



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

**COUNCIL AGENDA**  
*Regular Meeting*  
**Thursday, February 15, 2018**  
**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***

**AMENDED**

**OLD BUSINESS:**

1. Approval of Minutes

**NEW BUSINESS:**

***Audience Participation***

***Presentations:***

2. Military Saves Week Proclamation

***Council Consideration of Agenda Items:***

3. Ordinance No. 995 - Re-Zone Request 00000 East Mary Street

***Reports:***

Department Heads: City Attorney; City Engineer; City Administrator; Councilmembers

***Proclamations***

***Other Items of Interest:***

4. Department Vehicle and Equipment Mileage Reports

***Adjournment***

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## AGENDA ITEM

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TO: Tim Vandall, City Administrator  
FROM: Sarah Bodensteiner, City Clerk  
DATE: February 9, 2018  
SUBJECT: Approval of Minutes

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The regular meeting minutes for February 1, 2018, are enclosed for your review.

Action: Staff recommends a motion to approve the regular meeting minutes for February 1, 2018, as presented.

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**AGENDA ITEM #**

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**Call To Order:**

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

**Roll Call:**

Mayor Mike Smith called the roll and indicated which Councilmembers were in attendance.

**Councilmembers Present:**

**Ward 1:** Dave Trinkle and Gene Kirby  
**Ward 2:** Andi Pawlowski and Don Studnicka  
**Ward 3:** Jesse Garvey and Kerry Brungardt  
**Ward 4:** Tony McNeill and Gregg Buehler

**Councilmembers Absent:** None

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**OLD BUSINESS:**

**Approval of Minutes:** Councilmember Buehler moved to approve the regular meeting minutes of January 18, 2018, as presented. Councilmember McNeill seconded the motion. The motion was unanimously approved.

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

**Presentations: Lansing Tree Board Arboretum:** Lansing Tree Board representative Randy Dorf briefed the Governing Body about the Tree Board's desire to have an arboretum in Lansing. The Tree Board has visited several arboreturns in the state and has found them to be a very interesting and enjoyable attraction as well as an educational opportunity for the community. The Tree Board has identified two possible locations for an arboretum within Lansing that do not require the acquisition of real estate; Kenneth W. Bernard Community Park and Kelly Grove Park. The Tree Board is not seeking funding from the City at this time, but instead, looking for support from the City to move forward with this endeavor.

- Councilmember Kirby advised Mr. Dorf that the Tree Board should seek the assistance of Mr. Jim Fricke. He is the man behind the Friends of Lansing Library and Friends of Lansing 501C3 organizations, and could easily help with the receipt of donations within the Friends of Lansing 501C3.

**Sewer Service Issues in NW Lansing:** Wastewater Utility Director Tony Zell briefed the Governing Body on the current collection system challenges to provide sewer for new developments in northwest Lansing. Three options were discussed, to include (1) rehabilitation and replacement of existing pipes through established neighborhoods as stated in the Wastewater Master Plan, (2) routing flows from new development through the golf course to the north, and tying into a project under design, and (3) installing a new line on the south of the golf course, and intercepting existing flows from Maples III and Willows IV. Cost estimates were provided, and the Governing Body agreed to begin an RFP to select a design engineer.

**COUNCIL CONSIDERATION OF AGENDA ITEMS:**

**Request to Purchase Pickup Truck – Wastewater Department:** Councilmember Brungardt moved to approve the purchase of a standard cab 4x4 gasoline pickup truck from Zeck Ford in the amount of \$27,350.00. Councilmember Buehler seconded the motion.

- Councilmember Trinkle asked on these items that we're voting on tonight, Mayor, is this stuff going to go up for auction, are we keeping any of it or is everything going to be sold.
  - Wastewater Utility Director Tony Zell replied this particular truck we've already sold.
    - Mayor Smith replied most of it is going to be sold.

The motion was unanimously approved.

**Request to Purchase Pickup Truck – Parks & Rec. Department:** Councilmember Buehler moved to approve the purchase of a Ford 1-Ton crew cab truck with snowplow, lift gate, and headache rack from Shawnee Mission Ford in the amount of \$50,744.00. Councilmember Pawlowski seconded the motion.

- Councilmember Kirby asked is this replacing something else.
  - Parks & Recreation Director Jason Crum replied yes a 2003 4-door pickup truck. And that one we will put out for sale.
- Councilmember Buehler asked what is a headache rack.
  - Parks & Recreation Director Jason Crum replied it's an aluminum piece that protects the back window.
- Councilmember Garvey asked what is the mileage on that.
  - Parks & Recreation Director Jason Crum replied funny you asked me that it's 123,456, it just turned that today.

The motion was unanimously approved.

**Request to Approve 2018 Sanitary Sewer Cleaning and CCTV Bid:** Councilmember Buehler moved to approve the bid of \$1.29 per foot from Hydro-Klean for cleaning and videotaping approximately 105,000 feet of sanitary sewer. Councilmember Pawlowski seconded the motion.

- Councilmember Trinkle asked is this who we used before.
  - Wastewater Utility Director Tony Zell replied yes.
    - Councilmember Trinkle asked did they find anything on the last cleaning that we did.
      - Wastewater Utility Director Tony Zell responded sure.
        - Councilmember Trinkle asked is a lot of money going to have to be spent to fix it.
          - Wastewater Utility Director Tony Zell stated I haven't put figures to it yet, but they did find some defects, nothing I would consider out of the ordinary for being the old part of town, but nothing that made my heart skip a beat.
            - Councilmember Trinkle asked they did it all within their time that they said they were going to do it.
              - Wastewater Utility Director Tony Zell replied yes.
- Councilmember Pawlowski stated as I remember they were a lot cheaper than anybody else that bid, and so they said they will honor their price this year. I'm saying that so that they people that watch this understand that it was a deal.
  - Wastewater Utility Director Tony Zell replied it was a great deal.
    - Councilmember Pawlowski stated we like deals.
      - Wastewater Utility Director Tony Zell replied we do too, and their Kansas City shop is up and running.
        - Councilmember Pawlowski stated that's right, weren't they out of Omaha or someplace.
          - Wastewater Utility Director Tony Zell replied Des Moines.

The motion was unanimously approved.

**Request to Approve 2018 Flow Monitoring Study and Master Plan Update:** Councilmember Brungardt moved to approve the 2018 Sanitary Sewer Flow Monitoring and Model Update as presented in Attachment A, from George Butler Associates, in an amount not to exceed \$74,752.00. Councilmember Buehler seconded the motion.

- Councilmember Pawlowski asked did you just go to GBA because they'd done it before and that's the only one.
  - Wastewater Utility Director Tony Zell replied they did the original one and they've done probably twelve or fifteen different model ones for us to look at different properties, and I guess I kind of liken this to us always going back to PEC for our rate studies, they are the most intimately familiar with our flow model, collection system, and those types of things.
    - Councilmember Pawlowski stated we just want it to rain this year.
      - Wastewater Utility Director Tony Zell stated we do, we are starting thirty days later than we did the last go round, April, May, and June of this year.
        - Councilmember Pawlowski stated last time we didn't have rain.
- Councilmember Trinkle asked is this replacement or new, I mean put in new spots or locations.
  - Wastewater Utility Director Tony Zell replied they'll use the identical locations as best we can from the last study, so we can get an apples to apples comparison on what was occurring four years ago to what is occurring now, based on all of the new work that has been done over the last couple of years.
- Councilmember Pawlowski asked do you think when we get the results that will alter any of the other stuff that we just talked about.
  - Wastewater Utility Director Tony Zell responded with guarded optimism, yes. We won't know until we know, that's why we're doing the study.

The motion was unanimously approved.

**Request for After Hours Use of Activity Center – Boy Scouts:** Councilmember Kirby moved to approve the request from the Boy Scouts for after-hours use of the Lansing Activity Center for their Anti-Campout event. Councilmember Pawlowski seconded the motion.

- Councilmember Trinkle asked are all the proper insurances and everything we need been received.
  - Councilmember Brungardt stated yes it says it right there.

The motion was unanimously approved.

**Request to Purchase Mower – City Clerk’s Office:** Councilmember Buehler moved to approve the purchase of a Kubota Zero Turn Gas 54” Pro Deck mower from Romans Outdoor Power of Louisburg, Kansas, in an amount not to exceed \$8,185.00. Councilmember Pawlowski seconded the motion.

- Councilmember Kirby asked so I assume if there’s any warranty work that has to be done, then it’s going to have to go all the way back to Louisburg, Kansas.
  - City Clerk Sarah Bodensteiner replied for warranty work, we’d send it back to Louisburg.
    - Councilmember Garvey stated they may have a field service team too that could do it.
      - Councilmember Kirby replied nobody does that anymore, they used too.
- Councilmember Studnicka asked why Louisburg, that’s a good question.
  - City Clerk Sarah Bodensteiner replied price.
    - Councilmember Studnicka asked did the local Kubota guy down here, south of here give a good price.
      - City Clerk Sarah Bodensteiner replied the one in Bonner?
        - Councilmember Studnicka replied yeah.
          - City Clerk Sarah Bodensteiner replied his bid did not even meet our specifications.
  - Councilmember Tinkle asked we’re not going to have to buy a tractor or trailer to get it anywhere.
    - City Clerk Sarah Bodensteiner responded we use Street Department, they let us borrow it or Parks if theirs is available. We use them for maintenance every year, we usually try to time it together.
  - Councilmember Kirby stated I’ve got a 2002 that’s got almost 3,000 hours on it and I know you’re the last person to have this mower that’s been passed around, and that’s not a whole lot of hours for work that has to be done. This isn’t a criticism of you, so please don’t take it that way.
    - City Clerk Sarah Bodensteiner replied I don’t drive it.
      - Councilmember Kirby stated I know you don’t, but maybe you should be. I hope that we’re not going to run into this anywhere where we’re doing major repairs way too early. I just had to say that.
        - City Clerk Sarah Bodensteiner replied I would agree. We intend to maintain it as top notch as we can.
          - Councilmember Kirby stated I’ve got one with 3,000 that still runs and I’ve got them with 1,500 and 2,000 hours, and I don’t know if we bought a lemon or what, but anyhow good luck.

The motion was unanimously approved.

**Ordinance No. 995 – Rezone Request 00000 East Mary Street:** Mayor Smith stated a request has been received to re-zone the property addressed as 00000 East Mary Street from R-2 single-family residential to A-1 agricultural. The Planning Commission met on January 17, 2018 and recommends approval of the re-zone request via a 5-2 vote. The options are to accept the planning commission’s recommendation to approve the re-zone request and adopt Ordinance No. 995, approve the re-zone request with conditions, remand the application back to the planning commission, or table the item.

