



**Ellis County Joint Planning Commission
Meeting Minutes for January 27th, 2021**

Members Present:

David McDaniel
John Schulte
Nathan Leiker
Dick Klaus

Members Absent:

Mark Brackney
Brett Schmidt

Staff Present:

Mason Ruder, Environmental Planning Supervisor (EPS)
Justin Craig, Environmental Technician, Recording Secretary

Counsel Present:

Bill Jeter

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The January 27th, 2021, meeting of the Ellis County Joint Planning Commission was called to order by Chairman David McDaniel at 7:24 P.M. The meeting was held at 718 Main Street Commission Chambers.

Roll call: Roll call was taken. Four members were present at roll call. There was a quorum.

Minutes: Nathan Leiker made a motion to approve the November 18th, 2020 minutes. John Schulte seconded the motion. Motion carried 4-0.

Public Presentation: Chairman McDaniel asked if there were any presentations from the public. There were none.

Staff Report: Chairman McDaniel requested a staff report. At 7:25 P.M. Mason Ruder, Environmental Planning Supervisor, presented the report

reflecting the activities from November 22nd, 2020, through January 22nd, 2021. The report was approved.

New Business: At 7:26 P.M., Chairman McDaniel asked for a motion to open the public hearing for conditional use permit 2044, Event Center for Leann & Jayme Zimmerman. Nathan Leiker made the motion, John Schulte seconded, motion passed 4-0. Mason Ruder read the staff report for CUP2044. There were no questions from the commission to staff. At 7:29 P.M., Leann Zimmerman, applicant, made her presentation to the commission. At 7:32 P.M. the public was given the opportunity to speak. Pete Weber spoke, he had no opinion. Dustin Shubert spoke against the project citing security. Jason Williams spoke against the project citing safety. Allen Schmidt spoke against the project citing liability, security, and sharing of internet access. Leigh Purdy spoke and had questions regarding whether the project was receiving public or private funding. Lori Hertel declined to speak. At 7:41 P.M. Leann Zimmerman provided her rebuttal, stating that it was privately funded, emphasized the distance between properties regarding safety & security issues, and stated she had no knowledge of which direction attendees would travel after events. Chairman McDaniel asked who would manage the property, Leann stated that she would manage the property in a similar fashion to other similar event centers and that customers would sign liability waivers as a condition of use of the facilities. Nathan Leiker asked about the reasoning for choosing this specific location. Leann cited reasons of electrical access, safety, distance from area homes, and the surrounding crops around the facility. Mason Ruder stated KDOT and Public Works would determine the location for the entrances. At 7:53 P.M., Chairman McDaniel asked for a motion to close the public hearing. John Schulte so moved, Nathan Leiker seconded the motion, motion passed 4-0. Chairman McDaniel then read the finding of facts for CUP2044 to the audience. Nathan Leiker asked a question regarding the Rural Water access and fire suppression, referring to a requirement on a previous CUP for GAL51- Lucas Haines event center. Mason Ruder provided the conditions that were required previously. At 8:06 P.M. John Schulte made a motion to approve CUP2044, Dick Klaus seconded the motion. Motion passed 4-0. Chairman McDaniel announced the protest period of January 27th, 2021 through February 10th, 2021. Mason Ruder then explained the protest process. John Schulte moved to have Mason Ruder and Chairman McDaniel present CUP2044 to the Ellis County

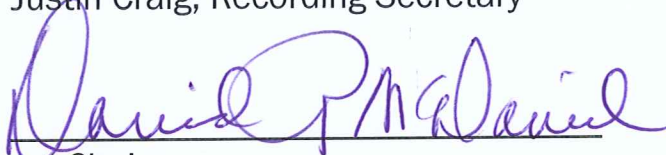
Commission. Nathan Leiker seconded the motion, motion passed 4-0. Chairman McDaniel then announced a 5-minute break.

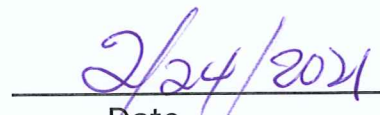
Old Business: At 8:15 P.M. Chairman McDaniel called the meeting to order. Mason Ruder provided a brief update on the comprehensive plan, specifically the ETJ. Nathan Leiker had a question on how properties affected by the change would be notified. It would be on a case-by-case basis during the permit application process. It was decided that the public hearing notification process will remain the same due to legal requirements. Commissioners were provided materials for the upcoming public hearing for CUP2047 on February 24th, 2021.

Confirmation of the next meeting date: The next meeting will be held on Wednesday, February 24th, 2021, at the Ellis County Administrative Center Commission Chambers, 718 Main St. Lower Level, Hays, KS at 7:00 P.M.

Adjournment: Nathan Leiker moved the meeting be adjourned. Dick Klaus seconded the motion. Motion carried 4-0. The meeting was adjourned at 8:40 P.M.

Respectfully Submitted,
Justin Craig, Recording Secretary


Chairman


Date