

Ellis County Joint Planning Commission Meeting Minutes for February 27, 2013

Members Present:

Kendall Krug
Paul Baier
Gary Luea
Kirk Dickinson
Bill Poland
Dean Gottschalk

Members Absent:

Dick Klaus
Ken Richmeier
Brandon Pfeifer
Galen Huser

Staff Present:

Dale Wing, Zoning Administrator
Carla Meier, Recording Secretary

Counsel Present:

Bill Jeter

County Administrator:

Greg Sund

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The February 27, 2013 meeting of the Ellis County Joint Planning Commission was called to order by Chairman Kendall Krug at 7:00 p.m. The meeting was held at the Schenk Building at the Ellis County Fairgrounds, 1344 Fairground Road, Hays, Kansas.

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

Minutes: Paul Baier moved to approve the January 23, 2013 minutes as written. Bill Poland seconded the motion. Motion carried 6-0.

Public Presentations: Allen Schmidt requested an exemption for a family land transfer on Subdivision Regulation 3-106. No action was taken.

Old Business: Zoning Administrator informed the Commission members that we have received the Resolution for the Fort Hays Wind Project and there is a web site where the progress of the construction can be viewed.

New Business: Chairman Krug opened the Public Hearing for Conditional Use Permit 1228, for Troy Robinson – Establishing a retail trailer business at 1072 Highway 40, Hays, Kansas. The Zoning Administrator stated that Mr. Robinson had met all requirements for the Conditional Use Permit. Mr. Robinson answered questions from the Commission members. Kirk Dickinson made a motion to close the

Public Hearing and Dean Gottschalk seconded the motion. Motion carried. The Commission members started completion of the Finding of Fact. Gary Luea moved to approve the Conditional Use Permit Number 1228 for Troy Robinson to establish a retail trailer sales business and to submit it to the County Commissioners for approval. Kirk Dickinson seconded the motion. Motion carried 6-0. Chairman Krug announced the protest period ends March 13, 2013.

Other Business: The Commission members continued the discussion of the RDG recommendations of the Comprehensive Plan starting with the recommended changes under the Mixed Use Districts.

Change numbers 4-5-6--- The Zoning Administrator presented the Commission members with the types of Conditional Use Permits located on the properties north of Victoria and north of Hays. After much discussion, Bill Poland moved to not accept the mixed use district proposal for property north of Hays and Victoria. Gary Luea seconded the motion. Motion carried 6-0.

Under Miscellaneous Zoning Issues:

Change Number 8---The County Administrator presented his findings on the setbacks for Zoning Regulation Section 2-107 – 3,4 and 5. After much discussion, Gary Luea moved to change the setback to 150 feet from the center of the road on 40 acre lots. Dean Gottschalk seconded the motion. Motion carried 6-0.

Confirmation of next meeting date: The next meeting will be March 27, 2013, at 7:00 p.m. at the Schenk Building, at the Ellis County Fairground, 1344 Fairground Road, Hays, Kansas.

Kirk Dickinson moved the meeting be adjourned. Paul Baier seconded the motion. Motion carried 6-0. The meeting was adjourned at 8:50 p.m.

Respectively Submitted

Carla Meier

Chairman

Date