

# Ellis County Joint Planning Commission Meeting Minutes for August 26, 2015

**Members Present:**

David McDaniel  
John Schulte  
Rob Soneson  
Dick Klaus

**Members Absent:**

Glenn Cox  
Brett Schmidt  
Nathan Leiker

**Staff Present:**

Karen Purvis, R.S./Zoning Administrator  
Lynette Stramel, Recording Secretary

**Counsel Present:**

Bill Jeter

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The August 26, 2015 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 St. Commission Chambers.

**Roll call** was taken. 4 members were present. There was a quorum.

**Minutes:** Dick Klaus moved to approve the June 24, 2015 minutes as written. Rob Soneson seconded the motion. Motion carried 4-0.

**Public Presentations:**

none

**Staff Report:** Karen Purvis presented to the Planning and Zoning Commission the activity report since the last meeting.

**Public Hearing:**

John Schulte made the motion to Open the Public Hearing. Rob Soneson seconded the motion. Motion carried 4-0. Chairman McDaniel declared the Public Hearing for CUP1519 Donna Simpson/Ellis County Public Works now open. Chairman McDaniel asked the staff to present the Public Hearing agenda item. Karen Purvis presented the information relating to the Conditional Use Permit 1519 for Donna Simpson/Ellis County Public Works.

Chairman McDaniel asked the applicant, Curt Hoffman, Interim Public Works Director if he would like to speak and/or make a presentation. Curt Hoffman addressed the board with details of their plans to open a gravel pit on the property owned by Donna Simpson/Simpson Irrevocable Farm Trust. This gravel pit will be used to supply Ellis County Road and Bridge Department with gravel to place on Ellis County roads in the North East portion of the county. Committee members asked questions of the staff, applicant, and property owner. All questions were answered to their satisfaction.

Karen Purvis presented her findings for the Conditional Use Permit 1519 for Donna Simpson/Ellis County Public Works. She stated all the procedures and forms were completed in a timely manner, fees paid and all requirements completed. Karen recommends approval of the Conditional Use Permit 1519. Chairman McDaniel made a final request for any further questions.

Motion made by Dick Klaus to Close the Public Hearing and begin deliberations. John Schulte seconded the motion. Motion carried 4-0. Discussion proceeded among members concerning the approval of Conditional Use Permit 1519. Commission completed the Findings of Fact for the Donna Simpson/Ellis County Public Works Conditional Use Permit 1519. Rob Soneson made a motion to approve Conditional Use Permit 1519 for Donna Simpson/Ellis County Public Works as presented and to recommend approval to the County Commissioners. John Schulte seconded the motion. Motion carried 4-0. John Schulte moved to approve the Development Plan as presented and to recommend approval to the County Commissioners. Dick Klaus seconded the motion. Motion carried 4-0.

**Chairman McDaniel announced the protest period ends September 9, 2015.**

Chairman McDaniel reminded all that the Joint Planning Commission is just an advisory board for the County Commission and the County Commissioners will make the final decision. He then asked staff to have this placed on the County Commission agenda and provide necessary documents to them before the meeting.

**Old Business:** Chairman McDaniel opened the discussion on the previously requested 2015 Annual Report of the Joint Planning Commission on the 6 Short Term Goals of the Comprehensive Plan Implementation. Chairman McDaniel stated he felt the staff did an excellent job preparing this report. Chairman McDaniel requested the discussion and any action on this annual report be tabled until the next Joint Planning Commission meeting with more members of the Planning Board present. It was agreed upon by the members present to do so.

Karen Purvis updated the status of the three current vacancies on the Joint Planning Commission. These vacancies have not been filled as of yet. In addition, normally this board has election of officers during the August meeting. However, this will need to wait until after the new members are appointed. County Commissioner McClelland, who was in attendance, stated the County Commission would take any recommendations to fill these vacancies.

**New Business:**

Chairman McDaniel opened the discussion on the possibility of changing the public hearing publication fees. Karen Purvis stated the Zoning office is currently losing money on the \$50.00 publication fee and would like to see the fee raised. Discussion followed. Dick Klaus made a motion to authorize Karen Purvis to go to the County Commissioners with a request to raise the public hearing publication fee from \$50 to \$60. Rob Soneson seconded the motion. Motion carried 4-0. This request along with CUP1519 will be presented by Karen at the County Commission meeting after the 14 day protest period has expired.

**Other Business:**

none

**Confirmation of next meeting date:** The next meeting will be scheduled for September 23, 2015 at Ellis County Administrative Center Commission Chambers, 718 Main Lower Level, Hays, KS at 7:00 p.m.

**Adjournment:** John Schulte moved the meeting be adjourned. Rob Soneson seconded the motion. Motion carried 4-0. The meeting was adjourned at 7:32 p.m.

Respectively Submitted

Lynette Stramel

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Chairman

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Date