- Councilmember Garvey stated I think we should have audience participation first.
  - Mayor Smith asked if anyone wants to address the Council on this issue.
- Resident Mike Chiles stated I live on Hillbrook Drive which is right next to where they want to go back to agriculture. It’s really not a consideration in my opinion of bees and lilacs, it’s more of residential and agricultural. We have the ordinances that we have in residential that there just isn’t in agriculture. You know when we bought our home we bought it in a neighborhood expecting to be in a neighborhood and that’s kind of where I’m at.
  - Councilmember Brungardt stated so your problem is they changed the rules, sort of, half way through when you bought.
    - Resident Mike Chiles replied hopefully not, but that’s what you’re looking at tonight.
      - Councilmember Brungardt stated I get that.
        - Resident Mike Chiles stated when we bought our home we bought it right next to the cow pasture of the prison, I knew that when I bought it, but that’s one side. I was surrounded on the other three sides with residential. I don’t know what it would do to my property value if there was a pig farm in my backyard but I can’t imagine it would help.
- Councilmember Trinkle asked this doesn’t happen to fall into spot zoning that we tried to eliminate through our comprehensive plan does it.
  - Councilmember Kirby stated I think Becky needs to come up here.



- City Inspector Rebecca Savidge stated in fact our comprehensive plan shows this as agriculture/open space, is what our future land use shows. This is a piece of property that was originally platted with the Hillbrook Subdivision, it's on the east side of the creek that runs down between the back of the houses and it's butted up around agriculture then it goes to Lost 80 Park, which is also ag.
    - Councilmember Studnicka stated it's all in the floodplain too.
      - City Inspector Rebecca Savidge replied it is all in the floodplain and in the floodway, which is even more restrictive than the floodplain itself.
- Councilmember Kirby asked could you explain the difference there between the floodplain and the floodway.
  - City Inspector Rebecca Savidge replied it is the direct path of where the water will go.
    - Councilmember Kirby asked and that is in the floodway.
      - City Inspector Rebecca Savidge replied that is in a floodway yes. The entire property.
- Councilmember Buehler asked so it's prohibitive, there's no way a building will ever go in there, or it's just difficult to get a waiver to put up a building in there.
  - City Inspector Rebecca Savidge responded when I talked to the FEMA Representative from the State of Kansas for FEMA and I also talked to Janelle at the Division of Water Resources, any change, even if they wanted to store dirt on there, would have to have a no rise elevation certificate showing that it would not make any change. As the applicant has found out it's a pretty expensive process, you have to get a PE to certify that. Buildings are very unlikely.
- Councilmember Kirby asked what about animals.
  - City Inspector Rebecca Savidge replied they said the same thing, they said it's pretty unlikely that someone would put that in a floodway for chances of drowning.
    - Councilmember Kirby stated but there's a difference between it won't happen and it could.
- City Inspector Rebecca Savidge stated the only thing I can say is the bees that he's asking for is a conditional use permit, he has to come back to you and the planning commission for a conditional use.
  - Councilmember Garvey asked he could do that with his own residential couldn't he.
    - City Inspector Rebecca Savidge replied no, it's only conditionally permitted in agricultural.
      - Councilmember Garvey stated John Bradford has it.
        - City Inspector Rebecca Savidge stated there is some conflict in the code and when you spell it out it's only conditionally permitted in ag or permitted in I-1 for an apiary.
          - Councilmember Pawlowski stated but our City Code has it permitted because we've done that before.
            - City Administrator Tim Vandall stated we're double checking on that.
  - Councilmember Pawlowski stated so I'd like to table this item until we get an answer on whether or not we can give them as a conditional use permit as us and not change the zoning.
  - Councilmember Garvey stated I want to ask one question before we do that this feels like we're going in reverse, when was the last time we changed something from residential back to agriculture? It feels like we're going backwards doesn't it?
    - City Attorney Gregory Robinson stated this is more of a land use question, land is supposed to be used to its most optimal, that's like real estate law, to its most optimal use. This cannot ever be residential, so it is contrary and contravention of real estate law because you will never use it to its most effective use in its current zoning as R-2.
      - Councilmember Garvey asked so why was it zoned residential to begin with.
        - City Attorney Gregory Robinson stated when they did the plat it was already in there and usually that land is always given away as some kind of here you go park land in the floodway.
          - Councilmember Pawlowski asked didn't we change the zoning on the whole parcel he bought.
            - City Attorney Gregory Robinson replied I don't recall if I was here at that time.
              - City Inspector Rebecca Savidge stated yes to R-2 and then when they had the lots platted and they were shorter to the creek and so the people along the creek up at the top got quit claim deeded to the creek line on the west side and then the rest of it stayed as the one unusable lot basically.
    - City Attorney Gregory Robinson stated and I guess to your point in reference to why the reason you'd table it, what I would suggest as well as part of that if there is discussion about why to table it, is I don't think it would be inappropriate to see because the process with FEMA and the Water Resources Division has to occur no

matter what. So it probably, to have all of the information before the Body, probably should table it until that comes back, because if you do something here on the assumption that you think they are going to do something and you make a decision, the next thing you know their decision is opposite of what you thought or what you may have thought. To me it seems right to have all the cards on the table so you can look at it all to determine what it is that you want to do. Now again from the legal perspective of using its highest and best use, it would be agricultural and that would fit with our adopted comprehensive plan. Obviously we have people that have concerns and rightfully so, but at the same time right now can anyone else think of some land in our City that is covered by three sets of restrictive regulations: we have the City, we have the Feds, and we have the State, because this land is one-hundred percent within that floodplain and floodway. So livestock, people start talking about livestock, I don't know the rule I'm not an agricultural lawyer, but people want to start can you put pigs out there. I don't know how many pigs you could put out there before they have to have some type of protection, do they have to have an outbuilding, do they have to have a shed or lean-to, I don't know the answer because I'm not a farmer.

- Councilmember Pawlowski stated just for example we change the zoning, he buys an adjacent piece of property that he can put a building on, and he can let his pigs or cows or whatever roam around, then he's covered, but the question remains that we have people that have bought houses in a residential neighborhood, that have residential zoning behind them and they are comfortable with that, and changing the zoning opens those people up to a loss of property value, because the City would go in and change it, and I think that that is where our concern needs to be. I don't care what the comprehensive plan says, it's already zoned residential.
  - City Attorney Gregory Robinson stated true, and again I'm not pushing one way or the other because Tim and I actually had that conversation today that exact issue because under that farm protection development act preservation, we talked about it today what would happen if the ag to the east and the south and had bought those ten acres and let's say that ten acres is fenced. Could the new owner under the farm act protection stuff, if it's zoned ag, take down the fence and now the cows are walking and the outbuilding is on the other hundred acres he owns and the cows are all walking down in the floodplain and floodway without any buildings without anything. And again that becomes potentially a problem depending on whether or not it is to be considered livestock or if you've got some kind of farm operation, that if these animals are beating up the ground so to speak and turning it up are you causing problems with soil that can then be affected by flood waters.
- Councilmember Pawlowski stated and that's the other problem, being as intimately aware of the floodplain as I am is that water comes through there, I've seen stuff on that adjacent property float because that water gets so deep and you worry about what's going to happen if anything gets shoved up against that bridge, because then Tim is floating and all of his neighbors. I just think we need to table this until we have more information and I would personally, if it's up to me, Andi's world, want to do what we did with Bradford, and that way we don't change the zoning and we protect the property owners and he can have his bees.
  - Councilmember Buehler stated so make a motion.

Councilmember Pawlowski moved to table the item. Councilmember Kirby seconded the motion.

- Mayor Smith asked ma'am did you want to say something.
- Resident Dawn Hilton stated I'm a homeowner on Hillbrook and a homeowner on Hithergreen, so both of those properties. Much like Mr. Chiles I bought that property back in 2001 because of the zoning. It was very beneficial, not only to my property value but also to the reason I chose my second home up on Hithergreen. Mike I have two concerns that I would like the Council to consider as we negotiate this process. The first one is what is the benefit to the City? My understanding that zoning residential the revenue and the taxes are probably quite a bit more compared to agricultural, but I don't know, so the benefit to the City is what? And the second thing that I would ask the Council to consider is in good faith we bought our homes with residential behind us, and what are the oversights and the regulations to exactly what you talked about and that is a farm. What level of oversight or control will the City have once that is zoned agricultural? From my understanding in my research it's a lot less than it does right now for the residential zoning. And so I would ask that you all consider that before you make some decisions. It's a very emotional subject for all of us in the community because in good faith we bought that property and we want our community to do well and we don't think it's in our advantage to make that agricultural.
  - Councilmember Pawlowski asked if we found out that we could do a special use permit so he could have bees back on that property, if that happened would you guys have a problem with that?
    - Resident Dawn Hilton stated if we kept it residential, I don't know, what will the bees do, what will they do to my pets, I don't know, I can't answer it because I haven't done my research on bees.
      - Councilmember Garvey stated typically they don't harm anything, we've got bees right by a park over here where kids play soccer, and we've never heard of an incident.
        - Resident Dawn Hilton stated thank you for taking to the time to listen.

- Applicant Breck Ricketts stated I just wanted to say basically there is more than just the bees and the land use. The bees are really just an end to the means, the lavender is the crop that I had planned to do and that has to be on ag to do any kind of farming. So the real symbiotic thing is to have the bees for the lavender and the lavender for the bees. As far as land use, residential it will never be residential and it's not doing anything for the City, never will, it's been useless for as long as anybody knows and I'd like to put it to something, some good use, and I think that's about as good as that place is going to get. I would never put animals on a floodplain unless I was willing to let them all die, that's not in the plans.
- Councilmember Pawlowski asked Becky can he not plant.
  - City Inspector Rebecca Savidge replied crops are only allowed in A-1.
    - Councilmember Pawlowski asked but it's in the floodway can he disturb the ground to plant crops.
      - City Inspector Rebecca Savidge replied I did ask that question because I had the same concern.
        - Applicant Breck Ricketts stated it is three feet above the floodplain.
          - City Inspector Rebecca Savidge continued and she said that they are not concerned about a crop. If it was like thicket or something of that nature, then that was something they would look at, but for crops she said she's not. I told her what he was planning on doing and they didn't have any problem with that.
            - Applicant Breck Ricketts stated there are two acres south of the railroad that is above the floodplain.
  - Councilmember Garvey asked if we could do a special use permit for bees couldn't you just add crop to it, or are you allowed to do that.
    - City Administrator Tim Vandall stated one of the things that we had done if you guys recall when we added the daycare use to the B-3 zone, so the daycare could legally be operated in the business and industrial park, we could look at adding a text amendment for crops to R-1 for conditional uses.
      - Councilmember Garvey stated that would keep us from changing the zoning.
  - Councilmember Brungardt stated we really need to research this and make a good decision, so let's table this and have you guys do some research and report back to us.
    - City Attorney Gregory Robinson stated Mr. Brungardt I don't disagree with that, but I still think we have to wait until we get, if part of the motion was to wait and get FEMA and the other groups, and that's not technically research, I was just clarifying.
      - Councilmember Brungardt stated oh absolutely, that should be part of it, I agree.
  - Councilmember Garvey stated so when you get your information.
    - Applicant Breck Ricketts stated well that's not required, only if it's fill. Any kind of fill work is really the only question I had with FEMA for permitting. If I don't do fill, I need nothing from FEMA.
      - Councilmember Pawlowski stated but the problem here with the change of zoning is that we, I believe, are obligated to protect property owners adjacent to this property. You bought this property, it was zoned R-2 and that's what it's zoned right now, and as far as I'm concerned that's what it should stay because of the protection of the property owners adjacent.
        - Applicant Breck Ricketts stated there is ag to the south of them and north; there are cows.
          - Councilmember Pawlowski stated I don't care.
            - Mayor Smith stated that's only one opinion, I think we need to get back on track and get some information back to the governing body.
    - Councilmember Kirby stated a motion and second have been made and we all agree we want to bring it back.
      - Councilmember Buehler stated so the motion is?
        - City Clerk Sarah Bodensteiner stated the motion is to table the item.

