

Project Facts

Applicant

City of Lansing

Owner

City of Lansing

Address

00000 Centre Drive

Property ID

107-25-0-10-02-001.14

107-25-0-10-02-001.20

Zoning

B-3 Regional Business District

Future Land Use

Mixed Use

Land

9.63 acres

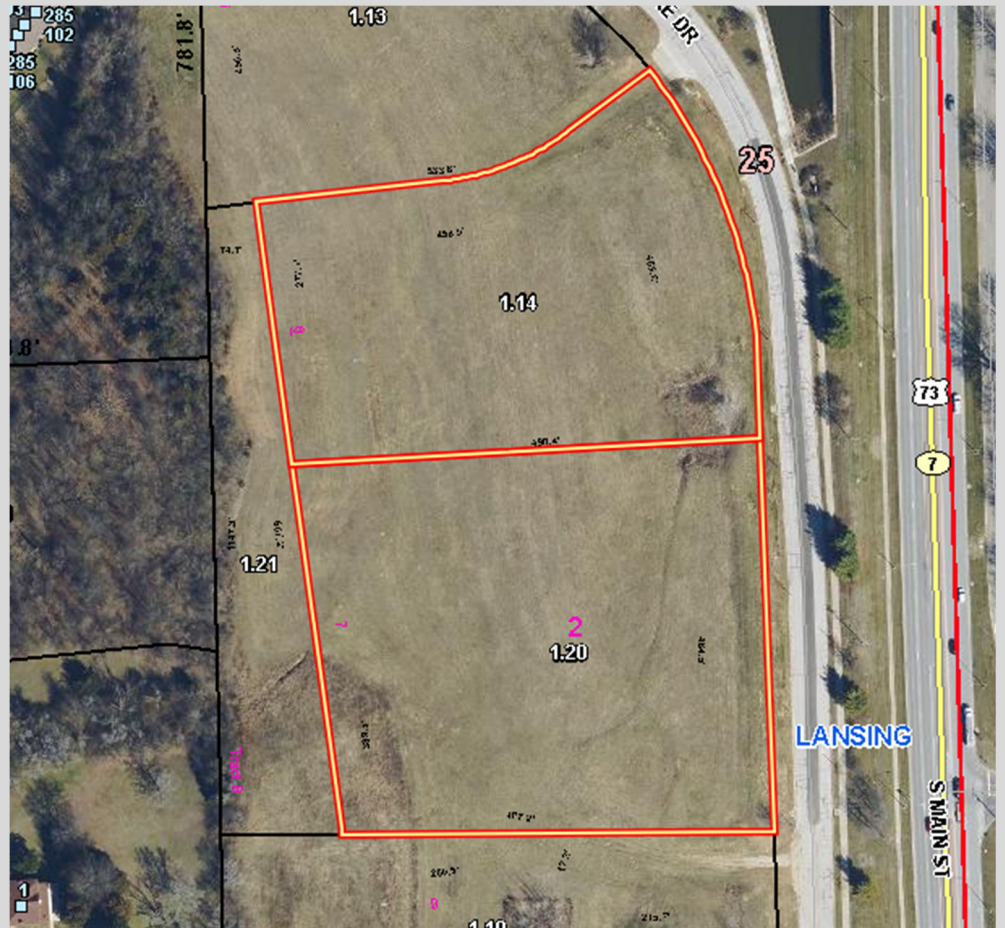
Building

Existing: None

Proposed: None

Requested Approvals

Preliminary & Final Plat



Summary

The applicant is requesting the approval of a Preliminary and Final Plats for the Lansing Towne Centre 2nd Replat subdivision, which will replat a 3-lot subdivision. The purpose of this plat is to enable future development on this property.

Discussion points from Checklist

The checklist was reviewed and completed by the Director of Community & Economic Development. Items marked no are discussed below:

Preliminary Plat

- Item 3 – Physical copies of the plat were not submitted.
- Item 6– Letters from utilities were not requested due to the proposed plat being located an existing area with utility service already in place. Lan-DeI did not respond to the request for review.

