

BUTLER COUNTY PLANNING COMMISSION

Scheduled Meeting

June 4th, 2019

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, June 4th, 2019 on the 4th Floor of the Butler County Courthouse located at 205 W. Central in El Dorado, Kansas.

Members Present: Kermit Frey, David Greene Jr., Kristi Sullivan, Andy Jones, Jim Ralston, Debbie Logsdon and Bryce Flaming

Members Absent: Jeremy Sundgren

Guests: Roger Cutsinger, Forrest Paddock, Phil Meyer, Clifford Nies and Vincent Roth

The meeting was called to order and a quorum was declared

Approval of the June 4th, 2019 Planning Commission Agenda

Motion: Debbie Logsdon

Second: Andy Jones

Approved

Approval of the May 14th, 2018 Planning Commission Minutes

Motion: David Greene Jr.

Second: Bryce Flaming

Approved

Old Business: None

New Business:

PL 19-04

Request for a Homestead Lot Split with APO Provisions

Applicant/Owner: Gordon Stands, Stands Farms

Agent: Roger Cutsinger

Location: 9529 SE Hwy 54, El Dorado, KS 67042

Discussion: Staff recommends approval

Staff: This is a Homestead Lot Split for a 5+/- acre tract and placing an APO on the remaining 35 +/- acres. Property is primarily used for farming activities and staff feels the request meets the criteria for such a split and that it is appropriate to place an APO on the remaining 35 acres.

Roger Cutsinger: I believe we have met all the requirements for this split and the placement of the APO.

No further questions or comments were made.

Motion: Debbie Logsdon

Second: Bryce Flaming

Action: Approved 7-0

To be heard before the BOCC on June 25th, 2019 @ 9:00am

Prior to hearing RZ 19-06 and PL 19-05 it was agreed upon to hear both cases together but to come up two separate motions.

RZ 19-06

Request for a Zoning Change from AG 40 to RR (Rural Residential)

Applicant/Owner: Clifford Nies, Nies Properties

Agent: Phillip Meyer, Baughman Company P.A.

Location: 15524 SW Butler Road, Rose Hill, KS 67133

Discussion: Staff recommends approval

Staff: This is a request to change the zoning classification from AG 40 to RR on approximately 38+/- acres on a 189 +/- acre tract of land. The change in zoning would allow the applicant to plat the 38 acres for the purpose of building 2 or 3 residential structures. The surrounding area is a mixture of RR and AG 40 zoning. The proposed change would not be detrimental to the area and there are no changing conditions that make the zoning change necessary, it is merely the desire of the applicant to rezone the 38 acres. The rural residential classification would allow more development than what is allowed the current classification. The remaining acres would remain the same classification which is AG 40. The property has rural water available and sewer service can be provided by the City of Rose Hill. SW Butler Road is an asphalt county road and can handle the few additional vehicles that would need access to the property. Electricity would be provided by either Westar or BREC. It should be noted that the property is located within the County's Urban Growth Area of the County. I did send a letter to the City of Rose Hill and received a response from them; they are comfortable with the request.

Phillip Meyer, Baughman Company P.A.: I am here this evening with Cliff Nies and Vince Roth and we are happy to answer any questions you may have. We request that you support our application for the RR Zoning.

Board: [Inaudible] I am wondering why it comes clear from the other side?

Phillip Meyer, Baughman Company P.A.: It comes south from 150th Street, there is an existing road there for Lot 3 and the other 2 lots will go out to Butler Road.

Staff: I did speak with the County Engineer Daryl Lutz concerning this. It is kind of a different route than what would normally be taken but he was very comfortable with it.

No further questions or comments were made

Motion: Jim Ralston

Second: Andy Jones

Action: Approved 7-0

To be heard before the BOCC on June 25th, 2019 @ 9:00am

PL 19-05

Request for a Final Plat Approval

Applicant: Clifford Nies, Nies Properties

Agent: Phillip Meyer, Baughman Company P.A.

Location: 15524 SW Butler Rd., Rose Hill, KS 67133

Discussion: Staff recommends approval

Staff: This is a request for a Final Plat Approval proposal for the property at 15524 SW Butler Road, now being Sienna Ranch Acres. It would consist of 3 tracts ranging from 8 +/- acres up to 19 +/- acres. The access for 2 tracts will be coming off Butler Road and one access coming off SW 150th Street. The property is zoned RR based on the action taken for case RZ 19-06. Please note that this is a Final Plat Approval and therefore will not go to the BOCC for further approval. The action taken will be final.

Board: The only thing I am concerned with is the access coming off of Rose Hill Road.

Staff: As mentioned, I did speak with the County Engineer and he was comfortable with it.

No further questions or comments were made

Motion: Kristi Sullivan

Second: Bryce Flaming

Action: 7-0

This action is final and will not go before the BOCC

****MEETING ADJOURNED**