

Project Facts

Applicant

Herring Surveying

Owner

Daniel Hayslett & J Jesus
Delgado Ayala

Address

114 W Gilman Road & 1104
S Main Street

Property ID

107-25-0-00-00-179.00

Zoning

A-1 Agriculture District & B-
2 General Business District

Future Land Use

Commercial & Open Space
Agriculture

Land

8.08 acres

Building

Existing: 1 Residential, 3
Agricultural
Proposed: No additional

Requested Approvals

Preliminary & Final Plat



Summary

The applicant is requesting the approval of a Preliminary and Final plat for the LCHS Hayslett Replat subdivision, which will replat a Lot 1 of LCHS Hayslett Subdivision. These plat, if approved, will create two lots:

- Lot 1 – 7.49 acres
- Lot 2 – 0.59 acres

And enable the current owner to sell Lot 2 to the property owner immediately north of Lot 2 at 1024 S Main Street. The City Council approved an amendment to the Zoning Map to enable this division at the March 6th, 2025 meeting.

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-Del and Kansas Gas 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

Comments on this preliminary plat have not been addressed to date but can be during the process of moving from preliminary to final plat.

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-2 General 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:

- Flood Plain
 - Staff added a note to the restrictions that Lot 2 is “nearly 100% in the FEMA Flood Plain and subject to flood plain regulations.

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

Recommendation

Staff recommends approval of Cases 2024-DEV-008 & 009, LCHS Hayslett Replat Preliminary & Final Plat.

Action Options

“I move to _____.”

1. Approve Cases No. 2024-DEV-008 & 009; or
2. Conditionally approve Cases No. 2024-DEV-008 & 009 for specified reason[s]; or
3. Deny Case No. 2023-DEV-009 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 March 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, Janette Labbee-Holdeman and Nancy McDougal. Vice-Chairman Brian Payne, and Commissioner Mike Suozzo were not present. Chairman Gies noted that there was a quorum present.

OLD BUSINESS-

1. **Approval of Minutes, February 19th, 2025, Regular Meeting**

A motion was made by Commissioner Hannon to approve the minutes as written, and it was seconded by Commissioner McDougal. Motion passed 4-0, with Commissioner Labbee-Holdeman abstaining.

NEW BUSINESS-

2. **Cases 2024-DEV-008 & 009- LCHS Hayslett Replat**

The applicant is requesting the approval of a Preliminary and Final plat for the LCHS Hayslett Replat subdivision, which will replat a Lot 1 of LCHS Hayslett Subdivision. These plat, if approved, will create two lots: • Lot 1 – 7.49 acres • Lot 2 – 0.59 acres and enable the current owner to sell Lot 2 to the property owner immediately north of Lot 2 at 1024 S Main Street. The City Council approved an amendment to the Zoning Map to enable this division at the March 6th, 2025 meeting.

Discussion began with Commissioner Hannon confirming who the current owner is and Mr. Gentzler stated that Mr. Hayslett is in partnership with Mr. Delgado, who is the property owner to the North of this property, and will be selling to Mr. Delgado. Commissioner Labbee-Holdeman had concerns that this property is in the floodplain. It was mentioned that steps were made in preparation by digging out the hillside to build it into the hill. And she had concerns that the water has nowhere to go on this property. She then requested that there be a three-foot barrier, or a French drain, to prevent the building and property from washing out. Mr. Spickelmier confirmed that the majority of this property is in the floodplain as mentioned, according to the FEMA flood maps, and any work being done would require a floodplain permit through the Lansing Public Works department. Mr. Delgado was made aware of this via letter, which explained the rules and regulations of the floodplain.

Commissioner Hannon moved to approve both Cases 2024-DEV-008 & 009. Commissioner Riddle seconded the motion. Motion carried 5-0.

3. **Case 2025-DEV-002- Epic Estates Rezone**

The Applicant proposes to rezone a 145.5-acre tract of land from A-1 to R-4, B-3, and I-1. The property owner is asking for a rezoning in order to entitle the property for future development of this property. No development is currently under consideration for the property, but the owner seeks the rezoning in order to market the property. The Future Land Use Map of the Lansing Comprehensive Plan categorizes this property's usage as Office. 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 business owners and developers.

The Public Hearing was opened at 7:08 pm.

