



CITY OF LANSING
Council Chambers
800 1st Terrace
Lansing, KS 66043

COUNCIL AGENDA
Regular Meeting
Thursday, June 18, 2015
7:00 P.M.

WELCOME TO YOUR CITY COUNCIL MEETING

Regular meetings are held on the first and third Thursday of each month at 7 pm and are televised on Cable Television Channel 2 on Monday 7 pm, Tuesday 10 am & 7 pm, Friday 5 pm, Saturday 1 pm and Sunday 7 pm.

Any person wishing to address the City Council, simply proceed to the microphone in front of the dais after the agenda item has been introduced and wait to be recognized by the Mayor. When called upon, please begin by stating your name and address. A time designated "Audience Participation" is listed on the agenda for any matter that does not appear on this agenda. The mayor will call for audience participation. Please be aware that the city council and staff may not have had advance notice of your topic and that the city council may not be able to provide a decision at the meeting. If you require any special assistance, please notify the city clerk prior to the meeting.

Call To Order

Pledge of Allegiance

Roll Call

OLD BUSINESS:

1. Approval of Minutes

NEW BUSINESS:

Audience Participation

Presentations:

2. Presentation to David F. Anaya

Council Consideration of Agenda Items:

3. Board of Zoning Appeals Appointments
4. Municipal Court Defense Attorney Appointment
5. Conditional Use Permit – Recreational Vehicle Parking at Parkwood Mobile Home Park

Reports:

City Attorney; City Administrator; Councilmembers

Proclamations

Other Items of Interest:

6. Department Monthly Reports

Adjournment

TO: Tim Vandall, City Administrator

FROM: Sarah Bodensteiner, City Clerk 

DATE: June 12, 2015

SUBJECT: Agenda Summary

Call To Order

Pledge of Allegiance

Roll Call

OLD BUSINESS:

1. **Approval of Minutes**

The regular meeting minutes of June 4, 2015, are attached.

- **ACTION:** A motion to approve the regular meeting minutes for June 4, 2015, as presented.

NEW BUSINESS:

Audience Participation

Presentation

2. **Presentation to David F. Anaya**

- Mayor Kirby will present David F. Anaya a plaque to show the City's appreciation for his years of service on the Lansing Board of Zoning Appeals.

Items for Council Consideration:

3. **Board of Zoning Appeals Appointments**

- There is a two vacancies on the Board of Zoning Appeals and two applications have been received.

- **MOTION:** To appoint Mary L. Earls-Cummins and Thomas Smith to fill the two open positions on the Board of Zoning Appeals for a three-year term expiring April 30, 2018.

4. **Board of Zoning Appeals Appointments**

- There is currently a vacancy of the City's Municipal Court Defense Attorney. Geoffrey Sonntag has been filing in during this time.
- Pursuant to Section 1-406 of the Lansing City Code: Whenever a vacancy occurs in any appointive office for whatever reason, the vacancy shall be filled by the City Administrator with approval of the Governing Body. Any person appointed to fill such vacancy shall serve only until the next regular time for appointment.

- **MOTION:** To appoint Geoffrey Sonntag as the Municipal Court Defense Attorney.

5. **Conditional Use Permit – Recreational Vehicle Parking at Parkwood Mobile Home Park**

- A request has been received to allow recreational vehicles to be placed in the mobile home park for extended periods of time for transient occupants.
- The Planning Commission voted 4-3 to approve the conditional use permit at its May 20, 2015 meeting. The conditional use permit checklist, minutes, and several drawings were provided for review.
- The conditional use permit process gives the Council the ability to revoke if the terms of any potential approval are not met.

- **MOTION:** To approve or deny the Conditional Use Permit for Recreational Vehicle Parking at Parkwood Mobile Home Park at Gaslight and Helen Streets.

Reports: City Attorney; City Administrator; Councilmembers

Proclamations

Other Items of Interest

6. **Department Monthly Reports**

Adjournment

AGENDA AGENDA AGENDA ITEM # 1

Call To Order:

The regular meeting of the Lansing City Council was called to order by Mayor Gene Kirby at 7:00 p.m.

Roll Call:

Mayor Gene Kirby called the roll and indicated which councilmembers were in attendance.

Councilmembers Present:

Ward 1: Kevin Gardner and Dave Trinkle

Ward 2: Andi Pawlowski and Don Studnicka

Ward 3: Kerry Brungardt

Ward 4: Gregg Buehler and Tony McNeill

Councilmembers Absent: Jesse Garvey

OLD BUSINESS:

Consent Calendar: Councilmember Buehler moved to approve the regular meeting minutes of May 21, 2015. Councilmember Pawlowski seconded the motion. The motion was unanimously approved.

NEW BUSINESS:

Audience Participation: Mayor Kirby called for audience participation and there was none.

Presentation: Lansing High School Valedictorian – Mayor Kirby presented Lansing High School Valedictorian Emily Laurence with a certificate of achievement for her academic accomplishments.

Baseball/Softball Update: Parks & Recreation Director Jason Crum updated the Governing Body on the 2015 Baseball and Softball Season.

