

Ellis County Joint Planning Commission Meeting Minutes for May 22, 2013

Members Present:

Kendall Krug
Paul Baier
Brandon Pfeifer
Dick Klaus
Galen Huser
Gary Luea
Ken Richmeier
Kirk Dickinson
Dean Gottschalk

Members Absent:

Bill Poland

Staff Present:

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

Counsel Present:

Dennis Davidson
Don Hoffman

County Administrator:

Greg Sund

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The May 22, 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 601 Main Street Meeting Room, Hays, KS.

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

Minutes: Ken Richmeier moved to approve the April 24, 2013 minutes as amended. Paul Baier seconded the motion. Motion carried 9-0.

Public Presentation: None

Staff Report: Chairman Krug called on Zoning Administrator Wing for the staff report. Commission members were informed of two properties north of Hays which were to be applying for Conditional Use Permits.

Public Hearing: Chairman Krug requested a motion to open the public hearing. Gary Luea moved to open the Public Hearing to discuss the Buckeye Wind LLC Conditional Use Permit #1306. Ken Richmeier seconded the motion. Motion carried 9-0. Zoning Administrator Wing was called on to give his report of the Conditional Use Permit. Chairman Krug questioned if requirements of Article 27 of the Zoning Regulations had been met. The answer was yes. Chairman Krug questioned the set back around Ellis and called on attorney Davidson for an explanation. Chairman Krug called on Allyson Sand, Associate, Business Development for Invenergy-BuckeyeWind LLC who presented a power point of information about the BuckeyeWind LLC application. Commissioners questioned Ms. Sand. The audience members who had signed to speak were asked to come to the podium at this point. Speakers were: Vernon Befort, Martha McClelland, Christine Wagner, and Tom Adcock. Ms. Sand was allowed to rebuttal each speaker. There was further discussion of the Commission. Chairman Krug questioned staff findings. Zoning Administrator stated that BuckeyeWind LLC had addressed all necessary code issues to the best of our knowledge. Kirk Dickinson moved to close the public hearing. Dick Klaus seconded the motion. Motion carried 9-0.

The Commission started the completion of the Guidelines and Finding of Fact for the BuckeyeWind LLC Conditional Use Permit. Ken Richmeier moved to approve the Conditional Use Permit Application number 1306 for the BuckeyeWind LLC wind project and to recommend approval of the County Commissioners. Kirk Dickinson seconded the motion. Motion carried 9-0. Galen Huser moved to approve the Development plan with conditions. Dean Gottschalk seconded the motion. Discussion followed. Galen withdrew his motion to approve the Development Plan with conditions and Dean Gottschalk withdrew his second. Further discussion followed with Attorney Davidson. Dick Klaus moved to approve the Development Plan without conditions and to recommend approval to the County Commissioners. Kirk Dickinson seconded the motion. Motion carried 9-0. Chairman Krug announced the protest period ends June 5, 2013.

Old Business: Chairman Krug stated that the Bylaws would be looked over at the next meeting.

New Business: Chairman Krug asked each of the Commission Members in attendance whose terms were expiring if they wished to remain on the Board. Ken Richmeier said no. Gary Luea said no. Bill Poland had also stated that he did not wish to remain on the Board.

Other Business: Zoning Administrator stated that a special guest was present, Wayne Hildreth, of the Fort Hays Wind Project. Mr. Hildreth informed the public of the progress that was being made on the Fort Hays Project.

Confirmation of next meeting date: The next meeting will be June 26, 2013, at 7:00 p.m. at the 601 Main Street Meeting Room, Hays, Kansas.

Dick Klaus moved the meeting be adjourned. Paul Baier seconded the motion. Motion carried 9-0. The meeting was adjourned at 8:15.

Respectively Submitted

Carla Meier

Chairman

Date