



**Ellis County Joint Planning Commission
Meeting Minutes for April 28th, 2021**

Members Present:

David McDaniel
John Schulte
Nathan Leiker
Dick Klaus
Mark Brackney
Brett Schmidt

Members Absent:

Staff Present:

Mason Ruder, Environmental Planning Supervisor (EPS)
Justin Craig, Environmental Technician, Recording Secretary
Carla Meier, Environmental Associate

Counsel Present:

Bill Jeter

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The April 28th, 2021, 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: Roll call was taken. Six members were present. There was a quorum.

Minutes: Nathan Leiker made a motion to approve the March 24th, 2021 minutes. Dick Klaus seconded the motion. Motion carried 6-0.

Public Presentation: Chairman McDaniel asked if there were any presentations from the public. There were none.

Staff Report: Chairman McDaniel requested a staff report. Mason Ruder, Environmental Planning Supervisor, presented the report reflecting the

activities from March 24th, 2021, through April 23rd, 2021. The report was approved.

New Business: At 7:02 P.M., Chairman McDaniel asked for a motion to open the public hearing on Conditional Use Permit 2113, Mark Metz Trust/Chad Tuttle-Trustee for a Full-Service Campground, Outdoor Event Venue, Business Retreats, and Bed & Breakfast. John Schulte made the motion, Nathan Leiker seconded, motion passed 6-0. Mason Ruder read the Staff Report. There were no questions from the commission to staff. At 7:07 P.M. Chad Tuttle made his presentation for CUP2113. At 7:12 P.M. Chad Taylor, attorney for an adjoining property, spoke against CUP2113. At 7:19 P.M. Leanne Zimmerman spoke against CUP2113. At 7:56 P.M. Chad Tuttle answered with his rebuttal. At 8:32 P.M. the commission asked questions to the applicant regarding emergency access, their private drive to the location, hunting leases, rock climbing, insurance and liability waivers, tornado shelter, fire suppression, and watercraft usage. At 8:44 P.M. Chairman McDaniel asked for a motion to close the public hearing. John Schulte made the motion, Brett Schmidt seconded, & the motion passed 6-0. Chairman McDaniel then reviewed the Finding of Facts. At 8:50 P.M. Nathan Leiker made a motion to delay the decision on CUP2113 contingent upon an emergency plan. Motion failed as there was no second. At 8:52 P.M. Brett Schmidt made a motion to approve CUP2113, Dick Klaus seconded the motion. Chairman McDaniel asked the commission members about any conditions. At 8:57 P.M. the vote was held, CUP2113 was approved 5-0 with Nathan Leiker abstaining. At 8:58 P.M. John Schulte made a motion that Dave McDaniel and Mason Ruder present the CUP to the Ellis County Commission on May 17th, 2021, Brett Schmidt seconded the motion, motion passed 6-0. Brett Schmidt suggested that all committee members attend the May 17th meeting, Chairman McDaniel agreed.

Old Business: Mason Ruder, Environmental Planning Supervisor, informed the Planning Commission that Keith Marvin, of Marvin Associates, will be present at the May 26th Zoning meeting and is planning to present the final draft of the Ellis County Comprehensive Plan & as well as the updated Zoning Regulations. He will also be presenting the final timeline for potential adoption, and that the plan is currently to hold the public hearing in June with potential adoption in July. It was proposed and agreed that the June Joint Planning

Commission be moved to an 8:00 A.M. meeting to coincide with potential harvest schedules.

Confirmation of the next meeting date: The next meeting will be held on Wednesday, May 26th, 2021, at the Ellis County Administrative Center Commission Chambers, 718 Main St. Lower Level, Hays, KS at 7:00 P.M.

Adjournment: Nathan Leiker moved the meeting be adjourned. Brett Schmidt seconded the motion. Motion carried 6-0. The meeting was adjourned at 9:06 P.M.

Respectfully Submitted,
Justin Craig Recording Secretary



Chairman

5-26-2021

Date