

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 February 20, 2025, were provided for review.

Councilmember Robinson made a motion to approve the Regular Meeting Minutes of February 20, 2025, as presented. Councilmember Garvey seconded the motion.

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

Audience Participation:

Presentations:

Annual Library Report

Library Director, Terri Wojtalewicz, presented a 2024 annual review of Lansing Community Library.

COUNCIL CONSIDERATION OF AGENDA ITEMS:

Resolution B-3-2025 the creation of the RHID application for the Riverbend Heights Subdivision

The attached resolution (1) declares the City's intent to establish the District; (2) adopts a development plan for housing and public facilities within the District; (3) sets April 17, 2025, as the date for a public hearing on the matter; and (4) directs notice of that public hearing to be published and delivered to Leavenworth County, Lansing USD 469, and the City's Planning Commission.

Councilmember Kirby made a motion to adopt Resolution B-3-2025, the creation of the RHID application for the Riverbend Heights subdivision. Councilmember Brungardt seconded the motion. Discussion occurred between Council and the following citizens regarding potential development on properties affecting their community and the notification process for such developments:

- Sarah George, 532 Holiday Ct
- John Redding, 24170 131st St.
- April Cromer, 23916 131st St
- Paul Cromer, 23916 131st St
- Alicia VanSchoelandt, 208 S Main St
- Janette Labbee, 820 4-H Rd

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

Ordinance No. 1128 Delaware Ridge Rezone

Councilmember Clemons made a motion to TABLE Ordinance No. 1128 to amend the City of Lansing Zoning Map until March 20, 2025, meeting. Councilmember Kirby seconded the motion.

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

Resolution & Letter of Support-Leavenworth Waterworks Grant Application

The reliable supply of clean water is critical to the economic vitality and health of our community. Presently, most residents in Lansing receive their water from Lan-Del Water, which purchases a significant amount of water from Leavenworth Waterworks every day. Leavenworth Waterworks requires major upgrades to their south treatment plant, which could cost as much as \$57million. Accordingly, Leavenworth Waterworks' customers could see a 10-15% rate increase each of the next five years. Leavenworth Waterworks is applying for a grant through FEMA's Building Resilient Infrastructure and Communities (BRIC) program. If Leavenworth Waterworks is successful in their grant application, rate increases to their customers (Lansing residents included) would likely be less.

Councilmember Clemons made a motion to adopt Resolution B-4-2025 and letter of support. Councilmember Kirby seconded the motion.

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

Ordinance No. 1126 Establishing Utility Provider Solicitor Licensing and Fees

Ordinance No. 1126 establishes a Utility Provider Solicitor License and adds fees related to their licensing for Lansing.

Councilmember Robinson made a motion to adopt Ordinance No. 1126, an Ordinance Establishing Utility Provider Solicitor Licensing and Fees Related to Licensing of Specific Transient Vendors within the City of Lansing. Councilmember Kirby seconded the motion.

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

REPORTS:

Department Heads: Nothing to report.

City Attorney: Nothing to report.

City Administrator: Nothing to report.

Governing Body:

Councilmember Kowalewski:

- Thanked Library Director Wojtalewicz on annual report.

Councilmember Garvey:

- Thanked Director Wojtalewicz and Economic Development Director Joshua Gentzler for their reports and input.

Councilmember Robinson:

- Thanked Director Wojtalewicz and library staff for their hard work.
- Reiterated that a Housing Study was completed and discussed during the Strategic Planning Session. During that session, diverse, quality housing that caters to all incomes and stages of life was made the number one goal.
- Stated an increase in the number of houses would help broaden our tax base and lower taxes as well as allow teachers, firemen, and police officers to afford to live in our city.
- Attended an open house at Core Civic and is glad to answer questions about it. Discussion continued.

Councilmember Clemons:

- Went to the Core Civic meeting as well.
- LCPA meeting was held this week. LCPA funds LCDC. County Commissioners have charged LCDC to set up their own funding stream. April 12, LCDC will present to the Board of County Commissioners. The fire district will also be on the agenda for April 12.

Councilmember Brungardt:

- Congratulated Director Wojtalewicz and discussed interactions with the schools.
- Thanked City Administrator Tim Vandall and Director Gentzler on their work regarding the housing and zoning projects.

Councilmember Studnicka:

- Thanked Director Wojtalewicz and library staff for their hard work.

Councilmember Gardner:

- Thanked Director Wojtalewicz and library staff for their hard work.
- Thanked Janette Labbee for her input.
- Expressed his opinion on the housing/zoning projects as well as acknowledging that the council has a responsibility to all citizens of Lansing.