Final Plat

- Item 1 – Approval granted with passage of plat with this case.
- Item 2 & 4 - Hard copies not yet provided
- Item 9D – Statement of paid taxes not provided. Register of Deeds will not record document until completed.

Community & Economic Development / Public Works and City Engineer / Wastewater Comments

Community & Economic Development (from Article 2.02-D of the UDO):

- The application is in accordance with the Comprehensive Plan and in particular the physical patterns, arrangement of streets, blocks, lots and open spaces, and public realm investments that reflect the principles and concepts of the plan.
 - The City's 2030 Comprehensive Plan Future Land Use Map has defined this area as commercial use. This adds an additional commercially zoned property to the City.
- Compliance with the requirements of this Land Development Code, and in particular the blocks and lots proposed are capable of meeting all development and site design standards under the existing or proposed zoning.
 - The current zoning for the site is B-3 Regional Business District. All proposed lots have the potential to provide building sites conforming to City zoning requirements.
- Any phasing proposed in the application is clearly indicated and demonstrates a logical and coordinated approach to development, including coordination with existing and potential development on adjacent property.
 - No phasing has been indicated on the preliminary plat.
- Any impacts identified by specific studies or technical reports, including a preliminary review of storm water, are mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments.
 - The Public Works Director / City Engineer has reviewed the Preliminary and Final Plat.
- The application does not deter any existing or future development on adjacent property from meeting the goals and policies of the Comprehensive Plan.
 - The current use conforms with the goals and policies of the Comprehensive Plan, and the application would not deter future development from meeting current goals and policies.
- The design does not impede the construction of anticipated or planned future public infrastructure within the area.
 - There are no impacts to planned future public infrastructure within the area.
- The recommendations of professional staff, or any other public entity asked to officially review the plat.
 - There are no items outstanding other than those listed in specific sections within this report.

Public Works / City Engineer:

➤ None

Wastewater:

➤ None

Acknowledgments

The following City of Lansing staff members reviewed this project and provided information for this report:

- Joshua Gentzler, AICP – Director, Community & Economic Development
- Michael Spickelmier, P.E. – Director, Public Works / City Engineer
- Anthony Zell, MBA – Director, Wastewater
- Kirk Mackey – Captain, Fire Department

Recommendation

Staff recommends approval of Cases 2025-DEV-003 & 004, Lansing Towne Centre 2nd Replat Preliminary & Final Plat.

Action Options

“I move to _____.”

1. Approve Cases No. 2025-DEV-003 & 004; or
2. Conditionally approve Cases No. 2025-DEV-003 & 004 for specified reason[s]; or
3. Deny Case No. 2025-DEV-003 & 004 for specified reason[s]; or
4. Table the case to another date, time and place.

Notice of City Codes

The Applicant is subject to all applicable City codes within the Municipal Code – whether specifically stated in this report or not – including, but not limited to, Zoning, Buildings and Construction, Subdivisions, and Sign Code. The Applicant is also subject to all applicable Federal, State, and local laws.

MINUTES

CALL TO ORDER

The April regular meeting of the Lansing Planning Commission was called to order by Chairman Jerry Gies at 7:01 p.m.

ROLL CALL / QUORUM ANNOUNCEMENT-

In attendance were Chairman Jerry Gies, Vice-Chairman Brian Payne, Commissioners Ginger Riddle, and Janette Labbee-Holdeman. Commissioners Nancy McDougal, Richard Hannon and Mike Suozzo were not present. Chairman Gies noted that there was a quorum present.

OLD BUSINESS-

1. Approval of Minutes, March 19th, 2025, Regular Meeting

A motion was made by Commissioner Labbee-Holdeman to approve the minutes as written, and it was seconded by Commissioner Riddle. Motion passed 3-0, with Vice Chairman Brian Payne abstaining.

NEW BUSINESS-

2. Cases 2025-UDO-001- Text Amendment- Accessory Structures and Utility Uses

The proposed text amendment updates and clarifies regulations governing two key areas of the Unified Development Ordinance (UDO): 1. Public Utility Facilities, distinguishing "Minor" vs. "Major" facilities and detailing performance and operational standards (setbacks, height, buffering, fencing, etc.). 2. Location and number of Accessory Structures.

