



Ellis County Joint Planning Commission
Meeting Minutes for July 8th, 2020

Members Present:

David McDaniel
John Schulte
Nathan Leiker
Neal Younger
Dick Klaus

Members Absent:

Brett Schmidt

Staff Present:

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

Counsel Present:

Bill Jeter

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The July 8th, 2020, meeting of the Ellis County Joint Planning Commission was called to order by Chairman David McDaniel at 7:00 P.M. The meeting was held at 718 Main Street Commission Chambers.

Roll call: Roll call was taken. Five members were present. There was a quorum.

Minutes: John Schulte made a motion to approve the February 26th, 2020 minutes. Nathan Leiker seconded the motion. Motion carried 5-0.

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 7:01 P.M. Mason Ruder, Environmental Planning Supervisor, presented the report reflecting the activities from February 24th, 2020, through June 30th, 2020. The report was approved.

New Business: At 7:02 P.M., Dave McDaniel announced the change of hours for the Environmental/Planning and Zoning office.

At 7:03 P.M. Nathan Leiker made a motion to open the public hearing on CUP2019, Midwest Energy Substation. Dick Klaus seconded the motion, motion passed 5-0. Mason Ruder presented the staff report on the conditional use permit, Nathan Leiker asked if there had been any public protests, Mason stated that there was not. At 7:06 P.M. Nathan McNeil, on behalf of Robert & Gloria VonLintel, delivered a presentation with the details and scope of the project. Bill Ring delivered a few comments regarding Public Works involvement in the project. Nathan Leiker inquired if there could be any waste or water runoff from the proposed development, Mr. McNeil detailed the preventative measures in place. Chairman McDaniel asked if there was a motion to close the public hearing at 7:14 P.M., Dick Klaus so moved. John Schulte seconded the motion, motion carried 5-0. Nathan Leiker made a motion to approve CUP2019. John Schulte seconded the motion; it was approved 5-0. Chairman McDaniel announced that the protest period would end on July 22nd, 2020. John Schulte made a motion to have Chairman McDaniel present CUP2019 to the Ellis County Commission, Nathan Leiker seconded, motion carried 5-0.

At 7:17 P.M. Nathan Leiker made a motion to open the public hearing on VP2018, Vacation of Plat, Arapahoe Estates. Neal Younger seconded the motion, motion carried 5-0. Mason Ruder presented the staff report on VP2018. There were no questions for the staff. Leon Scott Seaton spoke about his reasoning and development plans for the property. Bill Ring spoke of vacating of the road and how it pertains to Public Works. There were questions from the commission regarding the use of the existing septic & well systems, Mason Ruder advised they had been inspected and cleared for use by the Environmental Office. At 7:24 P.M. Neal Younger made a motion to close the public hearing. Nathan Leiker seconded the motion, motion carried 5-0. Nathan Leiker moved to approve VP2018, John Schulte seconded, it was approved 5-0. Chairman McDaniel announced that the protest period would end on July 22nd,

2020. John Schulte moved that Chairman McDaniel would present VP2018 to the Ellis County Commission, Neal Younger seconded, motion carried 5-0.

Old Business: At 7:26 P.M. Keith Marvin remotely discussed the progress and upcoming expectations of the Comprehensive Plan/Regulations. There was a thorough review and coverage of the document. Keith stated he will be sending out the updated version of the document for distribution to the commission members for discussion at our next meeting. During this time, Mason Ruder inquired to counsel Bill Jeter about the possibility of digital public notice vs. print in circulation. Mr. Jeter stated that the county must provide notifications in print. Mason then inquired if the Environmental Office could utilize digital delivery confirmation on notices to lower expenses, Mr. Jeter advised that this was permissible. At this time, Keith inquired about the timing and method of presenting the Comprehensive Plan/Regulations. Mr. Jeter advised they could be presented together, but that the Comprehensive plan must be adopted prior to the Regulations.

At 8:23 P.M. Mason Ruder advised the commission members that Brett Schmidt had accepted to renew his term on the commission and that Rob Soneson had declined to remain on the commission. Mason then invited the commission to provide nominations for replacement.

New Ellis County Administrator, JD Cox, was introduced to the Commission members by Mason Ruder.

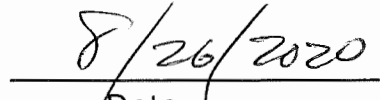
The commission decided that we would forgo the next scheduled meeting on July 22nd, and our next meeting will be August 26th, 2020.

Confirmation of the next meeting date: The next meeting will be held on Wednesday, August 26th, 2020, 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. John Schulte seconded the motion. Motion carried 5-0. The meeting was adjourned at 8:26 P.M.

Respectfully Submitted,
Justin Craig, Recording Secretary


Chairman


Date