

could see the concerns if this business would have different hours. He also said it was unusual that the Board did not give any recommendations. Schlyer asked if there was anyone in the audience that would like to speak on the matter. Rebecca Mader approached the Commission and read a letter in opposition of the rezoning. Schlyer said her concerns were very valid. Younger said he did not have any questions as he attended the Planning and Zoning meeting. His concern was for the adult entertainment issue and asked if that could be stricken out of the Flex District. County Counselor Bill Jeter said the only way that part could be taken out of the regulations would be to amend them. He said assuming it was included in the Flex Zone it would not require a Conditional Use Permit. It would need to be changed to a zone that would allow a warehouse. Schlyer asked if there was another zone where a warehouse would fit. Jeter said an industrial zone would work. Jeter said it is not necessarily the zoning, but the Conditional use Permit. Younger asked if Keith Werth would like to speak. Werth did speak but did not approach the microphone. Schlyer asked if anyone else would like to speak. Deb Shenile spoke in opposition of the Flex District zoning. Schlyer asked Craig to come back up. He asked what the ramifications would be if this would be changed to industrial. He said that a warehouse could be permitted Agriculture, Commercial, Flex and Industrial Village. He said insofar as the adult entertainment it was not allowed in industrial village. He said if that was the main concern that could be done. Schlyer said he was not wanting to approve this today as it needs some more work.

Motion: _____ **Younger** **Second:** _____ **Leroux**

I move that we send it back to the Planning Commission to rezone the specified property located in the southeast corner of 230th Ave and Feedlot Road from residential to Flex District in rural Ellis County.

Disposition: _____ **Motion passed by a voice vote of three to zero.**

BUCKEY WIND FARM SURETY BOND

County Administrator Darin Myers is requesting the Commission to acknowledge the change of the bond company and allow the Commission Chair to sign a letter affirming the change. The Board is in favor of signing the paperwork.

COUNTY ADMINISTRATOR REPORT

County Administrator Myers wished everyone a Happy New Year. He acknowledged Leroux's and Schlyer's last commission meeting and thanked them for their service.

COUNTY COMMISSION REPORTS

Leroux wished everyone a Happy New Year and welcomed the two new Commissioners and is looking forward to what will be accomplished in the future. Younger wished everyone a Happy New Year and thanked Leroux and Schlyer for their service. He attended the Zoning and Planning meeting and also met with Sandy Jacobs with the City of Hays. He thanked HR for the newsletter and thanked the volunteer firefighters. Schlyer commented that this will be his last meeting and talked about the accomplishments in the last four years. His goal was to restore Ellis County. He indicated a lot of things got changed in the last four years and that was due to the commissioners he was surrounded with during these four years and the employees of Ellis County. A sales tax got passed, we expanded our Human Resource Department, expanded our landfill and merged environmental services with the landfill, changed our Emergency Management Services and Health department to where they are both separate, purchased new land to secure the new public works building, and new positions were created. We got our pay scale to finally work with lateral movement along with COLA increases. He said he leaves Ellis County

better than when we started and thanked the elected officials, department heads and the employees of Ellis County.

ADJOURNMENT

With no further business, Chair Schlyer adjourned the meeting at 8:55 am. The next regular meeting will be held on Tuesday, January 10, 2023, the Administrative Center Commission Chambers, 718 Main Street, Hays, Kansas at 8:30 am.

BOARD OF ELLIS COUNTY COMMISSIONERS

ROBERT "BUTCH" SCHLYER, CHAIR

NEAL YOUNGER, COMMISSIONER

JOE LEROUX, COMMISSIONER

ATTEST:

BOBBI L DREILING
ELLIS COUNTY CLERK