

BUTLER COUNTY PLANNING COMMISSION

Scheduled Meeting
August 4th, 2020
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, August 4th, 2020 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, Andy Jones, Jeremy Sundgren, Jim Ralston

Members Absent: Kermit Frey

Guests: Roger Cutsinger, David Siders

The meeting was called to order and a quorum was declared

Approval of the August 4th, 2020 Planning Commission Agenda

Motion: Jeremy Sundgren

Second: David Greene Jr.

Approved

Approval of the July 7th, 2020 Planning Commission Meeting Minutes

Motion: Jim Ralston

Second: Andy Jones

Approved

Old Business:

None

New Business:

PL 20-08

Request for a Zoning Change from AG-40 to RE Zoning District

Applicant/Owner: Donna Siders Revocable Trust

Agent: David Siders, Trustee

Location: 0 SW Tawakoni Rd., Benton, KS 67017

Discussion: Staff recommends approval

Staff: This is a request for a Zoning Change from AG-40 to RE. The trust owns a tract of land that consists of 70 +/- acres. The applicant is requesting the rezone which would allow him to split the property evenly between 2 family members. The RE Zoning Classification allows for parcels sized anywhere from 5 acres up to 39.99 acres. The property is located inside the Urban Growth Area of the County. The surrounding area is a mixture of AG-40 and RR and it is believed that the proposed change would not be detrimental to the area. Rural Water is available in the area and the construction of a sewer system will be required. SW Tawakoni is an unpaved Township road and Electricity is provided by Butler REC.

David Siders, Topeka: I currently live in Topeka due to my employment but am hopeful to be retiring down here in this area. I grew up on this land, it has been in our family since 1872, and I would like to improve it with a House and a Garage. It has always been a dream of mine to have a house out there which brings up my sister. My parents left it to me but I think the right thing to do is to split it with my sister which is why I am here. It has also always been her dream of hers to have a house on the land.

No further questions or comments were made

Motion: Andy Jones

Second: Kristi Sullivan

Action: 5-0

To be heard before the BOCC on August 25th, 2020 @ 9:00am

RZ 20-09

Request for a Zoning Change from AG-40 to RE Zoning District

Applicant/Owner: Dwight Busenitz

Agent: Roger Cutsinger, Savoy Company P.A.

Location: 0 NW 10th Street, El Dorado, KS 67042

Discussion: Staff recommends approval

Staff: This is a request for a Zoning Change from AG-40 to RE. The applicant owns a tract of land of approximately 111 +/- acres and is requesting to rezone 30 +/- acres of that tract of land. The change of zoning classification would allow him to create a home site and then build a house adjacent to the pond. The property is within the Urban Growth Area of the County; NW 10th is an unpaved Township Road. The zoning classification requested would allow for parcels ranging in size of 5 to 39.99 acres. The surrounding area is a mixture of AG-40 and RR and the proposed change would not be detrimental to the area. There is access to public water; a sewer system will be required and electricity will be provided by Evergy.

At this time, Jeremy Sundgren abstained

Roger Cutsinger, Savoy Company: It is my understanding that he has someone interesting in purchasing that piece of land. Mr. Busenitz wants to keep the rest of the farmland on the north side.

Board: So he is planning on keeping the rest of the farmland?

Roger Cutsinger: Yes that is correct.

Board: Is he going to sell the entire tract?

Roger Cutsinger: Just that 30 acres of it.

No further questions or comments were made.

Motion: Jim Ralston

Second: Kristi Sullivan

Action: 4-0

Abstained: Jeremy Sundgren

To be heard before the BOCC on August 25th, 2020 @ 9:00am

***** MEETING ADJOURNED*****