

Ellis County Joint Planning Commission Meeting Minutes for January 23, 2013

Members Present:

Kendall Krug
Paul Baier
Ken Richmeier
Gary Luea
Brandon Pfeifer
Dick Klaus

Members Absent:

Galen Huser
Kirk Dickinson
Bill Poland
Dean Gottschalk

Staff Present:

Dale Wing, Zoning Administrator
Carla Meier, Recording Secretary

Counsel Present:

Bill Jeter

County Administrator:

Greg Sund

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The January 23, 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.

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

Minutes: Paul Baier moved to approve the October 24, 2012 minutes as written. Ken Richmeier seconded the motion. Motion carried 6-0.

Public Presentations: None

Old Business: Chairman Krug asked about the FHSU Project. Zoning Administrator Wing informed the commission members that the Road maintenance information had been submitted to the County Commissioners and was approved by the Commissioners on December 10, 2012. We were currently waiting on a Resolution. He also informed them a web cam had been set up to

watch the progress of the project.

New Business: Chairman Krug called on Attorney Jeter to give an explanation of the recommendations RDG made on the comprehensive plan. Mr. Jeter read from the Kansas Statutes. Chairman Krug then called on the Zoning Administrator for his professional opinion from his years of experience. The Zoning Commission proceeded to discuss the RDG recommendations. (See Attached copy)

Gary Luea made a motion to NOT accept the buffer zone recommendation of RDG on change Number 1---Paul Baier seconded the motion --- a show of hands of 6-0 agreed to the motion.

Ken Richmeier made a motion to add an Agricultural and Energy District to the Ellis County Zoning Regulations --- Paul Baier seconded the motion --- a show of hands of 5-1 agreed to the motion.

It was the consensus of the Zoning Commission with a show of hands of 5-1 to not use RDG recommendation change Number. 2 under the Settlement Districts.

The Zoning Commission was divided 3-3 on RDG recommendation Number 3 under the Development Districts.

The Zoning Commission requested the Conditional Use Permits be analyzed for the mixed use districts north of Hays and Victoria and the information be presented at the February 27 meeting regarding RDG recommendation changes Number 4, Number 5, and Number 6.

The Zoning Commission agreed to accept RDG change Number 7 with a show of hands of 6-0 to delete the Suburban Residential definition in the Zoning Regulations.

The Zoning Commission requested the County Administrator research setbacks for Zoning Regulation Section 2-107 3, 4, and 5 on RDG change Number 8 under the Miscellaneous Zoning Issues and present the findings at the February 27 meeting.

The Zoning Commission agreed to accept RDG change Number 9 with a show of hands of 6-0 to recommend changing Zoning Regulation 22-101 under Parking Requirements – retail food stores from one space per 150 square feet to one space per 200 square feet.

Chairman Krug questioned Dick Klaus, Mayor of Schoenchen, about RDG recommendations for the Schoenchen Zoning District on changes Numbers 10 and 11. After much discussion it was the concensus of the group 6-0 to not consider the recommendations.

Other Business: None

Confirmation of next meeting date: The next meeting will be February 27, 2013, at 7:00 p.m. at the Schenk Building, at the Ellis County Fairground, 1344 Fairground Road, Hays, KS. It will be a Public Hearing.

Ken Richmeier 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