Speakers include:

- Alicia VanScholandt- 208 S. Main St.
- Rebecca Mahan- 13883 McIntyre Rd.
- Mary Moppin- 13885 McIntyre Rd.
- Tony Lauhan
- April Cromer- 23916 131st St.
- Chuck Eberth- 15186 Briarwood, Basehor KS
- Scott Tener- 13697 McIntyre Rd.
- Paul Cromer- 23916 131st St.
- Pat Melvin- 13438 McIntyre Rd.

There were concerns expressed during the public hearing about affordable housing, the RHID program and development. Safety was also a concern with transfer stations/controlled burns, farm equipment, high density housing and crime that the rezone may bring. Traffic was also a concern with several residents, and there was discussion regarding what kind of businesses industrial zoning can potentially bring in. It was stated that the proposed zoning for the area does not follow the comprehensive plan, and it was suggested that the comprehensive plan be changed prior to the rezone. Chairman Gies stated in response that the comprehensive plan has been modified in the past and that it is more of a wish list than a requirement list. Residents also stated that they would like more communication from City staff for future projects, developments and rezones.

The Public Hearing was closed at 7:31 pm.

Commissioner Labbe-Holdeman stated that she understands the purpose is to bring in businesses to offset the tax issue, and that we need to do something about the property tax issues. She also understands that the purpose of this rezoning is to find buyers. Commissioner Labbe-Holdeman also suggested that a small portion of the property should be zoned industrial, and that the City of Lansing should try to bring in small businesses, etc. Mr. Gentzler was asked to show the maps and sewer lines and the zoning around the area being discussed. Commissioner Gies then stated that we are not looking at a site plan we are just focusing on the zoning of the area. He added that plans or concepts are subject to change as the demand changes. Commissioner McDougal was concerned about the traffic and stated that a traffic study still needs to be done. Mr. Gentzler mentioned that by rezoning this area, it will be preparing the land for marketability, and that all major site plans and plats will have to come to the planning commission for approval in the future.

With no further discussion, Commissioner Hannon moved to recommend approval of Case 2025-DEV-002 to the City Council based on staff's recommendation and the analysis of the Golden Factors. Commissioner Labbee- Holdeman seconded the motion. Motion carried 4-1.

NOTICES AND COMMUNICATIONS-

B-3 2025- RHID resolution was passed on 3/6/25 and is required to go to county commission. There will be a public hearing on 4/17/25. The school board and county would all have to be in agreement. There was discussion among the commissioners about the specifics of the RHID program. It was stated that it will reduce the overall spending by \$5 million dollars.

REPORTS- Commission and Staff Members-

Chairman Gies stated that there is a scheduling conflict for the April Planning Commission meeting and suggested that we move it to the following week. Commissioner Labbee- Holdeman made a motion to move the meeting to April 23, 2025. Commissioner McDougal seconded the motion. Motion passed 4-1.

ADJOURNMENT-

Commissioner Hannon moved to adjourn and the motion was seconded by Commissioner McDougal. The meeting was adjourned by acclamation at 7:49 pm.

Respectfully submitted,
Melissa Baker, Secretary

Reviewed by,
Joshua Gentzler, Community and Economic Development Director

**CHECKLIST FOR COMPLETENESS
OF
APPLICATION FOR PLANNING COMMISSION
REVIEW AND APPROVAL
OF
FINAL PLAT
FOR**

**LCHS Hayslett Replat
(Name of Subdivision)**

Joshua Gentzler
Person Completing Checklist

3/12/2025
Date

COMPLETION OF THIS CHECKLIST IN NO WAY CONSTITUTES AN EVALUATION OF THE MERITS OR ACCURACY OF THE PLANS, DESIGN OR ENGINEERING OF THE FINAL PLAT. THIS STEP IS INTENDED ONLY AS AN ADMINISTRATIVE REVIEW OF THE COMPLETENESS OF THE APPLICATION FOR APPROVAL BEFORE IT UNDERGOES STAFF EXAMINATION BY THE CITY ENGINEER FOR HIS RECOMMENDATION TO THE PLANNING COMMISSION.