• **Baseball Season Summary 2015**

<u>Division</u>	<u>Number of teams '15</u>	<u>Number of teams '14</u>
T-ball	9	7
Coach Pitch	5	6
10 and Under	5	4
12 and Under	2	3
14 and Under	2	2

Total Participants 2015 = 273

Total Participants 2014 = 271

• **Softball Season Summary 2015**

<u>Division</u>	<u>Number of teams '15</u>	<u>Number of teams '14</u>
8 and Under	3	3
10 and Under	3	2
12 and Under	3	3
15 and Under	3	3

Total Participants 2015 = 154

Total Participants 2014 = 142

- Playing with Kaw Valley in older age divisions, primarily combining with Edwardsville and Bonner Springs, as Basehor doesn't have as many teams in the league this year, and Tonganoxie primarily only has teams in the older age groups. Thanks to our coaches, volunteer parents, umpires, field staff, concessions workers, parents, and fans for volunteering, assisting, and supporting the kids and teams. Thanks to commissioners of the summer sports: Garrett Martin, Robert Lamborn, and Michelle Briggs.
 - Councilmember Gardner asked so Basehor is playing in-house?
 - Parks & Recreation Director Jason Crum responded mostly, I don't think they're traveling to play anywhere else.
- Councilmember Studnicka asked how many games does each team play normally.
 - Parks & Recreation Director Jason Crum replied 10, we're going to try and do our best to get everyone their 10 games.
 - Councilmember Studnicka stated I understand, especially with this year, I was just wondering how many.
 - Parks & Recreation Director Jason Crum stated usually when we get to 4th of July, with family vacations and things like that, teams and the season start to wear down.

Presentation to David F. Anaya: Postponed to future Council Meeting.

COUNCIL CONSIDERATION OF AGENDA ITEMS:

PRAB Appointment: Councilmember Trinkle moved to appoint Mike Smith to the Parks & Recreation Advisory Board for a term ending December 31, 2016. Councilmember Gardner seconded the motion. The motion was approved with Councilmember Pawlowski voting against the motion.

Library Board Appointment: Councilmember Brungardt moved to re-appoint Ben Ontiveros to the Lansing Community Library Board for a term ending April 30, 2019. Councilmember Buehler seconded the motion. The motion was unanimously approved.

Request to Purchase 5 Replacement Portable Radios - Police: Councilmember Trinkle moved to approve the purchase of 5 replacement portable radios from TBS Electronics. Councilmember Buehler seconded the motion.

- Councilmember Pawlowski stated please refresh my memory, is this going to be part of an ongoing, are we going to do 5 this year and 5 next year.
 - Police Chief Steve Wayman replied I am going to try and replace them as we can. The big reason to do that is the current portables that we have right now, Motorola has gotten smart, and they don't make them anymore, right now it's unknown if they make replacement parts. So instead of waiting, like we did before when we had to go to the 800 digital, and spend \$1000.00 to replace each radio, we're taking a little bit out at a time. So next year we'll see what it brings, I might skip a year and go every other year to replace.
 - Councilmember Pawlowski stated so these will replace something that we currently have.
 - Police Chief Steve Wayman replied yes, we're taking what I have out of stock and getting rid of those.
- Councilmember Studnicka asked these are all compatible with the County, State, and even Fire Department.
 - Police Chief Steve Wayman replied yeah basically the 2500 series, they just quit making, it's on the state contract, they're digital, they're the next generation to replace what they have out there right now.
 - Councilmember Studnicka asked but you can talk to the highway patrolmen and they can talk to you, fire dept., and all that.
 - Police Chief Steve Wayman replied it will be mapped with our current mapping, so it will be exactly like what's on our current portable system, they are just a little bit different design.
 - Councilmember Studnicka replied thank you.
- Councilmember McNeill stated do you remember what was budgeted in 2015.
 - Police Chief Steve Wayman replied I don't have the exact amount on that but I know this did fall underneath that amount. Initially I had asked for 6 [radios] and it was over, so I bumped it down to 5.

The motion was unanimously approved.

Conditional Use Permit – Recreational Vehicle Parking at Parkwood Mobile Home Park: Postponed to a future Council Meeting per request of applicant.

REPORTS:

City Attorney: City Attorney had nothing to report.

City Administrator: Nothing to report.

Governing Body: Councilmember McNeill stated congratulations Emily [Laurence] and thank you to the two volunteers.

Councilmember Brungardt stated welcome Tim [Vandall] glad to have you on board, very excited.

Councilmember Trinkle stated welcome Tim and I'm sorry the rest of the council didn't get the memo on the red shirts. Mayor Kirby stated I wanted to congratulate the library, I was at the program last week, to kick off the summer reading program. Very well attended, very well run, and another one of those things we couldn't do without the volunteers who were there to help as well. Welcome to Tim, I know that there are a lot of people who are anxious to sit down with him and meet with him, but I'm going to caution you to wait; he's only here 2 days a week for now, his time is pretty much limited, as anxious as he is to meet a lot of you folks, don't get too excited, it's going to take some time.

Councilmember Gardner stated welcome Tim. Mike, Ben thank you again, and always a pleasure to see you Mr. Young.

Councilmember Pawlowski stated congratulations on your anniversary, I saw that on Facebook [to Mr. Young]. Didn't I see that you had lunch at Homer's; pretty cool, 65 years, it's pretty amazing. Welcome Tim, we all know now that Gene [Kirby] can dance.

Councilmember Buehler stated Happy Anniversary, Mike and Ben thanks for your time; I've said it before and I will continue to say it we can't do it without volunteers. Tim, welcome, looking forward to working with you in the future.

ADJOURNMENT: Councilmember Buehler moved to adjourn. Councilmember Pawlowski seconded the motion. The motion was unanimously approved. The meeting was adjourned at 7:12 p.m.

