

***CITY OF OSAGE CITY
PLANNING AND ZONING***

Regular Meeting

June 18, 2025

7:00 PM

City Council Room – 221 S. 5th – Osage City, Kansas

TEAMS Meeting Information:

Please join my meeting from your computer, tablet or smartphone.

<https://tinyurl.com/55mtj3nf>

Meeting ID: 285 746 172 852

Passcode: wz2oL2kH

You can also dial in using your phone. (If using a landline there may be long distance charges)

United States: 1 872-215-6905

Phone Conference ID: 866 003 226#



I. Call To Order:

Casey Mussatto _____ Loren DeBaun _____ Teresa Nell _____

Gail Lohmeyer _____ Maurice Koch _____ Colton Jenkins _____

Colton Williams _____

II. Consent Agenda

1. Approval May 21, 2025 Regular Meeting Minutes

III. Regular Business

1. Petition to re-open 90 feet of Schenk Street (Action Required)
2. Article 15 Industrial Districts
 - a. Storage Definition Discussion
3. Map of Planning and Zoning Areas (adding conditional use permits) discussion

IV. Adjournment

**PLANNING AND ZONING COMMISSION
OSAGE CITY, KANSAS
MINUTES
May 21, 2025**

ROLL CALL: Now on this 21st day of May 2025 the Planning and Zoning Commission met at 7:00 p.m. at the City Council Chambers in said City, the following members being present and participating to wit, Commissioners: Casey Mussatto, Loren DeBaun, Teresa Nell, Gail Lohmeyer, Maurice Koch, and Colton Jenkins. Officials present: City Manager Katie Hodge, City Treasurer Sadie Boos, City Clerk Amy Woodward, Utility Director Dale Schwieger, and Planning and Zoning Clerk Lindsay Bandy. Others present: Scott Martin and Colton Williams.

APPROVAL OF THE CONSENT AGENDA:

1. Approval of April 16, 2025, Regular Meeting Minutes

Motion by Nell, second by DeBaun to approve the consent agenda. The motion was declared carried.

REGULAR BUSINESS:

1. Public Hearing for the Conditional Use Permit Application for 802 N. 12th Street (Legal Description: North ½ of the Southeast ¼ of the Northeast of the Southwest ¼ of Section 24, Township 16 South, Range 14 East of the 6th P.M., except the East 264 feet thereof, in Osage County, Kansas, and except coal and mineral reserves) to allow metal siding on a new home build-Scott Martin, Property Owner

Chairman Mussatto called the public hearing to order at 7:01pm. Letters were sent to 12 property owners, and 2 replies were received. Mussatto asked for additional comments from the city staff and the audience; property owner Scott Martin spoke about the style of the home and how it will look like a typical home but will have metal siding. Mussatto asked for comments from the committee members; committee member Koch asked property owner Scott Martin what type of foundation he would have, and Martin responded with concrete pier & beam foundation. Mussatto closed the public hearing at 7:04pm.

2. Motion to approve or deny the Conditional Use Permit Application for 802 N. 12th Street

Following a 14-Day protest period required by State Law, the recommendation will be presented to the City Council in the month of June, for the decision on the Planning and Zoning Committee recommendation.

Motion by Jenkins, second by Lohmeyer, to recommend to the City Council to approve the conditional use permit application for property owners Scott & Kara Martin at 802 N 12th Street. The motion was declared carried.

3. Review of the expression of interest form submitted by Colton Williams and consider a recommendation to the City Council for appointment to the Planning and Zoning Committee

Planning and Zoning Members reviewed Colton's application and thanked him for his interest in joining the Planning and Zoning Committee.

Recommendation to City Council to add Colton Williams to the Planning and Zoning Committee.

Motion by Nell, second by DeBaun to approve the recommendation to the City Council. The motion was declared carried.

4. Information Only: Review of Article 15 Industrial Districts-

City Manager, Katie Hodge provided an explanation of the Planning and Zoning regulations regarding storage in Industrial Districts.

Planning and Zoning Members requested further information regarding the definition of storage in Industrial Districts.

ADJOURN: *Motion by Nell, second by Koch to adjourn. The motion was declared carried.*

APPROVED: _____ **ATTEST:** _____
Casey Mussatto, Chairman **Amy Woodward, City Clerk**

This 18th day of June 2025

(SEAL)

CITY OF OSAGE CITY

REQUEST FOR CITY PLANNING & ZONING ACTION

DATE
6/18/2025

TIME
7:00 P.M.

