Factors and recommended denial of the Industrial rezoning request based off the request's inconsistency with the "Character of the neighborhood" and the lack of "Conformance to the Comprehensive Plan". Commissioner Suozzo seconded the motion. Motion passed 3-2.

#### **NOTICES AND COMMUNICATIONS-**

Mr. Gentzler, Director of Community & Economic Development, mentioned there will be possible amendments at the March Planning Commission meeting, regarding utilities and fiber huts.

#### **REPORTS- Commission and Staff Members- None**

#### **ADJOURNMENT-**

There was a motion to adjourn by Commissioner McDougal and seconded by Commissioner Riddle. The meeting was adjourned by acclamation at 8:07 pm.

Respectfully submitted,  
Melissa Baker, Secretary

Reviewed by,  
Joshua Gentzler, Community and Economic Development Director