ATTEST:

Louis E. Kirby, Mayor

Sarah Bodensteiner, City Clerk

Superintendent 

I would ask Mayor Kirby to present David F. Anaya with a plaque to show the city's appreciation for his many years of service on the Lansing Board of Zoning Appeals.

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Action: Staff recommends the Council appoint Mary L. Earls-Cummins and Thomas Smith to fill the two open positions on the Board of Zoning Appeals for a three-year term expiring April 30, 2018.

AGENDAGENDAGENDA

ITEM # 3



CITY OF LANSING

800 First Terrace

Lansing, Kansas 66043

Telephone: 913-727-3036 * Fax: 913-828-4579

www.lansing.ks.us

APPLICATION FOR LANSING BOARD OF ZONING APPEALS

Name: Mary L. Earls-Cummins (Lu)

Lansing Address: 138 Fairlane Street

Home Phone: NA

Secondary Phone: 913 683 0327

E-mail: lu.earlscummins@gmail.com

Please attach a written statement expressing your interest in being appointed to the Lansing Board of Zoning Appeals. Your written statement should address the following four topics:

1. Qualifications for the position.
2. Personal philosophy of the Lansing Board of Zoning Appeals.
3. Desired accomplishments as a Board of Zoning Appeals Member.
3. Willingness to attend meetings on an as needed basis.

Also, attach the name, address, and telephone number of three personal references.

All applications should be returned to Lansing City Hall, marked to the "Attention of the City Clerk".

City of Lansing
800 First Terrace
Lansing, KS 66043

Application for Lansing Board of Zoning Appeals

Name: Mary L. Earls-Cummins (Lu)
Address: 138 Fairlane Street, Lansing
Phone: 9136830327
Email: lu.earlscummins@gmail.com

1. Qualifications for the position. I have been a Lansing resident for the better part of 50 years. After returning from overseas, we purchased our home in Holiday Hills in 1994. In 2012, I retired from civil service after 32 years. All of my civil service career was served at Ft Leavenworth. My husband and I raised three children in Lansing, two of which graduated from Lansing High School, as I did in 1974. We now have five grandchildren, one that is in Lansing Elementary School. Throughout those many years I have seen Lansing grow and change into a warm, inviting community that many are proud to call home. After I retired, I decided that I wanted to be more involved in my community and I signed up for the Citizens Academy...after completion of the academy I became a member of the Mayor's Advisory Council under Mayor Billy Blackwell.

2. Personal philosophy of the Lansing Board of Zoning Appeals. With a continually growing population, it is imperative that our city seek guidance and advice from the citizens that call Lansing home. I promise to represent our city with dignity and concern while also representing the citizens and helping to address their concerns. A personal touch is essential to working collectively with the board to render a solution to any appeal. Each appeal must be evaluated and all avenues from the physical location to the legal rulings must be studied completely before decisions are made.

3. Desired accomplishments as a Board of Zoning Appeals member. To not only apply legal precedence to each appeal but also common sense while presenting a personal dimension. I want to represent not only the city of Lansing but also the citizens that call our community home.

4. Willingness to attend meetings on an as needed basis. I promise to attend all meetings unless an emergency arises.

5. Personal references.

Tina VanderStaay, Lansing, KS, phone: 913 704 9850
Richard Hannon, 614 Pine Ridge Ct, Lansing, KS, phone: 913 306 6968
Gene Kirby, 1500 N. 8th Street, Lansing, KS, phone: 913 351 3439



CITY OF LANSING

800 First Terrace

Lansing, Kansas 66043

Telephone: 913-727-3036 * Fax: 913-828-4579

www.lansing.ks.us

APPLICATION FOR LANSING BOARD OF ZONING APPEALS

Name: Thomas Smith

Lansing Address: 89 Centinental St

Home Phone: 913 240 9644

Secondary Phone: _____

E-mail: TSSmith105@gmail.com

Please attach a written statement expressing your interest in being appointed to the Lansing Board of Zoning Appeals. Your written statement should address the following four topics:

1. Qualifications for the position.
2. Personal philosophy of the Lansing Board of Zoning Appeals.
3. Desired accomplishments as a Board of Zoning Appeals Member.
4. Willingness to attend meetings on an as needed basis.

Also, attach the name, address, and telephone number of three personal references.

All applications should be returned to Lansing City Hall, marked to the "Attention of the City Clerk".

22 May 2015

Application for membership on the City of Lansing Board of Zoning Appeals (BZA)

I understand that there is a vacancy on the BZA and I wish to apply to fill the vacancy. I have previously served on the Parks and Recreation Board, the BZA, the Planning Commission, and the City Council. I have a working knowledge of the Lansing Zoning ordinances and understand the process for seeking variances to existing zoning ordinances.

In my previous terms on the both BZA and the Planning Commission I had two major criteria that I applied to decisions. Simply put I tried to apply common sense and not make a decision that would negatively affect property value of adjacent property. If those two criteria were met, I would usually support the request for variance.

I have no problem attending meetings and with my pending retirement from Federal Service I should not have any conflicts with meeting times.


Thomas Smith

89 Continental St

Lansing, Ks 66043

913 240-9644

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Action: Staff recommends that the City Council approve or deny the conditional use permit for Parkwood Mobile Home Park at Gaslight and Helen Streets.