AGENDA SECTION NO: III	ORIGINATING DEPARTMENT: Administration	APPROVED FOR AGENDA:
ITEM NO. 1	BY: Katie Hodge, City Manager	BY: KH

ITEM:

Ken Stadel submitted a petition to re-open 90 feet of Schenk that was vacated

BACKGROUND:

On April 24, 2001 the city council adopted Ordinance 1384 which vacated 90ft. of the east end of Schenk Street. At the time Ken and Jean Stadel owned the property to the north and east of Schenk Street. Since that time, the property was split with the Stadel's selling a portion of the property with the home and keeping the other property to the east (the following picture shows the property line in red (provided by realtor, Carla Sloop) . As a result, the vacated 90 feet of Schenk Street does not give the Stadel's access to the east property that they are trying to sell (that property is now landlocked).

FISCAL NOTE:

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PLANNING & ZONING ACTION:

- 1) To recommend un-vacating or reopening of the 90ft of Schenk Street that was vacated in 2001 to the City Council
- 2) To reject un-vacating or reopening of the 90ft of Schenk Street that was vacated in 2001
- 3) Table the discussion until a later Planning and Zoning meeting



PETITION TO UNVACATE A PORTION OF SCHENK STREET
OSAGE CITY, KANSAS

TO:

Planning & Zoning Committee, Mayor and City Council
Osage City Hall
Osage City, Kansas

We, the undersigned petitioners, respectfully request the City of Osage City, Kansas, to unvacated the following described portion of public right-of-way:

The east ninety feet (90') of Schenk Street, located between Lots 12 and 6, Schroeder's Addition, Osage City, Kansas.

PURPOSE OF REQUEST

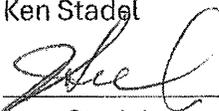
This petition is submitted to restore public access and legal status to the subject portion of Schenk Street. The unvacating of this street section is requested to allow for full reinstatement of the public right-of-way for general use, consistent with the original plat and intended function of the street.

LEGAL DESCRIPTION OF PROPERTY AFFECTED

The east 90 feet of Schenk Street lying between Lot 12 and Lot 6 of Schroeder's Addition to Osage City, Osage County, Kansas.



Ken Stadel



Jean Stadel

SUPPORT AND CONSENT OF ADJACENT PROPERTY OWNERS

We, the undersigned owners of the real property adjoining the subject portion of Schenk Street, hereby consent to and support the petition to unvacated the portion described above.

Owner of Lot 12

Name: JEFFREY & Lynn TICE
Address: 1121 SCHENK ST.
Signature: Lynn Tice
Date: 6/12/25

785-249-2198

Owner of Lot 6

Name: TIMOTHY & CYNTRIA POTTER
Address: 1130 SCHENK ST.
Signature: _____
Date: _____

CONTACT PERSON FOR THIS PETITION

Name: KEN & JEAN STADEL
Address: 3633 BUCK BRUSH CT. LAWRENCE, KS 66049
Signature: Ken Stadel
Email: kenstadel@gmail.com

**PETITION TO DENY THE UNVACATING OF A PORTION OF SCHENK STREET
OSAGE CITY, KANSAS**

TO:

**Planning & Zoning Committee, Mayor & City Council
Osage City Hall
806 Main Street
Osage City, Kansas 66523**

Response Date: June 13, 2025

I, Timothy Alan Potter and Carrie Anne Potter, are the legal owners of Lots 5, 6 and the North ½ of the East 90 feet of vacated Schenk Street, lying South of Lot 6, in Schroeder's Addition to Osage City, according to the recorded Plat thereof, Osage County, Kansas

As owners of the above listed deed, we deny the petition submitted by the previous owner, Ken Stadel and Jean Stadel to remove the vacated described portion of public right of way. Previous owners have access way through the dead-end-street to their property without conducting a land grab of property they have sold to us on August 29, 2023. The property included the North ½ of the East 90 feet of vacated Schenk Street in the purchase price of the property.

This counter petition is to respectfully deny the un-vacating of this street section to outright take our portion of property to allow full reinstatement of the public right of way for general use. The vacating of this portion was conducted legally and submitted through the previous owner, and sold as part of 1130 Schenk Street, Osage City, Kansas 66523. Respectfully, we deny this land grab of property we legally own. An easement is already legally established to the back of the property for utilities.

