

BUTLER COUNTY PLANNING COMMISSION

Scheduled Meeting
March 2nd, 2021
Butler County Courthouse-4th 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, March 2nd, 2021 on the 4th Floor of the Butler County Courthouse located at 205 W. Central in El Dorado, Kansas.

Chairman: Jeff Varner

Members Present: David Greene Jr., Kristi Sullivan, Jim Ralston

Members Absent: Bryce Flaming, Andy Jones, Kermit Frye

Guests: Roger Cutsinger, Bill Welch, Jason Dohrman

The meeting was called to order and a quorum was declared

Approval of the March 2nd, 2021 Planning Commission Agenda

Motion:

Second:

Approved

Approval of the January 5th, 2021 Planning Commission Meeting Minutes

Motion:

Second:

Approved

Old Business:

None

New Business:

PL 21-01

Request for a Mortgage Lot Split with APO Provisions

Applicant/Owner: Gordon Stands

Agent: Roger Cutsinger, Savoy Company P.A.

Location: SE Grant and SE 20th St., El Dorado, KS

Discussion: Staff recommends approval

Staff: This is a request for a Mortgage Lot Split. The applicant own 146 +/- acres and is proposing to split off a 10 acre parcel and applying an APO on 30 acres of the remaining property. The newly created tract of land would be on the east side with a dedicated driveway.

Roger Cutsinger: As stated this would be a 10 acre split with a 30 acre APO. They also put in a driveway with a permanent ingress-egress to go with the 10 acres.

Board: So will there be a utility easement?

Roger Cutsinger: Most of the time they will run the utilities down the roadway.

Board: So is it just called an ingress-egress easement or is it also called a utility easement?

Roger Cutsinger: Well it is just a permanent ingress-egress easement.

Board: How wide is it?

Roger Cutsinger: It will be 70 feet wide.

Board: Just a suggestion to be mentioned to the applicant, Rural Water for example, the water meter will have to be back there with the property. They will not allow to have 2 water meters on one property if it is separate owners.

Roger Cutsinger: Yes

Board: Also you would be better off to declare it a public utility easement and let them use it as a utility easement rather than them write their own easement.

Roger Cutsinger: I will definitely bring that up to the owner.

No further questions or comments were made

Motion: Jim Ralston

Second: Jeremy Sundgren

Action: Approved 4-0

To be heard before the BOCC on March 23rd, 2021 @ 9:00am

RZ 21-03

Request for a Zoning Change from AG 80 to AG 40 Zoning District

Applicant/Owner: Jason Dohrman

Agent: N/A

Location: 3434 SW 130th Street, Augusta, KS

Discussion: Staff recommends approval

Staff: This is a request to change the zoning classification from Ag 80 to AG 40 on 79 acres to allow the applicant to potentially split the property.

Jason Dohrman: We bought the property to build on but have since then bought another property with a house already on it. We have a friend that is looking for a building site.

No further questions or comments were made

Motion: Jeremy Sundgren

Second: Kristi Sullivan

Action: Approved 4-0

To be heard before the BOCC on March 23rd, 2021 @ 9:00am

RZ 21-04

Request for a Zoning Change from AG 80 to RR Zoning District

Applicant/Owner: Melvin Johnson

Agent: Roger Cutsinger, Savoy Company P.A.

Location: NW Hwy 77 and NW 85th St., El Dorado, KS

Discussion: Staff recommends approval

Staff: This is a request to change the zoning classification from Ag 80 to RR on 16 acres. There is RR zoning in the area to the north and northeast of this particular tract of land.

Roger Cutsinger: The change in zoning classification would bring the parcel into compliance with the current zoning regulations.

No further questions or comments were made

Motion: Jim Ralston

Second: David Greene Jr.

Action: Approved 4-0

To be heard before the BOCC on March 23rd, 2021 @ 9:00am

*******Meeting Adjourned*******

The chairman opened the Board of Zoning Appeals and declared a quorum

VA 21-01

Request for a Variance to build a new Garage/Shop Building in a Special Flood Hazard Area

Applicant/Owner: William Welch

Agent: N/A

Location: 15809 SW Mulberry Rd., Rose Hill, KS

Discussion: Staff recommends approval

Staff: This is a request for a Variance. The applicant is proposing to construct a new garage/shop building. The applicant's property is located in a floodplain area and floodplain regulations require a variance if a newly built non-residential building exceeds 400 sq. ft. and in order to be able to build the building at grade. The applicant is planning on raising the building approx. 18 inches but not entirely up to the current regulation of 2 feet above the Base Flood Elevation.

No further questions or comments were made

Motion: Jim Ralston

Second: Kristi Sullivan

Action: 4-0

This decision is final and will not be seen in front of the BOCC