AGENDAGENDAGENDA

ITEM # 5

CONDITIONAL USE CHECKLIST

Conditional Use Case No. 2015-2

Date Filed: March 26, 2015

Date Advertised: April 24, 2015

Date Notices Sent: April 27, 2015

Public Hearing Date: May 20, 2015

I. Applicant's Name: Parkwood Investments, LLC

Applicant's Authorized Agent: Ronald G. Bates

II. Information in Application Correct? Yes ☒ No ☐

If no, explain: _____

III. Adjacent Zoning and Land Use:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Light Industrial	I-1
South	Agricultural	A-1
East	Agricultural/City Park	A-1
West	Residential/Commercial Business	B-3

IV. Present Use of Property: R-5 Mobile Home Park

V. Conditional Use Requested: To permit recreational vehicle parking on site

VI. The proposed conditional use does or does not meet the standards:

A. The proposed conditional use complies with all applicable provisions of the regulations, including intensity of use regulations, yard regulations, and use limitations. _____

Yes ☒ No ☐

B. Off-street parking and loading areas will be provided in accordance with the standards set forth in the regulations, and such areas will be screened from adjoining residential uses and located so as to protect such residential uses from any injurious effect. _____

Yes ☒ No ☐

C. The proposed conditional use at the specified location will contribute to and promote the welfare or convenience of the public. _____

Yes ☒ No ☐

D. Adequate utility, drainage, and other such necessary facilities have been or will be provided. _____

Yes ☒ No ☐

E. The proposed conditional use will dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations.

Yes ☐ No ☒

VII. Will the proposed conditional use be detrimental to the neighborhood?

A. Are the number and location of driveways and parking lots such that they are likely to create traffic congestion or traffic hazards? No - contained within park; one common entrance and exit.

B. Is the proposed conditional use likely to cause a substantial reduction in neighboring property values? No

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These minutes have not
yet been approved.

Call to Order – The regular meeting of the Lansing Planning Commission was called to order to Vice-Chairman Brian Schwanz. Others in attendance were Commissioners Sharon Henke, Kirsten Moreland, Joe Herring, Mike Suozzo, Chuck Holland, and Ron Barry. Vice-Chairman Schwanz noted that all Commission members were present and welcomed new members Mr. Holland and Mr. Barry.

Approval of Minutes, March 18, 2015, Regular Meeting – Commissioner Suozzo made a motion to approve the minutes of the March 18, 2015, regular meeting, seconded by Commissioner Herring. The motion was approved, with Commissioners Henke, Holland, and Barry abstaining.

Old Business – none

New Business – 1. Election of Chairman of the Lansing Planning Commission – Commissioner Henke nominated Joe Herring as Chairman. Since there were no other nominations, Commissioner Henke made a motion to close the nominations, seconded by Commissioner Suozzo. This motion passed unanimously. Commissioner Henke then made a motion to elect Joe Herring as Chairman of the Planning Commission, seconded by Commissioner Suozzo, and the motion passed unanimously.

At this time, Chairman Herring began moderating the meeting.

2. Election of Vice-Chairman of the Lansing Planning Commission – Commissioner Henke nominated Mike Suozzo as Vice-Chairman and Commissioner Suozzo nominated Brian Schwanz as Vice-Chairman. Since there were no other nominations, Commissioner Suozzo made a motion to close the nominations, seconded by Commissioner Henke. That motion passed unanimously. After some discussion, Commissioner Suozzo advised he would like to remove himself from consideration as he is already the Chairman of another board. Commissioner Henke then made a motion to close the nominations as amended, seconded by Commissioner Suozzo. The motion passed unanimously. Commissioner Henke next made a motion to elect Brian Schwanz as Vice-Chairman of the Planning Commission. The motion was seconded by Commissioner Barry, and was approved, with Vice-Chairman Schwanz abstaining.

3. Public Hearing – Conditional Use Permit – Helen Street and Gaslight Street. Chairman Herring stated that Ronald G. Bates, acting as the agent for Parkwood Investments, LLC, property owner, is requesting a conditional use permit to allow recreational vehicle parking in the mobile home park located at Helen Street and Gaslight Street, Lansing, Kansas. He said the property is zoned R-5, Mobile Home Park.

Chairman Herring opened the public hearing at 7:10 p.m. Mr. Bates stated he had nothing to add to the application packet submitted, but Mike Hooper, one of the owners of Parkwood Investments, would like to make some comments at this time.

Mr. Hooper said he and his wife are the managing partners for Parkwood Investments, LLC, and handle the everyday running of the mobile home park. He stated the application was submitted

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because they felt it would fulfil a need in the community. He said there is an RV park located about seven miles west of town that is currently full, with a 30-unit waiting list. He stated there are no other places in town to speak of that allow RV parking except for the RV park in Leavenworth. He said he also believes it would provide customers and income for restaurants and an increased tax base for the community. He said 14 lots in the park have been identified and they have tried to locate those lots so they are not next to residential properties, but next to agricultural or commercial zoned properties. He stated they do currently have an RV in the park that is a park-based model that is constructed a bit differently than the typical RV. He stated the owners are business owners in Leavenworth, and this was done on a short-term basis as an experiment to see how many expenses they would occur, as well as how to charge people who are interested in doing this. He said they are not looking for overnight campers because, unlike other parks in the area, each lot in this park has its own water meter, and along with electricity, it costs them a deposit every time the utilities have to be turned off and on. Mr. Hooper said they are looking for people wanting to stay three, six, and nine months and want people who are working.

