

**BUTLER COUNTY PLANNING COMMISSION**

Scheduled Meeting, May 2, 2023  
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, May 2, 2023 on the 4<sup>th</sup> Floor of the Butler County Courthouse located at 205 W. Central in El Dorado, Kansas.

**Chairman:** Jeff Varner

**Members Present:** David Greene Jr., Bryce Flaming, Kristi Sullivan & Andy Jones

**Members Absent:** Jeremy Sundgren, Jim Ralston, Marsha Francis & Kermit Frey

**Guests:** Barry Black, Amanda Yager, Don Conway, Gary Harms, Marlin Thiessen, Deane Arnold, Terry Lowmaster, Jeff Johnson, Mike Duntz, Kristi Sommers, Carroll Walters & Ray Connell

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

**Approval of the May 2, 2023 Planning Commission Agenda**

**Motion:** Bryce Flaming

**Second:** Andy Jones

Approved

**Approval of the April 4, 2023 Planning Commission Meeting Minutes (Still be transcribed)**

**Motion:** N/A

**Second:** N/A

No Action

**Old Business:** N/A

**New Business:**

**RZ-23-08** – Request for a Zoning Change from AG-40 to RE on property located at 1504 SW Ohio St. Augusta, KS

**Applicant/Owner:** Anthony Hughes

**Agent:** N/A

**Location:** 1504 SW Ohio St. Augusta, KS

**Discussion:** Staff recommends approval

**Staff:** This is a request for a Change in Zoning from AG-40 to RE. The rezoning of the property from AG-40 to RE would not be considered detrimental to the area. The property contains 19+/- acres and if rezoned the applicant would split the property, creating 2-tracts and build a single-family home on each newly created tract.

SW Ohio St. is a paved County Arterial Road and staff did not receive any concerns from the adjoining landowners or within the 1,000' notification area.

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

**Motion: Kristi Sullivan**

**Second: Bryce Flaming**

**Action: Approved 4-0**

**To Be Heard before the BOCC on May 23, 2023 @ 9AM**

**CU-23-02**-Request for a Conditional Use Permit on property located at 2919 E. US Highway 54/400 Andover, KS

**Applicant/Owner: Jeff Johnson**

**Agent: N/A**

**Location: 2929 E. US Highway 54/400 Andover, KS**

**Discussion: Staff recommends approval**

**Staff:** This is a request for a Conditional Use Permit for the Operation of a Storage Facility on property located at 2919 E. US Highway 54/400. The applicant owns 12+/- acres and is requesting to remove the trees with the hopes of building Storage Buildings on the property. The property is currently zoned AG-40 and is literally covered with trees.

The use of the property for a Storage Facility would not be detrimental to the area as there are numerous commercial businesses within the immediate area.

US Highway 54/400 is a Federal Highway and the owner/applicant is aware that expansion of the highway is expected to occur in the somewhat near future. Staff did not receive any concerns from the landowners located within the 1,000' notification area.

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

**Motion: Andy Jones**

**Second: Kristi Sullivan**

**Action: Approved 4-0**

**To Be Heard before the BOCC on May 23, 2023 @ 9AM**

The Planning Commission then conducted a Work Session to discuss possible Regulations as it relates to Solar Farms. The Planning Commission was pleased with the Draft Regulations that had been presented to them and after some discussion directed Staff to consider language associated with the removal of all area identified as the Flint Hills from the possible development of Solar Farms.

Staff responded that that language will in fact be presented to the County Administrator and County Legal Counsel for the possible inclusion.

**With no further Items to come before the Board, the meeting was adjourned.**