The public hearing was opened at 7:02pm with no discussion, it was closed at 7:02pm.

Mr. Gentzler explained more in depth about utilities and gave an overview of how this recommended amendment came about. There was also discussion about what the changes will be, should the text amendment be approved. Currently there is no way for the City of Lansing or Lan'del to put any type of utility substation or substructure within the city limits. There were conversations had with fiber providers and for the use of fiber there needs to be a power station to recharge the signal. There was nothing in the UDO regarding this issue so this amendment will give us some guidance for future conditional uses, etc. Mr. Gentzler defined the 'Minor' and 'Major' facilities for clarification purposes. Discussion was then had about different structures this would apply to and what type of structures would be exempt, etc. There was a brief discussion about the process that would happen in the future regarding public utility facilities.

With no further discussion, Commissioner Riddle moved to recommend approval of Case 2025-UDO-001 to the City Council based on staff's recommendation and the analysis of the Golden Factors. Commissioner Payne seconded the motion. Motion carried 4-0.

3. Cases 2025-DEV-003 & 004- Lansing Towne Centre Replats

The applicant is requesting the approval of a Preliminary and Final Plats for the Lansing Towne Centre 2nd Replat subdivision, which will replat a 3-lot subdivision. The purpose of this plat is to enable future development on this property.

Discussion on this case began with Mr. Gentzler putting the map on the screen to show the boundary line adjustments. Chairman Gies inquired about possible buyers, and it was stated that the city will be working with possible buyer/s in the future for development purposes.

With no further discussion about the Preliminary Plat, Commissioner Riddle moved to recommend approval of Case 2025-DEV-003 to the City Council based on staff's recommendation and the analysis of the Golden Factors. Commissioner Payne seconded the motion. Motion carried 4-0.

With no further discussion about the Final Plat, Commissioner Riddle moved to recommend approval of Case 2025-DEV-004 to the City Council based on staff's recommendation and the analysis of the Golden Factors. Commissioner Payne seconded the motion. Motion carried 4-0.

NOTICES AND COMMUNICATIONS-

Prior to the May Planning Commission meeting, there will be a training session for commissioners and staff.

REPORTS- Commission and Staff Members-

Commissioner Gies stated that at the May meeting, there will be an election of officers

ADJOURNMENT-

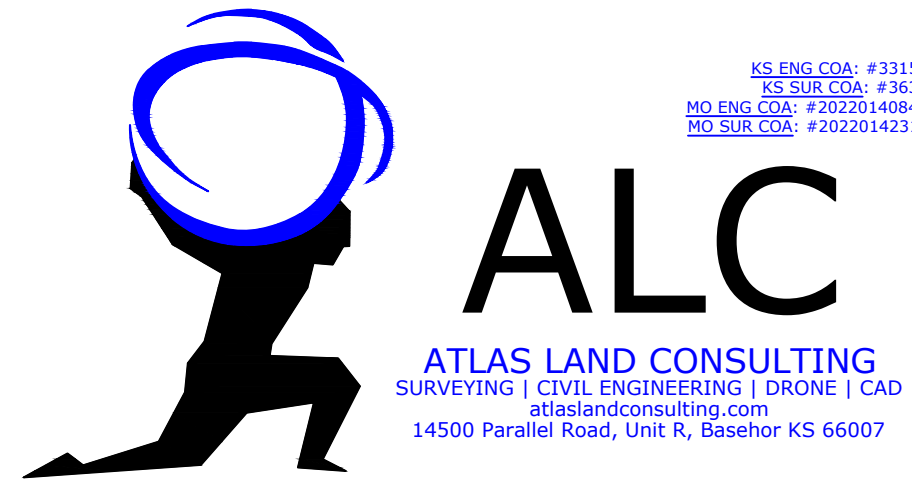
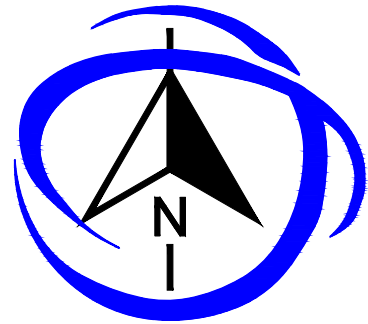
Commissioner Labbee-Holdeman moved to adjourn, and the motion was seconded by Commissioner Payne. The meeting was adjourned by acclamation at 7:15 pm.

