

**CITY OF LEAVENWORTH PLANNING COMMISSION**  
**COMMISSION CHAMBERS, CITY HALL**  
100 N 5<sup>th</sup> Street, Leavenworth, Kansas 66048  
**REGULAR SESSION**  
**Monday, May 4, 2020**  
6:00 PM

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**CALL TO ORDER:**

**Commissioners Present**

Mike Burke  
Claude Wiedower  
Linda Bohnsack  
Chris Murphy  
Sherry Hines Whitson

**Commissioners Absent**

**City Staff Present**

Julie Hurley  
Michelle Baragary

Chairman Burke called the meeting to order at 6:04 p.m. and noted a quorum was present.

**APPROVAL OF MINUTES:** April 6, 2020

Chairman Burke asked for comments or a motion on the minutes presented for approval: March 2, 2020. Ms. Whitson moved to accept the minutes as presented, seconded by Mr. Murphy. The minutes were approved by a vote of 5-0.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**1. 2020-15 SUB – CROWN ESTATES 4<sup>TH</sup> PLAT, FINAL PLAT**

Consider a final plat for the Crown Estates 4<sup>th</sup> Plat subdivision.

Chairman Burke called for the staff report.

Planning Director Julie Hurley stated the subject property is owned by R3 Properties, LLC, plat prepared by Herring Surveying Company. The applicant is requesting approval of a 2.12 acre, 2 lot final plat for Crown Estates 4<sup>th</sup> Plat residential development. The property is currently vacant and zoned R1-9, Medium Density Single Family Residential District.

The site lies south of Spruce Street past the current dead-end of 17<sup>th</sup> Street Terrace in the Crown Estates Subdivision. Additional right-of-way for 17<sup>th</sup> Street Terrace is being dedicated as part of this plat in order to accommodate any potential future development to the south of the subject plat. 17<sup>th</sup> Street Terrace will not be extended at this time, but could be constructed in the future.

The plan is to build a single-family home on Lot 2 and at some point a single-family home will be built on Lot 1 as well.

The plat was reviewed at the February 13, 2020 Development Review Committee meeting. No major issues were identified at that time.

**ACTION/OPTIONS:**

- Approve the Final Plat
- Deny the Final Plat
- Table the issue for additional information/consideration

Chairman Burke called for questions from the commissioners about the staff report.

With no further questions or comments, Chairman Burke called for a motion. Mr. Wiedower moved to approve 2020-15 SUB Crown Estates 4<sup>th</sup> Plat Final Plat, seconded by Ms. Whitson and approved by a vote of 5-0.

**2. 2020-17 SUB – FORT GATE MARKETPLACE, PRELIMINARY PLAT**

Consider a preliminary plat for the Fort Gate Marketplace subdivision.

Chairman Burke called for the staff report.

Planning Director Julie Hurley stated the subject property is owned by Fort Gate Properties, LLC, plat prepared by Renaissance Infrastructure Consulting. The applicant is requesting approval of a 3.62 acre, 5 lot preliminary plat for the Fort Gate Marketplace commercial development. The property is zoned GBD, General Business District, and is currently occupied by the Armed Forces Bank, Commander’s Inn Motel, and a small residential structure.

The plat includes the vacation of the portion of 6<sup>th</sup> Street between Metropolitan Avenue and Cheyenne Street. The applicant intends to demolish the existing structures on the site and redevelop the property with an Armed Forces ATM on Tract A, a convenience store, two restaurant sites, and multi-tenant commercial building. A site plan is attached for reference only.

The Project Plan to establish the North Gateway Redevelopment District for this project was reviewed by the Planning Commission for conformance with the Comprehensive Plan in November 2019, and approved by the City Commission.

The plat was reviewed at the March 25, 2020 Development Review Committee meeting. All issues identified have been addressed or will be addressed at the time of construction.

Staff recommends approval of the Fort Gate Marketplace, Preliminary Plat.

**ACTION/OPTIONS:**

- Approve the Preliminary Plat
- Deny the Preliminary Plat
- Table the issue for additional information/consideration.

Chairman Burke called for questions from the commissioners about the staff report.

Mr. Wiedower asked for clarification that the layout will stay the same but what may go in there is subject to change.

Ms. Hurley stated that is correct. A couple of tenants have been secured but they have not disclosed who the tenants are at this time. The Planning Commission is only looking at the lot layout at tonight's meeting.

With no further questions or comments, Chairman Burke called for a motion. Mr. Wiedower moved to approve 2020-17 SUB, Fort Gate Marketplace Preliminary Plat, seconded by Ms. Whitson and approved by a vote of 5-0.

**3. 2020-18 SUB – BALL'S ADDITION, FINAL PLAT**

Consider a final plat for the Ball's Addition subdivision.

Chairman Burke called for the staff report.

Planning Director Julie Hurley stated the subject property is owned by Supermarket Developers, Inc., plat prepared by Renaissance Infrastructure Consulting. The applicant is requesting approval of a 4.11 acre, 1 lot final plat for the Ball's Addition. The property is zoned GBD, General Business District, and is currently occupied by Price Chopper.

The replat of this property is being done in order to correct existing utility easements and platted setbacks for the Price Chopper building in advance of a remodel of the store. No new exterior construction will take place.

The plat has been reviewed by the Public Works Department. All issue identified have been addressed.

Staff recommends approval of the Ball's Addition Final Plat.

**ACTION/OPTIONS:**

- Approve the Final Plat
- Deny the Final Plat
- Table the issue for additional information/consideration.

Mr. Burke asked when they plan to begin reconstruction.

Roger Dill, engineer, stated a date has not been set yet.

Mr. Burke asked if there are any issues with the animal shelter located behind Price Chopper.

Ms. Hurley responded the animal shelter is located on City property and there are no issues.

With no further questions or comments, Chairman Burke called for a motion. Mr. Murphy moved to approve 2020-18 SUB Ball's Addition Final Plat, seconded by Mr. Wiedower and approved by a vote of 5-0.

Mr. Burke asked about the fallen retaining wall located at 501 Metropolitan, which has been down for about two months.

Ms. Hurley stated the retaining wall has failed, however, it is not part of this plat (it is located just to the east of the Fort Gate Marketplace plat). Code enforcement has been in contact with the owners. Repairing and rebuilding a retaining wall of that size is a bit of an engineering issue. The owners had to get engineering contractors out to bid the job. Their contractor is supposed to start this project by mid-May. The City has tried to get the owners to clean up the area unsuccessfully at this point.

Ms. Hurley stated the City has been receiving guidance from the State on how to conduct public hearings remotely. We now have a way to provide a link to the public that they can call in to submit their comments. We can now move forward with the items we have been holding on to that require public hearings. We do have a robust agenda for June.

Mr. Burke stated he is not sure if all commissioners were aware that Mr. Byrne did not choose to be reappointed to the Planning Commission.

Ms. Hurley stated there are currently two vacancies. If anyone knows of someone interested in filling these vacancies, to contact her or Mayor Griswold.

With no further business, Chairman Burke adjourned the meeting.

The meeting adjourned at 6:18 p.m.

JH/mb