Next to speak was Nancy Hininger, who stated she owns three houses on Helen Street. She said she lives at 105 and rents 103 and 111. She stated she drove through the park the day she received the notice and observed several empty trailers with broken windows, several empty lots with trash and debris, and an open fire burning on the south end of the park, for which there may or may not have been a permit. She said that years ago, she attended a planning and zoning meeting when this park was just an empty field and the proposal was to build an upscale mobile home park. She stated when she drove through today, she observed there are a few nice homes on the west side that are nicely maintained, but she believes the owner/developer should want to clean up and take care of what is there now before making a proposal for a change. She said every Wednesday she walks down the street, picking up trash, and feels this trash is from people walking from nearby fast food restaurants. She stated every week she ends up with a bagful of trash that has been thrown on her three properties. She stated she would ask the Commission to think hard before approving changes when the original agreement has not been maintained the way it was supposed to be.

Mr. Delmar Hininger, 105 Helen Street, spoke next. He stated he drove through the park on his way here and stated that since the owner is here now requesting a permit, there should be no reason why there is an RV parked there already. He said he believes that RV should be taken out of there and only be put back in if the permit is granted. He stated he worries that, if there are vacant lots and someone just wants to stay a week or two or overnight, the owner will allow that. He also stated there are plenty of mobile home parks in the area and approximately 15 mobile home parks for RVs. He stated his main concern is to keep the transients down as much as possible.

Mr. Hooper then addressed some of the concerns that had been brought up. He stated again that the RV currently there is designed a little differently than the typical RV. He said it does meet the length requirement in the Zoning Ordinance and he has not received any official notification that it was a code violation. He said he made sure it was a park model before allowing it to come in. He stated he's had numerous people from Fort Leavenworth wanting to

stay there while attending the nine-month class. He said they are looking for people who are working on projects in the Kansas City or Leavenworth area. He stated in the last year he's had 14-15 requests to place an RV in the park, which he's had to turn down since he didn't have a permit. He said in every case he can think of, the RV or motor home wanting to come in had considerable more value than any of the other trailers in the park. He next stated that all access is through the commercially zoned property via American Avenue and would not go through any residential area. He said they have talked to every tenant in the park and they are all for it. Mr. Hooper also stated they do get burn permits at times to burn a stack of tree limbs, leaves, etc. As far as vacant trailers, he said they do have to evict people for not paying their rent and they usually leave the trailer there for them to get rid of. He stated there are two there now that he's in the process of getting removed and tries to get rid of them as quickly as possible.

Since there were no other comments or questions from the audience, Chairman Herring closed the public hearing at 7:26 p.m.

Chairman Herring then asked Commissioners if they had any questions or comments. Commissioner Moreland asked if Mr. Hooper was previously aware of the Hiningers' concerns. He stated he was, as they spoke the last time this conditional use permit application was submitted. Commissioner Moreland asked if he knew the trash was coming from the tenants of the mobile home park and Mr. Hooper replied he didn't really know where the trash was coming from, but there is no vehicular access coming from the park to Helen Street as it's blocked off.

Commissioner Holland asked how long the vacant trailers have been vacant and Mr. Hooper stated around three months. He stated there's a process they have to go through to evict people, so it does take some time. Commissioner Holland asked if he started the process right away and Mr. Hooper said he did and that they have to go to court to get them evicted. City Attorney Greg Robinson stated he believed the people could be evicted, but then the park owners have to get title and that is quite a lengthy process. Mr. Robinson said once that is done, the park owners have to have somewhere to take it. Mr. Hooper stated each step can take several months and it costs them around \$2,000 each time they have to do this, not counting court costs. Commissioner Holland stated he understood that and just wanted to be sure there wasn't a gap in time between when people were evicted and the process to get rid of the trailer was started.

Commissioner Holland next asked if there is a minimum time required for the RVs to stay and Mr. Hooper said they don't want anything less than three months. Commissioner Holland then asked if there's anything to prevent people from switching spots and Mr. Hooper said they don't want them to live there permanently, but have no problem with people wanting to stay nine months, just not any less than three months.

Commissioner Moreland asked if any of the RVs would be unoccupied, such as a military person moving in and going TDY for six months, and Mr. Hooper said that's not his intent. He said the military people are usually there for the nine-month classes and don't typically go TDY during that time.

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Mr. Hooper stated that another requirement is that each RV must have its own bath facility – shower, bathtub, stool, vanity, etc.

Commissioner Barry said he understood that Mr. Hooper had been before the Council before and Mr. Hooper stated that was correct. Mr. Hooper said the last time, the Planning Commission unanimously approved the permit and the City Council disapproved it. Mr. Barry said, since he knew the process, why did he move in the park model without permit or conditional use? Mr. Hooper said they brought it in because it was a park model, which is a different standard than an RV. He said it meets the length requirement and the ability to tie down, which is a requirement in the Zoning Ordinance for a mobile home. Commissioner Barry then asked Mr. Robinson if what was brought in is an RV or a mobile home and Mr. Robinson stated he couldn't answer that because he doesn't have the specs.

Commissioner Barry stated that Mr. Hooper said his intent was to have working members or families come in for three to nine months, but that can't be restricted if they sign a lease for three months and are working or not, as far as who comes in if they meet the criteria as far as down payment or rent. Mr. Robinson stated if Commissioner Barry is talking about age or income restrictions or anything like that, Mr. Hooper cannot control that, but can control the time. Commissioner Barry stated his point was that it's the length that's the factor, not who's going to be in the park. Mr. Hooper said what was done with the current tenant and would be done with future tenants if the permit is granted, was to have them fill out the application just like those moving in a mobile home, along with a credit application, and a credit and background check are done by a company hired by the park owners.