FINAL PLAT CHECKLIST

	<u>YES</u>	<u>NO</u>
1. Preliminary Plat has been approved.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. One (1) hard copy has been provided, along with an electronic copy either emailed, delivered on a USB Drive, or uploaded, to the Community and Economic Development Department	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Material is submitted at least fourteen (14) days prior to Planning Commission meeting at which it is desired to be considered.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Original copy contains names and duly acknowledged and notarized signatures of the owner(s) of the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Final Plat is drawn at scale of at least 1" = 200'	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Size of sheet on which final plat is prepared is at least 36 inches by 24 inches. If more than one sheet required, all are same size and index map is provided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. FINAL PLAT CONTAINS:		
A. Name of Subdivision	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. Location, including section, township, range, county and state	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C. Location and description of existing monuments or benchmarks.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D. Location of lots and blocks with dimensions in feet and decimals of feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E. Location of alley, street and highway rights-of-way, parks and other features including radii on curves with dimensions in feet and decimals of feet.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F. Clear numbering for all lots.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G. Clear numbering or lettering.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
H. Locations, widths and names of all streets and alleys to be dedicated.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I. Boundaries and descriptions of any areas other than streets to be dedicated or reserved for public use. (If applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
J. Minimum area and associated minimum elevation for the building on each lot (building site). (If requested by Planning Commission)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Final Plat Checklist

Page 2

		<u>YES</u>	<u>NO</u>
K.	Building setback lines along all streets, with dimensions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
L.	Name, signature, seal of licensed engineer or registered land surveyor preparing plat.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
M.	Scale of plat, (shown graphically) date of prep and north point.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
N.	Statement dedicating all easements, streets, alleys and all other public areas not previously dedicated.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8.	A copy of any restrictive covenants applicable to the subdivision is provided. (N/A if not applicable)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9.	Required certifications/acknowledgements are present:		
A.	Certificate signed and acknowledged by all parties having any record, title or interest in the land subdivided, and consenting to the preparation and recording of said subdivision map.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B.	Certificate (as above) dedicating or reserving all parcels of land shown on the final plat and intended for any public or private use including easements, and those parcels which are intended for the exclusive use of the lot owners of the subdivision, their licensees, visitors, tenants and servants.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C.	Certificate of responsibility by registered land surveyor preparing final map, accompanied by seal.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D.	Certificate(s) signed by City Clerk and County Treasurer that all taxes and special assessments due and payable have been paid.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E.	Notary acknowledgement in proper form.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F.	Endorsement by Planning Commission in proper form.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G.	Public use acceptance by Governing Body in proper form.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

LCHS HAYSLETT REPLAT

A Replat of Lot 1, LCHS HAYSLETT SUBDIVISION,
City of Lansing, Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
HAYSLETT, DANIEL P & JALISA AYALA, J JESUS DELGADO
114 W GILMAN RD 1024 S MAIN ST
LANSING, KS 66043 LANSING, KS 66043
PID # 107-25-0-00-00-179

CERTIFICATION AND DEDICATION
The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: LCHS HAYSLETT REPLAT.

Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the accompanying plat, 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" (U/E) or "Drainage Easement" (D/E).

Streets shown on the accompanying plat and not heretofore dedicated for public use are hereby so dedicated.

Building Lines or Setback Lines (B.S.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 the street line.

In accordance with KSA 12-512b, all rights, obligations, reservations, easements, or interest not shown on this plat shall be vacated as to use and as to title, upon filing and recording of this plat. The proprietors, successors and assigns of property shown on this plat hereby absolve and agree, jointly and severally, to indemnify the City of Lansing, Kansas, of any expense incident to the relocation of any existing utility improvements heretofore installed and required to be relocated in accordance with proposed improvements described in this plat.

IN TESTIMONY WHEREOF
We, the undersigned proprietor has hereunto subscribed its hand.

OWNERS:

Daniel P. Hayslett Jaysela Hayslett

J Jesus Delgado Ayala PID # 107-25...009

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____, 2025, before me, a notary public in and for said County and State came Daniel P. Hayslett and Jaysela Hayslett, husband and wife, to me personally known to be the same persons who executed the foregoing 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
My Commission Expires: _____ (seal)

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____, 2025, before me, a notary public in and for said County and State came J Jesus Delgado Ayala, a single person to me personally known to be the same persons who executed the foregoing 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
My Commission Expires: _____ (seal)

APPROVALS
This Plat of LCHS HAYSLETT REPLAT has been submitted and approved by the Lansing Planning Commission this _____ day of _____, 2025.

Chairman - Jerry Gies Secretary - Melissa Baker

This Plat approved by the City Council of Lansing, Kansas, this _____ day of _____, 2025.