The motion was unanimously approved.

## **REPORTS:**

**Department Heads:** Department Heads had nothing to report.

**City Attorney:** City Attorney had nothing to report.

**City Engineer:** City Engineer had nothing to report

**City Administrator:** City Administrator had nothing to report

**Governing Body:** Mayor Smith stated the business appreciation luncheon is tomorrow at 11:30 and hopes others are able to attend. He also mentioned that Lansing residents Gene and Ada Young were named Humanitarians of the Year at the Chamber of Commerce Annual Banquet.



Councilmember Buehler provided a fun fact, on this day in 1865, President Abraham Lincoln signed the 13<sup>th</sup> Amendment to the United States Constitution abolishing slavery.

Councilmember McNeill stated that he was going to say this during the re-zone discussion, but it's not the person who currently owns the property who says what they are going to do on it, the concern is for the person who owns it after them, so that's the issue he struggles with. Should they change it for one person because after they sell it, who knows what could happen?

Councilmember Trinkle asked Public Works Director Jeff Rupp if the City is prepared for the weather that is supposed to come in.

- Public Works Director Jeff Rupp replied that they are ready and waiting.

Councilmember Kirby congratulated Library Director Terri Wojtalewicz with the Library Ribbon Cutting ceremony that occurred today. He also thanked all the library staff for the good job they do.

Councilmember Pawlowski commented on Wastewater Utility Director Tony Zell's son that he has grown up too fast. She also mentioned that she attended the Planning Commission meeting and wondered about the procedure for public hearings, as she felt that not everyone was given the full opportunity to speak because they closed the public hearing but discussion was still occurring and people couldn't speak up.

- Planning Commission Chairperson Brian Schwanz stated that he allows people to speak if they wish to speak.
  - City Administrator Tim Vandall stated that it's not a parliamentary procedure and that it's within the Chairman's judgment to allow people to come forward and speak if the public hearing has been closed.

**ADJOURNMENT:** Councilmember Garvey moved to adjourn. Councilmember Pawlowski seconded the motion. The motion was approved, with Councilmember Garvey voting against the motion. The meeting was adjourned at 8:15 p.m.

**ATTEST:**

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Michael W. Smith, Mayor

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Sarah Bodensteiner, City Clerk

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## AGENDA ITEM

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TO: Tim Vandall, City Administrator  
FROM: Sarah Bodensteiner, City Clerk  
DATE: February 9, 2018  
SUBJECT: Proclamation – Military Saves Week

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The City was approached by Armed Forces Bank to sign a proclamation declaring the importance of making savings a habit for our Military families and residents of Lansing. A representative of the Military Saves movement and Armed Forces Bank will be present to receive the proclamation.

Policy Consideration: N/A

Financial Consideration: N/A

Action: None



# Military Saves Week Proclamation



**Whereas:** Personal and household savings are fundamental to America's stability and vitality; and

**Whereas:** adequate emergency savings, retirement funds, and safe debt-income ratios are critical components of personal financial security; and

**Whereas:** Military Saves is a national social marketing campaign to persuade, encourage, and motivate service members and their families to take financial action in building wealth through saving money and reducing debt; and

**Whereas:** Armed Forces Bank, N.A. is a partner in the Military Saves campaign and is committed to helping its customers, employees, and their family members, as well as all service members, take immediate financial action to build wealth, not debt,

**Now, Therefore:** I, Michael W. Smith, Mayor of the City of Lansing, State of Kansas, do hereby proclaim the week of February 26-March 3, 2018 to be

## "Military Saves Week"

and call upon the residents of Lansing, Kansas to set a personal savings or debt reduction goal, make a simple savings plan, and take action on that plan or take another positive wealth-building action during Military Saves Week and pledge to sustain that action during the following year.

**In witness thereof,** I have hereunto set my hand and caused the great seal of the City of Lansing to be affixed this 15th day of February, in the Year of Two Thousand and Eighteen.

City of Lansing

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Michael W. Smith, Mayor

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Sarah Bodensteiner, City Clerk

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# AGENDA ITEM

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TO: Mayor, City Council  
FROM: Tim Vandall, City Administrator  
DATE: January 25, 2018  
SUBJECT: Ordinance No. 995: An Ordinance to Rezone the Property Currently Addressed as 00000 East Mary Street from R-2 Single-Family Residential to A-1 Agricultural

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A rezone application has been submitted by Breck Ricketts, property owner, for property currently addressed as 00000 East Mary Street, Lansing, Kansas. The property will be addressed within the Lansing grid once the "field entrance" permit is approved. This property is just west of 1016 East Mary Street. The property was actually a platted lot as part of the Hillbrook Subdivision plat; thus, the reason for the current zoning of R-2 Single-Family Residential. Parts of the lot were then quit claim deeded to the lots adjoining the property, up to the creek line dividing the properties. The property remaining to the east of the creek was then sold to the adjoining property on the east side, which is 1016 East Mary. This particular lot is not buildable in the current zoning due to flood restrictions and easements on the property. The property recently sold and the new owner is requesting to rezone this property from R-2 Single-Family Residential to A-1 Agricultural. His application states he wants to establish a working apiary conservation spot and supporting flora fields. The Future Land Use Map in the city's Comprehensive Plan shows this parcel as Open Space/Agriculture.

The lot will require permitting through Kansas Department of Health and Environment Division of Water Resources for changes in elevation made to the lot or any structures that would be built on the property. This process will need to be completed prior to any permits from the city being issued. The City has been in communication with KDHE and DWR throughout this process.

This property is currently a vacant and wooded lot that has been on the market for some time. It lies in the 100-year floodplain and the AE Floodway.

The Planning Commission voted to recommend approval of this rezoning application at its January 17, 2018, meeting with a 5-2 vote. The minutes from that meeting, the rezoning checklist, and a map and drawing of the property are included for your review. At the February 1<sup>st</sup> meeting, the City Council voted 8-0 to table the discussion.

In response to the council's question from February 1, 2018, staff researched the topic and a conditional use permit could be permitted for the property for apiary uses (bees); however, in order to clean things up a bit, we would need to add a text amendment to the zoning ordinance. This process would be similar to when we added daycare centers to the list of conditional uses in B3 zones. The council would have the ability to add conditions to a conditional use permit for this type of use (distance, # of boxes, etc). Standard crops are not be permitted within a Residential zone, even with a conditional use permit, but staff is working on an interpretation of what constitutes a crop, and what percentage of that use could be considered a garden. The total tract is 20.84 acres.



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## AGENDA ITEM

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TO: Mayor, City Council  
FROM: Tim Vandall, City Administrator  
DATE: January 25, 2018  
SUBJECT: Ordinance No. 995: An Ordinance to Rezone the Property Currently Addressed as  
00000 East Mary Street from R-2 Single-Family Residential to A-1 Agricultural

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Policy Consideration: Lansing Zoning Ordinance, Appendix A or B, states the zoning that is needed for certain uses, as well as if the use is permitted or conditionally permitted in the zoning classification. Any use conditionally permitted would then go through the conditional use permit process with the Planning Commission and City Council. Conditional uses are good for five years and can be pulled at any time if violations occur.

Action: Approve, approve with conditions, or deny, adoption of Ordinance No. 995: An Ordinance to Rezone the Property Currently Addressed as 00000 East Mary Street from R-2 Single-Family Residential to A-1 Agricultural.

Breck Ricketts  
913-271-7314  
[breckricketts@gmail.com](mailto:breckricketts@gmail.com)

After attending the City Council meeting on 2/1/18 pertaining to my zoning change, I'm concerned that the council didn't fully understand my complete comprehensive plan required for AG re-zoning.

First I would like to share an excerpt from Kansas zoning regulations describing agricultural that I find relevant to my thinking and goals:

### ***AGRICULTURAL DISTRICT (A-1)***

#### ***Purpose:***

*The purpose of the Agriculture District is to provide for a full range of agricultural activities on land used for agricultural purposes, including processing and sale of agricultural products raised on the premises. The District is intended to protect watersheds and water supplies; to protect woodlands and grasslands; to protect wetland and conserve fish and wildlife habitat; and to prevent and/or discourage untimely scattering of residential and other more dense urban development. This District is also intended to direct nonagricultural growth to cities and to the established urban growth areas around cities, where full services can be provided.*

*"Agriculture is our wisest pursuit, because it will in the end contribute most to real wealth, good morals & happiness." – [Thomas Jefferson](#)*

And this one I feel applies to the property in question:

*"Do what you can, with what you've got, where you are." - Theodore Roosevelt*

I am requesting a zoning change from R-2 to A-1 (residential to agriculture) for the purpose of pursuing agriculture activities. The zone change request is not out of line, or variance worthy, as the vast majority of surrounding land is currently zoned agriculture. See CURRENT ZONING image below.



A FACT TO NOTE: The (11/12/2014) 'Lansing Comprehensive Future Planning' commission has slated my property to be A1 ag zoned in the future anyway.



This aerial map shows a residential neighborhood with various streets and flood zones. A red line delineates a specific 'Property' boundary. Blue-shaded regions indicate 'Floodzone' and 'Floodway' areas. Key streets labeled include Hillcroft Dr, Hithergreen Dr, and Hithergreen St. Specific flood zone designations like 'AE' and 'AE FLOODWAY' are visible. A yellow arrow points to the 'Floodzone' and a green arrow points to the 'Floodway'.