Councilmember Kirby:

- Thanked all the staff.
- Expressed his opinion regarding the cost of housing.

ADJOURNMENT:

Councilmember Kirby made a motion to adjourn. Councilmember Brungardt seconded the motion.

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

The meeting was adjourned at 8:13 PM.

ATTEST:

City Clerk Tish Sims, CMC

March 5, 2025

Mr. Tony McNeill
Mr. Kevin Gardner
Mr. Gene Kirby
Mr. Jake Kowalewski
Mr. Don Studnicka
Mr. Kerry Brungardt
Mr. Jesse Garvey
Mr. Pete Robinson
Mr. Dan Clemons

RE: ORD#1128 DELAWARE RIDGE REZONING

Dear Gentlemen:

My husband and I own real estate property within the city limits of Lansing, within Ward 2. Our property has been in the family since 1950. We raise grass fed cattle and enjoy our property.

We understand there are proposals for future development along Highway 7, between Marxen Rd. to McIntyre Rd. Based on the information we have been given by fellow neighbors; we oppose the current request for rezoning of any and all proposals. We are concerned that we didn't receive any correspondence directly from the City of Lansing and learned of this from neighbors. Our other concerns are as follows:

- Traffic-traffic is already congested; the intersection at McIntyre Rd. and Highway 7 is dangerous as it is today. The turning lanes are somewhat helpful, but seems to still cause confusion; the after-school traffic is horrific (appears to be high school drivers); Marxen Rd. and Highway 7 is even more dangerous and I believe there have been a few wrecks within the last couple years; it is also difficult as it is today when needing to turn off the highway, other drivers behind do not slow down, even when given plenty of warning with the blinker, they still ride your bumper and expect you to drive on the shoulder. This is especially worse at night because Highway 7 is very dark after passing Gilman Rd. and heading south as there isn't adequate lighting. I thought for being in the city limits, the city would provide sufficient and safe travels along their streets.
- Trash-with more traffic congestion, there will be more trash thrown along the highway. My husband tries to pick up all of the trash that sits at our driveway, but it

can be very daunting when it falls into the ditch, where we can't get to it. Where does the responsibility lie with keeping the streets/highways clean—the city, county or KDOT?

- Education-have there been any discussions or studies to learn the success of a development of 119 single family homes, 765 apartments and 277 townhomes of which a great number of children will be living-is Lansing schools capable of handling the influx of new students? What would the student to teacher ratio be? Would the school board be able to hire and retain the teachers needed? Will more school bonds be introduced for more schools to house the number of students? It appears that the current schools that are safe to house the students are currently at capacity and busting at the seams! What about school transportation for students to and from school? Who is currently responsible for the school buses? The mill levies that Lansing School Board sets, along with the county, our taxes are already outrageous.
- Services-have there been any discussions with KDOT, emergency resources (Police, EMT, fire district, etc.)?
- Residences-will any of the proposed single-family homes, apartments or townhomes be considered low income? If not to start as low income housing, could the properties become low income after a period of time? I am very concerned as most low income (not all) has no personal investment or pride in the property itself and then what becomes of the surrounding property market values? Two-fold, what will the developments cause the surrounding property market values to increase causing more hardship to the taxpayers? We already pay ridiculous real estate taxes now!
- Industrial-what type of businesses are in mind for the industrial parcels of land within the proposals? Will those businesses be safe for the surrounding residents, free of added pollution and other safe guards to the environment? Along with the safety for livestock, farm land, hay ground, etc.? We strongly oppose sitting on our front porch to overlook an industrial setting. No thank you.

We do understand a city's need for growth; however, we oppose this development along Highway 7. It is not the most advantageous area for the proposals as they have been laid out. We respectfully request that you consider and respect the current property owners within the area by rejecting the rezoning request, whether it be the Schimke, Yerramsetty or Englehart rezoning requests/proposals.

We would appreciate up to date information that is transparent with your current policies and procedures concerning these matters, as well educational information, and notices

pertaining to these different proposals. We request this information prior to approvals so the neighboring residents have an opportunity to learn the facts, directly from you and disregard the rumors that cause more problems than are needed, and participate in the meetings and community's efforts for future growth.

Thank you for your time and consideration.

Chris and Trena Gilfert
24227 139th St.
Leavenworth, KS 66048

March 4, 2025

Lansing City Council Members,

We are writing to express our strong opposition to the proposed rezoning for case 2025-DEV-001, also known as Delaware Ridge, which is adjacent to our property located at 13749 McIntyre Road, Leavenworth, Kansas 66048. As concerned residents of our community, we believe it is crucial to voice the potential negative impacts this development could have on our countryside and the environment, including concerns about residential quality of life, safety, environment, and property values.