We do not support such action and we do not consent to the real property we legally own adjoining the subject portion of Schenk Street to be unvacated between lot 6. This property will be utilized as what it was intended to be used for.

Must include your current address, phone number, fax number (if you have one), and e-mail address.

Timothy Alan Potter & Carrie Anne Strecker, legal owners

Address: 1130 Schenk Street, Osage City, Kansas 66523, Phone: 760-590-1440, 760-590-1565,

Email Address: potter_tim@msn.com; carrie@mybarstowagent.com

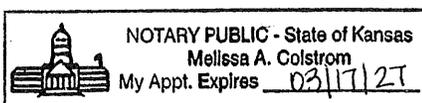


**Timothy A. Potter
1130 Schenk Street
Osage City, KS 66523
760-590-1440
Potter_tim@msn.com**



**Carrie A. Potter
1130 Schenk Street
Osage City, KS 66523
760-590-1565
carrie@mybarstowagent.com**

Melissa A Colstrom



CITY OF OSAGE CITY

REQUEST FOR CITY PLANNING & ZONING ACTION

DATE
6/18/2025

TIME
7:00 P.M.

AGENDA SECTION NO: III	ORIGINATING DEPARTMENT: Administration	APPROVED FOR AGENDA:
ITEM NO. 2	BY: Katie Hodge, City Manager	BY: KH

ITEM:

Article 15 Industrial Districts—Storage Definition Discussion

BACKGROUND:

Section 15-301 e. notes our storage requirements for Industrial Districts 1 & 2. In this section, we could provide additional requirements for storing outside material.

I have searched Douglas County, Bonner Springs, Mission, Ottawa, Emporia, Shawnee County, and a few other smaller cities. All the cities have the same requirements as we do, which allows outside storage with screening.

I have emailed John Goodyear with the League of Kansas Municipalities, but I have not heard back from him. I would like to visit with him about adding the prohibition of certain materials such as junk and salvage from being stored outside, along with any material identified as a nuisance. I hope to have this conversation before our meeting Wednesday night.

FISCAL NOTE:

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PLANNING & ZONING ACTION:

No action

	USE	I-1	I-2
23.	Public utility and public service uses including: municipal power plants; substations; lift stations; railroads; telephone exchanges, microwave towers, radio towers, television towers, telephone transmission buildings; electric power plants; and public utility storage yards.	P	P
24.	Self-storage (mini-storage).	P	
25.	Service stations.	P	P
26.	Stockyards and slaughterhouses.		C
27.	Storage of bulk oil, gas, explosives and similar materials.		C
28.	Storage yards providing the storage yard is completely enclosed with a six foot fence or wall.		P
29.	Telecommunication towers.	C	C
30.	Truck and rail terminals.	P	P
31.	Warehouses or storage houses.	P	P
32.	Welding shops.	C	P

SECTION 15-3 DEVELOPMENT STANDARDS

15-301.

- a. Except as otherwise provided in section 15-4, a building, structure or use, allowed in either or both the I-1 and I-2 Districts, may occupy all that portion of a lot except for the area required for off-street parking, off-street loading and unloading and their access roads and/or arterial or collector streets as otherwise required in this Article or Article 22.
- b. Except as otherwise provided in section 15-4, when the required off-street parking and/or required loading and unloading will be provided within the building or structure, the building or structure may cover the entire lot except as otherwise required for arterial and/or collector streets in Article 20.
- c. No retail sales or service shall be permitted except when incidental or accessory to a permitted use or except when specifically permitted pursuant to this Article. Further, the portion of the building or structure used for such retail sales or service shall not exceed 35% of the total square footage of the building or structure.
- d. No building shall be used for residential purposes, except a watchman may reside on the premises.
- e. Except where otherwise expressly prohibited by these regulations, outside storage may be maintained provided the view of non-retail storage areas is screened from