My comprehensive plan for this property is as follows:

1. **Apiary:** I would like to create an Apiary for the purpose of honey and comb honey production. The location of the hives will be chosen as to be in compliance with the Lansing City ordinance. See below:

*Excerpt from 'Lansing City Code' – Chapter 2 - 105 - Animals:  
2-105*

**ANIMALS PROHIBITED IN RESIDENTIALLY ZONED AREAS**

2. *Bees, unless being owned, kept, harbored or maintained in an area zoned agricultural and more than 100 yards from a residentially zoned area.*

The hives are required to be located in agriculturally zoned areas, and will be located the southern most area of ground that is not in the flood zone, and is at least 200 yards (twice required) from any residential zoned area. There would be 3 hive bases installed. There will also be an electric fence around these for the purpose of discouraging skunks, rabbits, foxes, and raccoons. This type of fencing is also prohibited in residentially zoned areas. See below:

*From City of Lansing Zoning Regulations – Chapter 4 – Article 7 - Fences  
4-703*

**RESIDENTIAL ZONES; PERMITTED FENCING**

*Fences in residential areas of the city shall be either of open or solid type construction.*

*4-704*

**SAME; PROHIBITED FENCING**

- A. *Barbed wired. No person shall construct, keep, or maintain any barbed wire fence, or fence any part of which is composed of barbed wire, within a residential area of the city.*
- B. *Electric fence. No person shall construct, keep, or maintain an electrically charged fence within a residential area of the city.*

The intent of the honey production is to generate a self sustaining business, in which the honey and comb honey can be marketed and sold therefore to be considered a 'farm crop'. Again the creation of an entity classified as a 'farm crop', is permitted, and requires being agricultural zoned. See below:

*Taken from 'Lansing Zoning Appendix A Rev 9-17':*

LAND USE	CODE	A-1	R-1	R-2	R-3	R-4
FABRICATED METAL PRODUCTS - MANUFACTURING	3494	.	.	.	.	.
FARM MACHINERY AND EQUIPMENT - RETAIL	5252	.	.	.	.	.
FARM MACHINERY AND EQUIPMENT - WHOLESALE	5182	.	.	.	.	.
FARM PRODUCTS WAREHOUSING AND STORAGE, EXCLUDING STOCKYARDS	6371	.	.	.	.	.
FARM PRODUCTS - WHOLESALE	5150	.	.	.	.	.
FARMERS MARKET	5429	.	.	.	.	.
FARMS, COMMERCIAL FORESTRY	8310	F	.	.	.	.
FARMS, CROPS	8120	P	.	.	.	.
APIARY FARMS AND PROCESSING	8191	C	.	.	.	.

2. **Lavender crop:** I am planning on planting 'Grosso Lavender' in the south area of the property. This area is above the flood zone and is about 2 acres in size. The first purpose of this field is to provide food for the bee apiaries so they will prosper. Developing a hardy bee colony will then in turn develop a hardy Lavender crop. This secondary crop will then turn into the primary crop. Lavender will be produced for the purpose of marketing and sales. See below for example scenarios:

An excerpt from 'Lavender as a Cash Crop':

*There are three major kinds of lavender grown now for the commercial markets.*

*Species: 1) True Lavender (Lavandula angustifolia Mill.); 2) Spike Lavender (Lavandula latifolia Vill.); 3) Lavandin (Lavandula hybrida Reverchon) (e.g. 'Grosso' Lavender)*

*World Market: 22,000 acres, all species (total acreage and farmgate revenues for all plant parts)*

*North American Market: 2,600 acres, all species (total acreage and farmgate revenues for all plant parts)*

*Prices: Flowers: dried: \$4.50/lb.; organic: \$4.85/lb. Oil: \$20.50/lb. (French); \$14.50/lb. (Spike); \$10.50/lb.*

*Also:*

*A 20' x 20' growing area can produce around 300 bunches each year, worth \$1,800. Larger plots are even more profitable. A quarter-acre can produce about 3,000 bunches, worth \$18,000. Unsold lavender bunches can be dried and sold to crafters and florists, who use the bunches for dried floral arrangements. Also, the flower buds can be removed from the bunches and sold or used to make sachets and other value-added products. Other lavender products, such as lotions and soaps, bring 500% or more markups from the price of the basic ingredients.*

This crop area may need to be fenced with electric and/or barbed wire to discourage larger animals from destroying the crops. Again AG only zoning requirements for fencing below:

*From City of Lansing Zoning Regulations – Chapter 4 – Article 7 - Fences  
4-703*

**RESIDENTIAL ZONES; PERMITTED FENCING**

*Fences in residential areas of the city shall be either of open or solid type construction.*

*4-704*

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**A. Barbed wired. No person shall construct, keep, or maintain any barbed wire fence, or fence any part of which is composed of barbed wire, within a residential area of the city.**

**B. Electric fence. No person shall construct, keep, or maintain an electrically charged fence within a residential area of the city.**

I will also be enhancing about 3 to 4 acres of pasture to include high yielding clover. This will be primarily for the bees, but can also be cut and baled twice a year for market sales.

**3. Storage Shed.** I will be needing a storage shed for many reasons. One of which will be for the storage of Apiary clothing, smokers, tools, and bee hive boxes. These items take up substantial room and will need to reside next to the apiary for ease of access, and protection. This shed should be between 120 and 600 square feet, depending on permits. This shed will also be located above the flood plane, in the south east part of the property. As this requires being zoned ag, a single 'accessory' building is permitted, and conversely, Not permitted in residentially zoned areas.

An excerpt from Kansas zoning regulations describing agricultural uses:

***AG Permitted Uses***

*No building, structure, land or premises, located in the Agriculture District, shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered, except for the following:*

- 1. Agricultural uses and activities including:
  - a. growing of crops, orchards, groves and timber;*
  - b. the raising of fish, birds or poultry;*
  - c. the necessary operations including storage, processing and sales of products, animals and farm commodities raised on the premises.**
- 2. Single family detached residential dwellings and accessory structures.*
- 5. Churches, chapels, temples or synagogues.*
- 6. Schools, private and public.*
- 7. Greenhouses and nurseries.*
- 8. Fish farms, including hatcheries.*
- 10. Outdoor stands for the sale of produce or commodities raised on the premises.*
- 11. Home Occupations as defined in Article (Definitions) of these Regulations.*
- 12. Public and private wildlife habitats and reserves.*
- 13. Accessory buildings and structures customarily incidental to any of the above uses.*

**Observations and Proceedings:**

**Planning and Zoning:**

The zoning request changed was presented to the Lansing Public Works division 1/15/2018. There were 46 certified 'close proximity' neighbors, that were contacted for this public hearing. (see Appendix A) Only one respondent was present out of the 46. This was Mr/Mrs Chiles of 415 Hillbrook dr. His major concern was the possibility of livestock, primarily pigs, could be raised there, and did not have any objections to my proposed purposes. In response, I voiced I would not be entertaining any livestock, and even such, would be a poor business decision to have livestock in a floodway. And I'm sure Lansing has nuisance laws to avoid such conditions anyway.

For the record, My Chiles house is currently 250 feet south of an active cow pasture of 400 acres. It is also about the same distance to my property I am trying to zone agriculture. The south property parcel of the subdivision (Hillbrook) that Mr. Chiles lives in, actually abuts a newly constructed cattle pen of 100 acres.

***The recommendation was approved by the board.***

**City Council:**

My zoning change request was then reviewed at the Lansing city council on 2/15/2018.

The council members seemed to gloss over the intent of the zone request. I'm not sure they were aware of the total comprehensive plan I was proposing.

Discussion of altering the zoning use requirements or permits in order to not change the zoning class was bantered between them. I think this could be extremely dangerous to the balance and structure that the zoning and ordinances were originally created for.

If one is allowed, by special permit, to have sheds and utility buildings without a primary building, this would open a floodgate of people in residential areas wanting to put work sheds, barns, shipping containers, and storage buildings on vacant lots in every area of residential Lansing.

If one is allowed, by special permit, to have electric and barbed fences in residential areas, this would bring forth every person in town that want to keep the neighbor kids from cutting across his yard, or keeping dogs in, or dogs out of residential yards everywhere.

If one is allowed, by special permit, to have farm crops on residential lots, you would have every household with 1 acre lots in town wanting to plant a watermelon farm, or corn, or soybeans.

**FEMA:**

The council was interested in the findings of the FEMA request that I have previously invoked. The FEMA request is solely for addressing 'fill' over a culvert at the field entrance to the property. I have been in discussion with Janelle at FEMA / DWR and am also in discussion with a P.E (professional engineer) to determine site qualifications. This 'fill' is not required for a field entrance, however I would prefer a more 'level' entrance for the field. The FEMA request does not pertain to any of the agriculture activities I have planned. The Aviary, electric fencing, lavender fields, and building are not going to be in the flood zone nor in the floodway. They will be installed in the areas shown as NON-Floodplain. This request is on-going and should be resolved shortly. In the meantime, this process will not hamper any agriculture activities I have planned.

**Topic Item Summary:**

1. Bee apiary: A1 zone required - not allowed in R1/2 (with conditional permit)
2. Lavender Farm Crop: A1 zone required - not allowed in R1/2
3. Electric fencing: A1 zone required - not allowed in R1/2
4. Barbed fencing: A1 zone required - not allowed in R1/2 (with minimum res distance)
5. Storage Building: A1 zone required - not allowed in R1/2

In conclusion, it should be obvious that a simple zone change from R2 to A1 would be the quick and simple response to a simple request.