First, the introduction of a multi-use property in combination with residential properties poses significant risks to our quality of life. The increase in noise, traffic, and air pollution associated with daily operations could severely disrupt the peaceful environment we currently enjoy. We chose to live in this area for its residential character, and we fear that the multi-use zoning would diminish the livability of our community.

Moreover, the potential for increased traffic from large trucks, commercial vehicles, as well as passenger vehicles raises serious safety concerns. Our roads are not designed to accommodate heavy traffic, and the added congestion at an already busy intersection is very concerning. We can personally attest and challenge every council person to attempt to head north on 7-Highway pulling a gooseneck trailer or operate any type of vehicle requiring a larger turn radius and attempt to make a right-hand turn onto McIntyre Road with a vehicle sitting at the stop sign. It is impossible to do.

Environmental impacts must also be a major consideration. Commercial activities often lead to increased pollution, which can adversely affect local waterways, wildlife, and air quality. The natural habitats in our vicinity deserve protection, and the rezoning could put these essential ecosystems at risk. We have several natural springs that run along the tree lines surrounding this potential rezoning. It is crucial to maintain biodiversity and protect these aquatic ecosystems.

Furthermore, we are concerned about the potential decline in property values that could result from the establishment of a multi-use zoning property. The close proximity of residences to businesses may deter potential buyers and investors, impacting not only our property, but also the homes of our neighbors. Additionally, businesses bring an increased opportunity for crime and public nuisances, such as light pollution. Bright business lights may hinder residents' sleep patterns and negatively affect wildlife. The presence of commercial lighting in a residential area impacts the neighborhood's overall aesthetics and character, which may also contribute to a decline in property values.

In light of these concerns, we strongly urge the city council to reconsider this proposed rezoning. It is essential to prioritize the well-being of our residents and the integrity of our community over short-term economic gains.

Thank you for your attention to this important matter. I hope you will take our concerns into account as you deliberate on this proposal.

Sincerely,

Curtis & Jessamyn Buckler

Tish Sims

From: Dan Clemons
Sent: Thursday, March 6, 2025 6:00 PM
To: Tish Sims
Subject: Fw: [External] - Riverbend Heights Resolution & Delaware Ridge Project Questions from the Public

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From: April Dawn <322meandyou@gmail.com>
Sent: Thursday, March 6, 2025 1:06:13 PM
To: Jesse Garvey <jgarvey@lansings.org>; Pete Robinson <Probinson@lansings.org>; Dan Clemons <dclemons@lansings.org>; Kevin Gardner <kgardner@lansings.org>; Don Studnicka <dstudnicka@lansings.org>; Kerry Brungardt <kbrungardt@lansings.org>; Jake Kowalewski <jkowalewski@lansings.org>; Gene Kirby <gkirby@lansings.org>
Subject: [External] - Riverbend Heights Resolution & Delaware Ridge Project Questions from the Public

Please consider the following:

1. What will the effect be on public services and infrastructure? Who is paying for any upgrades? 2. What is the projected impact on schools? How much expansion will be needed? 3. What are the tax incentives to the developers, and for how long? 4. Is this a 100% developer paid project? 5. What will this do to highway access? Who pays for those upgrades? 6. What effect will it have on the infrastructure currently in place? Who will pay for upgrades? 7. Is this needed for the current community, or are you trying to expand Lansing?

Tish Sims

From: Dan Clemons
Sent: Thursday, March 6, 2025 6:04 PM
To: Tish Sims
Subject: Fw: [External] - Redevelopment of McIntyre Rd

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From: debbra stacy <debbra2488@yahoo.com>
Sent: Tuesday, March 4, 2025 1:35:32 PM
To: Mayor Tony McNeill <amcneill@lansings.org>; Kevin Gardner <kgardner@lansings.org>; Gene Kirby <gkirby@lansings.org>; Jake Kowalewski <jkowalewski@lansings.org>; studnicka@lansings.org <studnicka@lansings.org>; Kerry Brungardt <kbrungardt@lansings.org>; Jesse Garvey <jgarvey@lansings.org>; Pete Robinson <Probinson@lansings.org>; Dan Clemons <dclemons@lansings.org>
Subject: [External] - Redevelopment of McIntyre Rd

Dear All,

My name is Debra Stacy, and I am writing to you today as a newly registered voter and resident of Lansing. I am deeply concerned about the proposed Schimke, Yerramsetty, and Englehardt redevelopment project and respectfully urge the Lansing City Council and the Economic Development Department to reconsider its current form.