Chairman Herring asked if Mr. Hooper has a time limit on how long people can stay and Mr. Hooper said he does not. City Inspector Rebecca Savidge stated the guidelines regarding RVs in the ordinance does not limit the length of time they can stay. Mr. Robinson stated that it could be put in as a condition of approval of the application. Mr. Hooper said he believes Oak Lane Park currently has a conditional use permit to allow RVS with no restrictions attached to it.

Vice-Chairman Schwanz asked Ms. Savidge to explain just what a conditional use permit is. She stated it is a use not typically allowed in a particular zoning district, such as a day care in a residential area. She then read the definition, which states "Conditional uses are those type of uses which, due to their nature, are dissimilar to the normal uses permitted within a given zoning district or where product, process, mode of operation, or nature of business may prove detrimental to the health, safety, welfare or property values of the immediate neighborhood and its environs. Within the various zoning districts specific uses may be permitted only after additional requirements are complied with as established within this section." She also stated there is a list in the Zoning Ordinance specific to RV parking and these are requirements Mr. Hooper would have to meet.

Commissioner Moreland asked how difficult it is for staff to enforce conditional use permits and Ms. Savidge said they are actually easier because they are very clearly defined and the requirements are spelled out to the "T".

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Vice-Chairman Schwanz asked when a conditional use can be pulled and Ms. Savidge stated it can be pulled at any time for any violation of the conditions. Mr. Robinson stated a warning would usually be given first, but if the violation is not taken care of, it could be brought before the City Council and the Council could pull the permit.

Ms. Savidge stated these conditional use permits have to be renewed every five years and complaints are also addressed at that time.

Mr. Bates stated at this time that if a violation was found, the owner would not even have to be given a warning, and any individual or Council member could submit a petition to have it put on the Council agenda to have the conditional use permit pulled.

Vice-Chairman Schwanz asked how many lots there are in the park and Mr. Hooper stated there are 60, and Vice-Chairman Schwanz said he understood Mr. Hooper wants to designate 14 of those for RV and Mr. Hooper stated that was correct. Vice-Chairman Schwanz said he recalled when this was brought up previously, the owners were asking for 30 lots and Mr. Hooper said that was correct. He stated they were asked to reduce it to less than 25% and that's why they are now asking for 14. Vice-Chairman Schwanz thought at that time they were also looking to serve the speedway traffic, but were now moving away from that. Mr. Hooper stated that if that was the inference that was sent at that point in time, that was incorrect, as he has never wanted to get the speedway traffic or the overnight part of it.

Vice-Chairman Schwanz asked if the RV there now is included in those 14 lots and Mr. Hooper said it is. Mr. Bates said that while the home there now is being called an RV, they believe it is in compliance with the ordinance currently because it is different than an RV and satisfies the current requirement. Vice-Chairman Schwanz said he believed it was stated that this was a pilot test and was being looked at as short term. Mr. Hooper said the homeowner would like to stay as long as he can, but if a conditional use is not granted, the situation would have to be reassessed. Vice-Chairman Schwanz noted he had built a nice deck around it and Mr. Hooper said it makes it look more like the nature of the neighborhood. He said that's why it's a park model RV so it does meet stiffer criteria as far as construction. Vice-Chairman Schwanz said it seemed to him that in building the deck, it made it look like they intended to stay awhile. Mr. Hooper said he was making it easier for his wife to get in and out as she had to use a walker.

Vice-Chairman Schwanz next asked Ms. Savidge what the requirements are in regard to length for a mobile home to be parked in there. She stated she believed it was 24' for the RV. Mr. Hooper said the definition for a mobile home is 32' or longer.

Vice-Chairman Schwanz next expressed concern about access and constantly moving these in and out. Mr. Hooper replied that the roads inside the park are private and that American Avenue is a collector arterial street and is built to a heavier standard to handle big trucks, such as the ones going in and out of there every day.

At this time, Ms. Savidge said she didn't find a required length for mobile homes, but listed some of the other requirements, such as maximum height, etc.

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Commissioner Henke asked about length of leases and how staff would keep track of how long people were staying and Ms. Savidge stated the park owner has to keep records for three years and they have to be available for inspection at any time.

Commissioner Henke then asked if the property changed hands, would the conditional use permit stay with the property, and Mr. Hooper stated the new property owner would have 120 days to obtain a new conditional use permit.

Commissioner Henke said she believes the task of the Commission is to evaluate the application as to whether or not it meets the criteria and not necessarily whether they like it or not. Mr. Robinson stated their opinion can also be a part of it.

Ms. Savidge, at this time, went back to the question of length for a mobile home and stated she'd found, under the definition, that it must be 36' or more. She stated she didn't see a definition for an RV.

Commissioner Holland asked if it would be considered a transient if one company parked an RV there, and then moved different workers in every few weeks. He stated he knew of an incident in Florida with a condo where an insurance company wanted to come in and adjust for hurricane damage, so they rented a condo to them. He stated they had people come in every other week and trashed the place, so he was concerned that might be a possibility. Mr. Robinson stated that one advantage to having an RV in a park instead of a trailer as far as eviction is that they are much easier to get rid of in that you can just put it on a tow truck and take it out of there.

Chairman Herring asked Mr. Hininger if traffic is blocked off there and he replied you could ride a motorcycle through there, but it's mostly foot traffic. He also stated he knows several companies that own RVs and have employees go back and forth all the time. Mrs. Hininger stated she also knows of a situation like that, with ten temporary workers using the RV, and this is a concern. Mr. Hininger stated he would like to see at least a 90-day minimum condition on the permit if the Commission decides to approve it. Mr. Robinson also suggested perhaps Mr. Hooper could send out a newsletter or something with bills reminding tenants not to trash the neighborhood.

