

PLANNING COMMISSION JULY REGULAR MEETING

Council Chambers, 800 1st Terrace, Lansing, KS 66043
Wednesday, July 20, 2022 at 7:00 PM

MINUTES

CALL TO ORDER-

The regular July 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, and Brian Payne. Chairman Kowalewski noted that there was a quorum present.

OLD BUSINESS-

1. Approval of Minutes, June 15, 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. Commissioner Brian Payne abstained. Motioned passed.

NEW BUSINESS-

2. Site Plan Case SP-2022-3

The Applicant proposes to demolish the existing 3,400 sq. ft. building and construct one new building for a new Vehicle / Equipment Service and Repair – General (vehicle oil change facility) use on the site. The building to be constructed with this site plan is a twenty-foot-tall single-story structure that is 1,415 sq. ft.

Commissioner Labbe-Holdeman expressed her concerns about the intersection. It was said that to her understanding, if they ever have to remove the building, different regulations stopped as far as setbacks, etc. Mr. Schmitz stated that it does meet the current requirements. Mr. Schmitz also stated that the traffic impact study has been requested and we are currently waiting to get that back. We are required to get that, and KDOT needs it as well.

Commissioner Labbe-Holdeman expressed concerns about this project in relation to possibly needing to expand the highway in the future. She also asked about the surrounding property owners and their interest in selling or not. To which Mr. Schmitz responded that the surrounding owners were not interested in selling to his knowledge. Commissioner Labbe-Holdeman expressed that she is not comfortable with the location for this type of business and asked about the type of sales tax that this business might generate. Mr. Schmitz stated that they are providing a service but the products, etc. that they sell would be subject to sales tax.

Chairman Kowalewski stated that he had concerns about the driveways of residents off of that alley and the impact that this will have and inquired about the expectations to minimize the impact of the surrounding residents.

Director of Public Works, Mike Spickelmier stated that he had a conversation with Mr. Galloway, the engineer for this project (who was in attendance via zoom), and the applicant is willing to work with the city and facilitate improvements on the alleyway. The applicant is aware of the commercial entrance standards, and they have agreed to bring it to those standards. Improvements to the rest of the alley was also mentioned and is being considered but would have to be a decision of the city council. Mr. Spickelmier also mentioned an alleyway program that is usually available, however that alley was not approved this year. But next year, the potential for that alley will be considered.

Commissioner McDougal inquired about the trash dumpster's location, stating that the truck would have to come from the south to access it, and the alley would need improved for that purpose. Mr. Schmitz agreed that it would need to be considered to potentially improve the remainder of that alley. Commissioner Kowalewski stated that there are quite a few staff comments and asked if the applicant is aware and is willing to work with the staff to accommodate what the city is asking, Mr. Schmitz said they are absolutely willing to work with the city and meet all requirements. Commissioner Kowalewski then asked Mr. Galloway, via zoom, if he was comfortable meeting the items in the staff report, to which he stated they do not see a problem with any of the comments and they are indeed willing to do what is necessary.

Commissioner McDougal inquired about the location of the new entrance, stating that it will be further back from K-7 than the current entrance is. Mr. Schmitz confirmed that it will be further back and showed the members of the Planning Commission where each entrance will be. Commissioner Labbe-Holdeman stated that she has concerns with this project considering that we don't have the traffic study yet, as well as what will become of the alley. Mr. Spickelmier stated that the traffic study is still ongoing at this point. Mr. Galloway will run the scope of the study by the city and KDOT, to ensure that the study will address the items needed. Mr. Spickelmier stated that the improvements will not encroach on the neighbors. He also said that there was a curb cut as part of the 2006 improvements for that alley and that the alley is still in use. Commissioner Labbe-Holdeman asked if the alley was one direction to which Mr. Spickelmier stated that they are non-directional and are typically access only.

Motion was made by Commissioner McDougal to approve with the conditions in the staff report, and to also require improvement of the entire alley. Chairman Kowalewski seconded it.

Motion passed 3-1 with Commissioner Labbe-Holdeman voting in opposition.

NOTICES AND COMMUNICATIONS- None

REPORTS: Commission and Staff Members- None

ADJOURNMENT-

Commissioner Labbe-Holdeman made a motion to adjourn, and it was seconded by Commissioner McDougal. Meeting was adjourned by acclamation at 7:19 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