

Ellis County Joint Planning Commission Meeting Minutes for October 19, 2016

Members Present:

David McDaniel
John Schulte
Dick Klaus
Bryan Church
Rob Soneson
Nathan Leiker arrived at 7:05

Members Absent:

Brett Schmidt

Staff Present:

Karen Purvis, Zoning Administrator
Carla Meier, Recording Secretary

Counsel Present:

Bill Jeter

County Administrator:

Phillip Smith-Hanes

Public Works Director:

Bill Ring

+++++

The October 19, 2016 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 was taken. Five members were present. There was a quorum.

Minutes: Dick Klaus moved to approve the September 21, 2016 minutes as written. John Schulte seconded the motion. Motion carried 5-0.

Public Presentation: None

Chairman McDaniel requested that if there were no objections from the audience, he would amend the agenda to move the New Business of the Extra Territorial Discussion to follow the staff report. There were no objections.

Nathan Leiker joined the meeting at 7:05.

Staff Report: Chairman McDaniel requested a staff report from Karen Purvis, Zoning Administrator.

Karen presented the staff report reflecting the activities from September 19, 2016 thru October 14, 2016.

New Business: Chairman McDaniel informed the audience that the County Commissioners requested Realtors, Bankers and other interested parties be invited to attend the Zoning Meeting to give their input on the Extra Territorial Jurisdiction. There was a notification in the local paper as well as emails sent out to the individuals. Three realtors spoke in favor of the Extra Territorial Jurisdiction being reduced from the current three mile zone size and even making it smaller than the sample map which was presented. The Committee's consensus was to also reduce the jurisdiction surrounding the city limits.

Old Business: Discussion resumed on the Zoning and Subdivision Regulations.

Zoning Item 10. Referral of Amendment to Cities: Karen informed the Committee that letters had been mailed to the Victoria and Ellis Communities for their input on the Extra Territorial Jurisdiction. No response has been received from either community as of yet.

Zoning Item 13 Penalty – Fine vs Fee: Discussion was tabled until next meeting to allow Legal Counsel to do further research.

Subdivision Item 5 Section 4-102 #12 Private Streets/Roads: Phillip Smith-Hanes, County Administrator, explained about private streets/roads from the fiscal standpoint of the County. Bill Ring explained about private streets/roads from his standpoint as Public Works Director. Karen reiterated that current Regulations prohibit private streets/roads. Much discussion followed. Nathan Leiker made a motion to allow private streets/roads to be built to County Specifications in new developments. John Schulte seconded the motion. More discussion and questions followed. Motion carried 6-0.

Lot Splits: Karen stated "if there is a change to the Extra Territorial Jurisdiction, for lot splits, nothing under 40 acres can be split." More discussion followed. This is for the committee members to think about. No action was taken.

Karen stated we have touched on this previously, the Rural Residential District (RR), Suburban Residential District (SR) and Village District (V1). The Regulations for Article 3-(RR), Article 4 (SR), Article 5 (R-1), Article 6 (V 1) and Article 8 (R 1B), are similar for each district. Discussion followed. It would be good to try to make the Regulations more black and white. Nathan Leiker made a motion to have the comprehensive plan mirror the Zoning Regulations terminology wise. Discussion followed. Nathan Leiker withdrew the motion. Discussion followed. Nathan Leiker made a motion to table this discussion until the next meeting – requesting an outline of what is needed to mirror the Regulations Districts to the Comprehensive Plan. Chairman McDaniel seconded the motion. Discussion followed. Motion carried 6-0.

Karen would like more clarification of setbacks for fences in smaller communities. Discussion followed. No decision was made. The Committee would like some examples of other counties zoning regulations regarding how fence setbacks are handled.

There were questions as to who would take the information acquired from the meeting this evening to the County Commission. Bryan Church made a motion that Chairman McDaniel and Karen present to the County Commission at the November 14, 2016 meeting the findings of the public as well as the Joint Planning Commission members' opinion. Nathan Leiker seconded the motion. Discussion followed. Motion carried 6-0.

Confirmation of next meeting date: The next meeting will be scheduled for Wednesday, November 16, 2016 at the Ellis County Administrative Center, 718 Main, Lower Level Hays, KS at 7:00 p.m.

Adjournment:

Bryan Church moved the meeting be adjourned. Nathan Leiker seconded the motion. Motion carried 6-0. The meeting was adjourned at 8:33 p.m.

Respectfully Submitted

Carla Meier

Chairman

Date