Breck Ricketts



# APPENDIX A:

## Neighbors contacted:

6	099-30-0-10-01-003.00-0	401 HILLBROOK DR, Lansing, KS 66043	HORN,DEBBIE R & F DOUGLAS	401 HILLBROOK DR LANSING, KS 66043
6	099-30-0-10-01-004.00-0	409 HILLBROOK DR, Lansing, KS 66043	PIPPIN,BRADLEY W & LYNNE M	409 HILLBROOK DR LANSING, KS 66043-1731
7	099-30-0-10-01-005.00-0	415 HILLBROOK DR, Lansing, KS 66043	CHILES,MICHAEL F & LISAM	415 HILLBROOK DR LANSING, KS 66043
8	099-30-0-10-02-003.00-0	416 HILLBROOK DR, Lansing, KS 66043	HILTON,BRADLEY C & DAWN L	UNIT 15760 BOX 268 DAPO, AP 96205
9	099-30-0-10-01-007.01-0	00000 E MARY ST, Lansing, KS 66043	H&P DEVELOPMENT LLC	1501 METROPOLITAN AVE LEAVENWORTH, KS 66048
10	099-30-0-10-01-026.00-0	423 HILLBROOK DR, Lansing, KS 66043	MELTON,ERNIE DARELL & SALLY JO	3301 QUAIL RD DADMORE, OK 73401-8811
11	099-30-0-10-02-004.00-0	424 HILLBROOK DR, Lansing, KS 66043	WILLIAMS,LEE H & MARY R	424 HILLBROOK DR LANSING, KS 66043
12	099-30-0-10-01-036.00-0	619 HILLBROOK DR, Lansing, KS 66043	AGESEN, LINDAM,TRUST	1723 METROPOLITAN AVE LEAVENWORTH, KS 66048
13	099-30-0-10-01-037.00-0	621 HILLBROOK DR, Lansing, KS 66043	VANDALL,TIMOTHY S & ALLISON M	621 HILLBROOK DR LANSING, KS 66043
14	099-30-0-10-01-035.00-0	620 HILLBROOK DR, Lansing, KS 66043	DALE & ASSOCIATES LLC	2269 PLUNK WHITSON RD DCOCKEYVILLE, TN 38501-6717
15	099-30-0-10-01-008.00-0	625 HITHERGREEN DR, Lansing, KS 66043	BURNS,MICHAEL J & TANYA R	7406 W CONGRESSIONAL WAY OF DLORENCE, AZ 85132
16	099-30-0-10-01-009.00-0	627 HITHERGREEN DR, Lansing, KS 66043	MEINHARDT,MICHAEL D & JOYCE A	17277 BLUE MOON LN OTONGANOXIE, KS 66066
17	099-30-0-10-01-038.00-0	623 HILLBROOK DR, Lansing, KS 66043	MORALES,ROBERTO C & LISA D PROSSER	623 HILLBROOK DR LANSING, KS 66043
18	099-30-0-10-01-034.00-0	624 HILLBROOK DR, Lansing, KS 66043	EVERETTE,JOHN W & ROBBIN L	624 HILLBROOK DR LANSING, KS 66043
19	099-30-0-10-01-039.00-0	626 HILLBROOK DR, Lansing, KS 66043	LEE,BRIAN W & CHRISTINA	626 HILLBROOK DR LANSING, KS 66043
20	099-30-0-10-01-014.00-0	805 HITHERGREEN CT, Lansing, KS 66043	HILTON,BRADLEY C & DAWN L	UNIT 15760 BOX 268 DAPO, AP 96205
21	099-30-0-10-01-040.00-0	627 HILLBROOK DR, Lansing, KS 66043	AGESEN, LINDAM,TRUST	1723 METROPOLITAN AVE LEAVENWORTH, KS 66048
22	099-30-0-10-01-033.00-0	628 HILLBROOK DR, Lansing, KS 66043	DALE & ASSOCIATES LLC	2269 PLUNK WHITSON RD DCOCKEYVILLE, TN 38501-6717
23	099-30-0-10-01-015.00-0	807 HITHERGREEN CT, Lansing, KS 66043	NITZSCHNER,WAYNE OSCAR & TREVA N	807 HITHERGREEN CT LANSING, KS 66043
24	099-30-0-10-01-041.00-0	629 HILLBROOK DR, Lansing, KS 66043	AGESEN PROPERTIES LLC	1723 METROPOLITAN AVE LEAVENWORTH, KS 66048
25	099-30-0-10-01-032.00-0	532 HILLBROOK DR, Lansing, KS 66043	DALE & ASSOCIATES LLC	2269 PLUNK WHITSON RD DCOCKEYVILLE, TN 38501-6717
26	099-30-0-10-01-031.00-0	531 HILLBROOK DR, Lansing, KS 66043	YOCUM,DAVID R & STACIE	24044 123RD ST OKANSA CITY, KS 66100
27	099-30-0-10-01-016.00-0	804 HITHERGREEN CT, Lansing, KS 66043	INGALLS,STEPHEN C & CARA	804 HITHERGREEN CT LANSING, KS 66043
28	099-30-0-10-01-017.00-0	802 HITHERGREEN CT, Lansing, KS 66043	MARTINI,NOMATHEMBI C & MANDA D	10006 WALTER TAYLOR RD OBRISTOWN, VA 20136-1385
29	099-30-0-10-01-019.00-0	800 HITHERGREEN CT, Lansing, KS 66043	GRAY,NICKALAS F & DEBRAH L	800 HITHERGREEN CT LANSING, KS 66043
30	099-30-0-10-01-007.02-0	00000 HILLBROOK DR, Lansing, KS 66043	H&P DEVELOPMENT LLC	1501 METROPOLITAN AVE LEAVENWORTH, KS 66048
31	099-30-0-10-01-019.00-0	571 HITHERGREEN DR, Lansing, KS 66043	MC CULLOUGH,JOSHUA W & ASHLEY	571 HITHERGREEN DR LANSING, KS 66043
32	099-30-0-10-01-020.00-0	585 HITHERGREEN DR, Lansing, KS 66043	COYLE,KURT & THERESA	585 HITHERGREEN DR LANSING, KS 66043
33	099-30-0-10-01-021.00-0	591 HITHERGREEN DR, Lansing, KS 66043	HAZAERT,MARK A & JENNIFER A, TRUST	877 TERRA COTTA DR ONEEHAH, WI 54958-3561
34	099-30-0-10-01-022.00-0	597 HITHERGREEN DR, Lansing, KS 66043	DEAN, ROGER A	597 HITHERGREEN DR LANSING, KS 66043
35	099-30-0-10-02-028.00-0	00000 HITHERGREEN DR, Lansing, KS 66043	MONTGOMERY,LOUISE B; MURRISH,DARCIAL & JOH	463 HITHERGREEN LANSING, KS 66043
36	099-30-0-10-01-023.00-0	00000 HITHERGREEN DR, Lansing, KS 66043	LOZENSKI, TODD M	15740 EISENHOWER RD LEAVENWORTH, KS 66048
37	099-30-0-10-01-024.00-0	00000 HITHERGREEN DR, Lansing, KS 66043	LOZENSKI, TODD M	15740 EISENHOWER RD LEAVENWORTH, KS 66048
38	099-30-0-10-01-025.00-0	00000 HITHERGREEN DR, Lansing, KS 66043	MUNOZ, MARIO N	934 POTTAWATOMIE ST LEAVENWORTH, KS 66048-1835
39	099-30-0-20-01-023.04-0	582 HITHERGREEN DR, Lansing, KS 66043	KUILAN,ANGEL R & MARIA	582 HITHERGREEN DR LANSING, KS 66043
40	099-30-0-20-01-065.00-0	463 HITHERGREEN DR, Lansing, KS 66043	MONTGOMERY,LOUISE B; MURRISH,DARCIAL & JOH	463 HITHERGREEN LANSING, KS 66043
41	099-30-0-20-01-064.00-0	461 HITHERGREEN DR, Lansing, KS 66043	WOOLEY, SEAN E	461 HITHERGREEN DR LANSING, KS 66043-1707
42	099-30-0-20-07-001.00-0	460 HITHERGREEN DR, Lansing, KS 66043	ROBERTS, ROBIN E	460 HITHERGREEN LANSING, KS 66043
43	099-30-0-20-07-001.01-0	460 HITHERGREEN DR, Lansing, KS 66043	ROBERTS, ROBIN E	460 HITHERGREEN LANSING, KS 66043
44	099-30-0-20-07-046.00-0	347 FAWN VALLEY CT, Lansing, KS 66043	KNIPP,BOBBIE SUE & KNIPP,ROBERT H & ROXANNA	347 FAWN VALLEY CT LANSING, KS 66043
45	099-30-0-20-07-046.00-0	339 FAWN VALLEY CT, Lansing, KS 66043	SAWDGE,CRAIG M & HEATHER L	339 FAWN VALLEY ST LANSING, KS 66043-1724
46	099-30-0-20-07-047.00-0	336 FAWN VALLEY CT, Lansing, KS 66043	JUNN,NANCY A & GRADIN N	336 FAWN VALLEY CT LANSING, KS 66043
47	099-30-0-10-01-001.00-0	00000 E MARY ST, Lansing, KS 66043	LINAWEAVER, MARK, TRUST	24583 147TH ST LEAVENWORTH, KS 66048
48	099-30-0-10-01-002.00-0	1016 E MARY ST, Lansing, KS 66043	JAMES,KIMCHI S	1016 E MARY ST LANSING, KS 66043
49	099-30-0-20-07-059.00-0	312 FAWN VALLEY CT, Lansing, KS 66043	WADE,PAUL S & SHELBY K	312 FAWN VALLEY LANSING, KS 66043
50	094-19-0-00-00-001.00-0	00000 E KANSAS AVE, Lansing, KS 66043	KANSAS STATE OF	PO BOX 202ATTN: BUSINESS OFFICE LANSING, KS 66043

**ORDINANCE NO. 995**

**AN ORDINANCE GRANTING A CHANGE OF ZONING  
TO CERTAIN PROPERTY WITHIN THE CITY OF LANSING, KANSAS.**

WHEREAS, the Planning Commission of the City of Lansing has recommended to rezone particular real estate property within the City of Lansing, Kansas; and

WHEREAS, after proper legal publication and notice pursuant to the statutes of the State of Kansas, a public hearing was held on January 17, 2018, at 7:00 p.m. at the Lansing City Hall, Lansing, Kansas; and

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF LANSING, KANSAS:

Section I. Change of Land Uses. The land uses for the following property currently addressed as 00000 East Mary Street, within the city limits of the City of Lansing, County of Leavenworth, State of Kansas, legally described as follows:

**LEGAL DESCRIPTION:**

LT 45 EXC TRCT BEG 200'E NE COR LT 3, SWLY ALNG CTR LN CRK TO PNT 70'S SW COR LT52  
HILLBROOK REPLT, N70', E95.23', NELY287.94', N501.89', NELY 91.35' N TO POB

less any part taken or used for road; presently zoned as "R-2" Single-Family Residential is hereby changed to "A-1" Agricultural; and

Section 2. Amend Zoning District Map. That upon the taking effect of this ordinance, the above zoning change shall be entered and shown on the Zoning District Map, and said official zoning map shall be and is hereby reincorporated as a part of the Zoning Ordinance as amended.

Section 3. Effective Date. This ordinance shall take effect and be enforced from and after its passage, approval, and publication in the official city newspaper, as provided by law.

