

Ellis County Joint Planning Commission Meeting Minutes for June 29, 2016

Members Present:

Dick Klaus
David McDaniel
John Schulte
Brett Schmidt

Members Absent:

Glenn Cox
Nathan Leiker
Rob Soneson

Staff Present:

Karen Purvis, Zoning Administrator
Lynette Stramel, Recording Secretary

Counsel Present:

Bill Jeter

County Administrator:

Phillip Smith-Hanes

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The June 29, 2016 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. Four (4) members were present. There was a quorum.

Minutes: John Schulte moved to approve the May 25, 2016 minutes as written. Brett Schmidt seconded the motion. Motion carried 4-0.

Public Presentation:

None

Staff Report: Chairman McDaniel requested a staff report from Karen Purvis, Zoning Administrator. Karen presented her activity report reflecting the activities from May 23, 2016 to June 20, 2016.

Old Business

Chairman McDaniel called upon Karen Purvis, Zoning Administrator to present the ongoing discussion concerning the possible changes to the County's Zoning and Subdivision Regulations. The initial list of the possible regulations to amend was discussed at the May 25, 2016 meeting with no action taken at that time. Karen proceeded to begin the discussion with item number 1. It was then determined motions were needed for action to be taken on decisions made.

Zoning Regulations

Item 1. From Section 1-103 Jurisdiction

Discussion postponed until jurisdiction decision

Item 2. From Section 1-104 Definitions

Number 54 – County Attorney and Number 56 – County Engineer

No action taken; decision to keep verbiage unchanged.

Items 3 and 4. From Section 1-105 Districts

John Schulte made the motion to take the subsets of district classifications (listed on page 1-21 of the Ellis County Zoning Regulations, Section 1-105 second paragraph) and put them into the Comprehensive Plan. These classifications are: Agricultural, Rural Residential, Suburban Residential, Single-Family Residential, Village, and Floodwater Retarding Dam Breach Impact Overlay. The Comprehensive Plan will then correspond with current zoning regulations districts. David McDaniel seconded the motion. Motion carried 4-0.

David McDaniel made the motion to separate Schoenchen out of the zoning regulations and put them in a designated Schoenchen only chapter. Dick Klaus seconded the motion. Motion carried 4-0.

Item 5. From Article 5 “R1” Single-Family Residential District Regulations and Article 6 “V-1” Village District Regulations

No action taken; decision to keep verbiage unchanged.

Item 6. Section 24-103 Sign Regulations Definitions

Subsection 2a - Number 12 – Official Sign

Discussion postponed until jurisdiction decision

Subsection 2b – Number 6 – Ground Sign

No action taken; decision to keep verbiage unchanged

Section 24-107 District Regulations Subsection 1

The identifying subsection lettering is incorrect as there are two “d” subsections. Ellis County Zoning Office is to make the corrections. Motion not required.

Item 7. Article 25 District Height, Area & Bulk Regulations

Dick Klaus made the motion for information from Article 25 relevant to Schoenchen be pulled out and moved to the designated Schoenchen only chapter. John Schulte seconded the motion. Motion carried 4-0.

Item 8. Section 27-109 Specialty Accessory Uses – Subsection 4 Fences

Dick Klaus made a motion for any article pertaining to Schoenchen be put into their own City of Schoenchen district section. John Schulte seconded the motion. Motion carried 4-0.

Item 9. Section 29-109 Public Hearing

John Schulte made a motion to change the wording from “registered mail” to “certified mail”. David McDaniel seconded the motion. Motion carried 4-0.

Item 10. Section 32-103 Referral of Amendments to Cities

Chairman McDaniel requested Karen and the office staff draft a letter to Ellis and Victoria notifying them as to possible amendments forthcoming to the Ellis County Zoning and Subdivision Regulations.

Item 11. Section 32-105 Factors to Be Considered – Subsection 2

No action taken; decision to keep verbiage unchanged.

Concluding the discussion and actions taken on the Ellis County Zoning Regulations, Chairman McDaniel tabled the Subdivision Regulations amendment list to be addressed at the next meeting.

New Business:

none

Other Business:

Karen Purvis informed committee members of the current resolution R-2016-07 which was passed by the County Commissioners on June 6, 2016. This resolution alters the length of terms the Joint Planning Board committee members will serve. An equal number of the Joint Planning Commissioners will be appointed each year in a three-year rotation cycle beginning in 2018. Glenn Cox will be leaving the committee as his term expires June 30, 2016 and he does not wish to be reappointed. The County Commission hopes to appoint the new member by the next meeting.

Confirmation of next meeting date: The next meeting will be scheduled for Wednesday, July 27, 2016 at the Ellis County 601 Main Meeting Room, 601 Main, Hays, KS at 7:00 p.m.

Adjournment:

John Schulte moved the meeting be adjourned. Brett Schmidt seconded the motion. Motion carried 4-0. The meeting was adjourned at 8:07 p.m.

Respectively Submitted

Lynette Stramel

Chairman

Date