



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

COUNCIL AGENDA
Special Meeting
Thursday, April 21, 2016
6:00 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

Roll Call


NEW BUSINESS:

Council Consideration of Agenda Items:

1. Board of Zoning Appeals Interviews

Adjournment

AGENDA ITEM

TO: Tim Vandall, City Administrator 
FROM: Sarah Bodensteiner, City Clerk
DATE: April 13, 2016
SUBJECT: Board of Zoning Appeals Interviews

The Lansing Board of Zoning Appeals currently has two (2) positions that expire on April 30, 2016. These positions were advertised on the City website, Facebook page, PRIDE sign, and the Leavenworth Times. The City accepted applications for these positions through March 31, 2016. We received three (3) applications for the positions, which are attached.

Action: Interview the three (3) applicants for the Lansing Board of Zoning Appeals.

AGENDA ITEM #



CITY OF LANSING

800 First Terrace

Lansing, Kansas 66043

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

www.lansing.ks.us

APPLICATION FOR LANSING BOARD OF ZONING APPEALS

Name: MICHAEL A. SUOZZO

Lansing Address: 417 OAK BROOK DR

Home Phone: 913 306 2180

Secondary Phone: 913 727 5209

E-mail: MSUOZZO@GMAIL.COM

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

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

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

All applications should be returned to Lansing City Hall, marked to the "Attention of the City Clerk" no later than March 31, 2016.

Michael A. Suozzo- Statement in support of the application for Lansing Board of Zoning Appeals

I request favorable consideration of my application for reappointment to the Lansing Board of Zoning Appeals. I have owned a home in Lansing since 1977 and have been a full time resident for the past 25 years. I have watched the community grow over that period and want to continue to do my small part to foster that growth and give back something to the community. I requested and was appointed to the Lansing Planning Commission in 1997. The following year I volunteered to be the Planning Commission's representative to the Board of Zoning Appeals. In 2012 I was elected, by the board members, to be the board president.

I believe that a strong and coherent set of zoning ordinances, strictly enforced, are necessary to ensure the orderly and safe growth of Lansing. However, in a community like Lansing, which developed and grew over the past 100+ years, there are diverse areas of the town; some areas less than 10 years old and others much older. These areas were developed and grew under several sets of zoning requirements. My philosophy, as a member of the board, is to apply common sense to each situation that is brought before the board for action. Strictly applying some of the newer zoning requirements in the older areas of town would place an undue hardship on some of the home/property owners. In some cases, due to actions taken under older codes, it is difficult to strictly comply with current codes.

In my opinion, the guiding principles in all decisions the board makes are: First, any decision made will not negatively affect the safety of our citizens. Second, decisions will not negatively affect the rights and property value of the surrounding home/land owners. Third, wherever possible, decisions will not present the petitioning home/business owner with an undue hardship. Applying these principles, with some common sense is what I believe the board's mandate is.

I have been a member of the board for 18 years, in that time; I have missed only three or four meetings. Since having the privilege of being elected, by members of the board as president I have missed only one meeting.

References:

Dr Peter Christiano MD 720 1st Terraces, Lansing, KS (913)682-5588

Mr Greg Robinson JD, 400 North Main St, Lansing, KS (913) 727-5800

Mr Dave Anaya, 3121 Gilman Rd, Lansing KS (913)250-5029



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APPLICATION FOR LANSING BOARD OF ZONING APPEALS

Name: Chad Neidig

Lansing Address: 926 Oakmont Dr. Lansing KS 66043

Home Phone: 913-240-8052

Secondary Phone: 913-240-8052

E-mail: chadneidig@yahoo.com

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

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

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

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Chad Neidig, P.E., PMP
926 Oakmont Dr.
Lansing, KS 66043
913-240-8052
chadneidig@yahoo.com

I would very much like to volunteer for the available position on the Lansing Board of Zoning Appeals. I have been a civil engineer primarily focused on infrastructure for the last 20 years. I have seen the importance of zoning in planning and development, and how it directly impacts municipalities. I want to serve my community by utilizing the skills I have learned as an engineer and program/project manager. I readily look forward to attending and participating in meetings, study sessions, or other Board events.

Over the last 20 years, I have had the unique opportunity to serve the nation as a civil engineer and program/project manager for the US Army and the US Army Corps of Engineers. I am particularly fond of my time working on infrastructure projects ranging from local drainage solutions to large hydropower facilities. An applicable example is the time I spent working with the US Army Corps of Engineers in New Mexico and Washington. I was directly engaged in works for the Section 595 program that helped rural municipalities address water-related environmental infrastructure and resource protection and development projects. These projects ranged from fresh water supply to storm water runoff to waste water management. Throughout my career, I have worked with partners at all levels of government to include National, State, Local, and Tribal Sovereign governments as well as other non-governmental agencies both in the US and abroad.

I have a passion for local municipal infrastructure. This is as a direct result of my time with the Section 595 program as well as my time as the Deputy Commander of the Recovery Field Office for the US Army Corps of Engineers, Joplin, MO as part of the recovery efforts from the 22 May 2011 tornado. My time in Joplin was particularly enlightening to the issues regarding zoning. As I wrap up my Army career, my family and I have decided to make Lansing our permanent home. In doing this, I have a vested interest in the deliberate and organized development of our community. I believe that the role of the Zoning Board is to do just that in accordance with the Lansing Comprehensive Plan as it applies to all future development for the city.