Chairman Herring stated he would like staff, before this goes to the City Council, to research more as to whether or not the home parked there now is an RV or is compliant.

Since there were no other questions or comments, Chairman Herring asked for a motion on the checklist as a finding of fact. Commissioner Henke made a motion to accept the checklist as a finding of fact, seconded by Commissioner Suozzo. This motion was unanimously approved.

Chairman Herring then asked for a motion on the application itself. Commissioner Henke made a motion to approve the conditional use permit application for Helen Street and Gaslight Street, seconded by Commissioner Suozzo. Chairman Herring asked if there was any stipulation on time frame and Commissioner Henke said "no". Commissioner Henke again stated she

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believed the responsibility of the Planning Commission was to be sure the application meets the requirements. Commissioner Barry stated he believes the Commission should also see how this fits with future land use and the Main Street Corridor. Mr. Robinson stated the park was intentionally left out of the Main Street Overlay District, but understands it does have an impact. Commissioner Barry stated that even though it's not in the MSOD, it does have an impact in terms of sightlines to the Main Street Corridor and the use or potential use of areas around there. Commissioner Henke stated she believes that is more of a decision for the City Council and Commissioner Barry stated he disagrees.

Ms. Savidge stated that while she understands what's being said, right now this park is legally zoned and Mr. Robinson stated it does have a carve out for the requested use. He also stated that even if this body denied the application, the City Council could go ahead and approve it. He said that he does believe, however, that Commission members can take outside information into their decision making process.

Vice-Chairman Schwanz stated his concern is that there is no minimum amount of time put in as a condition of approval. Chairman Herring stated a motion had been made and seconded. Commissioner Henke asked if a vote should be taken and the motion voted down. Mr. Robinson said whoever made the second could withdraw it, so Commissioner Suozzo withdrew his second at this time. Commissioner Henke asked how staff would monitor how long RVs had been there. Mr. Robinson stated Mr. Hooper has to keep logs and he would have to make that available for staff to check. Commissioner Henke said she believed that would be a staffing nightmare and didn't want to add that condition to the permit. Chairman Herring stated we still have a motion, unchanged, to approve as per staff recommendation. Commissioner Suozzo seconded the motion again so it could be voted on one way or another. Roll was taken and the motion was approved 4-3, with Vice-Chairman Schwanz and Commissioners Holland and Barry voting "no". Chairman Herring noted this would go to the City Council on June 4.

Notices and Communications – Chairman Herring stated special presentations will be made to both James Pittman and David Anaya at the May 21 City Council meeting in appreciation of their many years of service on the Lansing Planning Commission and Board of Zoning Appeals, respectively.

He also stated Ronald Barry and George "Chuck" Holland were appointed to the Planning Commission at the May 7 City Council meeting and Richard Hannon has been reappointed to the Board of Zoning Appeals for another three-year term. He said there are still two vacancies and the position is being advertised again.

Reports – Commission and Staff Members - Vice-Chairman Schwanz asked why there hasn't been a renewal of the conditional use permit for Oak Lane brought before the Commission and Ms. Savidge said she believes that was done through the Council a long time ago, before this process began, and that it was grandfathered in, but she would check on it.

Commissioner Suozzo asked about the conditional use permit for the Methodist Church parking lot, but the secretary stated that was actually a variance granted by the Board of Zoning

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Appeals. She stated she would check on when that is set to expire and let Commissioner Suozzo know.

Commissioner Henke asked about the area across from Lansing Lumber. Mr. Robinson said the Council used to make Mr. Asher come in every year about it, but a motion was later made to discontinue making him do that. Ms. Savidge said she will say Mr. Asher has started looking at some plans.

Commissioner Moreland stated she had attended some MARC training regarding traffic impact studies and how Johnson County is handling things like empty malls. She encouraged everyone to attend whenever possible.

Adjournment – Vice-Chairman Schwanz made a motion to adjourn, seconded by Commissioner Henke, and it was approved by acclamation. The meeting adjourned at 8:27 p.m.

Respectfully submitted,

Cynthia Tripp, secretary

Reviewed by,

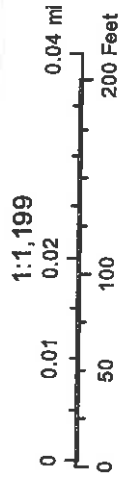
Rebecca Savidge, City Inspector

RV Lots



January 7, 2015

City of Leavenworth, Kansas GIS Web Mapping

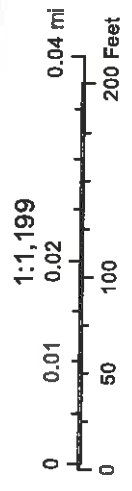


Street Widths



January 7, 2015

City of Leavenworth, Kansas GIS Web Mapping





	<p>2000 Edition 4.4.06</p> <p>ZONING MAP</p>	<p>DATE: JULY, 2010</p>	<p>DRAWN BY: DENNIS THOMPSON</p>
<p>APPROVED BY: _____</p>	<p>SCALE: NOT TO SCALE</p>	<p>APPROVED BY: _____</p>	