Mayor - Anthony R. McNeill Attest: City Clerk - Tish Sims, CMC

Director of Public Works - Michael Spickelmier, P.E. Director of Community & Economic Development
Joshua Gentzler, AICP

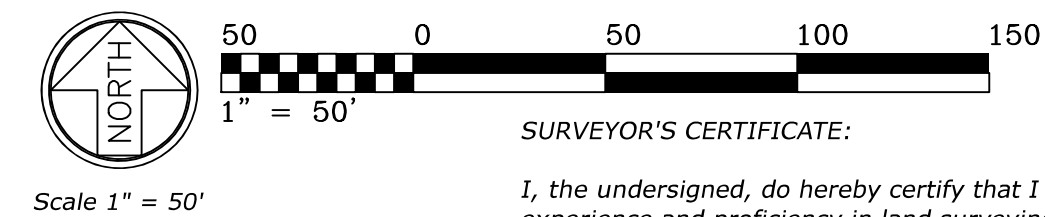
City Attorney - Gregory Robinson

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 _____, 2025.

Leavenworth County Treasurer - Caleb Gordon

REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. _____ on this _____ day of _____, 2025 at _____ o'clock _____ M in the Office of the Register of Deeds of Leavenworth County, Kansas,

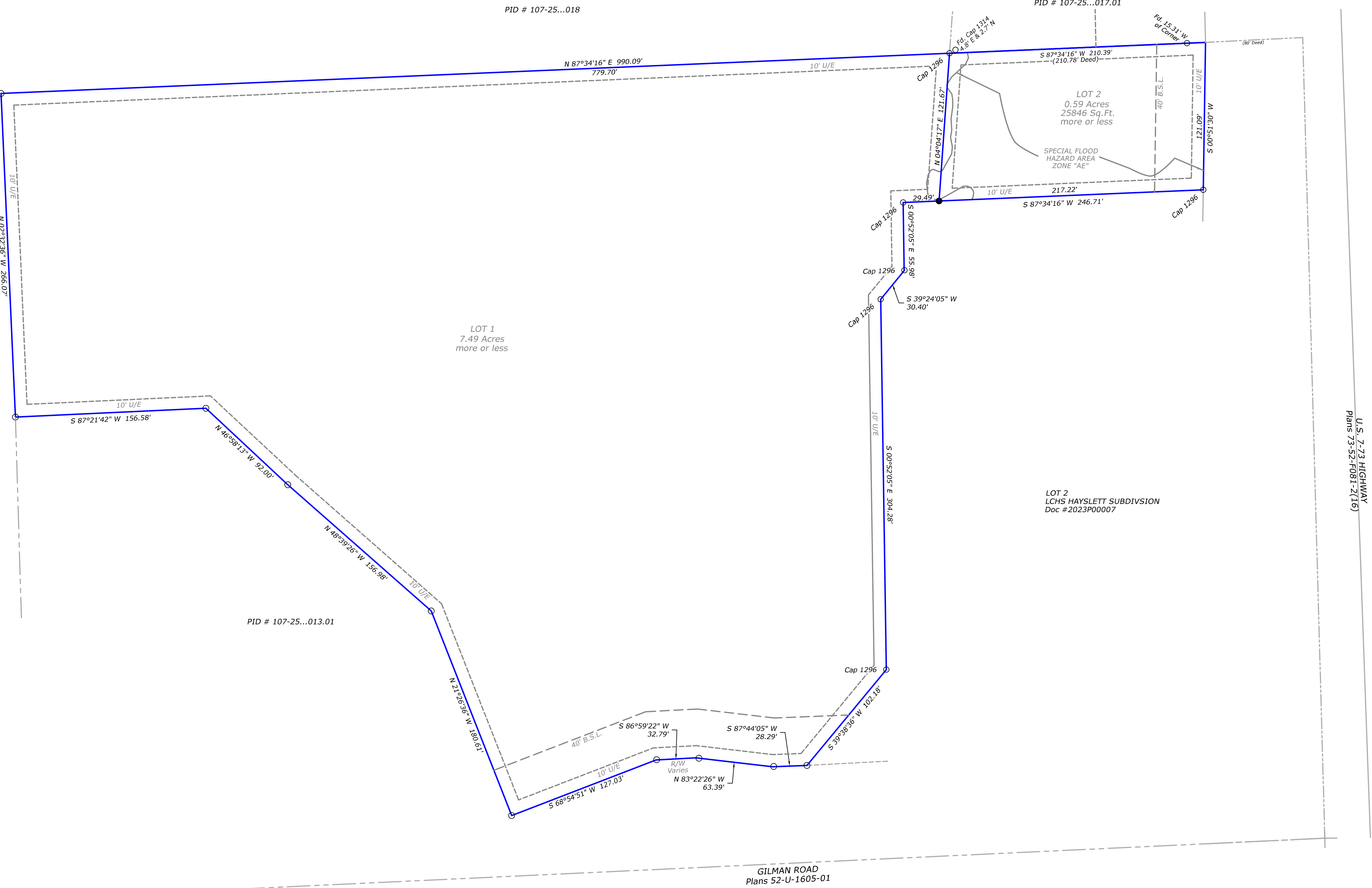
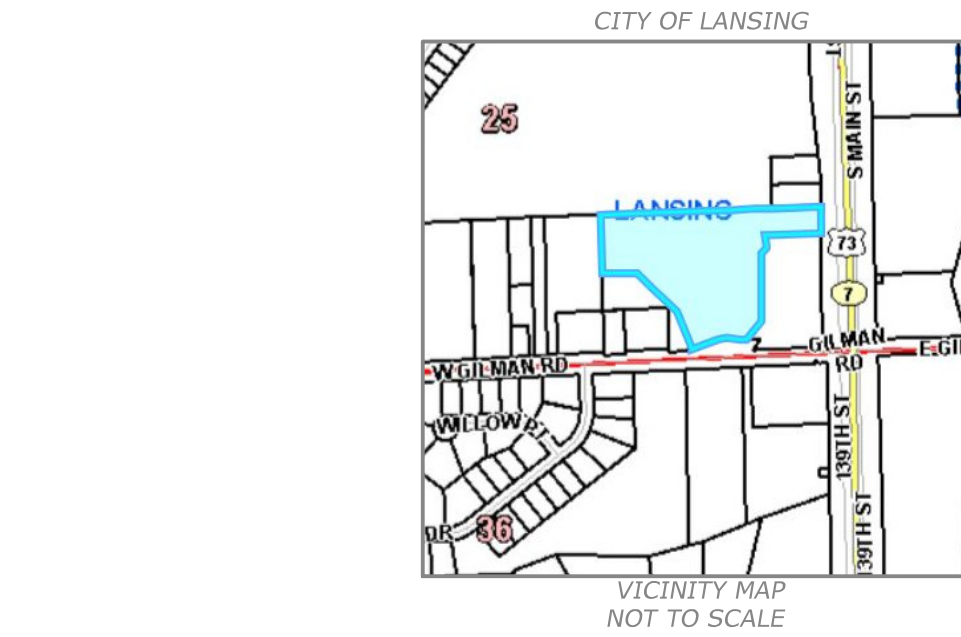
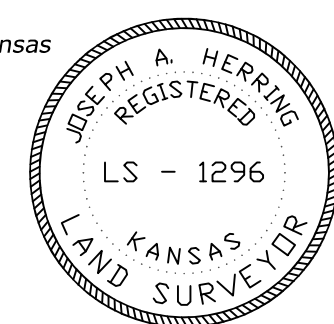
Register of Deeds - TerriLois G. Mashburn