Respectfully submitted,
Melissa Baker, Secretary

Reviewed by,
Joshua Gentzler, Community and Economic Development Director

LANSING TOWNE CENTRE 2ND REPLAT

A REPLAT OF LOT 2 AND TRACT B, LANSING TOWNE CENTRE REPLAT, AND LOT 6, LANSING TOWNE CENTRE A SUBDIVISION OF LAND IN THE CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS



FINAL PLAT

LEGEND

- SECTION CORNER
BENCHMARK AS NOTED
FOUND PROPERTY CORNER AS NOTED
SET 1/2" X 24" REBAR CAP ALC CLS 363

GENERAL NOTES

1. THE BASIS FOR THE BEARING SYSTEM FOR THIS PLAT IS THE KANSAS NORTH ZONE U.S. STATE PLANE 1983.
2. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN FEET.
3. FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 20103C0232G, EFFECTIVE JULY 16, 2015, THIS PLAT IS LOCATED IN ZONES "X".
4. ERROR IN CLOSURE: 1 PART IN 4356261.667
5. CURRENT ZONING: B-3
6. NO TITLE WORK WAS PROVIDED ON THIS SURVEY.
7. REFERENCED SURVEYS:
-FINAL PLAT OF LANSING TOWNE CENTRE DOC. #2008P00022
-LANSING TOWN CENTRE REPLAT DOC. #2022P00043
8. RECORDED DEEDS
-DOC #: 2020R03412
-DOC #: 2020R10150
9. OPEN SPACE REQUIREMENTS OF UDO 3.02 MET VIA EXISTING TRAIL ALONG CENTRE DRIVE AND SOUTH MAIN STREET/ KANSAS HIGHWAY 7.
10. ACCESS POINTS ARE LIMITED TO ONE PER LOT.

PLAT DETAILS

GROSS ACREAGE	9.63 ACRES
PUBLIC DEDICATION	0.00 ACRES
TOTAL BUILDABLE LOTS	3
MAXIMUM LOT SIZE	4.00 ACRES
AVERAGE LOT SIZE	3.21 ACRES

This is to certify on this 19TH day of MARCH, 2025 this field survey was completed on the ground by me or my firm under my direct supervision and that said survey meets or exceeds the Kansas Minimum Standards for boundary surveys.



ANDREA N. WEISHAUBT PLS 1730

JOB NO:25-030S

SCALE

50 25 0 50
SCALE IN FEET

SEC-TWN-RNG

25-9S-22E

PREPARED FOR

CITY OF LANSING

ADDRESS:
800 1ST TERRACE
LANSING, KS 66043

DATE

MARCH 19, 2025

DEED PER DESCRIPTION DOC # 2020R03412:

LOTS 1, 5, 6, 7, 8, 9, AND TRACT A, LANSING TOWNE CENTRE, A REPLAT OF LOTS 1-9 AND PART OF LOT 10, BLOCK 2, LOTS 1-7 AND PART OF LOTS 8, 9, AND 10, BLOCK 1, IN SCHMIDT'S SUBDIVISION AND AN UNPLATTED TRACT IN THE NE 1/4 OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 22 EAST IN THE CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS.

AND, LOT 2, LANSING TOWNE CENTRE, 2ND PLAT, A REPLAT OF LOTS 2, 3, AND 4 OF LANSING TOWNE CENTRE IN THE SE 1/4 OF SECTION 24, TOWNSHIP 9 SOUTH, RANGE 22 EAST & NE 1/4 OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 22 EAST IN THE CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS.