Lansing Police Department
Vehicle Fleet End of Month Report

May-2015

Unit	Year	Make/Model	Mileage as of 05/03	Mileage as of 06/01	Miles Driven	Current Use	Future Use	Comments
1	2013	Ford Explorer	32462	34211	1749	Patrol	Patrol	Fit for patrol duty
2	2012	Dodge Charger	12788	12936	148	Lieutenant	Lieutenant	Limited Use - Lieutenant
3	2015	Ford Explorer	0	11	11			Awaiting Upfit
4	2015	Ford Explorer	0	231	231	Limited	Limited	Awaiting Upfit
5	2012	Dodge Charger	13752	13965	213	Captain	Captain	Limited Use - Captain
6	2013	Ford Explorer	22954	23756	802	Patrol	Patrol	Fit for patrol duty
7	2002	Ford Explorer	110860	111702	842	Detective	Detective	Special Use - Investigations
8	2011	Dodge Charger	41930	43012	1082	Patrol	Patrol	Fit for patrol duty
9	2012	Chevy Tahoe	51948	53372	1424	Patrol	Patrol	Fit for patrol duty
10	2011	Dodge Charger	20586	21446	860	Chief	Chief	Limited Use - Chief
11	2003	Ford F150	71097	71407	310	Animal Control	Animal Control	Fit for Animal Control duties
13	2010	Dodge Charger	70385	71752	1367	Patrol	Patrol	Fit for patrol duty
14	1995	Ford EOC Vehicle	162630	162630	0	EOC	EOC	Limited Use - EOC
15	2006	Dodge Charger	106714	108266	1552	Sergeants	Sergeants	Fit for patrol duty
16	2007	Ford Van	12821	12821	0	Transport	Transport	Limited Use - Transport
17	2010	Dodge Charger	77152	78178	1026	Patrol	Patrol	Fit for patrol duty
					0			
				Mileage Total:	11617			

City of Lansing Wastewater Utility Department
Fleet Report

May-15

City Influent	50.72 MG	City Avg Daily	1.636 MG
LCF Influent	15.59 MG	LCF Daily Avg	.503 MG
Total Biosolids	1.128 MG	Precip	8.57"

Vehicles

Year	Make	Model	Description	Mileage Start	Mileage Ending	Miles Driven	Current Use	Comments
1995	Dodge	3500	Flatbed Truck	86586	86626	40	Collection System	
1999	Sterling	Vactor	Jet Truck	7765	7776	11	Collection System	
2002	Ford	350	Pick Up Truck	83022	83318	296	Ops/Maint.	
2206	Ford	Cr Vic	Sedan	140060	140511	451	Ops/Maint.	
2005	Ford	550	Flatbed Truck	39935	40017	82	Ops/Maint.	
2005	Freightliner	M2106	Dump Truck	16292	16383	91	Biosolids Disposal	
Total						971		

Year	Make	Model	Description			Hours Used	Current Use	Comments
1990	Ag Chem	2004	Solids Tanker	0	0	0		
1991	Case	1825	Uni-Loader	929	929.3	0.3	Plant Activities	
1999	Sterling	Vactor	Jet Truck	2166	2168	2	Collection System	
1999	Aries	Saturn III	Camera Trailer	327.5	327.8	0.3	Collection System	
2004	John Deere	7920	Tractor	989	989.6	0.6	Biosolids Disposal	
2005	Polaris	Ranger #1	Utility Vehicle	808.5	819	10.5	Operations	
2004	Case	621D	Loader	2052	2052	0	Operations	
2005	Polaris	Ranger #2	Utility Vehicle	886	891	5	Maintenance	
2006	JCB	531-70	Telehandler	458	458	0	Plant Activities	

Lansing Public Works Department

Monthly Fleet Report

Month May **Year** 2015

Vehicles

Year	Make	Model	Description	Mileage Starting	Mileage Ending	Miles Driven	Comments
2008	Ford	LT	LT. Pick-up Ext	37,770	38,300	530	
2007	Ford	LT	LT. Pick-up Ext	27,973	28,309	336	
1998	Ford	1/2 ton	Pick-up	54,780	54,977	197	
2001	Ford	LT	LT. Pick-up Ext	111,446	111,662	216	
2005	Ford	LT	LT. Pick-up Ext	36,011	36,145	134	
2000	Ford	Explorer	SUV	174,793	175,070	277	
2005	Sterling	LT 8500	Dump Truck	43,080	43,122	42	
2007	Elgin	Crosswind J+	Street Sweeper	3,986	4,263	277	
1992	Ford	700	Dump Truck	62,236	62,236	0	
1999	Ford	F350 4x4	Dump Truck	82,391	82,410	19	
2000	Ford	F350 4x4	Pick-up Utility	89,847	90,107	260	
2002	Ford	F350 4x4	Dump Truck	65,812	65,893	81	
2011	International	7400	Dump Truck	7,872	7,905	33	

Equipment

Year	Make	Model	Description	Hours Starting	Hours Ending	Hours Used	Comments
1997	JD	770BH	Grader	4,890	4,895	5	
2004	IR	DD-24	Asphalt Roller	231	231	0	
2006	IR	185	Air Compressor	159	159	0	
1993	Ford	5030	Tractor	295	305	10	
1997	Bobcat	763	Skid Steer	1,905	1,906	1	
2014	Case	580 SNWT	Backhoe	140	151	11	
2002	Crafoo	110	Crack Sealer	731	731	0	
2003	Kubota	L3710	Tractor	1,324	1,328	4	
2009	Case	465	Skid Steer	435	435	0	
2004	Case	621D	Front Loader	2,013	2,013	0	at wastewater plant