**PASSED AND APPROVED** by the governing body of the City of Lansing, Kansas, this 15th day of February, 2018.

\_\_\_\_\_  
Michael W. Smith, Mayor

ATTEST

\_\_\_\_\_  
Sarah Bodensteiner, City Clerk

(SEAL)

APPROVED AS TO FORM:

\_\_\_\_\_  
Gregory C. Robinson, City Attorney

Publication Date: \_\_\_\_\_

Published: The Leavenworth Times

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## AGENDA ITEM

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TO: Tim Vandall, City Administrator  
FROM: Rebecca Savidge, City Inspector *RS*  
DATE: January 25, 2018  
SUBJECT: Ordinance No. 995: An Ordinance to Rezone the Property Currently Addressed as 00000 East Mary Street from R-2 Single-Family Residential to A-1 Agricultural

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A rezone application has been submitted by Breck Ricketts, property owner, for property currently addressed as 00000 East Mary Street, Lansing, Kansas. The property will be addressed within the Lansing grid once the "field entrance" permit is approved. This property is just west of 1016 East Mary Street. The property was actually a platted lot as part of the Hillbrook Subdivision plat; thus, the reason for the current zoning of R-2 Single-Family Residential. Parts of the lot were then quit claim deeded to the lots adjoining the property, up to the creek line dividing the properties. The property remaining to the east of the creek was then sold to the adjoining property on the east side, which is 1016 East Mary. This particular lot is not buildable in the current zoning due to flood restrictions and easements on the property. The property recently sold and the new owner is requesting to rezone this property from R-2 Single-Family Residential to A-1 Agricultural. His application states he wants to establish a working apiary conservation spot and supporting flora fields. **The crops are only permitted and bees conditionally permitted in the A-1 zoning, per Lansing Zoning Ordinance.** The Future Land Use Map in the city's Comprehensive Plan shows this parcel as Open Space/Agriculture.

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This property is currently a vacant and wooded lot that has been on the market for some time. It lies in the 100-year floodplain and the AE Floodway.

The Planning Commission voted to recommend approval of this rezoning application at its January 17, 2018, meeting with a 5-2 vote. The minutes from that meeting, the rezoning checklist, and a map and drawing of the property are included for your review.

Policy Consideration: Lansing Zoning Ordinance, Appendix A or B, states the zoning that is needed for certain uses, as well as if the use is permitted or conditionally permitted in the zoning classification. Any use conditionally permitted would then go through the conditional use permit process with the Planning Commission and City Council.

Action: Approve, approve with conditions, or remand back to Planning Commission, adoption of Ordinance No. 995: An Ordinance to Rezone the Property Currently Addressed as 00000 East Mary Street from R-2 Single-Family Residential to A-1 Agricultural.

**Call to Order** – The monthly meeting of the Lansing Planning Commission was called to order by Chairman Brian Schwanz. Also in attendance were Vice-Chairman Ron Barry and Commissioners Mike Suozzo, Kirsten Moreland, Chad Neidig, Jerry Gies, and Marcus Bean. Chairman Schwanz noted there was a quorum present and welcomed new Commission member Marcus Bean. Chairman Schwanz then asked if everyone had received the amended agenda for tonight's meeting.

**Approval of Minutes – September 20, 2017, Meeting** – Commissioner Moreland made a motion to approve the minutes of the September 20, 2017, regular meeting, seconded by Commissioner Suozzo. The motion was approved unanimously.

**Old Business – 1. 501 North Main Street, Lansing, Kansas** – Chairman Schwanz stated that this application had been continued for several meetings, the most recent being the September 20, 2017, meeting. He said at that meeting, the public hearing was to be continued to the October 18 meeting, but since the applicant was still not ready, there was no October meeting and there has not been one until tonight's meeting, so the public hearing is still open.

At this time Chairman Schwanz asked if anyone wanted to speak regarding the application for 501 North Main Street and since no one did, he then closed the public hearing at 7:04 p.m.

Vice-Chairman Barry then asked if there was anything the Commission had to do regarding this application and Chairman Schwanz stated the applicant would have to resubmit. Vice-Chairman Barry then asked if the Commission was supposed to inform the applicant of that or if staff was and City Administrator Tim Vandall said the applicant would be told by staff.

**New Business: 1. Public Hearing – Rezone Application – 00000 East Mary Street, Lansing, Kansas.** Chairman Schwanz stated that an application to rezone 00000 East Mary Street, Lansing, Kansas, from R-2 Single-Family Residential to A-1 Agricultural, was submitted by Breck Ricketts, property owner. He stated this property is just west of 1016 East Mary Street and generally located on the south side of East Mary Street between Hillbrook Drive and Wolcott Road.

Chairman Schwanz opened the public hearing at 7:05 p.m. Mike Chiles of 415 Hillbrook Drive stated this property is right up to his back yard and while he doesn't have a problem with the bee boxes, he doesn't believe we need agriculture in the city. He stated that once it's zoned Agriculture, they can do whatever they want. He stated he looked into the city code regarding agriculture and that it has noise restrictions on commercial, industrial, and residential, but nothing for agricultural. He said just 100' from his back door, they could be running heavy equipment at any time and the city couldn't do anything about it. He asked that the Commission vote "no".

Since no one else wished to speak, Chairman Schwanz closed the public hearing at 7:07 p.m. and this begins the 14-day protest period.

Chairman Schwanz then asked if there was any discussion or questions from the Commission. Vice-Chairman Barry asked if the applicant was here and since he was, Chairman Schwanz asked if he'd like to come forward and answer questions or to present.



**ORDINANCE NO. 995**

**AN ORDINANCE GRANTING A CHANGE OF ZONING  
TO CERTAIN PROPERTY WITHIN THE CITY OF LANSING, KANSAS.**

WHEREAS, the Planning Commission of the City of Lansing has recommended to rezone particular real estate property within the City of Lansing, Kansas; and

WHEREAS, after proper legal publication and notice pursuant to the statutes of the State of Kansas, a public hearing was held on January 17, 2018, at 7:00 p.m. at the Lansing City Hall, Lansing, Kansas; and

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF LANSING, KANSAS:

Section I. Change of Land Uses. The land uses for the following property currently addressed as 00000 East Mary Street, within the city limits of the City of Lansing, County of Leavenworth, State of Kansas, legally described as follows:

**LEGAL DESCRIPTION:**

LT 45 EXC TRCT BEG 200'E NE COR LT 3, SWLY ALNG CTR LN CRK TO PNT 70'S SW COR LT52  
HILLBROOK REPLT, N70', E95.23', NELY287.94', N501.89', NELY 91.35' N TO POB

less any part taken or used for road; presently zoned as "R-2" Single-Family Residential is hereby changed to "A-1" Agricultural; and

Section 2. Amend Zoning District Map. That upon the taking effect of this ordinance, the above zoning change shall be entered and shown on the Zoning District Map, and said official zoning map shall be and is hereby reincorporated as a part of the Zoning Ordinance as amended.

Section 3. Effective Date. This ordinance shall take effect and be enforced from and after its passage, approval, and publication in the official city newspaper, as provided by law.

**PASSED AND APPROVED** by the governing body of the City of Lansing, Kansas, this 1st day of February, 2018.

\_\_\_\_\_  
Michael W. Smith, Mayor

ATTEST

\_\_\_\_\_  
Sarah Bodensteiner, City Clerk

(SEAL)

APPROVED AS TO FORM:

\_\_\_\_\_  
Gregory C. Robinson, City Attorney

Publication Date: \_\_\_\_\_

Published: The Leavenworth Times

Mr. Ricketts stated everything was pretty self-explanatory. He said he wants to put an apiary on the far end of it, and then an acre or so for lavender and clover. He stated the property is really not much good for anything as it is 100% in the flood plain and unbuildable, but this is something he can do with it to put it to some use. He said he doesn't plan on having any heavy equipment and it should be nice and quiet.

Vice-Chairman Barry asked how the property would be accessed and Mr. Ricketts stated the access will be through a field entrance off Mary Street and then he plans to put a walking bridge across one of the ravines so he could get back to where he needs to go.

Chairman Schwanz stated his plan is an apiary, but this is not a permitted use under A-1 zoning. City Inspector Rebecca Savidge stated it's a conditional use. Chairman Schwanz stated that if this property is rezoned to A-1, Mr. Ricketts would then have to come back before the Commission for a conditional use permit, and Commissioner Gies stated at that time issues such as noise could be addressed.

Commissioner Gies asked if the property is predominantly woods and Mr. Ricketts stated probably about 70%. He then asked if the bees were going to be scattered in the woods and Mr. Ricketts said they would be in the southeast corner.

Commissioner Neidig asked, to clarify, if that's where it says "flower fields" on the drawing and Mr. Ricketts stated that is where the lavender goes and where it says "conservation area" is where the hives will go and the clover will go where the pasture is. He stated this is about 550' from a residential area and he thought the preferred limit is 100 yards.

Commissioner Gies asked if staff had informed him that he would need to apply for a conditional use permit and he stated they had. He also stated he noticed one had been issued on Rock Creek Loop some years ago for three hives and that that's in a subdivision, with neighbors each side and a park touching his yard, so those are very close. Vice-Chairman Barry stated he thought that was a special use permit under residential not under A-1 and both Commissioner Gies and Vice-Chairman Barry asked why Mr. Ricketts couldn't get a special use permit instead. Mr. Ricketts said the statute stated it had to be zoned Agricultural and that he wants to eventually put a little building on there and you can't put a stand alone shed in a residential area. City Administrator Tim Vandall stated he can't speak as to why Mr. Bradford's was permitted initially. Chairman Schwanz asked, since this is currently zoned Residential, could Mr. Ricketts request a special use permit and Mr. Vandall stated, as the code is written now, he could not.

At this time, Chairman Schwanz stated he wanted Commissioners to think about the fact that when a property is rezoned, then anything in that zoning category could be used in that area.

Vice-Chairman Barry then wanted to clarify that, other than rezoning to "A-1", there is no other way the Commission can meet the applicant's needs with a special use permit and Mr. Vandall stated not the way the code is written now. He also stated he'd heard similar concerns to what Mr. Chiles had said and that the concern was regarding long-term agricultural uses. He said at the time he was under the impression that a special use permit could be granted since one had been permitted and renewed several times, but doesn't know how that happened.

Commissioner Gies stated the problem is there are most likely existing farms and agricultural uses in residentially zoned properties as that's typically the holding use of property until a subdivision comes along. He also stated that under the "A-1" permitted uses, he didn't see anything particularly obnoxious that he thought would create a problem for a residential neighborhood. He further stated the property is predominantly in the flood plain and none of the residential uses would be allowed, so we've created a zoning district that precludes the property owner from using his property.

Chairman Schwanz stated that in our Comprehensive Plan's Future Land Use Map, this property is showing as agricultural and Ms. Savidge stated that was correct as it is shown as open space and agricultural. She further stated this property is not only in the flood plain, but in the flood way as well, which is so much more restrictive.

