



**Ellis County Joint Planning Commission
Meeting Minutes for January 25th, 2023**

Members Present:

- Brett Schmidt
- Keith Gustin
- Mark Brackney
- Kevin Bieker
- Mason Ruder

Members Absent:

- David McDaniel

Staff Present:

- Justin Craig, Environmental Services Director
- Brady Weigel, Environmental Services Assistant Director
- Kari Groff, Environmental Services Operations Manager
- Scott Morgan, Environmental Services Technician

Counsel Present:

- Bill Jeter

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The January 25th, 2023, meeting of the Ellis County Joint Planning Commission was called to order by Co-Chair Keith Gustin at 7:00 P.M. The meeting was held at 718 Main Street Commission Chambers.

Roll call: Roll call was taken. Five members were present. There was a quorum.

Minutes: Mason Ruder made a motion to approve the December 14th, 2023, minutes. Kevin Bieker seconded the motion. Motion carried 5-0.

Public Presentation: Co-Chair Keith Gustin asked if there were any presentations from the public. There were none.

Staff Report: Co-Chair Keith Gustin requested a staff report. At 7:01 P.M. Justin Craig, Environmental Services Director, presented the report reflecting the activities from December 14th, 2022, through January 25th, 2023, the report was approved.

New Business: At 7:02 P.M. Co-Chair Keith Gustin asked the committee if there were any new business. There was none.

Old Business: At 7:03 P.M. Co-Chair Keith Gustin opened the discussion of old business. Environmental Services Director Justin Craig provided the information on rezoning request 2275 Keith Werth, D.B.A KC Trucking for Warehouse and Distribution. Justin Craig informed the commission that he had spoken with a few of the residents about adding conditions to the approval of the rezoning request. Justin Craig also referenced Article 8.16.04 #1.C of the Ellis County Zoning Regulations that states "No person shall establish, operate, or cause to be operated an adult establishment in Ellis County within 1,000 feet of a residential district, residential use, residence, occupied dwelling, church, educational institution, park, or recreational facility." At 7:04 P.M. staff made a recommendation of a condition that if at any time should the Warehouse and Distribution operation cease to exist for a period of 6 months, the Joint Planning Commission/Environmental office will apply for the parcel to be Rezoned back to Residential District. At 7:05 P.M. Mason Ruder made a motion to recommend approval of the rezoning request with the proposed conditions and Mark Brackney seconded the motion. Motion passed 5-0. Co-Chair Keith Gustin then read Finding of Facts for the rezoning request and announced the protest period will end on February 8th, 2023. Mason Ruder moved to have Chairman McDaniel present Rezoning Request 2275 to the Ellis County Commission, Brett Schmidt seconded the motion, motion passed 5-0.

At 7:12 P.M. Co-Chair Keith Gustin opened the discussion for CUP2275. There was no public discussion. At 7:14 P.M. Brett Schmidt had concerns about privacy/lights/late night noise/fence. Keith Werth said there is a barbwire fence now. Keith Gustin had concerns about trees to block from the residents already there or not. Keith Werth said there is none. At 7:18 P.M. Mason Ruder made a motion to recommend approval of CUP2275 provided all zoning regulations regarding entrances, setbacks, and nuisance, etc., be complied with. Mark Brackney seconded the

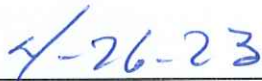
motion, motion passed 5-0. At 7:22 P.M. Co-Chair Keith Gustin then read Finding of Facts for the rezoning request and announced the protest period will end on February 8th, 2023. Mason Ruder moved to have Chairman McDaniel present CUP2275 to the Ellis County Commission, Kevin Bieker seconded the motion, motion passed 5-0.

Confirmation of the next meeting date: The next meeting will be held on Wednesday, February 22nd, 2023, at the Ellis County Administrative Center Commission Chambers, 718 Main St. Lower Level, Hays, KS at 7:00 P.M.

Adjournment: Brett Schmidt moved the meeting be adjourned. Mason Ruder seconded the motion. Motion carried 5-0. The meeting was adjourned at 8:03 P.M.

Respectfully Submitted,
Kari Groff, Recording Secretary


Chairman


Date