While I am excited about the prospect of future development in Lansing and eager to contribute to the city's growth, I believe the current proposal for this project presents significant challenges. Specifically, I have reservations regarding its potential impact on the established character of our neighborhood, the increased traffic congestion it is likely to generate, and the strain it could place on existing local resources and infrastructure.

I believe that a thorough and transparent community engagement process is essential before any large-scale redevelopment project proceeds. This process should include comprehensive consideration of all potential impacts and actively solicit input from all residents to ensure that any development aligns with the best interests of our community. I look forward to a detailed response outlining the steps being taken to address these concerns and to facilitate meaningful community dialogue.

Best regards,

Debra Stacy

Tish Sims

From: Dan Clemons
Sent: Thursday, March 6, 2025 6:03 PM
To: Tish Sims
Subject: Fw: [External] - Upcoming City Council Meeting 3/6/25
Attachments: city council letter for 3-6 mtg.pdf

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From: Dan Clemons <dclemons@lansingks.org>
Sent: Thursday, March 6, 2025 6:00:56 PM
To: Tish Sims <tsims@lansingks.org>
Subject: Fw: [External] - Upcoming City Council Meeting 3/6/25

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From: jessamyn@1stcitysteel.com <jessamyn@1stcitysteel.com>
Sent: Tuesday, March 4, 2025 5:10:38 PM
To: Mayor Tony McNeill <amcneill@lansingks.org>; Kevin Gardner <kgardner@lansingks.org>; Gene Kirby <gkirby@lansingks.org>; Jake Kowalewski <jkowalewski@lansingks.org>; Don Studnicka <dstudnicka@lansingks.org>; Kerry Brungardt <kbrungardt@lansingks.org>; Jesse Garvey <jgarvey@lansingks.org>; Pete Robinson <Probinson@lansingks.org>; Dan Clemons <dclemons@lansingks.org>
Cc: Curtis Buckler <curtis@1stcitysteel.com>
Subject: [External] - Upcoming City Council Meeting 3/6/25

As a Lansing resident, I value the opportunity to communicate my thoughts and concerns regarding developments that could impact my quality of life and the character of our community. On February 19th, I submitted a letter to City Administrator Tim Vandall expressing my opposition to the proposed rezoning for case 2025-DEV-001. I requested that he share it with the planning commissioners at the Planning Commission meeting that day. However, I learned through a KORA request that prior to the planning meeting, Mr. Vandall shared my letter with the landowner/builder. Sharing my personal correspondence with the builder without my explicit permission raises concerns about the confidentiality and integrity of the feedback process. Residents should be able to trust that their communications with city officials will be handled respectfully and privately.

I kindly request that the city administration reevaluate its policies concerning the handling of resident communications, ensuring that privacy is respected and that residents have the opportunity to be heard in a meaningful way. I believe this will foster greater trust and collaboration between the city, builders, and residents.

I am also requesting that the attached letter be read during the public portion for the upcoming City Council meeting scheduled for March 6, 2025. The content of the letter addresses important matters that are relevant to the rezoning for case 2025-DEV-001, also known as Delaware Ridge. My husband and I are in Arizona and unable to attend the meeting in person.

I appreciate your attention to this request and look forward to contributing to the meeting. Thank you for your consideration.

Best regards,

Jessamyn Buckler

1st City Steel Inc
1000 North Main, Suite 1
Lansing, KS 66043
913-651-3333
913-651-3337 fax

Tish Sims

From: Dan Clemons
Sent: Thursday, March 6, 2025 6:00 PM
To: Tish Sims
Subject: Fw: [External] - Ord#1128 Delaware Ridge Rezoning Request
Attachments: Lansing City Council 3-6-25.docx

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From: Trena Gilfert <tgilfert08@gmail.com>
Sent: Thursday, March 6, 2025 12:20:37 AM
To: Mayor Tony McNeill <amcneill@lansings.org>; Kevin Gardner <kgardner@lansings.org>; Gene Kirby <gkirby@lansings.org>; Jake Kowalewski <jkowalewski@lansings.org>; Don Studnicka <dstudnicka@lansings.org>; Kerry Brungardt <kbrungardt@lansings.org>; Jesse Garvey <jgarvey@lansings.org>; Pete Robinson <Probinson@lansings.org>; Dan Clemons <dclemons@lansings.org>
Subject: [External] - Ord#1128 Delaware Ridge Rezoning Request

Gentlemen,

Please find our letter attached that discusses various reasons we oppose the Delaware Ridge rezoning. The letter also pertains to the other proposals concerning Highway 7, from Marxen Rd. to McIntyre Rd. Thank you for your time and consideration.

Chris & Trena Gilfert