23V
South 1/4 Corner
Section 25-9-22
2" x 8" Stone marked with 2" Alum. Cap

Job # K-24-1317
October 13, 2024 Rev. 1/31/25
J. HERRING, INC. (dba)
SURVEYING
COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 913.674.5361
Email - survey@jeanmash.com

BY: _____
Joseph A. Herring, KS PS # 1296



RESTRICTIONS:
1) Lot 1 is limited to a single entrance.
2) Access to Kansas Highway 7-73 is controlled by KDOT.
3) Lot 2 is nearly 100% in the FEMA Flood Plain and subject to flood plane regulations, preventing the build of any future home on this lot.

NOTES:
1) This survey does not show ownership.
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
3) All recorded and measured distances are the same, unless otherwise noted.
4) Error of Closure - 1 : 258325, 8.08 Acres, more or less
5) Basis of Bearing - KS SPC North Zone 1501
6) Monument Origin Unknown, unless otherwise noted.
7) Benchmark - NAVD88
Project Benchmark (BM) - Top Center Manhole - 850.18'
8) Easements listed in the title commitment are existing and not shown hereon.
9) Property is in a Special Flood Hazard Area Zone AE per FEMA FIRM Map 20103C0232G dated July 16, 2015
10) Survey Reference:
(D/GW) - D.G.White LS-356 Survey
LCHS HAYSLETT SUBDIVISION - Doc #2023P00007

ZONING:
LOT 1
A-1 Agricultural District
LOT 2
B-3 Regional Business District

I hereby certify that 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.

Daniel Baumchen, PS#1363
County Surveyor

U.S. 7-73 HIGHWAY
Plans 75-22-1081-Z(16)