I specifically want to see transportation improvements in the form of access to Kansas City and throughput and development of the Main Street Corridor as well as ensure the safety of our students attending our schools. Travel to and from school is especially near and dear to me as the father of two teenagers attending Lansing High. It is my desire to participate in the zoning process to achieve these goals by evaluating proposals on their merits in accordance with the Lansing Comprehensive Plan.

I am willing to attend and participate in meetings, study sessions, or other Board events. If for any reason I am unable to personally attend a particular event, I will do my best to use technology to attend.

I greatly look forward to the opportunity to serve our community putting 20 years of experience to work for the betterment of Lansing. Thank you very much for your consideration and I hope to hear from you in the near future.

Respectfully,

Chad Neidig, P.E., PMP

913-240-8052

References for Chad Neidig, P.E., PMP

I am attaching three personal references for you use in evaluating my application.

Frank Reyes

107 Brookwood Ct

Lansing, KS 66043

913-240-3307

Tim Kurgan

US Army Corps of Engineers

601 E 12th St. Ste. 700

Kansas City, MO 64106

816-389-2336

Pete Doles

2505 Campeche Rd NE

Rio Rancho, NM 87114

505-710-6543



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APPLICATION FOR LANSING BOARD OF ZONING APPEALS

Name: TIMOTHY J. CAHILL

Lansing Address: 1512 SYCAMORE RIDGE DRIVE,

Home Phone: 727-3856

Secondary Phone: 683-1182

E-mail: tim@marbwwhite.com

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

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

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

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City of Lansing
Attn: City Clerk
800 First Terrace
Lansing, KS 66043

SUBJECT: Application for Re-Appointment to Board of Zoning Appeals

I am requesting consideration for re-appointment to the Lansing Board of Zoning Appeals. I have enclosed the requisite application.

As to qualifications, I have been a resident of Lansing for 19 years. I am a retired military officer who first encountered the greater Fort Leavenworth area when I was a student at the Command and General Staff College from 1992-1993. My wife and I fell in love with the area then and decided to relocate here for our last tour before retiring in 2000. We purchased our home in Lansing because we were impressed with the medium-sized town atmosphere - that was implementing a great vision for continued improvement; that had a fantastic environment to raise our family; and that was a friendly and vibrant community. I bring a combination of qualifications that I think can add some diverse perspective to the board:

- 1) I am currently one of the owners of Marlow White Uniforms, Inc., in Leavenworth. As a business owner I can understand the importance of zoning ordinances to a business, both as a direct impact as it may potentially affect an individual business and as an indirect impact of proper ordinances to keep a community safe, growing and vibrant for people – who become customers for the businesses of the community.
- 2) I was a registered Professional Engineer for 25 years, though since I am no longer practicing, I have recently allowed my Kansas registration to expire because I am no longer able to keep my Continuing Education current in my current capacity at Marlow White. I attended the United States Military Academy (BS Engineering, 1980) and Purdue University (MS Civil Engineering, 1989).
- 3) I served 20 years as an officer, retiring as a Lt. Colonel in the US Army Corps of Engineers. As such, I understand the vital importance of open and public meetings, due process, and the balance between public and private interests concerning infrastructure needs.

My personal philosophy concerning role of the Board of Zoning Appeals is also one of balance and can be summarized as follows:

- 1) Zoning ordinances should be viewed not much so as constraints and hindrances to individual property owners, but as mechanisms by which a community can

SUBJECT: Application for Re-Appointment to Board of Zoning Appeals

preserve safety and gradually improve welfare, function, and appearance over time.

- 2) Property owners should have as much liberty as possible to use their property as they see fit within the confines of community safety and well-being.
- 3) Zoning ordinances cannot possibly define every combination of situation and location, so appeals for variations to the zoning ordinances are essential to a vibrant and healthy community.
- 4) The Lansing City Staff should serve the citizens of Lansing by “doing things right” – interpreting the ordinances to the letter, but have a duty within the community to assist property owners in the appeal process (which from my perspective, they do so admirably).
- 5) By contrast, the Lansing Board of Zoning Appeals should focus on “doing the right thing” – applying common sense and judgment when evaluating variations.
- 6) The members of the Lansing Board of Zoning Appeals are recommended by the Mayor and the City Staff and appointed/approved by the City Council. As such, the members are answerable to the citizens of Lansing and hold a position of trust to act in their behalf.

My desired accomplishments as a member of the Board of Zoning Appeals is a direct reflection of my philosophy above. As an appeals body, the board is by nature “reactive” in function, so an underlying agenda or tangible goal that we envision is not appropriate. Rather, my primary desired accomplishment is to be known as a “judicious” member – a member who is discerning and sound in judgment as we balance the spirit and intent of the zoning ordinances that the City Council has enacted with the needs of the city, the community, and the appealing individual.

For consideration, I submit three personal references:

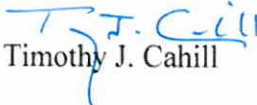
- 1) Frank Melero, 1401 Sycamore Ridge Drive, 704-7905 (neighbor).
- 2) Dan Greer, 520 Chestnut, Leavenworth, 651-6358 (Controller, Marlow White Uniforms).
- 3) Rick Schneider, 630 Delaware, Leavenworth, 772-1776 (President, Exchange National Bank).

SUBJECT: Application for Re-Appointment to Board of Zoning Appeals

Cindy Tripp has done a fantastic job of scheduling the as-needed meetings and working with our schedules, so I have had very little problem with conflicts that would prevent me from attending the meetings.

In closing, I am both humbled and proud – proud to be able to serve the community of Lansing in this way in the past, and humbled by the responsibility of the position in serving the people of Lansing.

Sincerely,


Timothy J. Cahill