

Call to Order - The regular monthly meeting of the Lansing Planning Commission was called to order by Chairman Ron Barry (via ZOOM) at 7:00 p.m. Also via ZOOM were Commissioner Jerry Gies and Mike Suozzo. In attendance were Commissioners Amy Baker, Nancy McDougal, Richard Hannon, and Vice-Chairman Jake Kowalewski. Chairman Barry noted there was a quorum present.

Approval of Minutes – January 20th, 2021, Regular Meeting – Vice-Chairman Jake Kowalewski made a motion to approve the minutes of the January 20th, 2021, meeting, seconded by Commissioner Jerry Gies. The motion passed 6-1 with Commissioner Mike Suozzo abstaining.

Old Business: None

New Business:

1. Rezoning Application Case # RZ-2021-2: 00000 N. Main St., Lansing, Kansas

Application submitted by Greenamyre Rentals, Inc., property owner. This application is to rezone the subject parcel from B-3 Regional Business District to R-4 Multi-Family Residential District.

Chairman Barry opened the public hearing at 7:03 p.m.

Jeremy Greenamyre (via ZOOM) representing Greenamyre Rentals, 2500 S. 2nd Street in Leavenworth, Kansas, wanted to give a back story on this request. Mr. Greenamyre mentioned KDOT's enhancement project along K-7 around 2003-2004 that included a 3-acre parcel that Greenamyre Rentals owned at the corner of Fairlane and K-7. "Part of KDOT's project extended Fairlane all the way to Santa Fe Drive, which bisected our parcel and created two pieces of ground. One piece is the corner where IHOP is currently, which we sold in 2009, and the other is the North side of Fairlane which at the time was zoned B-3. The property had set almost 20 years undeveloped. We rezoned it to multi-family use and during this time we saw the undeveloped land behind Econo Lodge as well, which we were able to purchase and are looking to extend this area into the current zoning and replat everything into a single parcel."

Jesse Garvey, resident at 123 Oakbrook Ct., Lansing, KS, stated he is speaking on behalf of himself and several other residents who are opposed to rental areas in Lansing. They feel that there are too many rental properties currently in Lansing and that these properties bring home values down. Mr. Garvey stated he feels developers only care about the buildings they put up and do not put consideration into the surrounding homes and homeowners, and he feels the new dwellings are not constructed well to sustain years to come. Mr. Garvey also noted in Mr. Schmitz's (Community and Economic Development Director) report, that Mr. Schmitz stated this proposed rezone does not fit the comprehensive plan which is intended for commercial use. Mr. Garvey states "you're basically going against yourselves and the long-range plan which states this should be commercial use, just so you can accommodate this developer. If more people knew about this, I am sure they would be opposed as well."

Chairman Barry closed the public hearing at 7:09 p.m. This opens-up the 14-day protest period.

Chairman Barry asked Mr. Schmitz if any time land is rezoned, the official future land use map gets updated and Mr. Schmitz confirmed that the Planning Commission makes sure this happens.

Chairman Barry asked for a motion to approve the checklist as a finding of fact for the Rezoning application for 00000 N. Main St., Lansing, Kansas.

Vice-Chairman Jake Kowalewski made a motion to approve as a finding of fact seconded by Commissioner Mike Suozzo. Motion passes 7-0.

Chairman Barry asked for a motion to recommend approval, approve with conditions, or recommend disapproval to the Governing Body the Rezoning Application for Greenamyre Rentals.

Commissioner Mike Suozzo recommended approval seconded by Vice-Chairman Kowalewski. The motion passes 7-0.

Mr. Schmitz noted this will go before the City Council on March 4th, 2021.

2. Preliminary Plat Application Case # SDPP-2021-1: 00000 N. Main St. / 00000 Fairlane, Lansing, Kansas

Application submitted by Greenamyre Rentals, Inc., property owner. This application is for a preliminary plat consisting of 1 lot and approximately 3.11 acres. The property is currently zoned B-3 Regional Business District and R-4 Multi-Family Residential District, is made up of two lots, and is related to Item 1 on this Agenda.

Chairman Barry asked if this plat is contingent on the City Council's approval of the rezoning and Mr. Schmitz answered that "that's correct, however, you could still replat it without the rezoning approval, they just wouldn't be able to use the back East of that property which could complicate things." Mr. Barry clarified, "so you are saying we can address this now or wait until a final decision is made or we can approve it with the condition that the rezoning is approved by the City Council." Mr. Schmitz answered "Correct. If the Planning Commission approves the Prelim. Plat this evening, the final plat would come in March which occurs after the City Council reviews the rezoning. If the City Council were to deny the rezoning on the first meeting in March, the applicant can pull the final plat from the March Planning Commission meeting."

Commissioner Jerry Gies stated the applicant "could still want a one lot subdivision if the zoning doesn't occur, which would allow flexibility for how the land is used in the future and he could use the administrative plat process to create parcels that are more in line with potential buyers." Mr. Schmitz answered "the administrative plat is what was used to split the land behind Econo Lodge so that parcel would not be allowed to be split by an administrative plat. If it goes through a full platting process through the Planning Commission and City Council, then it is possible to do another admin. plat on that piece of land. The whole point of an admin. plat is to make it a speedier process to do a simple modification to a piece of property. It is not ideal for a property owner to circle through a repetitive platting process."

Vice-Chairman Jake Kowalewski asked if Mr. Greenamyre was able to address storm water concerns noted by City Engineer Michael Spickelmier. Matt Henderson, with McAfee Henderson Solutions, 15700 College Blvd, Suite 202, Lenexa, KS, representing Greenamyre answered that "the City Engineer's concerns align with our concerns and will be addressed when a technical analysis is performed in the next stage of platting and we have a scheduled meeting to meet on site in the near future."

Commissioner Gies asked what year storm had to be addressed and Mr. Spickelmier answered that they will do a full 10, 25 and 100 year analysis and make sure the current plan that was adopted in 2007 is still in compliance.

Chairman Barry asked for a motion to approve, approve with conditions, or disapprove the Preliminary Plat application for Greenamyre Rentals.

Commissioner Jerry Gies made a motion to approve the preliminary plat with conditions that the storm water concerns that are presented in the staff report be addressed, seconded by Commissioner Nancy McDougal. Motion passes 6-1, with Chairman Barry voting no.

3. Meeting date modification – March Planning Commission

Due to the Director being out of town during the regularly scheduled March meeting, and the meeting occurring on March 17th (St. Patrick's Day), staff is requesting the meeting be moved back one day, to Tuesday, March 16th, at 7:00 p.m.

Commissioner Nancy McDougal made a motion to approve seconded by Vice-Chairman Jake Kowalewski. Motion passes 7-0.

Notices and Communications - None

Reports-Commission and Staff Members - Mr. Schmitz introduced Mr. Richard Hannon as the newest Planning Commission member.

Adjournment - Commissioner Nancy McDougal made a motion to adjourn. Commissioner Amy Baker seconded it and it passed by acclamation. The meeting adjourned at 7:28 p.m.

Respectfully submitted,

Debra Warner, Secretary

Reviewed by,

Matthew R. Schmitz, Community and Economic Development Director

