

Ellis County Joint Planning Commission Meeting Minutes for February 23, 2011

Members Present:

Bill Poland, Chairman
Paul Baier,
Dick Klaus
Ken Richmeier
Luanne Kramer
Gary Luea
Kirk Dickinson
Kendall Krug
Galen Huser

Members Absent:

None

Staff Present:

Dale Wing, Zoning Administrator
Carla Meier, Recording Secretary

Counsel Present:

None Present

County Administrator:

Greg Sund

County Commissioners present:

Swede Holmgren

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The February 23, 2011 meeting of the Ellis County Joint Planning Commission was called to order by Chairman Bill Poland at 7:00 p.m. The meeting was held at the 601 Main Street meeting room.

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

Minutes: Paul Baier moved that the minutes be approved as written. Kirk Dickinson seconded the motion. Motion carried 9-0.

Public Presentations: None

Staff Report: Dale Wing, Zoning Administrator mentioned that packets had been mailed to all Committee members regarding Wind Energy Guidelines in order to help them make a more informed decision on the Regulations they were dealing with this evening.

Old Business: Zoning Administrator stated that the Conditional Use Permit 1033 for Keith Werth was approved by the County Commissioners and a Resolution had been completed.

The Committee members decided that the Subdivision Warning Devices are a non issue until a comprehensive plan is in place.

The Committee members discussed the Rezoning of the 183 Highway Corridor. Ken Richmeier moved to table the discussion of the 183 Highway Corridor rezoning until next meeting. Kirk Dickinson seconded the motion. Vote 9-0. Motion carried. Kendall Krug requested if it would be possible to get a map of the area.

The City of Hays and the County Commission have approved a contract with the Planning firm RDG to lead us through the Comprehensive Planning process. County Administrator Greg Sund explained that a steering committee of 8 to 10 people was going to be used to get input from the public.

Chairman Poland stated that everyone currently on the Planning and Zoning Committee has taken the Oath of Office.

Chairman Poland opened the discussion of the Butterfield Regulation Changes.

Item 1. From Section 27-104 Subsection 8 E
Luanne Kramer made the motion to leave in "Subsection 8 E" as stated in the August 30, 2010 Zoning Regulation revisions. Gary Luea seconded the motion. Vote 9-0. Motion carried.

Item 2. From Section 27-104 Subsection 8 I

Kirk made the motion to add “Commercial for Wind Energy Generation Systems” to follow the words {the facility shall meet the following design requirements for} Paul Baier seconded the motion. Vote 9-0. Motion carried.

Item 3. From Section 27-104 Subsection 8 I (3)

Kirk Dickinson made the motion to change the set back distance to 1000 feet and to drop the last sentence of the paragraph. Paul Baier seconded the motion. After much discussion the vote was 6 in favor 3 opposed. Motion carried.

Item 4. From Section 27-104 Subsection 8 I (5)

Kirk Dickinson made the motion to delete the wording “from property lines East and West of the tower and three (3) times its tip height from property lines North and South of the tower.” Ken Richmeier seconded the motion. Vote 9-0. Motion carried.

Item 5. From Section 27-104 Subsection 8 K

Kirk Dickinson moved to delete the last line of the paragraph and go with the Kansas Statutes of 1000 feet for notification (KSA 12-757 paragraph B). Galen Huser seconded the motion. After much discussion the vote was 7 in favor 2 opposed. Motion carried.

Item 6. From Section 27-104 Subsection 8 L

Gary Luea moved to change the noise level to shall “not exceed 65 (dBA)” Ken seconded the motion. Lots of discussion followed. Gary withdrew the motion and Ken withdrew his second. More discussion followed. Galen moved to change the noise level to shall “not exceed 65 (dBA)” Paul seconded the motion. Vote was 3 in favor and 6 against. Motion failed. Kirk moved to strike the entire Noise Management paragraph. Kendall seconded the motion. Vote was 7-1. Motion carried.

Item 7. From Section 27-104 Subsection 32 A

Galen Huser moved to change the set back to the original 2006 Regulation of one half the height of the tower. Ken seconded the motion. Vote 7-1. Motion carried.

New Business: None

Other Business: Galen would like to implement a timeframe that recommendations to the County Commissioners cannot be constantly changed.

Gary Luea wants to set a standard on how non commercial towers are built.

Confirmation of next meeting date: Next meeting date will be Wednesday March 23, 2011 at 7:00 p.m. at the 601 Main Street meeting room.

Ken Richmeier moved that the meeting adjourn. Paul Baier seconded the motion. Motion carried. The meeting was adjourned at 8:35 p.m.

Respectfully submitted

Carla Meier

Chairman

Date