Vice-Chairman Barry stated if this property is "A-1" Agricultural, and with the pasture land there, one of the uses that could happen would be a place to house horses, so we're allowing that in an area that could be surrounded by residential. Commissioner Moreland stated, however, that someone wouldn't be able to get a permit to put a barn in.

Vice-Chairman Barry then stated the Commission hasn't put the property owner in this place, that he purchased the property, so he entered into it under his own free will, with the current zoning in place.

At this time, City Attorney Greg Robinson talked about the farmland protection act, which is the opposite of this situation. He said it states that if a farmland is in place and then a housing development is built around it, all of a sudden people are complaining about the smell and want to sue to shut down the farm, which they can't do. He stated in this case, since the property is currently zoned residential, if it was to be rezoned to agricultural, surrounding property owners would have a recourse if there were any safety issues, etc. that came about because of the agricultural zoning. Vice-Chairman Barry asked if property owners were to take legal action, would the city be included in that since it granted the rezoning and Mr. Robinson said it would not.

Commissioner Gies noted the city has an animal ordinance and Ms. Savidge stated we also have a nuisance ordinance if something becomes offensive and an animal code that the city can enforce.

Commissioner Neidig stated he was having a hard time determining on the supplied plat and drawings where the creek is and Commissioner Moreland showed him where it was. He then asked if what is proposed to go in here is going to be on the east or west side of the creek and Ms. Savidge stated it was the east side. Commissioner Neidig stated that's on the opposite side of the residents and Ms. Savidge stated that was correct.

Vice-Chairman Barry stated the application says no buildings were being proposed, but the applicant says he wants to put in an 8 x 10 shed, so which is it, and Ms. Savidge stated she interpreted it that at this point he's not putting anything up, but in the future he plans to put in the 8 x 10 shed, which would require a permit and permission from KDHE.

Commissioner Moreland stated this is across the street from what is already a cow pasture and Ms. Savidge stated that was correct, it's across from the prison property.

Commissioner Suozzo asked if this application could be accomplished through the BZA and Ms. Savidge stated it could not because the variance request can't have been created by the property owner.

Since there were no other questions or comments, Chairman Schwanz asked Commissioners to consider the checklist as a finding of fact. Commissioner Suozzo made a motion to accept the checklist as a finding of fact for 00000 East Mary Street, seconded by Commissioner Moreland. The motion passed, with Chairman Schwanz and Vice-Chairman Barry abstaining.

Chairman Schwanz then asked for a motion to recommend to the City Council approval, denial, or approval with conditions the rezone application for 00000 East Mary Street from R-2 Single-Family Residential to A-1 Agricultural. Commissioner Moreland made a motion to approve the rezone application and it was seconded by Commissioner Gies. The motion was approved, with Chairman Schwanz and Vice-Chairman Barry voting "no".

Chairman Schwanz stated this application will go before the City Council at its February 1 meeting.

**Notices and Communications** – Mr. Vandall stated staff is doing final interviews for the Community and Economic Development Director position and hopes to have someone in place for the March Commission meeting. Commissioner Moreland asked where we stood with the UDO and Mr. Vandall stated he knows the consultants are still working on it, but doesn't have a timeline on it.

**Reports – Commission and Staff Members** – Vice-Chairman Barry asked if we had any conditional use permits that will be coming up for renewal this year and the secretary stated there are none.

**Adjournment** – Chairman Schwanz made a motion to adjourn, seconded by Commissioner Moreland and approved by acclamation. The meeting adjourned at 7:35 p.m.

Respectfully submitted,

Cynthia Tripp, secretary

Reviewed by,

Rebecca Savidge, City Inspector

## **REZONING CHECKLIST**

**Case No.** 2018-1

**Date Filed:** December 14, 2017

**Date Advertised:** December 22, 2017

**Date Notices Sent:** December 27, 2017

**Public Hearing Date:** January 17, 2018

**APPLICANT:** Breck Ricketts

**LOCATION OF PROPERTY:** 00000 East Mary Street

**PRESENT ZONING:** R-2

**REQUESTED ZONING:** A-1

**PRESENT USE OF PROPERTY:** Vacant, wooded property located entirely in the Flood Zone.

### **SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Pasture Land/State Facility	A-1
South	City Park Land/Private Ground	A-1
East	Single Family Dwelling	A-1
West	Single Family Dwelling/Subdiv	R-2

**CHARACTER OF THE NEIGHBORHOOD:** Mostly agriculture or parkland with subdivision of single family homes to the west of the dividing creek bed.

### **NEAREST EQUIVALENT ZONING:**

**LOCATION:** North and East of property

**CURRENT USE:** Agriculture and parkland and single family

### **RELATIONSHIP TO EXISTING ZONING PATTERN:**

**1. Would proposed change create a small, isolated district unrelated to surrounding districts?** Seventy-five percent of the immediate surrounding properties are agricultural uses already. This rezone would allow for the property to be utilized instead of being vacant wooded ground.

**2. Are there substantial reasons why the property cannot be used in accord with existing zoning?** Yes If yes, explain: The proposed use is only allowable in an "A-1" zoning.

**3. Are there adequate sites for the proposed use in areas already properly zoned?** No, there is A-1 zoning, but not many available or practical in terms of economic value for proposed use. If yes, where? \_\_\_\_\_

### **CONFORMANCE WITH COMPREHENSIVE PLAN:**

**1. Consistent with Development Policies?** The Comprehensive Plan shows this parcel as open space/agriculture probably due to the fact that it is in the Flood Plain/Floodway, therefore is consistent with the development policies.



2. **Consistent with Future Land Use Map?** The future land use map in the city's Comprehensive Plan shows this parcel as open space/agricultural.
3. **Are Public Facilities adequate?** Not applicable at this time and no site plan was submitted for future use. No proposed utilities are required at this time.

**TRAFFIC CONDITIONS:**

1. **Street(s) with Access to Property:** East Mary Street with proposed field entrance.
2. **Classification of Street(s):**  
Arterial ☒ Collector \_\_\_\_\_ Local \_\_\_\_\_
3. **Right of Way Width:** The right of way on East Mary Street adjoining this parcel is approximately 80' at this property. Plat shows from this property line that the right of way is 50' to centerline of right of way.
4. **Will turning movements caused by the proposed use create an undue traffic hazard?** Staff has been working with the property owner on requirements that need to be completed for a field entrance to access this property. Signage will need to be placed so traffic is aware of the field entrance.
5. **Comments on Traffic:** Traffic should not be impacted to a "hazard level" and with the property being in flood plain, most uses for current zoning are not feasible and would impact the traffic more than rezoning to "A-1" and using as farming type.

**SHOULD PLATTING OR REPLATTING BE REQUIRED TO PROVIDE FOR:**

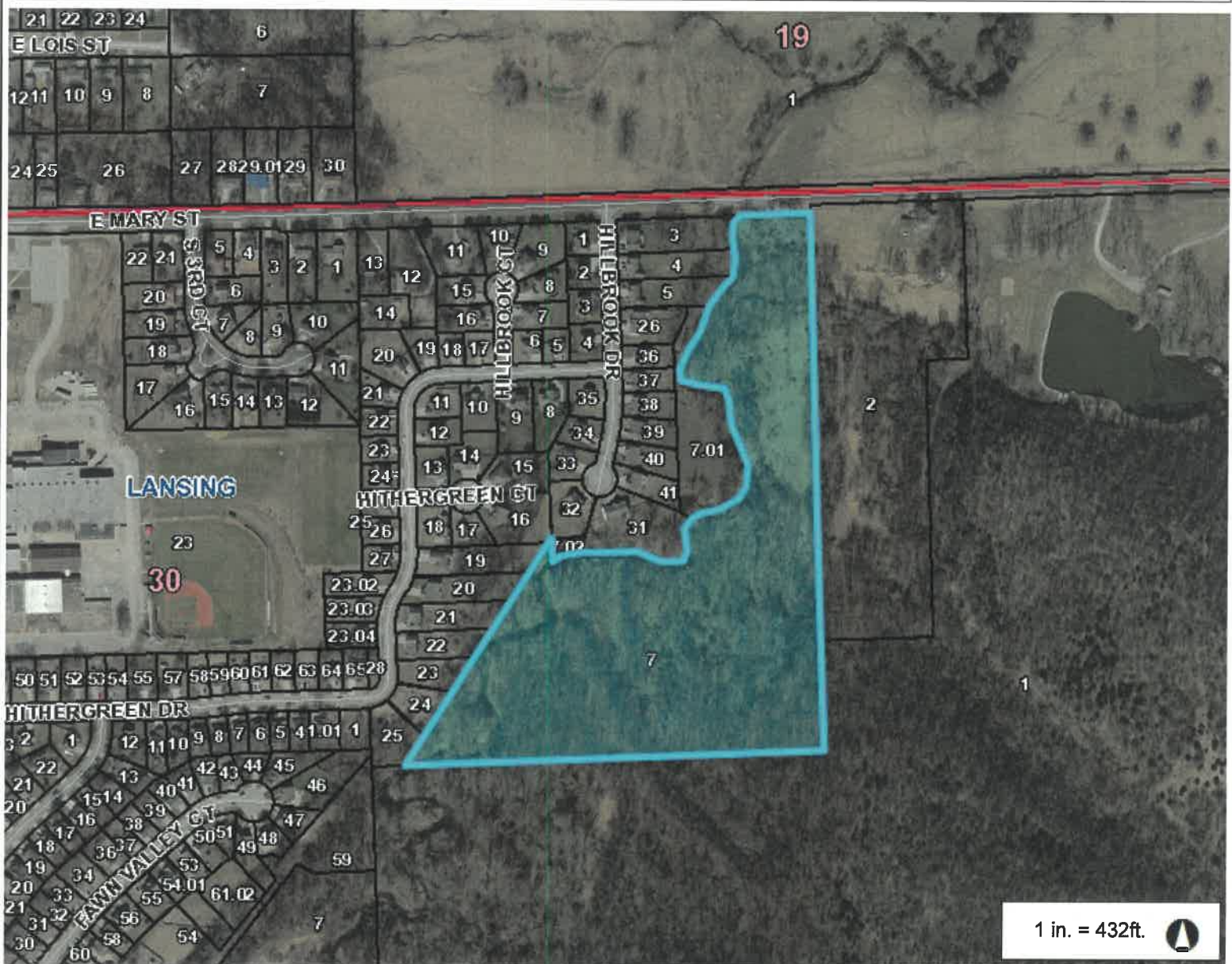
1. **Appropriately Sized Lots?** This parcel is approximately 20.84 acres in size.
2. **Properly Sized Street Right of Way?** Yes
3. **Drainage Easements?** Yes, this property has a good majority of the property as drainage easements. Refer to plat for detailed picture explanation of all drainage easements.
4. **Utility Easements:**  
**Electricity?** Across South and East property line is 10' utility easement  
**Gas?** Across South and East property line is a 10' utility easement  
**Sewers?** 20' existing sanitary sewer easement across frontage of property  
**Water?** None shown on plat
5. **Additional Comments:** Due to floodway and drainage easements, this property is possibly not usable for most uses.