SURVEYORS SUGGESTED DESCRIPTION:

A REPLAT OF LOT 2 AND TRACT B, LANSING TOWNE CENTRE REPLAT, AND LOT 6 LANSING TOWNE CENTRE FINAL PLAT, A SUBDIVISION OF LAND IN THE CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS, BEING PREPARED BY ROGER B DILL PLS 1408 DATED MARCH 19, 2025; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2, LANSING TOWNE CENTRE REPLAT, A SUBDIVISION OF LAND IN THE CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS; THENCE SOUTH 88°27'42" WEST, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 600.54 FEET; TO A POINT ON THE WEST LINE OF SAID LANSING TOWNE CENTRE; THENCE NORTH 01°24'31" WEST, ALONG SAID WEST LINE, A DISTANCE OF 664.10 FEET; TO A POINT ON THE NORTH LINE OF TRACT B OF SAID LANSING TOWNE CENTRE REPLAT; THENCE NORTH 82°41'42" EAST ALONG THE NORTH LINE OF SAID TRACT B, AND THE NORTH LINE OF LOT 6 OF LANSING TOWNE CENTRE, A SUBDIVISION OF LAND IN THE CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS, A DISTANCE OF 278.86 FEET; THENCE NORTHEASTERLY, ALONG THE NORTH LINE OF SAID LOT 6, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 152.39 FEET, HAVING A CHORD BEARING OF NORTH 68°07'44" EAST, AND A CHORD LENGTH OF 150.76 FEET; THENCE NORTH 53°34'35" EAST, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 102.42 FEET, TO THE NORTHEAST CORNER OF SAID LOT 6, ALSO BEING A POINT ON THE WEST RIGHT OF WAY LINE OF CENTRE DRIVE, THE NEXT FOUR (4) CALLS BEING ALONG THE WEST RIGHT OF WAY LINE OF SAID CENTRE DRIVE; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 465.00 FEET, AN ARC LENGTH OF 263.11 FEET, HAVING A CHORD BEARING OF SOUTH 20°15'40" EAST, AND A CHORD LENGTH OF 259.61 FEET; THENCE SOUTH 04°03'06" EAST, A DISTANCE OF 250.55 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1965.00 FEET, AN ARC LENGTH OF 86.21 FEET, HAVING A CHORD BEARING OF SOUTH 02°47'43" EAST, AND A CHORD LENGTH OF 86.20 FEET; THENCE SOUTH 01°32'18" EAST, A DISTANCE OF 220.71 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND. CONTAINING 419,385.09 SQFT OR 9.63 ACRES MORE OR LESS

DEDICATION:

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "LANSING TOWNE CENTRE 2ND REPLAT"

EASEMENT SHOWN ON THIS PLAT ARE HEREBY DEDICATED FOR PUBLIC USE AND SAID EASEMENTS MAY BE EMPLOYED TO LOCATE AND MAINTAIN SEWERS, WATER LINES, GAS LINES, POLES AND WIRES AND ANY OTHER FORM OF PUBLIC UTILITY NOW AND HEREAFTER USED BY THE PUBLIC OVER, UNDER AND ALONG THE STRIPS MARKED "UTILITY EASEMENT" OR "U/E".

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BUILDING LINES OR SETBACK LINES (B/L) ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT OR CONSTRUCTED BETWEEN THIS LINE AND ALL LOT LINES.

IN TESTIMONY WHEREOF,

I, undersigned owner of LANSING TOWNE CENTRE 2ND REPLAT have set our hands this ____ day of ____, 20__.

LANSING CITY, MAYOR, TONY MCNEILL

ACKNOWLEDGEMENT:

STATE OF KANSAS
COUNTY OF

BE IT REMEMBERED THAT ON THIS ____ DAY OF ____, 20__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME _____ TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FORGOING INSTRUMENT OF WRITING, AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC _____

PRINT NAME: _____

My Commission Expires: _____

APPROVALS

THIS PLAT OF LANSING TOWNRE CENTRE 2ND REPLAT HAS BEEN SUBMITTED AND APPROVED BY THE LANSING PLANNING COMMISSION THIS ____ DAY OF ____, 20__.

CHAIRMAN - JERRY GIES

SECRETARY - MELISSA BAKER

THIS PLAT APPROVED BY THE CITY COUNCIL OF LANSING, KANSAS, THIS ____ DAY OF ____, 20__.