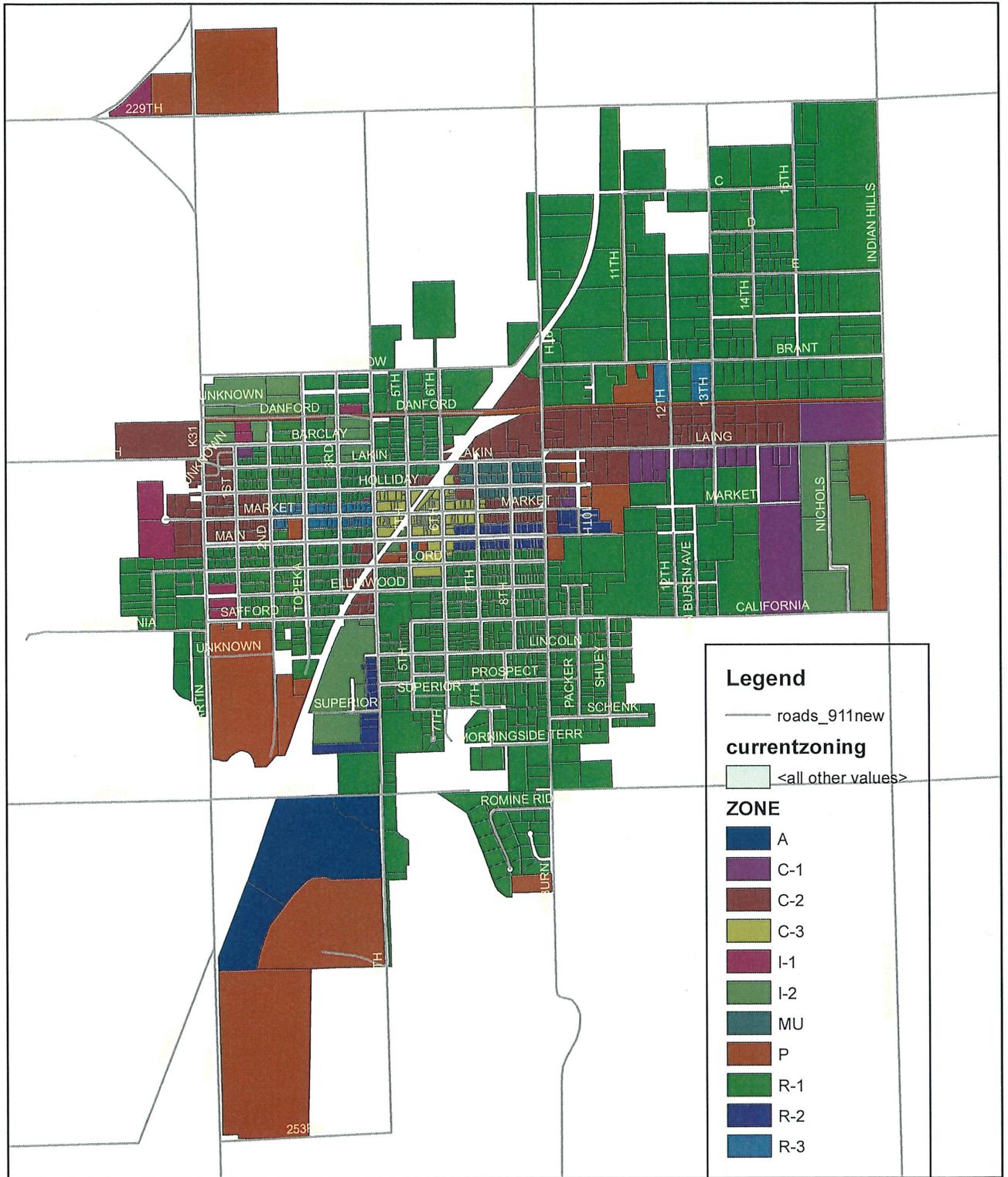
	USE	I-1	I-2
23.	Public utility and public service uses including: municipal power plants; substations; lift stations; railroads; telephone exchanges, microwave towers, radio towers, television towers, telephone transmission buildings; electric power plants; and public utility storage yards.	P	P
24.	Self-storage (mini-storage).	P	
25.	Service stations.	P	P
26.	Stockyards and slaughterhouses.		C
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29.	Telecommunication towers.	C	C
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Property Information Map



Osage County Land Development Office
 PO Box 221
 Lyndon, Ks 66451
 785-828-3347 (office) 785-828-4749 (fax)



All maps created in our office are for "As Shown Only", they are not intended for use as a legal survey. All GIS information remains the property of the Osage County GIS/Planning/Zoning Dept and should not be sold or otherwise made available to any Third Party.