**UNIQUE CHARACTERISTICS OF PROPERTY IN QUESTION:** Property is totally in the AE 100 year Floodplain/Floodway Zone.

**ADDITIONAL COMMENTS:** Needs KDHE Division of Water Resources permitting completed prior to field entrance permitting. Any future structures or changes to the

property will need to be cleared through the Division of Water Resources to meet the requirements of building in the floodplain/floodway. One of their requirements also includes a no rise certificate from a Kansas Licensed Civil Engineer provided to the state for review and approval. This process will need to be completed prior to any local building permits being issued.

## Leavenworth County, KS



863.9 0 431.96 863.9 Feet









863.9 0 431.96 863.9 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



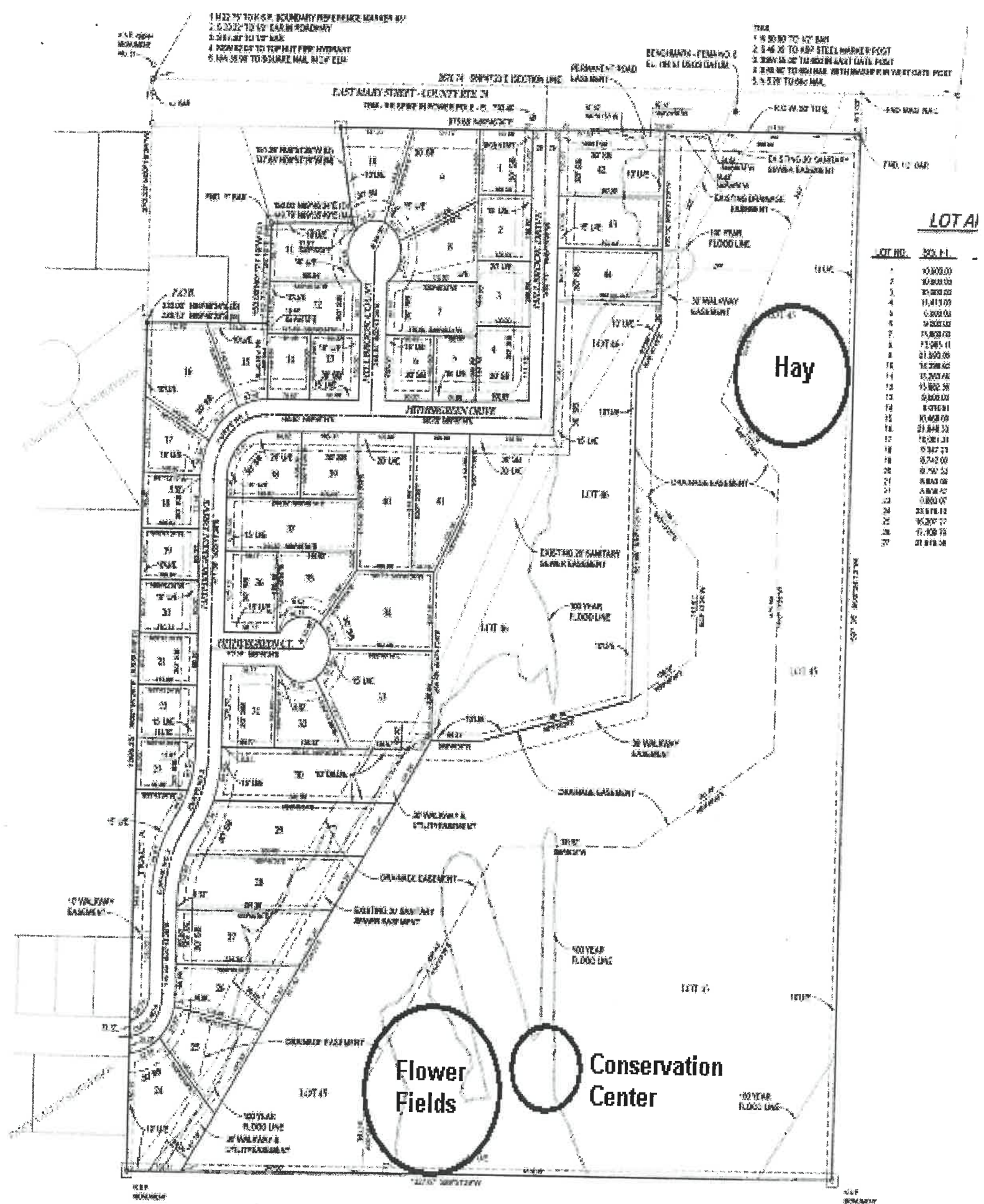
### Legend

-  Parcel
- Parcel Number
- Subdivisions
-  City Limit Line
- Major Road
  -  <all other values>
  -  70
-  Road
-  Railroad
- Section
-  Section Boundaries
-  County Boundary

## Notes

00000 East Mary Street





Other Items of Interest: Department Vehicles  
and Equipment Mileage Reports

Lansing Police Department  
Vehicle Fleet End of Month Report

Jan-2018

Unit	Year	Make/Model	Mileage as of 01/02	Mileage as of 02/02	Miles Driven	Current Use	Future Use	Comments
1	2013	Ford Explorer	69876	70875	999	Patrol	Patrol	Fit for patrol duty
2	2012	Dodge Charger	42152	42602	450	Lieutenant	Lieutenant	Fit for patrol duty
3	2015	Ford Explorer	33835	34577	742	Patrol	Patrol	Fit for patrol duty
4	2015	Ford Explorer	19897	20495	598	Patrol	Patrol	Fit for patrol duty
5	2012	Dodge Charger	24952	26520	1568	Captain	Captain	Fit for patrol duty
6	2013	Ford Explorer	48782	49428	646	Patrol	Patrol	Fit for patrol duty
7	2011	Dodge Charger	99968	99968	0	Detective	Detective	Limited Use - Detective
8a	2017	Dodge Charger	3854	5160	1306	Patrol	Patrol	Fit for patrol duty
9	2012	Chevy Tahoe	89814	90888	1074	Patrol	Patrol	Fit for patrol duty
10	2011	Dodge Charger	40650	41279	629	Chief	Chief	Limited Use - Chief
11	2003	Ford F150	77662	78178	516	Animal Control	Animal Control	Fit for Animal Control duties
13a	2017	Dodge Charger	6044	7510	1466	Patrol	Patrol	Fit for patrol duty
14	1995	Ford EOC Vehicle	162184	162184	0	EOC	EOC	Limited Use - EOC
15	2016	Dodge Charger	19043	19043	0	Patrol	Patrol	WRECKED
17	2016	Dodge Charger	16346	17079	733	Patrol	Patrol	Fit for patrol duty
				<b>Mileage Total:</b>	10727			



**Lansing Public Works Department****Monthly Fleet Report**Month January Year 2018**Vehicles**

Year	Make	Model	Description	Mileage Starting	Mileage Ending	Miles Driven	Comments
2008	Ford	Ranger XLT	LT. Pick-up Ext	54,226	54,262	36	
2007	Ford	Ranger XLT	LT. Pick-up Ext	38,949	39,169	220	
1998	Ford	1/2 ton	Pick-up	61,712	61,858	146	
2001	Ford	Ranger	LT. Pick-up Ext	116,192	118,278	2,086	
2005	Ford	Ranger	LT. Pick-up Ext	40,345	40,431	86	
2000	Ford	Explorer	SUV	186,148	186,323	175	
2005	Sterling	LT 8500	Dump Truck	48,243	48,575	332	
2007	Elgin	Crosswind J+	Street Sweeper	5,560	5,560	0	
1992	Ford	700	Dump Truck	63,028	63,267	239	
2017	Chevrolet	3500	Pick-up Truck	3,391	3,990	599	
2002	Ford	F350 4x4	Dump Truck	72,008	72,292	284	
2011	International	7400	Dump Truck	12,840	13,085	245	
2016	Ford	F350 4x4	One-ton Dump Truck	3,951	4,274	323	
2006	Dodge	Charger	Sedan	122,732	122,817	85	

## Equipment

Year	Make	Model	Description	Hours Starting	Hours Ending	Hours Used	Comments
1997	JD	770BH	Grader	5,019	5,025	6	
2004	IR	DD-24	Asphalt Roller	257	257	0	
2006	IR	185	Air Compressor	183	183	0	
1993	Ford	5030	Tractor	476	476	0	
1997	Bobcat	763	Skid Steer	2,053	2,053	0	
2014	Case	580 SNWT	Backhoe	686	749	63	
2002	Crafco	110	Crack Sealer	790	796	6	
2003	Kubota	L3710	Tractor	1,528	1,528	0	
2009	Case	465	Skid Steer	550	555	5	
2004	Case	621D	Front Loader	2,186	2,186	0	at treatment plant

Jan-18

City Influent	27.87 MG	City Avg Daily	.899 MGD
LCF Influent	12.83 MG	LCF Daily Avg	.414 MGD
Total Biosolids	.969 MG	Precip	.67"

#### Vehicles

Year	Make	Model	Description	Mileage Start	Mileage Ending	Miles Driven	Current Use	Comments
1999	Sterling	Vactor	Jet Truck	8141	8141	0	Collection System	
2002	Ford	350	Pick Up Truck	93052	93290	238	Ops/Maint.	
2006	Ford	Cr Vic	Sedan	150768	150883	115	Ops/Maint.	
2005	Ford	550	Flatbed Truck	42253	42313	60	Ops/Maint.	
2005	Freightliner	M2106	Dump Truck	19224	19328	104	Biosolids Disposal	
Total						517		

#### Equipment

Year	Make	Model	Description			Hours Used	Current Use	Comments
1991	Case	1825	Uni-Loader	938	938	0	Plant Activities	
1999	Sterling	Vactor	Jet Truck	2230	2231	1	Collection System	
1999	Aries	Saturn III	Camera Trailer	344	344	0	Collection System	
2004	John Deere	7920	Tractor	1170	1171	1	Biosolids Disposal	
2005	Polaris	Ranger #1	Utility Vehicle	1179	1186	7	Operations	
2004	Case	621D	Loader	2227	2241	14		
2005	Polaris	Ranger #2	Utility Vehicle	1149	1159	10	Maintenance	
2006	JCB	531-70	Telehandler	533	535	2	Plant Activities	