MAYOR - TONY MCNEILL

ATTEST: CITY CLERK - TISH SIMS

DIRECTOR OF PUBLIC WORKS - MICHAEL SPICKELMIER

DIRECTOR OF COMMUNITY & ECONOMIC DEVELOPMENT - JOSHUA GENTZLER, AICP

CITY ATTORNEY - GREORGY ROBINSON

I HEREBY CERTIFY, AS THE COUNTY TREASURER OF LEAVENWORTH COUNTY, KANSAS THAT ALL TAXES AND SPECIAL ASSESSMENTS DUE AND PAYABLE ON THE FOREGOING SUBDIVISION HAVE BEEN PAID ON THIS ____ DAY OF ____, 20__.

LEAVENWORTH COUNTY TREASURER

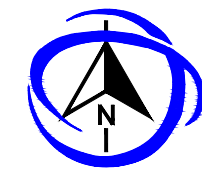
This is to certify that this instrument was filed for record in the Register of Deeds office on the ____ day of ____, 2025, in Book ____, Page ____.

REGISTER OF DEEDS, TERRILOIS G. MASHBURN

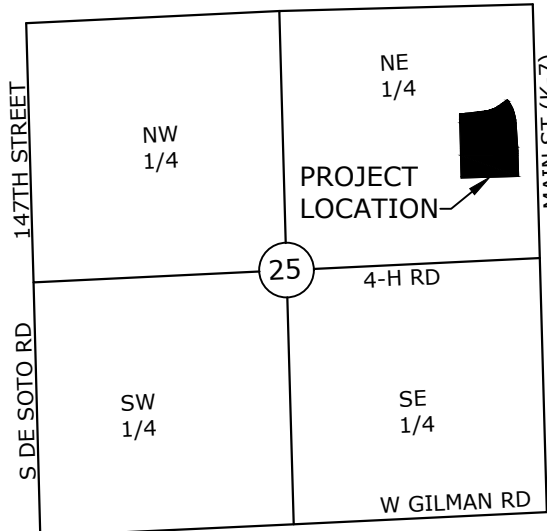
I hereby certify this plat meets the requirements of K.S.A. 58-2005. The face of this plat was reviewed for compliance with Kansas Minimum Standards for Boundary surveys. No field verification is implied. This review is for survey information only.

LEAVENWORTH COUNTY SURVEYOR
DANIEL BAUMCHEN, PS-1363

VICINITY MAP

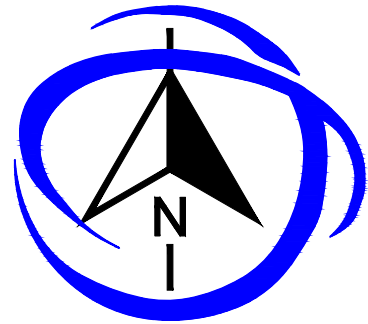


SCALE 1"=2000'
SEC. 25-T9S-R22E



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LEGEND

SECTION CORNER
BENCHMARK AS NOTED
FOUND PROPERTY CORNER AS NOTED
SET 1/2" X 24" REBAR CAP ALC KS CLS 363

Reviewed By WW Dept
No Comments
04/11/2025 7:19:47 AM
By azell

CED - No Comments
04/11/2025 11:46:33 AM
By jgenzler

Reviewed by Public Works
No Exceptions
04/11/2025 2:02:24 PM
By mspickelmier

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ANDREA N. WEISHAUBT PLS 1730

JOB NO:25-030S

SCALE

50 25 0 50
SCALE IN FEET

SEC-TWN-RNG

25-9S-22E

PREPARED FOR

CITY OF LANSING

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IN TESTIMONY WHEREOF,

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LANSING CITY, MAYOR, TONY MCNEILL

ACKNOWLEDGEMENT:

STATE OF KANSAS
COUNTY OF

BE IT REMEMBERED THAT ON THIS ____ DAY OF ____, 20__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME _____ TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FORGOING INSTRUMENT OF WRITING, AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC _____

PRINT NAME: _____

My Commission Expires: _____

APPROVALS

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CHAIRMAN - JERRY GIES

SECRETARY - MELISSA BAKER

THIS PLAT APPROVED BY THE CITY COUNCIL OF LANSING, KANSAS, THIS ____ DAY OF ____, 20__.

