

# CITY OF LEAVENWORTH PLANNING COMMISSION

## COMMISSION CHAMBERS, CITY HALL

100 N 5<sup>th</sup> Street, Leavenworth, Kansas 66048

### REGULAR SESSION

Monday, April 6, 2026

6:00 PM

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#### CALL TO ORDER:

##### Commissioners Present

Ted Davis

Ken Bateman

Bill Waugh

Mark Preisinger

Sherry Hanson

Don Homan

##### Commissioners Absent

none

##### City Staff Present

Kim Portillo

Michelle Baragary

Chairman Bateman called the meeting to order at 6:00 p.m. and noted a quorum was present.

#### APPROVAL OF MINUTES – March 2nd, 2026

Chairman Ken Bateman asked for questions, comments or a motion on the March 2nd, 2026, minutes presented for approval. Commissioner Preisinger moved to approve the minutes, seconded by Commissioner Hanson and approved by a vote of 6-0.

#### OLD BUSINESS:

None

#### NEW BUSINESS:

##### **1. 2026-10 SUB – CHANAY’S ADDITION.**

Consider a final plat for Chanay’s Addition, Case No. 2026-10 SUB.

Action Requested: Approve or deny the final plat.

Chairman Bateman called for the staff report.

City Planner Michelle Baragary stated that the subject property, located at 1509 10<sup>th</sup> Avenue, is owned by Matt Chanay, with the plat prepared by Atlas Land Consulting. The applicant is requesting approval of a 0.43-acre, 3 lot final plat to be known as Chanay’s Addition. The property is currently vacant and zoned R1-6, High Density Single Family Residential District.

The proposed plat consists of 3 lots, each approximately 0.14 acres in size. The lots are intended for single-family residential development and appear to meet the minimum requirements of the R1-6 zoning district, including lot area and frontage standards.

The plat has been reviewed by the Public Works Department and other applicable agencies, and no major issues were identified. Any minor comments have been addressed or will be addressed prior to recording.

**RECOMMENDATION:**

Staff recommends approval of Chanay's Addition Final Plat, subject to the following conditions:

1. The final plat shall be recorded with the Register of Deeds within 18 months of approval by the Planning Commission.

**ACTION/OPTIONS:**

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

Chairman Bateman asked if the applicant wanted to speak.

Matt Chanay stated that he is the applicant and wants to do a small split and replat to build affordable single-family homes, with 3-bedrooms, 2-bathrooms, to be for sale.

Commissioner Davis asked Mr. Chanay if he is a developer.

Mr. Chanay responded no, he is just a small builder who mainly focuses on infill lots.

Commissioner Hanson asked what will the price range be for the houses?

Mr. Chanay responded that they would be plus or minus \$209,000. He had originally intended to keep them under \$200,000, but that has changed with the cost of building now.

Commissioner Hanson asked when he expects to get started.

Mr. Chanay stated he is ready to go, and he will start with site work for all sites, then build each home one by one, starting on the southernmost lot and going north.

The commissioners discussed the bar located across the street.

Commissioner Hanson stated that she thinks it is great that he will be building them to be for sale rather than as rentals.

Chairman Bateman called for discussion or questions from the commissioners.

With no further discussion, Chairman Bateman called for a motion. Based on the findings as stated and conditions as presented, Commissioner Waugh moved to approve the final plat of Chanay's Addition seconded by Commissioner Preisinger and passed by a vote of 6-0.

Chairman Bateman stated that due to an existing business relationship with the applicant for the second item on the agenda, he was going to recuse himself. Chairman Bateman left the room at 6:07 P.M.

**2. 2026-15 SUB – LIMIT PARK ADDITION CORRECTIVE PLAT.**

Consider a final plat for Limit Park Addition Corrective Replat, Case No. 2026-15 SUB.

Action Requested: Approve or deny the final plat

Vice Chairman Preisinger called for the staff report.

City Planner Michelle Baragary stated that the subject property is owned by Property Management & Maintenance Inc., plat prepared by Atlas Land Consulting. The applicant is requesting approval of a final plat for

Limit Park Addition Corrective Replat. The purpose of the replat is to correct an error in the original plat related to lot depth dimensions.

The original Limit Park Addition plat identifies the lots as having a depth of 126.76 feet. A recent survey has determined that the correct lot depth is 125.76 feet, a difference of one (1) foot.

The proposed corrective replat:

- Does not alter lot configuration
- Does not change lot area in a material way
- Does not create additional lots
- Does not impact easements, rights-of-way, or access
- Does not affect zoning compliance

The correction is limited to accurately reflecting surveyed dimensions of the existing lots and does not constitute a subdivision of land, but rather a correction to previously recorded information.

**RECOMMENDATION:**

Staff recommends approval of Limit Park Addition Corrective Replat Final Plat, subject to the following conditions:

1. The final plat shall be recorded with the Register of Deeds within 18 months of approval by the Planning Commission.

**ACTION/OPTIONS:**

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

**STAFF RECOMMENDATION:**

Staff recommends approval of the rezoning request based on the analysis and findings included herein.

**REZONING ACTION/OPTIONS:**

- Recommend approval of the rezoning request from I-1 to CBD to the City Commission
- Recommend denial of the rezoning request from I-1 to CBD to the City Commission
- Table the issue for additional information/consideration.

Vice Chairman Preisinger called for discussion or questions from the commissioners.

With no further discussion, Vice Chairman Preisinger called for a motion. Based on the findings as stated and conditions as presented, Commissioner Waugh moved to approve the final plat of Limit Park Addition Corrective Replat, seconded by Commissioner Hanson and passed by a vote of 5-0.

Chairman Bateman returned to the meeting at 6:10 p.m.

**OTHER BUSINESS:**

**1. CERTIFICATES OF RECOGNITION**

Staff recognized the service of Sherry Hanson and Harold (Bill) Waugh for their tenure on the planning commission, as their terms end on May 1, 2026.

Meeting adjourned at 6:13 p.m.

Minutes taken by Planning Director Kim Portillo.