



Ellis County Joint Planning Commission
Meeting Minutes for May 22, 2019

Members Present:

David McDaniel
John Schulte
Dick Klaus
Rob Soneson
Brett Schmidt

Members Absent:

Bryan Church
Nathan Leiker

Staff Present:

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

Counsel Present:

Bill Jeter

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The May 22, 2019 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 was taken. Five members were present. There was a quorum.

Minutes: John Schulte made a motion to approve the April 24, 2019 minutes. Dick Klaus seconded the motion. Motion carried 5-0.

Chairman McDaniel recommended 6B (Update on Comprehensive Plan) be moved to end of meeting to allow audience members to leave if they so choose. All committee members agreed.

Public Presentation: Chairman McDaniel asked if there were any comments from the public. Mason Ruder, Environmental Planning Supervisor, informed the committee he would speak for Whitey and

Cherie Pfannenstiel. They are requesting a lot split of 2 acres off of a 6-acre parcel of land in the Munjor area. Because this does not meet the Zoning Regulation Requirements, it will be denied by our office and go before the Board of Zoning Appeals.

Staff Report: Chairman McDaniel requested a staff report. Mason Ruder, Environmental Planning Supervisor presented the report reflecting the activities from April 22, 2019 thru May 17, 2019. The report was approved.

Old Business:

The terms for Dave McDaniel and Bryan Church will expire on June 30, 2019. Dave has chosen to remain on the committee. Bryan has decided not to remain on the committee. Mason will need to present this information to the County Commissioners at the June Commission Meeting.

New Business: Chairman McDaniel called for a motion to open the Public Hearing for Conditional Use Permit 1908, Tom Meder/Nex Tech, Agent. John Schulte so moved. Rob Soneson seconded. Motion carried 5-0. Chairman McDaniel opened the Public Hearing at 7:06 p.m. The Chairman called on staff to present the report on the Conditional Use Permit 1908. Environmental Planning Supervisor Ruder stated all requirements for the application had been fulfilled. There were no questions from the Committee members. The Chairman called on the applicant to make a presentation. Creighton Remus, representative for Nex Tech, presented information to the committee. There were no questions from the Committee. The Chairman gave the public an opportunity to speak. There were no comments from the audience. Chairman McDaniel called for a motion to close the Public Hearing. Dick Klaus so moved. Brett Schmidt seconded. Motion carried 5-0. The Public Hearing Closed at 7:11 p.m. John Schulte moved to accept Conditional Use Application 1908 as presented. Brett Schmidt seconded the motion. There was no discussion. Motion carried 5-0. The Committee members started the completion of the Finding of Fact for Conditional Use Permit 1908. Brett Schmidt made a motion to approve the Finding of Fact for Conditional Use Permit 1908. Dick Klaus seconded the motion. There was no discussion. Motion carried 5-0. Brett Schmidt made a motion for Chairman McDaniel and, Environmental

Planning Supervisor Ruder, to present the Conditional Use Permit 1908 Application and Development Plan and the Finding of Fact information to the County Commission on June 10, 2019. John Schulte seconded the motion. No discussion followed. Motion carried 5-0.

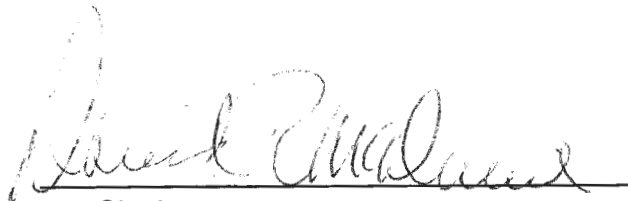
John Schulte moved to go to the Executive Meeting Room for discussion of the Comprehensive Plan. Rob Soneson seconded the motion. Motion carried 5-0.

Keith Marvin, Marvin Planning Consultants, and committee members had a discussion on connecting the Comprehensive Plan to the Zoning Regulations.

Confirmation of the next meeting date: The next meeting will be Wednesday, July 24, 2019 at the Ellis County Administrative Center, Commission Chambers 718 Main Lower Level, Hays, KS at 7:00 p.m.

Adjournment: John Schulte moved the meeting be adjourned. Rob Soneson seconded the motion. Motion carried 5-0. The meeting was adjourned at 8:41 p.m.

Respectfully Submitted,
Carla Meier, Recording Secretary



Chairman



Date