



**Ellis County Joint Planning Commission
Meeting Minutes for February 22, 2017**

Members Present:

David McDaniel
John Schulte
Brett Schmidt
Bryan Church
Nathan Leiker arrived at 7:17 p.m.
Rob Soneson

Members Absent:

Dick Klaus

Staff Present:

Karen Purvis, Zoning Administrator
Carla Meier, Recording Secretary

Counsel Present:

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The February 22, 2017 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: Bryan Church moved to approve the November 16, 2016 minutes as written. John Schulte seconded the motion. Motion carried 5-0.

Public Presentation : None

Staff Report : Chairman McDaniel requested a staff report from Karen Purvis, Zoning Administrator. Karen presented the staff report reflecting the activities from November 14, 2016 thru February 17, 2017. The report was approved.

Chairman McDaniel asked for a motion to open the public hearing.

John Schulte made the motion to open the Public Hearing. The motion was seconded by Bryan Church. Motion carried 5-0. Chairman McDaniel declared the Public Hearing for Conditional Use Permit 1702 Schmeidler/Zimmerman now

open at 7:04 p.m. Chairman McDaniel asked the staff to present the Public Hearing agenda items. Karen Purvis presented the information relating to the Schmeidler/Zimmerman Conditional Use Permit 1702. Chairman McDaniel asked the Commission members for any questions to Karen. There were no questions from members of the board for Karen.

Chairman McDaniel asked applicant Casey Zimmerman if he would like to speak and/or make a presentation. Mr. Zimmerman gave a presentation regarding the details for the trailer sales. Board members asked questions of Mr. Zimmerman.

There were no members of the public who signed up wishing to address the commission.

Karen presented her findings for the Conditional Use Permit 1702 for Mr. Zimmerman. She stated all the procedures and forms were completed in a timely manner, fees paid and all requirements completed. Karen reminded the board of their determination options. Chairman McDaniel made a final request for any further questions for the applicant.

Motion made by Rob Soneson to close the Public Hearing and begin deliberations. Motion seconded by Brett Schmidt. Motion carried 5-0. Chairman McDaniel declared the Public Hearing closed at 7:12 p.m. Discussion proceeded among members concerning the CUP 1702 application. The Committee started the completion of the Guidelines and Finding of Fact for the Schmeidler/Zimmerman. Conditional Use Permit 1702. Brett Schmidt made a motion to approve the Conditional Use Permit 1702 for Mr. Zimmerman as presented and to recommend approval to the County Commissioners. Motion seconded by John Schulte. Motion carried 5-0.

Chairman McDaniel made a motion that he and Karen Purvis would present the approved Conditional Use Permit 1702 to the County Commission at the March 13, 2017 meeting. Brett Schmidt seconded the motion. Motion carried 5-0. Chairman McDaniel announced the protest period ends March 8, 2017.

Old Business: The discussion continued on the Zoning and Subdivision Regulations --- the tabled items.

Karen presented the information she had received from David Yearout, Consultant on the Ellis County Regulations as well as the Director of the Geary County Planning and Zoning Department, referencing accessory buildings and fences from the Geary County Planning and Zoning Regulations. Chairman McDaniel stated he would like to study the information before making a decision for Ellis County. Nathan Leiker moved to table the discussion on fences until the next meeting. Brett Schmidt seconded the information. Motion carried 6-0. It

was also decided to table discussion on the Zoning Regulations until the next meeting. It was moved by Bryan Church to table Regulation discussion until the next meeting. Nathan Leiker seconded the motion. Motion carried 6-0.

New Business:

Karen informed the Committee members she had an individual inquiring about a solar panel farm which would be a Conditional Use Permit in a couple of months. There was no other business.

Confirmation of next meeting date :

The next meeting will be Wednesday, March 22, 2017 at the Ellis County Administrative Center, Commission Chambers 718 Main, Lower Level, Hays, Kansas at 7:00 p.m.

Adjournment:

John Schulte moved the meeting be adjourned. Nathan Leiker seconded the motion. Motion carried 6-0. The meeting was adjourned at 7:30 p.m.

Respectfully Submitted

Carla Meier

Chairman

Date