

BUTLER COUNTY PLANNING COMMISSION

Scheduled Meeting, September 12, 2023

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, September 12, 2023 on the 4th Floor of the Butler County Courthouse located at 205 W. Central in El Dorado, Kansas.

Chairman: Jim Ralston

Members Present: Marsha Francis, Kermit Frey, Bryce Flaming, Kristi Sullivan & David Greene,

Members Absent: Andy Jones, Jeremy Sundgren, Jeff Varner

Guests: Dennis & Barbara Noyes, Diana Werner, Tom & Sue Dower, Tom Mack, Joe Hutchison, Kim & Linda Corrorah, James Ludwig, Creath & Josh Pollak, Phil Meyer, Dan & Carla Powers, Jeff & Terry Rogers, Chris & Melody Moore, Dorothy McPherson, Shawn McPherson, Bev Baker, David Mitchell, Steve Lee, Bob Brown, Tom Barrett, Sondra Taylor

The meeting was called to order and a quorum was declared

Approval of the September 12th, 2023 Planning Commission Agenda

Motion: David Green

Second: Marsha Francis

Approved

Approval of the August 1st, 2023 Planning Commission Meeting Minutes

Motion: Kristi Sullivan

Second: Bryce Flaming

Approved

Old Business: N/A

New Business:

PL-23-16 – Public Hearing to consider Case # PL-23-16 request for a Homestead Lot Split with APO, submitted by Ralston Farms on property located at 13373 SW Santa Fe Lake Rd Augusta, KS.

Applicant/Owner: Ralston Farms

Agent: Roger Cutsinger (BHC)

Location: 13373 SW Santa Fe Lake Rd Augusta, KS

Discussion: Staff recommends approval

Staff: This is a request for a 9.5+/- acre Lot Split with a 30.5+/- acre APO on property zoned AG-40. The Split would not be considered detrimental to the area. The property contains 123+/- acres.

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: Kermit Frey

Second: Kristi Sullivan

Action: Approved 5-0

To be heard before the BOCC September 26, 2023 @ 9AM

RZ-23-18-Request for a Zoning Change from AG-40 to RR on property located at 0 SW 50th St. Benton, KS

Applicant/Owner: PL Main St LLC

Agent: Baughman Company, P.A.

Location: 0 SW 50th St Benton, KS

Discussion: Staff recommends approval

Staff: This is a request for a Change in Zoning from AG-40 to RR on property located at 0 SW 50th St. Benton. The applicant owns 78+/- acres which if approved would allow him to potentially plat the property. The change in zoning would not be detrimental to the area as there would be similar sized tracts within the immediate area. The property is located in the Urban Growth Area, and is within close proximity to SW Butler Rd a paved County Arterial roadway.

Staff did receive comments from one landowner located within the 1,000' notification area who reported they were not concerned with the rezoning or future potential plat of property but had some concern about SW 50th not being paved.

A couple public comments were made concerning the paving of SW 50th Street. Staff explained the paving of the roadway would be the responsibility of the Township of Benton and would better be addressed when a formal Plat is submitted.

No further questions or comments were made.

Motion: Marsha Francis

Second: Kristi Sullivan

Action: Approved 5-0

To Be Heard before the BOCC on September 26, 2023 @ 9AM

CU 23-03 Request for a Conditional Use Permit, submitted by Sky Contracting on behalf of Dorothy McPherson for the operation of an Event Venue, on property located at 12700 SW Prairie Creek Rd Andover, KS.

Applicant/Owner: Dorothy McPherson

Agent: Sky Contracting

Location: 12700 SW Prairie Creek Rd Andover, KS

Discussion: Suggested Restrictions

Staff: This is a request for a Conditional Use Permit for the operation of an Event Venue. The applicant would request to build approximately a 6,900 foot structure to be used as an Event Venue. The Venue would be able to accommodate approximately 300 attendees. Adjacent to the structure would be an outside seating area and area for parking.

SW Prairie Creek, SW 120th St and SW 130th St are chipped sealed roads. The property is located inside the Urban Growth Area and across the street from the City of Andover. The property is also located across the street from the Flint Hills National residential development.

The location of the development may be considered in conformance with the Comprehensive plan but may be considered detrimental to the area.

Staff did receive a high number of concerns from neighboring properties in the area, the City of Andover and Flint Hills National. These same concerns were made by many property owners during the public hearing. The concerns addressed increased traffic, 150+/- vehicles leaving the Venue all at once, during unknown times of the day, lighting, noise pollution, resale values of property, wandering patrons, drunk drivers, visual impact and condition/maintenance of roadways.

No further comments or questions were made.

Motion: Marsha Francis

Second: Bryce Flaming

Action: Deny 5-0

To be heard before the BOCC on September 26, 2023 @ 9AM

CU 23-04 Request for a Conditional Use, submitted by Terry Rogers for the operation and development of RV & Boat Storage on property located at 5601 NE Ellis Rd El Dorado, KS.

Applicant/Owner: Terry Rogers

Agent: Self

Location: 5601 NE Ellis Rd El Dorado, KS

Discussion: Staff recommends approval

Staff: This is a request for a Conditional Use Permit for the development and operation of RV & boat Storage on property located at 5601 NE Ellis Rd Eldorado, KS. The property is currently zoned RR and contains 20+/- acres. Terry Rogers will develop approximately 2 acres to be used as open storage. Later, she will further develop 8+/- acres, equaling a total of 10+/- acres of storage.

NE Ellis Rd & NE 50th St are gravel roads. SW Hwy 177 is less than a mile away and is paved. Traffic may be minimal. The property is located outside the Urban Growth Area but is surrounded by RR properties of similar sizes. Terry Rogers owns 3 of adjacent surrounding properties.

Staff did receive 2 comments from landowners within the 1,000' notification area. Both landowners were concerned about additional traffic on the gravel roads. Staff discussed additional traffic may be minimal.

No further comments or questions were made.

Motion: Kermit Frey

Second: David Greene

Action: Approved 5-0

To be heard before the BOCC on September 26, 2023 @ 9AM

PL 23-18 Request for Final Plat, submitted for review by the City of El Dorado on behalf of Britt Moore, on property located at 0 SE Teter Road.

Applicant/Owner: Britt Moore

Agent: Goedecke Surveying

Location: 0 SE Teter Rd (SE Teter Rd & SE 20th St)

Discussion: Staff recommends approval

Staff: This is a request to consider a Final Plat, submitted for consideration by the City of El Dorado on behalf of Britt Moore. The owner is proposing to plat a portion of 68+/- acres into 6 tracts. 4 tracts located off of SE Teter Rd, equaling 7+/- acres each, and known as the Moore Addition. 2 Tracts located off of SE 20th St, equaling 20+/- acres each, and known as the Moore North Addition.

Property zoning falls within El Dorado's jurisdiction. The size of lots proposed would conform to normal Butler County size requirements for area proposed. There are similar size tracts within the area.

Rural water is available. Septic systems or Lagoons would be required for sewage systems. Ingress and egress will be located off of SE Teter Rd and SE 20th St.

Plats have been reviewed by Planning Staff and the County Engineer.

No further comments or questions were made.

Motion: Kermit Frey

Second: Marsha Francis

Action: Approved 5-0

To be heard before the BOCC on September 26, 2023 @ 9AM

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