MAYOR - TONY MCNEILL

ATTEST: CITY CLERK - TISH SIMS

DIRECTOR OF PUBLIC WORKS - MICHAEL SPICKELMIER

DIRECTOR OF COMMUNITY & ECONOMIC DEVELOPMENT - JOSHUA GENTZLER, AICP

CITY ATTORNEY - GREORGY ROBINSON

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LEAVENWORTH COUNTY TREASURER _____

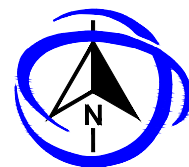
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REGISTER OF DEEDS, TERRILOIS G. MASHBURN

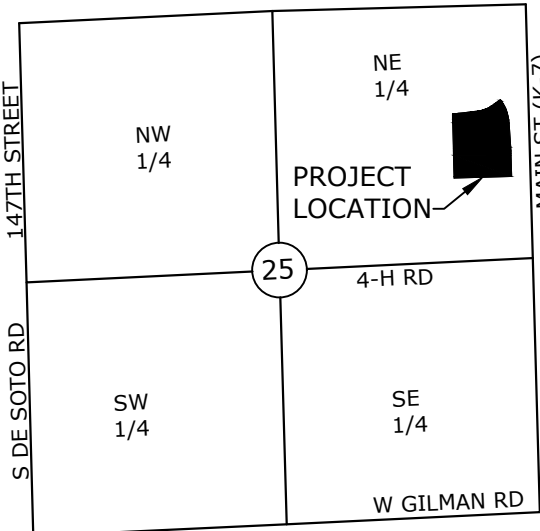
I hereby certify this plat meets the requirements of K.S.A. 58-2005. The face of this plat was reviewed for compliance with Kansas Minimum Standards for Boundary surveys. No field verification is implied. This review is for survey information only.

LEAVENWORTH COUNTY SURVEYOR
DANIEL BAUMCHEN, PS-1363

VICINITY MAP



SCALE 1"=2000'
SEC. 25-T9S-R22E



From: [K Mackey](#)
To: [Joshua Gentzler](#)
Cc: [Joe Gates](#)
Subject: RE: [Internal] - Prelim & Final Plat review request - Lansing Towne Centre - 2025-DEV-003 & 2025-DEV-004
Date: Tuesday, March 25, 2025 11:46:29 AM

I don't see anything wrong with the plans.

**Kirk Mackey, Inspector, Kansas CFI, IAAI F.I.T.
Captain
Lansing City Fire
111 East Kansas St
Lansing, KS 66043
(913)727-5844
kmackey@lansingks.org**

From: Joshua Gentzler <jgentzler@lansingks.org>
Sent: Thursday, March 20, 2025 2:28 PM
To: Michael W. Spickelmier <mspickelmier@lansingks.org>; Anthony Zell Jr. <azell@lansingks.org>; Ron Patterson <rpatterson@lan-del.com>; Design Group Leavenworth <designgroupleavenworth@evergy.com>; Powell, Cris J. <Cris.Powell@onegas.com>; K Mackey <kmackey@lansingks.org>; Joe Gates <jgates@lansingks.org>
Subject: [Internal] - Prelim & Final Plat review request - Lansing Towne Centre - 2025-DEV-003 & 2025-DEV-004

All,

The City has received an application for a Preliminary and Final Plat request for the following:

Current Zoning: B-3
Property Address: 00000 Centre Drive, Lansing, KS 66043
PID (Quick Ref): 107-25-0-10-02-001.14 & 107-25-0-10-02-001.20 (R16571 & R16572)
Owner: City of Lansing
Applicant: City of Lansing

These will be cases:

- 2025-DEV-003 Preliminary Plat
- 2025-DEV-004 Final Plat

I've attached the Preliminary and Final Plat to this email.

Please review the request and return any comments by Thursday, March 27th, 2025.

Regards,

Joshua Gentzler, AICP
Director, Community and Economic Development