



**Ellis County Joint Planning Commission
Meeting Minutes for October 28th, 2020**

Members Present:

David McDaniel
John Schulte
Nathan Leiker
Neal Younger
Dick Klaus
Mark Brackney

Members Absent:

Brett Schmidt

Staff Present:

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

Counsel Present:

Bill Jeter

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The October 28th, 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. Six members were present at roll call. There was a quorum.

Minutes: John Schulte made a motion to approve the August 26th, 2020 minutes. Nathan Leiker seconded the motion. Motion carried 6-0.

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 7:02 P.M. Mason Ruder, Environmental Planning Supervisor, presented the report reflecting the activities from August 27th, 2020 through October 23rd, 2020. The report was approved.

New Business: At 7:03 P.M., Chairman McDaniel asked if there were any new business items. Mason Ruder provided a brief update on the floodplain and zoning regulations for Schoenchen. Mason Ruder advised the commission on 3 possible upcoming Conditional Use Permit applications.

Old Business: At 7:04 P.M. Chairman McDaniel gave the floor to Keith Marvin who continued to review the Comprehensive Plan/Regulations. Keith will be providing a PDF of the proposed Land Use Matrix for the commission to review & provide feedback on at our next meeting. It was decided that all unincorporated cities would be listed contained in a single "V-1" Village district. The parties discussed the inclusion of grain bins in the No-Build Zone, it was decided they wouldn't be forbidden, but discouraged. It was decided to remove the "non-agricultural related" terminology from the maximum dwelling units per quarter section under the supplemental regulations section. There was then discussion on the Land Use map around the Yocemento area, as well as along Highway 40 between the cities of Hays & Ellis. The Environmental Office, along with Keith Marvin, will be reviewing the existing and potential future areas of development along this corridor and making recommendations at the next meeting. Nathan Leiker asked for clarification on the No Build Zone vs. line of sight/sight triangle. The review ended at the completion of Article 5. It was agreed that the next meeting would cover the Land Use Matrix and then continue with Article 6. There was discussion of the possibility of a special meeting in December, dependent on the need for Public Hearing in December for the Conditional Use Permit applications and this would be decided at the next meeting.


Confirmation of the next meeting date: The next meeting will be held on Wednesday, November 18th, 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. Dick Klaus seconded the motion. Motion carried 6-0. The meeting was adjourned at 8:17 P.M.

Respectfully Submitted,
Justin Craig, Recording Secretary



Chairman



Date