

**BUTLER COUNTY PLANNING COMMISSION**

Scheduled Meeting  
January 8<sup>th</sup>, 2019  
Butler County Courthouse-4<sup>th</sup> Floor  
205 W. Central  
El Dorado, Kansas 67042

**MINUTES**

The scheduled meeting of the Butler County Planning Commission began at 7:00 p.m., on Tuesday, January 8<sup>th</sup>, 2019 on the 4<sup>th</sup> Floor of the Butler County Courthouse located at 205 W. Central in El Dorado, Kansas.

**Members Present:** David Greene Jr., Jeremy Sundgren, Jeff Varner, Debbie Logsdon, Kristi Sullivan and Andy Jones

**Members Absent:** Jim Ralston & Kermit Frey

**Guests:** Gerald Dixon, Roger Cutsinger, Quentin Nusz, Angela Nusz and Paul Fogle

**The meeting was called to order and a quorum was declared**

**Approval of the January 8<sup>th</sup>, 2019 Planning Commission Agenda**

**Motion:** Debbie Logsdon

**Second:** Kristie Sullivan

Approved

**Approval of the December 4<sup>th</sup>, 2018 Planning Commission Minutes**

**Motion:** Andy Jones

**Second:** David Greene, Jr.

Approved

**Old Business:** None

**New Business:**

**PL 19-01**

Request for a Homestead Lot Split with APO Provisions

**Applicant/Owner:** Harold Phillips

**Agent:** Gerald Dixon of Goedecke Surveying and Engineering

**Location:** 7976 NW Shumway Rd., Potwin, KS

**Discussion:** Staff recommends approval

**Staff:** This is a request for a Homestead Lot Split on 226+/- acres. The applicant is proposing to split a 6+/- acre tract of land and placing an APO on 80+/- acres of the remaining property. The acreage is currently zoned AG-80 and is primarily used for farming activities. Staff feels the

request meets the criteria for such a split and that the placement of an APO is appropriate. As required by State Statute we did notify everyone within a 1,000' radius of the property and staff did not receive any comments for or against the request.

**No further questions or comments were made.**

**Motion:** Debbie Logsdon

**Second:** Andy Jones

**Action:** Approved 5-0

**To be heard before the BOCC on January 29, 2019 @ 9:00am**

**PL 19-02**

Request for a Mortgage Lot Split with APO Provisions

**Applicant/Owner:** Scott & Ashley Thill

**Agent:** Roger Cutsinger of Savoy Surveying

**Location:** 16378 SW Hopkins Switch Rd. Douglass, KS

**Discussion:** Staff recommends approval

**Staff:** This is a request for a Mortgage Lot Split on 149 +/- acres. The applicant is proposing to split a 5 +/- acre tract of land and placing an APO on 75 +/- acres of the remaining property. The acreage is currently zoned AG 80 and is primarily used for farming activities. Staff feels the request meets the criteria for such a split and that the placement of an APO is appropriate. As required by State Statute we did notify everyone within a 1,000' radius. We did not receive any comments.

**No further questions or comments were made**

**Motion:** Debbie Logsdon

**Second:** Kristi Sullivan

**Action:** Approved 5-0

**To be heard before the BOCC on January 29<sup>th</sup>, 2019 @ 9:00am**

**PL 19-01**

Request for a Conditional Use Permit

**Applicant:** Quentin Nusz

**Location:** 15834 SW Butler Rd., Rose Hill, KS

**Discussion:** Staff recommends approval

**Staff:** A request from Quentin Nusz for the conversion of a residential structure into the operation of a Senior Care Facility located at 15834 SW Butler Rd., Rose hill, KS. Mr. Nusz purchased a home located at 15834 SW Butler Rd. with the hopes of doing some renovation and making interior and exterior improvements making the home one that will appeal to and allow them to provide expert care to seniors within the area.

Angela Nusz has already take the State required Operator Training Course and successfully passed the exam. Her Certification and the 24 hour nursing care that will be provided will be a plus in their registration as an Adult Care Home Facility.

This idea stems from the fact that the applicants Aunt had inquired about the type of Senior Care facility she might need to go to in her senior years. After months of research the applicant felt that they could in fact provide and offer those types of services and purchased the home with the intent of doing just that. Mrs. Nusz then proceeded to study and take the Certification Exam and received her License to operate such a facility.

The facility will be staffed 24/7 with Registered Nurses and Mrs. Nusz will be on site at a minimum of one hour per day.

There is also a Registered Nurse who lives next door who has also agreed to provide assistance in the case of emergencies.

The facility will require some improvements to meet the requirements that the State of Kansas will require after a thorough inspection by both KDH&E and the State Fire Marshall's Office.

Mr. Paul Fogle approached the Board and expressed some concerns as it applies to the Water Pressure within the area. He was very supportive of the request but felt that with additional residents comes the possibility that the water pressure would be depleted even more so.

He stated that he had spoken to the City of Rose Hill, who is the supplier of water within that area, and they assured him there are no problems and the pressure is more than adequate.

The Planning Commission Members sympathized with his concerns but felt that issue needs to be raised again in front of the Rose Hill City Council or City Staff.

Staff commented that they would contact the City of Rose Hill and see what if anything can be done to relieve this perceived problem.

Staff notified all landowners within a 1,000' radius and outside of comments presented by Mr. Fogle and a phone call from one nearby resident concerned with the parking of staff and visitors no other comments were received.

**No further questions or comments were made**

**Motion:** Debbie Logsdon

**Second:** David Greene, Jr.

**Action:** Approved 5-0

**To be heard before the BOCC on January 29<sup>th</sup>, 2019 @ 9:00am**

**\*\*MEETING ADJOURNED**

