



**Ellis County Joint Planning Commission
Meeting Minutes for May 24, 2017**

Members Present:

David McDaniel
John Schulte
Brett Schmidt
Nathan Leiker
Rob Soneson
Dick Klaus

Members Absent:

Bryan Church

Staff Present:

Karen Purvis, Zoning Administrator
Carla Meier, Recording Secretary

Counsel Present:

Bill Jeter

+++++

The May 24, 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 six members were present. There was a quorum.

Minutes: John Schulte moved to approve the April 26, 2017 minutes as written. Brett Schmidt seconded the motion. Motion carried 6-0.

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 April 24, 2017 through May 19, 2017. The report was approved.

Chairman McDaniel asked if there was anything else. Karen informed the committee that there will be a Conditional Use Permit at the June meeting. Nathan Leiker moved the June 28, 2017 meeting to start at 8:00 a.m. John

Schulte seconded the motion. The motion carried 6-0. Dick Klaus left the meeting.

Old Business: The expiring terms of the committee members were discussed. Rob Soneson agreed to renew his position. Nathan Leiker will have a one year term. Brett Schmidt will have a three year term and Rob Soneson will have a three year term. Karen said we will submit this information to the County Commission for their approval.

Chairman McDaniel asked if there was any other old business. Karen informed the committee about research we have been doing on Tiny Houses to include in our Regulations. Discussion followed. Nathan Leiker made a motion to table the discussion on Tiny Houses until there is more information. Rob Soneson seconded the motion. Motion carried 5-0.

New Business: The Subdivision Regulations. Committee members had directed staff to look at the Geary County Fence regulations to be incorporated into the Ellis County Regulations. Karen was looking for specifics of how the committee wanted the Fence regulations to read. Much discussion followed. It was moved by Nathan Leiker that the recommended changes, which were discussed, be incorporated into the Fence Regulations and presented at the next meeting. Brett Schmidt seconded the motion. Discussion followed. Motion carried 5-0.

Karen asked Mr. Jeter if he had gone through and pulled out parts of the Subdivision Regulations needing extra work. Page 4-8; Article 4; Section 4-109; Ellis County does not have large lots subdivisions consisting of 1 acre. Page 6-1; Article 6; Section 6-103; Penalty for violations, actions. Change the fine from \$500 to \$1000 and in the middle of the paragraph, the Abating Nuisance,-this was previously discussed. Much discussion followed. Nathan made a motion to change the title of 3-105, page 3-2 Article 3, from industrial lot splits to mixed use or development zones and strike unlimited lots and change 3-101 to include mixed use and strike unlimited splits of industrial lots. Rob Soneson seconded the motion. There was no further discussion. Motion carried 5-0. Karen requested committee members go through the Subdivision Regulations to see if they could find further changes which may be needed.

The committee members looked at the proposed ETJ map. Much discussion followed with questions to Phillip Smith-Hanes, Ellis County Administrator. This will be brought before the County Commission at the June 5 Commission Meeting. More discussion followed. No action was taken; this was information for our committee only.

Confirmation of next meeting date :

The next meeting will be Wednesday, June 28, 2017 at the Ellis County Administrative Center, Commission Chambers 718 Main, Lower Level, Hays, Kansas at 8:00 a.m. This will be a Public Hearing for a Conditional Use Permit.

Adjournment:

Nathan Leiker moved the meeting be adjourned. John Schulte seconded the motion. Motion carried 5-0. The meeting was adjourned at 8:15 p.m.

Respectfully Submitted

Carla Meier

Chairman

Date