

Ellis County Joint Planning Commission Meeting Minutes for June 27, 2012

Members Present:

Paul Baier
Gary Luea
Ken Richmeier
Dean Gottschalk
Galen Huser
Brandon Pfeifer
Kirk Dickinson

Members Absent:

Kendall Krug
Bill Poland
Dick Klaus

Staff Present:

Dale Wing, Zoning Administrator
Karen Purvis, Environmental Associate
Carla Meier, Recording Secretary

Counsel Present:

None Present

County Administrator:

Greg Sund

County Commissioners present:

Dean Haselhorst

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The June 27, 2012 meeting of the Ellis County Joint Planning Commission was called to order by Acting Chairman Paul Baier at 7:11 p.m. The meeting was held at the 601 Main Street meeting room.

Roll call was taken seven members were present. There was a quorum.

Minutes: Galen Huser moved to approve the May 23, 2012 minutes as written. Ken Richmeier seconded the motion. Motion carried 7-0.

Public Presentations: None

Public Hearing: Acting Chairman Baier opened the Public Hearing for Conditional Use Permit No. 1211- -Brian Staab/FHSU (agent Wayne Hildreth) for two wind turbine generators.

Wayne Hildreth, Executive Managing Partner for WECC and Representative of Brian Staab for the Fort Hays State University 4.2 MW Wind Generating project application presented information about the wind project and why the University is approaching the project the way they are.

Commission members questioned the height of the turbine generators, what would happen to the excess energy produced, if any other University has wind turbine generators, and whether more than two turbines would eventually be constructed. All questions were answered by Mr. Hildreth and Doctor Ed Hammond.

Doctor Hammond further commented that the two primary reasons we are doing it are: ecological reasons in trying to be good stewards of the resources as well as it is a good business decision. Commission members questioned campus annual costs of electrical usage and what the project cost would be.

Brian Staab spoke. He has been notified on every course of action that has been taken on the project and found it interesting that an environmentalist walked his land as well as the Fort Hays land to make sure everything qualified and nothing would be disturbed. He requests the Commission members approve this Conditional Use Permit.

Harold Kraus supports the project. He requested the Commission members act tonight in support of the wind generator turbines.

Acting Chairman Baier called on the Zoning Administrator Dale Wing for his comments. Mr. Wing stated when the Commission looked at this application, 3 sections of the Code needed to be reviewed, Article 20, Article 27 and Article 32. He feels articles 20 and 32 have been met. He also stated this is a conditional use permit and preliminary development plan which has several sections which are not complete. He recommended the Commission not give total approval but give preliminary approval pending completion of the rest of the plan.

Acting Chairman Baier called for a motion to close the public hearing. Kirk so moved, Galen seconded. Motion carried 7-0.

The Commission members started completion of the finding of fact.

Galen made a motion to go into a 10 minute Executive Session to discuss Conditional Use Permit 1211. Dean Gottschalk seconded the motion. Motion carried 7-0. Time is 7:55. Ken made a motion for the regular meeting to resume. Kirk seconded the motion. Motion carried 7-0. Meeting resumed at 8:05.

Acting Chairman asked for a motion on the findings of the Commission Members. Galen Huser read, "We the Planning Commission approve the Conditional Use Permit #1211 pending the completion of the development plan. We also ask Dale Wing to relay this information to the County Commission." Motion was seconded by Brandon Pfeifer. Motion carried 7-0.

Acting Chairman announced the protest period ends July 11, 2012 and protestors need to contact

the County Clerk's office.

Staff Report: Zoning Administrator stated he has an application form for Commission members relating to a training session available for them to attend. We need a response by the middle of July.

Old Business: County Administrator, Greg Sund presented each Commission Member a draft copy of the Comprehensive Plan and requested they read it and make recommendations. He requested we have a Public Hearing to discuss it at the July meeting.

He also stated Kendall Krug, Galen Huser and Dean Gottschalk have all been reappointed to remain on the Planning and Zoning Committee.

New Business: None

Other Business: None

Confirmation of next meeting date: The next meeting will be held Wednesday, July 25, 2012 at 7:00 p.m. at the 601 Main Street meeting room.

Kirk moved that the meeting adjourn. Galen seconded the motion. Motion carried 7-0. The meeting was adjourned at 8:20 p.m.

Respectfully Submitted

Carla Meier

Chairman

Date